



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

November 14, 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 Anthony, Member Greco, Chair Gutman, Member Lynch, Member Zuchlewski

Absent: Chair Pehrson (Excused), Member Prince (Excused)

Also Present: Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Brian Coburn, Engineer; Adam Wayne, Engineer; Beth Kudla-Saarela, City Attorney; Rod Arroyo, Traffic Consultant

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Moved by Member Lynch and seconded by Member Anthony:

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

Motion to approve the November 14, 2012 Planning Commission Agenda. *Motion carried 5-0.*

AUDIENCE PARTICIPATION

Member Gutman asked if anyone in the audience wished to speak.

Mike Meyers came forward requesting to speak when the Kroger Fuel Station comes up. He represents the owners of the adjoining property.

Chair Gutman explained that that matter was not a public hearing. That is before the Planning Commission under Matters for Consideration. So, at this meeting there will not be an opportunity to speak to that item when it is considered. Comments on the item can be made now.

Mr. Meyers explained that he represents the owners of the Portsmouth and the Springs Apartments, which are adjacent to this site. On the original site plan for the shopping center there was a bank that was proposed to be built on the site. Now it is being changed and a gas station is proposed. We are opposed to it. In order to build this gas station they have to put a driveway that is about 42 feet from our property. The Ordinance says it should be 100 feet, so they will have to get a variance from the Zoning Board of Appeals. We are asking that the Planning Commission does not approve this and we do not think it should go before the Zoning Board of Appeals. If the Zoning Board of Appeals would grant a variance of 58 feet, it would be like changing the zoning ordinance.

Diana Canup came forward noting she has been a resident of Novi her whole life. She and her husband chose to stay here and help plan the community. Her husband was on the Planning Commission and Zoning Board of Appeals for a total of 35 years. She was also on the Parks and Recreation Commission for over 20 years. Her concern as the president of the Pioneer Meadows Homeowner Association is the rezoning possibility of the property on the corner of Beck Road and Eleven Mile Road. Six month ago she attended the Planning Commission for this matter and it was taken to the City Council and turned down. She would like an explanation as to why it's back to the Commission in less than six months. Her major concern is that no one had a problem with this land use on the other side of Eleven Mile Road but to cross into a residential section of the community is not understandable. There is no reason to move this planning and zoning into a regular residential zoned area. When's it going to stop? Where are you going

to draw the line at? Are you going to continue going down Eleven Mile Road? Are you going to continue going down Beck Road? This is a residential neighborhood; in the past the only thing that went into residential neighborhoods were schools, cemeteries, fire stations and child care, but not you're planning on putting office buildings and other things. It's beyond understanding to jump across Eleven Mile Road for that type of zoning. The homeowners have not received a letter from the City or any other communication as a notification of this circumstance. The law requires that anyone within a 500 foot area of the property is notified, but Mr. Bosco owns the property across the street from this property and the other two houses in the area are up for foreclosure so really no one received a letter. At the last circumstance that this came up, the Pioneer Meadows homeowners requested notification when this rezoning would be taking place and about any meetings that were going to be held regarding this. We've not been notified. We're ready for an explanation and to ask that this action not be taken.

CORRESPONDENCE

There was no Correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

Planner Kapelanski indicated there was nothing to report.

CONSENT AGENDA - REMOVALS AND APPROVAL

There were no Consent Agenda items.

PUBLIC HEARINGS

1. ZONING MAP AMENDMENT 18.703 BOSCO FAMILY PROPERTY JZ12-11

Public hearing for a City-initiated rezoning for recommendation to City Council for rezoning of property in Section 20, located at the southwest corner of Eleven Mile Road and Beck Road, from the RA, Residential Acreage District to the PSLR, Planned Suburban Low-Rise Overlay District. The subject property is 7.4 acres.

Planner Kapelanski said that the City Council approved a resolution at their September 24, 2012 meeting for the Planning Commission to consider a potential rezoning of the Bosco family property located at the southwest corner of Eleven Mile Road and Beck Road.

