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PLANNING COMMISSION MINUTES

Draft

CITY OF NOVI

Regular Meeting

Wednesday, March 9, 2011 | 7 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Member Greco, Chairperson Gutman, Member Larson, Member Lynch, Member Meyer

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristin Kolb, City Attorney; Kristen Kapelanski, Planner

Absent: Member Baratta, Member Cassis, Member Pehrson, Member Prince (all excused)

PLEDGE OF ALLEGIANCE

Member Greco led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Lynch and seconded by Member Larson:

VOICE VOTE ON THE AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER LARSON:

Motion to approve the March 9, 2011 Planning Commission agenda. Motion carried 5-0.

AUDIENCE PARTICIPATION

No one from the audience wished to speak.

CORRESPONDENCE

There was no correspondence.

COMMITTEE REPORTS

There were no committee reports.

COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

Deputy Director McBeth stated that at the City Council meeting of Monday, March 7, 2011, the City Council approved an item that had recently been in front of the Planning Commission. The Site Plan and Special Land Use request for the Genji Japanese Steakhouse was approved.

CONSENT AGENDA - REMOVALS AND APPROVAL

1. MACKENZIE NORTH TECHNOLOGY CENTRE, SP08-25

Consideration of the request of Northern Equities Group for a one-year Preliminary Site Plan extension. The subject property is located in Section 1, at the northwest corner of Haggerty Road and Mackenzie Drive, north of Thirteen Mile Road, in the OST, Planned Office Service Technology District. The subject property is approximately 6.09 acres and the applicant is proposing to construct a speculative 55,187 square foot one-story general office building.

2. MACKENZIE SOUTH TECHNOLOGY CENTRE, SP07-70

Consideration of the request of Northern Equities Group for a one-year Final Site Plan extension. The subject property is located in Section 1, at the southwest corner of Haggerty Road and MacKenzie Drive, north of Thirteen Mile Road, in the OST, Planned Office Service Technology District. The subject property is approximately 5.42 acres and the applicant is proposing to construct a speculative 48,866 square foot one-story general office building.

Moved by Member Meyer and seconded by Member Greco:

VOICE VOTE ON THE CONSENT AGENDA MOTION MADE BY MEMBER MEYER AND SECONDED BY MEMBER GRECO:

Motion to approve the March 9, 2011 Consent Agenda. Motion carried 5-0.

PUBLIC HEARINGS

1. TEXT AMENDMENT 18.245

Public Hearing for Planning Commission's recommendation to City Council for consideration to amend The City of Novi Zoning Ordinance no. 97-18, as amended, the City of Novi Zoning Ordinance, Article 16, TC and TC-1 Town Center Districts, Section 1603, required conditions and Article 17, RC Regional Center District, Section 1702, Principal Uses permitted subject to Special Conditions and Section 1703, Required Conditions; in order to allow facade waivers in the TC and TC-1 Districts to be approved by the Planning Commission without review and approval by City Council and to allow Planning Commission approval without review and approval by City Council of Special Land Use Permits and Site Plans on sites totaling five acres or less in the RC District.

Planner Kapelanski stated that currently all Special Land Use permits and site plans in the RC District require the approval of the City Council after the review and recommendation by the Planning Commission.

The proposed amendment would allow the Special Land Use permits and site plans in the RC District to be approved by the Planning Commission on sites under development that are four acres or less in area. That would mostly include the properties bordering Twelve Oaks Mall and a few that are over in West Oaks that would be available for approval by the Planning Commission should this amendment be approved.

It also includes modifying the ordinance to allow for Planning Commission approval of facade waivers in the TC and TC-1 Districts on site plans that would otherwise be approved administratively.

Chair Gutman opened the public hearing. No one in the audience wished to speak and there was no correspondence. Chair Gutman closed the public hearing.

Member Greco stated that he reviewed the proposed text amendments. Member Greco said that if the City Council is in agreement with the proposed changes, he has no objection

Motion made by Member Greco and seconded by Member Meyer:

ROLL CALL VOTE ON MOTION RECOMMENDING APPROVAL OF TEXT AMENDMENT 18.245 MADE BY MEMBER GRECO AND SECONDED BY MEMBER MEYER:

In the matter of Text Amendment 18.245, motion to recommend approval to the City Council. Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. SET A PUBLIC HEARING FOR APRIL 13, 2011 FOR ZONING MAP AMENDMENT 18.697, A CITY-INITIATED REZONING OF THE KNIGHTSBRIDGE GATE CONDOMINIUM PROPERTIES LOCATED IN SECTION 18, SOUTH OF TWELVE MILE ROAD AND EAST OF NAPIER ROAD, FROM OS-2 PLANNED OFFICE SERVICE DISTRICT TO R-4 ONE-FAMILY RESIDENTIAL DISTRICT.

Member Lynch asked whether the Knightsbridge Gate property was already zoned residential and what properties would be rezoned from OS-2.

Planner Kapelanski stated that the only property zoned OS-2 in the City is the Knightsbridge Gate property. The proposal is to rezone the land to be consistent with the R-4 density.

Member Lynch asked about the Consent Judgment covering the property.

City Attorney Kolb answered the Consent Judgment does not change the zoning of the property. The Consent Judgment just dictates what uses are permitted.

Planner Kapelanski stated that the density that is allowed in the Consent Judgment is consistent with the density allowed in R-4.

Motion made by Member Meyer and seconded by Member Larson:

ROLL CALL VOTE ON MOTION TO SET A PUBLIC HEARING FOR ZONING MAP AMENDMENT 18.697 MADE BY MEMBER MEYER AND SECONDED BY MEMBER LARSON:

Motion to set a public hearing for Zoning Map Amendment 18.697 for April 13, 2011. Motion carried 5-0.

2. APPROVAL OF THE FEBRUARY 23, 2011 PLANNING COMMISSION MINUTES

Moved by Member Larson and seconded by Member Lynch:

VOICE VOTE ON FEBRUARY 23, 2011 PLANNING COMMISSION MINUTES APPROVAL MADE BY MEMBER LARSON AND SECONDED BY MEMBER LYNCH:

Motion to approve the February 23, 2011 Planning Commission minutes. Motion carried 5-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no Consent Agenda Removals.

MATTERS FOR DISCUSSION

There were no matters for discussion.

SUPPLEMENTAL ISSUES

There were no supplemental issues.

AUDIENCE PARTICIPATION

There was no one wishing to speak.

ADJOURNMENT

Moved by Member Meyer and seconded by Member Larson:

VOICE VOTE ON MOTION TO ADJOURN MADE BY MEMBER MEYER AND SECONDED BY MEMBER LARSON:

Motion to adjourn the March 9, 2011 Planning Commission meeting. Motion carried 5-0.

The meeting adjourned at 7:11 PM.

Transcribed by Juanita Freeman

March, 2011

Date Approved:

Richelle Leskun, Planning Assistant