



PLANNING COMMISSION MINUTES

Draft

CITY OF NOVI

Regular Meeting

May 9, 2012 7:00 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 Baratta, Member Gutman, Member Lynch, Chair Pehrson

Absent: Member Anthony (excused), Member Greco (excused), Member Prince (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Sarah Fleming, Planner; Tim Wilhelm, City Attorney

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Moved by Member Gutman, seconded by Member Lynch:

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

Motion to approve the May 9, 2012 Planning Commission Agenda. *Motion carried 4-0.*

AUDIENCE PARTICIPATION

No one in 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 reported that she wanted to introduce our newest staff planner, Sarah Fleming. Ms. Fleming is a graduate of Wayne State University with an undergraduate degree in Geography and a co-major in Urban Studies. Ms. Fleming received her Master's Degree in Urban Planning and Policy from the University of Illinois in Chicago. She has most recently worked in with the Detroit Economic Growth Corporation on the Green Grocer project. Prior to that, Ms. Fleming worked with The Rise Group in Chicago as the as the Project Manager and Zoning Coordinator for the planning and conceptual design phase of multiple public building projects. We welcome her to our staff.

CONSENT AGENDA - REMOVALS AND APPROVAL

There were no items on the Consent Agenda.

PUBLIC HEARINGS

There were no Public Hearings.

MATTERS FOR CONSIDERATION

1. SET PUBLIC HEARING FOR JUNE 13, 2012 FOR TEXT AMENDMENT 18.255 – EXPANSION OF THE RETAIL SERVICE OVERLAY AMENDMENT IN THE OST DISTRICT

Planner Kapelanski stated the City Council has expressed an interest in expanding the recently created Retail Service Overlay District to include areas north of 12 Mile Road and east of M-5 and staff has drafted a proposed text amendment in response to that request. The Retail Service Overlay District concept, which allows for a limited amount of restaurant, retail and personal service uses (excluding drive-in and drive-through restaurants), was recently approved as part of the 2010 Master Plan update. The district is currently centered on areas near the intersection of Grand River Avenue and Beck Road.

The proposed amendment would expand that area to include OST zoned properties north of 12 Mile Road and east of M-5 and would only be permitted on properties at the intersection of two major thoroughfares or a major thoroughfare and a non-residential collector and at least 500 feet from residentially zoned property. There are other provisions in the proposed ordinance to ensure the use would be in keeping with the intent and maintain the character of the OST District. Also provided was a map identifying properties that would meet the standards of the proposed ordinances. The Planning Commission is asked to schedule the public hearing for June 13th. Should the Planning Commission so choose this matter could be sent to the Implementation Committee for further review.

Motion made by member Baratta and seconded by Member Lynch:

ROLL CALL VOTE ON THE MOTION TO SET A PUBLIC HEARING MADE BY MEMBER BARATTA AND SECONDED BY MEMBER LYNCH:

Motion to set a public hearing for June 13, 2012 for Text Amendment 18.255 for expansion of the retail service overlay in the OST District. *Motion carried 4-0.*

2. SET PUBLIC HEARING FOR JUNE 13, 2012 FOR TEXT AMENDMENT 18.256 – DRIVE-THROUGH RESTAURANTS IN TC-1

Planner Kapelanski stated that the City has recently received several requests to permit drive-through restaurants on properties currently developed as or zoned TC-1 and the City Council recently directed the Planning Commission to consider this issue. In response, staff has drafted an amendment to permit restaurants with an accessory drive-through use in the TC-1 District in limited instances. Staff does have a concern regarding the compatibility of the intended pedestrian orientation of the TC-1 District with drive-through restaurants and has included provisions to limit conflicts where possible and allow for a pedestrian-accessible drive-through restaurant as a special land use. Provisions include drive-through lanes must be screened and drive-through restaurants must have frontage on an arterial road and non-residential collector with access only provided from the non-residential collector.

Based on the ordinance provisions proposed, drive-through restaurants could potentially be located in the locations identified on the provided map. Staff has also included a conceptual sketch that meets the standards in the TC-1 District and the proposed drive-through standards to give the Planning Commission a visual idea of how the proposed text might translate to an actual plan. The Planning Commission is asked to schedule the public hearing for June 13th. Should the Planning Commission so choose this matter could be sent to the Implementation Committee for further review. The Planning Commission is asked to schedule the public hearing for June 13th. Should the Planning Commission so choose this matter could be sent to the Implementation Committee for further review.

Member Lynch stated it seemed there were not a large number of drive-through restaurants in Novi and was concerned the City may be setting a precedent of allowing drive-through restaurants in additional districts.

Member Baratta asked staff if they had any insight on what was originally intended when the TC-1 District was created.

Planner Kapelanski stated that when the TC and TC-1 Districts were created some 20 years ago, the idea was to develop an area that was pedestrian oriented, a downtown area of sorts particularly with the TC-1 District. The TC-1 District allows mixed use developments and encourages residential and commercial type developments similar to what Main Street is trying to become. Drive-through's weren't initially anticipated to be included because one typically does not think an automobile-centered drive-through use would mix well with a pedestrian centered downtown area.