The proposal would overlay the PSLR, Planned Suburban Low-Rise District over the existing RA, Residential Acreage zoning. The property is generally surrounded by RA zoning except for the area on the north side of Eleven Mile Road, which is overlaid with the PSLR District. The PSLR District allows for additional uses including low density multiple family and office uses but requires developments to be residential in character in order to act as a transition area between nearby single-family uses and higher-intensity uses.

Planner Kapelanski said the Future Land Use map indicates suburban low-rise uses for the subject property and the properties north of Eleven Mile Road, educational uses for the property to the south and west of the subject property and single family uses to the east. The Bosco family property was previously considered for rezoning as part of the larger block of properties rezoned to the PSLR District last year. The Bosco family property was ultimately removed from that rezoning because of concerns regarding the extension of the PSLR District south of Eleven Mile Road. Since the rezoning, staff has noted significant interest in the PSLR District and given the recommendations of the master plan for the property, reconsideration of the proposed rezoning seems appropriate. The Planning Commission is asked to hold the public hearing and make a recommendation to the City Council on the proposed rezoning.

Chair Gutman opened the public hearing and asked if anyone would like to speak on the matter.

Resident Tami Bethune said the residents of Walden Woods pass by the Bosco Property regularly and have enjoyed it through the years. It has been a landmark in its historical and architectural design. In the last 12 hours with a quick email to the subdivision, 15 signatures were obtained from neighbors in a petition against the zoning change. Given that all of the property north of Eleven Mile, west of Beck has been rezoned and is vacant, there is plenty of property there to accommodate this PSLR type development. We feel that it is the only property south of Eleven Mile that would have this type of zoning and it's surrounded by property that is currently owned by the school district. We'd like to see that stay residential. We do believe that traffic could be a consideration here with the emergency medical facility right at the corner on the south side of Eleven Mile. Another proposal is to maintain this landmark as is, that this property should not be rezoned unless it can be maintained in its current state. Perhaps we could see this property become a community property open to the public. Since the property is surrounded by school property it would be the only property zoned PSLR south of Eleven Mile; we, the residents living in proximity to the farm, would rather see someone ask to rezone this property for a specific purpose than for it to be rezoned for no particular reason. The Planning Commission attempted to rezone this parcel a year and a half ago when rezoning in the area north of Eleven Mile and due to public comment, this property was removed from the rezoning petition. We would like to see the Bosco Property zoned as is.

Resident Lee Mamola said his experience with the Novi planning process and its ordinances dates back to 1982. At that time was a member of the Novi Planning Board and there was very little development in Novi. The Planning Board at that time had the advantage of time and rewrote many ordinances. Other communities have since copied what the Novi Planning Board and Commission have done over the years. This ordinance, the Planned Suburban Low Rise Ordinance, fits into that family of cutting edge type ordinances. It has a very stringent use of criteria of how property can be developed. Mr. Mamola certainly can understand the anxiety of nearby residents when they hear of something being rezoned, especially if it's going to be rezoned to something other than a residential type district. But this ordinance and the language within it basically demands and requires that buildings be built that end up looking like houses or a series of houses. The criteria for gables, the type of façade materials, even the spacing of the doorways all the way down to the detail of the windows all are characteristics of residential design. So the ordinance overall is very strict and the Planning Commission will look very stringently at any site plan that comes before them that tries to comply with this ordinance. That, in combination with the unique character of this piece of property, such as its historical context, aesthetics and natural features all which go hand-in-hand with this ordinance and make a wonderful planning opportunity with the city and a winning situation for the nearby citizens.

Margi Stone said if you leave the property RA, then the possibilities are endless for what this can become. But once you've rezoned it, you've said basically said that's it. So if you leave it RA, a developer can come in and make a proposal and rezone it at that time. So my suggestion is that you wait to rezone it until you have an acceptable plan.

No one else wished to speak and Chair Gutman asked if there was any correspondence.

Member Greco shared the correspondence.

John and Barbara Piggot formally object to the zoning request changes suggested to the Planning Commission. They are long time residents of Novi and have seen the expansion of commercial development in the name of progress. But they generally object to adding new commercial development in the southwest corner. It will be overkill at the very least.

Clayton Tierney is vehemently opposed to this change because this will adversely affect his property and

quality of life.

John and Diana Skrobe object to this rezoning because there is already too much traffic on Beck Road.

Diana Canup opposes the rezoning and her letter reflects the public comments she made earlier.

Richard Herbel approves and indicates that the zoning seems appropriate for a heavily traveled road and developing area of the City. It would also bring in more property taxes for the City.

Lee Mamola approves and his letter reflects his earlier comments.

Eugene Zembrzuski is a trustee of the Virginia Kaluzny Trust and respectfully requests that the Planning Commission vote in favor of the zoning change.

Bill Bowman Sr. emailed the City on behalf of Paul and Maryann Bosco asking for approval of the rezoning.

There was no additional correspondence and Chair Gutman closed the public hearing.

Chair Gutman asked about the character of the rezoning and the way these properties would be developed if this is approved. Are there specific standards for the façades and things like the doors and windows? Is there also a set of specifications regulating the density that would be allowed? Is the density more that it would be as single family residential?

Planner Kapelanski said the overlay district, if approved, would allow the property to develop under the existing zoning if someone chose to do that but this property could also be developed as a multiple family property. Staff looked at the usage of the site in for the traffic review and the maximum number of multiple family housing units that could be constructed is 48 multiple family units versus six single family units under the current zoning. There is also a height restriction of two and a half stories.

Member Anthony asked if the City's engineering department had looked at the roads and their ability to handle the traffic with the proposed development.

Traffic Consultant Rod Arroyo said with a rezoning they typically look a comparison between what could be developed under the existing zoning and the possibilities under future zoning. The medical office component has the greatest potential for trip generation above and beyond the existing zoning. The potential of 184 trips with medical office verses eight with six single family homes, 37 with apartments and 29 with condominiums. Beck Road has seen an interesting variation in traffic over the years and it looks like the volumes have rebounded from the low levels we saw during the recession. Traffic dipped throughout the entire region as the economy slowed but now it appears that Beck Road is up to 22,771 trips per day as of May 2012 that is just shy of what the volume was back in 2006, which was 23,216 trips per day. We've seen it dip to under 19,000 trips per day in 2009. So essentially, what you're looking at here is that volumes continue to increase, and if they continue to increase on Beck Road, with is only a two lane road in this area, you're going to start to see some congestion and ultimately the only relief to that would be adding a lane in each direction. That would be a long term solution, but we probably wouldn't see the need for this in the next couple years. If traffic continues to grow, you either allow for the congestion to continue or you increase the capacity of the road.

Member Anthony said it looks like with the City's overlay district and the most intense use permitted, the medical office building, that Beck Road currently doesn't have the capacity to handle that.

Traffic Consultant Arroyo said Beck Road is approaching the point where you're going to start to see

congestion. Once a two lane road gets in the neighborhood of 18,000 to 19,000 vehicles a day it's really starting to push its practical capacity with a reasonable level of service. As you see incremental growth in traffic, you're going to start to see additional congestion.

Member Anthony said asked how the public use property would compare to the traffic of a medical office building?

Traffic Consultant Arroyo said it depends on the public use. There are some public uses that could be fairly intense and others milder. From an ice arena to a public park, the public uses could vary tremendously.

Member Anthony said since the property is privately own, not publically owned, it limits the ability to look at public use. He would like to ask to ask the staff to look at ways to allow some control of what's approved in the future, particularly in terms of traffic concerns.

Member Greco said this particular property was pulled out of the previous rezoning even though the master plan indicates PSLR uses for the property and includes the idea that this area can grow. There are proposed future educational uses around the property, but we don't specifically know what the plans are for that. The Bosco property is carved out in the corner. We're being asked to change the zoning but we don't really know what for and that is my concern. I know this is a City-initiated rezoning, so there isn't a plan before us. We're speculating on what the traffic could be or couldn't be. Our traffic expert can't answer that because he doesn't know what it's going to be. We also don't know what's going to be surrounding it.

Because this was pulled out and not changed a year or two ago, I have concerns as to why it's here and why we would approve something we don't know. I have a great deal of respect for Architect Mamola his ideas and I know he'd do a great job if he came to us with an idea, but the issue is, we don't have an idea to go with. We don't know what we're really approving here other than just a change for the sake of change. I assume it would be a more marketable property like some of the residents suggested and maybe that's the part of it. But I think the fact that we've already gone through this so recently makes me uncomfortable approving this when we don't really know what it is.