There has been interest from property owners in the area in establishing some drive-through restaurants and this amendment is in response to that. It's a proposal by the staff is to show how it might work to have drive-through restaurants in this district. Staff would recommend that drive-through restaurants be allowed in very limited instances to try to maintain the original pedestrian oriented intent of the district.

Member Baratta stated that when he drives down Novi Road and sees what has developed there, there are not a lot of residential uses. It would seem that this area has become more of a traditional shopping area as opposed to what was originally envisioned.

Planner Kapelanski agreed and she thought that was what some of the potential applicants have been indicating.

Chair Pehrson asked Planner Kapelanski if in future packet materials for this amendment she could please summarize the standards for drive-through restaurants in other districts and compare to what is proposed for this amendment.

Motion made by Member Baratta and seconded by Member Lynch:

ROLL CALL VOTE ON THE MOTION TO SET A PUBLIC HEARING MADE BY MEMBER BARATTA AND SECONDED BY MEMBER LYNCH:

Motion to set a public hearing for June 13, 2012 for Text Amendment 18.256 for drive-through restaurants in TC-1. *Motion carried 4-0.*

3. SET PUBLIC HEARING FOR JUNE 13, 2012 FOR TEXT AMENDMENT 18.258 – OUTDOOR SEATING FOR RESTAURANTS

Planner Kapelanski stated that this is related to inquiries from several restaurants regarding the permitted opening date for outdoor seating areas and the plan submittal requirements for restaurants wishing to have outdoor seating areas approved. In response to these comments, the City Council passed a resolution temporarily suspending the provisions for the start of outdoor seating and the submittal requirements to receive approval of an outdoor seating plan. The City Council also directed the Planning Commission to examine the current outdoor seating standards.

Staff has drafted the proposed amendment to the outdoor seating ordinance in response to those concerns. The amendment would change the permitted outdoor seating start date to March 1st instead of April 15th and would permit outdoor seating plans to be submitted without the seal of a registered architect or engineer. In most cases, approval would shift to the Building Official. The Planning Commission is asked to schedule the public hearing for June 13th. Should the Planning Commission so choose this matter could be sent to the Implementation Committee for further review.

Motion made by Member Baratta and seconded by Member Lynch:

ROLL CALL VOTE ON THE MOTION TO SET A PUBLIC MADE BY MEMBER BARATTA AND SECONDED BY MEMBER LYNCH:

Motion to set a public hearing for June 13, 2012 for Text Amendment 18.258 for outdoor seating for restaurants. *Motion carried 4-0.*

4. SET PUBLIC HEARING FOR JUNE 13, 2012 FOR TEXT AMENDMENT 18.259 – OFF-STREET PARKING STANDARDS FOR AUTOMOTIVE SERVICE ESTABLISHMENTS

Planner Fleming stated that the staff is currently conducting a study of City off-street parking standards in order to better understand how the City's current requirements compare to peer communities, identify any issues and make changes if needed. The first land use reviewed in this study is that of "Automotive Service Establishments, Public Garage."

In order to generate parking calculations for comparison staff utilized a recently submitted project proposal matching this land use, Collex Collision. Staff researched the off-street parking requirements for this same use in each of the peer communities and ran the parking calculations as if this project were proposed to be located there. Staff then tabulated the average parking spaces required for all the 16 communities.

Planner Fleming continued noting the average amount of spaces required is 106. At 300 spaces required for this use, staff has determined that Novi requires close to three times the average. In addition, staff has determined that there is potentially an issue with the off-street parking requirement for the next most similar use, that of "Gasoline Service Stations (Full Service)." However, staff has determined that further analysis is required on this issue, and will be revisiting this item before the proposed public hearing date. At this time staff requests that Planning Commission set a public hearing on June 13, 2012 to address these proposed text amendments.

Member Lynch asked under the proposed revisions, how many spaces would have been required for Collex Collision.

Planner Fleming stated that she believed it would be 86 spaces.

Member Lynch asked if that was the same as Wixom or Commerce.

Planner Fleming answered in that would be the same as Wixom, Troy, West Bloomfield, Commerce and Northville Township.

Member Lynch asked what the purpose of doing this is.

Planner Fleming stated that the purpose would be to take off an undue burden on those who may already have this use and need some changes. If you look in the memo, I listed out the last two years and there have been 3 requests for variances for this type of use. All of which were a significant drop in the parking requirement and all which were approved.

Member Gutman stated that he wanted to commend the staff and say nice work on this and it showcases the community and that we are open to making sure our ordinances and regulations are in step with surrounding communities.

Motion made by Member Baratta and seconded by Member Lynch:

ROLL CALL VOTE ON MOTION TO SET A PUBLIC HEARING MADE BY MEMBER BARATTA AND SECONDED BY MEMBER LYNCH:

Motion to set a public hearing for June 13, 2012 for Text Amendment 18.259 for off-street parking standards for automotive service establishments. *Motion carried 4-0.*

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

No one from the audience wished to speak.

ADJOURNMENT

Moved by Member Lynch and seconded by Member Baratta:

VOICE VOTE ON MOTION TO ADJOURN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BARATTA:

Motion to adjourn the May 9, 2012 Planning Commission meeting. *Motion carried 4-0.*

The meeting adjourned at 7:23 PM.

Transcribed by Juanita Freeman

May, 2012

Date Approved:

Richelle Leskun, Planning Assistant