Member Greco continued saying to the residents present that are opposing this, we've dealt with this stretch of Beck Road as you know, to the south at Ten Mile and we were very understanding of the residents over the years. When a good plan came, we were ready to go with it because we were comfortable with what was going on and the density proposed. So I'm not against any of the plans and the overlay and the rezoning for this area in the future and there may come a plan, whether it's an office building or a nursing home or whatever may be allowable in such a district that we look at it and approve. At this point though, I'm not sure what we're really approving or why we would be doing this.

Member Lynch said in looking at the Master Plan, this kind of sticks out. There is also all of the property on the north side of Eleven Mile that has already been rezoned. Member Greco is correct in saying that this property will change at some point, but I am nervous about approving something for the sake of approving it. I don't fully understand why we need to do it now, today. There is no plan in front of us and nothing viable pressing us to approve this. I'm not going to vote in favor of this mainly because I just don't understand why this little area is being thrust upon us again without at least a better understanding of why.

Chair Gutman said the Commission packet says that the zoning is in compliance with the Master Plan. Is that why this is coming before us, because it's in compliance with the Master Plan?

Planner Kapelanski said yes, this would be the last piece of the puzzle as far as the PSLR District and uses

are concerned and it would be the last part of implementing the recommendations of the Master Plan for this area.

Chair Gutman said the Planned Suburban Low Rise has a very distinct process to it, it's not something that someone could come before us and simply say 'here's what I'm doing' and they get to do that. The process itself is a very thorough one, correct?

Planner Kapelanski said that's correct, this is one of the unique overlay districts that we have in the ordinance. It includes a lot of requirements and very specific requirements for architectural features that aren't required for any other district. So yes, the process and the standards for this district are very thorough and unique.

Chair Gutman said if anyone comes to us with a medical office building that was mentioned as having a heavy traffic impact, that would have to go through a process, that isn't automatically allowed because it's in that PSLR District.

Planner Kapelanski said that's right, they would have to participate in a public hearing and go through the usual site plan review process and also go to the City Council after going to the Planning Commission.

Chair Gutman said that items such as the traffic impact statement would be evaluated at the point in time.

Planner Kapelanski said that every site plan application is evaluated to see if a traffic impact study or statement is required.

Member Lynch said all the property surrounding the Bosco Property is planned for school use, correct?

Planner Kapelanski said the property to the west and the south is planned for educational uses and is owned by the school district.

Member Lynch asked if the Master plan has already planned the Bosco property for PSLR uses?

Planner Kapelanski said that in the Master Plan this area is planned for Suburban Low Rise uses.

Member Lynch asked if the Planning Commission would just be recommending changes in compliance with the Master Plan?

Planner Kapelanski said yes, as Chair Gutman alluded to, this would implement the recommendations of the Master Plan for this area and there is no development planned at this time.

Member Lynch asked before anything is constructed, what's the process? As long as it fits in, as long as it looks residential, even if it's an office building can it be constructed here? We have a high peak traffic demand if it's a medical office building.

Planner Kapelanski said if the property were to develop under the existing zoning, which would still be an option because this is an Overlay District, the process would be fairly straightforward with our usual site plan review and consideration and approval or denial from the Planning Commission. If it were to develop utilizing the Overlay District and any of the uses that are approved under that district, the process is a little more detailed. They would go through the regular site plan review by staff but then there would be a public hearing required at the Planning Commission. The Planning Commission would look at the plan and make a recommendation to the City Council. The plan would move on to the City

Council and they would enter into a development agreement with the applicant and either approve or deny the site plan proposal.

Member Lynch asked for additional information on the Master Plan recommendations for the property.

Planner Kapelanski said as far as the Master Plan approval is concerned, this property was planned for Suburban Low Rise uses just at the properties on the north side of Eleven Mile were. There was a rezoning that was proposed about a year and a half ago to rezone all of the properties that were planned for this district. There was some objection to extending the district south of Eleven Mile Road, so the Bosco Property was removed from that original rezoning while the properties on the north side of Eleven Mile Road were all rezoned to include the new Overlay District.

Member Lynch asked what would happen if this rezoning proposal wasn't approved.

Planner Kapelanski said the property would remain zoned Residential Acreage if it were not approved. The City or the property owner could initiate a rezoning in the future.

Member Anthony asked if there was a particular reason this piece of property was not zoned for school use.

Planner Kapelanski said this land is not owned by the school district. The properties that are currently planned for educational uses are all properties owned by the school district.

Motion by Member Anthony and seconded by Member Lynch:

ROLL CALL VOTE ON THE MOTION RECOMMENDING DENIAL MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER LYNCH:

In the matter of Zoning Map Amendment 18.703, JZ12-11, motion to recommend denial to the City Council to rezone the subject property from RA, Residential Acreage District to PSLR, Planned Suburban Low-Rise Overlay District because the traffic generated under the proposed district has the potential to adversely affect the level of service on Beck Road. *Motion carried 4-1.*

MATTERS FOR CONSIDERATION

1. VALENCIA ESTATES JSP12-49

Consideration of the request of Beck Ten Land, LLC, for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 20, on the northwest corner of Beck Road and Ten Mile Road in the R-3, One-Family Residential District (with a Planned Rezoning Overlay). The subject property is 24.24 acres and the applicant is proposing a 38 unit single-family residential development with access provided from Beck Road.

Planner Kapelanski said the applicant is proposing to construct 38 single family homes at the northwest corner of Ten Mile Road and Beck Road. To the north and west of the property are existing single-family homes. To the east, across Beck Road is an existing shopping center and to the south, across Ten Mile Road, are existing single-family homes and vacant land. The subject property was recently rezoned to R-3 with a Planned Rezoning Overlay. The site is bordered by R-1 zoning to the north and west with R-1 and B-1 zoning to the east across Beck Road and R-1 zoning to the south, across Ten Mile Road. The Future Land Use map indicates single-family uses for the subject property and the majority of the surrounding properties. The natural features map does show a small area of regulated wetland near Ten Mile Road.

The concept plan is in compliance with the Zoning Ordinance, the approved concept plan and the approved Planned Rezoning Overlay Agreement. All reviews recommend approval with items to be

addressed on the Final Site Plan submittal.

Howard Fingerroot with Pinnacle Homes said he was here about six or eight months ago, prior to the City Council. He went through the process and got the PRO approved. He does not have anything new to add but is here to answer any questions.

Member Lynch said this has been a highly discussed area for a number of years and the applicant has done a fantastic job on the plan for this corner. It fits in nicely with the character of that area. It does not burden the corner of Beck Road and Ten Mile Road. The layout looks good.

Member Anthony said he approved the concept plan and the applicant has since addressed all the concerns that were brought up by the residents and by Council. He intends to support the plan.

Motion by Member Greco and seconded by Member Lynch:

ROLL CALL VOTE ON PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

In the matter of Valencia Estates, JSP12-49, motion to approve the Preliminary Site Plan subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan because the plan is otherwise in compliance with the approved PRO concept plan and PRO Agreement and Article 4, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

Motion by Member Greco and seconded by Member Lynch:

ROLL CALL VOTE ON STORMWATER MANAGEMENT PLAN APPROVAL MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

In the matter of Valencia Estates, JSP12-49, motion to approve the Stormwater Management Plan, subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan because the plan is otherwise in compliance with the approved PRO concept plan and PRO Agreement and with Chapter 11 of the Code of Ordinances and all other applicable provision of the Ordinance. *Motion carried 5-0.*

2. KROGER FUEL STATION, JSP12-44

Consideration of the request of Landplan Engineering, for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 4 at 47045 Pontiac Trail, south of Pontiac Trail and east of Beck Road in the B-3, General Business District. The subject property is 1.08 acres and the applicant is proposing a fuel station consisting of 7 dual customer fuel pumps and a 207 square foot service kiosk.

Planner Kapelanski said the applicant is proposing to construct a Kroger fuel station on an outlot of the existing shopping center at the southeast corner of Pontiac Trail and Beck Road. To the north exists retail, including a Kroger store; to the south is the existing shopping center; to the west is a pharmacy and to the east is a multiple-family development. The subject property is zoned B-3, with B-3 zoning also to the south and west. Commercial zoning is across the street in Commerce Township and the property to the east is zoned RM-1. The Future Land Use Map indicates Community Commercial uses for the subject property and the property to the south and west. Multiple-family uses are planned to the east. There are no natural features on the property.

The concept plan shows the fuel station would consist of seven dual self-service pumps and a 207 square foot service kiosk. Access would be provided off the existing shopping center drive and a right-in, right-out access would be provided off of Pontiac Trail. Planning staff has recommended approval of the proposal as it is generally consistent with the Zoning Ordinance. The applicant has agreed to adjust the site layout to accommodate the required western parking setback. The applicant is seeking a variance in order to locate an access drive closer than 100 feet to a residential zoning district. The traffic review recommends approval noting same-side and opposite-side driveway spacing waivers are required. The landscape review recommends approval noting a Planning Commission waiver is required for the berm along the eastern property line as a wall is already in place and a waiver is needed to allow the applicant to relocate the required foundation landscaping. Both waivers are supported by staff. The façade review recommends approval noting a Planning Commission waiver is required for the overage of aluminum composite panels, which is supported by the façade consultant. The fire review and engineering review both recommend approval with items to be addressed on the Final Site Plan submittal. The City's traffic consultant is here to address any traffic concerns.

Mathew Pisko representing the Kroger Company of Michigan said thank you to all the staff and consultants for their help to try to get a workable design on this site. Future submittals will comply with all of the conditions noted in the staff and consultant review letters. The Kroger Company is a national company and the second largest grocer in the country. They are very risk-averse and therefore are wonderful corporate citizens with how they construct and design to environmental sensitivities. This fuel station is clearly across the street from a Kroger Store, which would be the parent store. This fuel station cannot run independent from the main Kroger Store; all transactions are fed via radio to the Kroger Store. Essentially, this is an extension of the modern grocery store, just like a deli or pharmacy. It usually opens a half hour after the main Kroger Store opens, which is six o'clock and will close earlier than the Kroger Store across the street. It does not have a convenience store; it's a 200 foot kiosk. Most transactions occur at the dispensers via credit card.

In terms of lighting, all the light fixtures on the canopy and the yard lighting were placed for safety for fueling. So there's no visible light source. The kiosk is small. The facade material is an ACM Panel with an EIFS surface so that it's non-reflective and in an earth tone. There's a cornice on the canopy which matches the cornice on top of the kiosk. As far as the density, we developed only what was necessary to get the fuel station on and to maintain the ratios for pervious and impervious pavement and to get the required landscaping.

Member Lynch said he has no issues. In looking at the layout, it's going to be a right-in and right-out access drive so you can't turn left off of Pontiac Trail. It fits in with the zoning.

Member Anthony asked staff to describe the boundary of the landscaping or wall that will be constructed between the gas station and neighboring residential property.

Landscape Architect Beschke said that wall has been there for years, since the original development went in. It continues all the way down towards the sidewalk. At six feet high, it really does a good job of covering up that side of the building. The applicant added another 30 large shrubs to soften up the look of that wall. They actually have an excess of green space around the building.

Member Anthony said he liked the rendering. The site makes a nice transition moving from the apartments over into the retail. It's consistent with zoning and the Zoning Board of Appeals will look at the variance. He would support the plan.

Motion by Member Greco and seconded by Member Anthony:

ROLL CALL VOTE ON PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER GRECO AND

SECONDED BY MEMBER ANTHONY:

In the matter of Kroger Fuel Station, JSP12-44, motion to approve the Preliminary Site Plan subject to the following:

- a. Applicant adjusting the site layout to accommodate the required western side yard parking setback or receiving a variance from the Zoning Board of Appeals (10' required, 8' provided);
- b. Applicant receiving a variance from the Zoning Board of Appeals in order to locate an access drive closer than 100 feet to a residential zoning district;
- c. Planning Commission same-side driveway spacing waiver (230' required, 118' provided);
- d. Planning Commission opposite-side driveway spacing waiver (200' required, 64' provided);
- e. Planning Commission waiver for the required berm on the eastern property line as an existing 6' masonry wall is proposed to remain;
- f. Planning Commission waiver for the required foundation landscaping as the applicant has located it in other areas of the site;
- g. Section 9 façade waiver for the overage of aluminum composite panels; and
- h. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan;

because the plan is otherwise in compliance with Article 15, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

Motion by Member Greco and seconded by Member Anthony:

ROLL CALL VOTE ON STORM WATER MANAGEMENT PLAN APPROVAL MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER ANTHONY:

In the matter of Kroger Fuel Station, JSP12-44, motion to approve the Stormwater Management Plan, subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

3. 46820 MAGELLAN DRIVE PARKING LOT EXPANSION, JSP12-66

Consideration of the request of Carrier Real Estate, LLC, for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 9 at 46820 Magellan Drive, south of West Road and east of Beck Road in the I-1, Light Industrial District. The subject property is 3.06 acres and the applicant is proposing to add 20 parking spaces to the site by eliminating existing grass areas and relocating existing landscaping.

Planner Kapelanski said the applicant is proposing to add twenty parking spaces to the existing lot on Magellan Drive, south of West Road and east of Beck Road. To the north, east and west are existing office and industrial buildings and to the south is vacant land. The subject property is zoned I-1, Light Industrial and is surrounded by I-1 zoning with the exception of the property to the south, which is zoned I-2, General Industrial. The concept plan shows twenty new parking spaces are proposed in existing grass areas on the site highlighted in red. Some landscaping would be relocated to accommodate the new spaces.

The planning review recommends approval with items to be addressed on the revised submittal. Typically, this proposal could be approved administratively. However, the applicant is requesting a waiver to allow painted end islands in the southern area of the site instead of the required curbed and landscaped islands. Staff supports this waiver. Planning staff has recommended approval of the proposal as it is generally consistent with the Zoning Ordinance. The applicant has agreed to adjust the site layout to accommodate the required western parking setback. The engineering, traffic, landscape and fire reviews all recommend approval with items to address on the revised submittal.

Rick Fromm, the applicant said staff and consultant comments will all be addressed in the next submittal.

Member Lynch asked what a painted end island is.

Planner Kristen Kapelanski said it's a striped island, instead of a landscaped island.

Motion by Member Lynch and seconded by Member Anthony:

ROLL CALL VOTE ON PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER ANTHONY:

In the matter of 46820 Magellan Drive Parking Lot Expansion, JSP12-66, motion to approve the Preliminary Site Plan subject to the following:

- a. Planning Commission waiver to allow painted end islands in lieu of curbed and landscaped end islands; and**
- b. The conditions and items listed in the staff and consultant review letters being addressed on the revised Final Site Plan**

because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

Motion by Member Lynch and seconded by Member Anthony:

ROLL CALL VOTE ON STORMWATER MANAGEMENT PLAN APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER ANTHONY:

In the matter of 46820 Magellan Drive Parking Lot Expansion, JSP12-66, motion to approve the Stormwater Management Plan, subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

4. WIXOM MASTER PLAN REVISION REVIEW

Planner Kapelanski said this is an opportunity provided by the City of Wixom to comment on their Master Plan changes and updates. Generally, there are two items of note that would be changed. A mixed use designation would be added to a portion of the Ford factory site and to the northwest corner of Beck Road and I-96. The only potential concern for Novi would be traffic, but it seems unlikely that we would see any adverse effects as the areas are to be mixed-use as opposed to all retail. The Planning Commission is asked to authorize the acting Chair to send a letter of support to the City of Wixom.

Motion by Member Anthony and seconded by Member Lynch:

ROLL CALL VOTE ON WIXOM MASTER PLAN REVISION REVIEW APPROVAL MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER LYNCH:

Motion to authorize the Planning Commission Chair to send a letter of support to the City of Wixom Planning Commission regarding the Wixom Master Plan updates. *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

No one in the audience wished to speak.

ADJOURNMENT

Motion by Member Lynch and seconded by Member Anthony:

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

Motion to adjourn the November 14, 2012 Planning Commission meeting. *Motion carried 5-0.*

The meeting adjourned at 8:18 PM.

Transcribed by Valentina Nukulaj

November, 2012

Date Approved:

Richelle Leskun, Planning Assistant