



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

June 26, 2019 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 7:00 PM.

ROLL CALL

Present: Member Avdoulos, Member Greco, Member Hornung, Member Lynch, Member Maday, Chair Pehrson

Absent: Member Anthony

Also Present: Barb McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Kate Richardson, Staff Engineer; Thomas Schultz, City Attorney

APPROVAL OF AGENDA

Motion to approve the June 26, 2019 Planning Commission Agenda. *Motion carried 6-0.*

PUBLIC HEARINGS

1. MUNRO'S PRESERVE JSP19-09

Public hearing at the request of Taft 11 Group LLC for Preliminary Site Plan With Open Space Preservation Option, Site Condominium, Wetland Permit, Woodland Permit and Stormwater Management Plan Approval. The Subject Property is located in Section 22, South of Eleven Mile Road and East of Taft Road and is Zoned R-4 (One Family Residential). The applicant is proposing to construct 17 single-family residential unit development (Site Condominium) utilizing the Open Space Preservation Option, with 2 additional single family parcels off of Danya's Way.

In the matter of Munro's Preserve JSP 19-09, motion to approve the Preliminary Site Plan with Open Space Preservation and the Site Condominium based on and subject to the following:

- a. The Planning Commission has made the determination that the parallel plan is acceptable and, based on that plan, has determined the maximum number of dwelling units that would be permitted under the Open Space Preservation Option is nineteen units;
- b. The Planning Commission has made the determination that the Open Space Preservation Plan satisfies the intent of the Open Space Preservation Option;
- c. Reduction of minimum site area (10,000 square feet required, 8,000 square feet provided), minimum lot width (80 feet required, 70 feet provided) and minimum

side yard setbacks (25 feet total two sides required, 20 feet provided), as the proposed site plan utilizes the Open Space Preservation option by preserving approximately 28 percent of Open Space on Site, as permitted in Section 3.30 of Zoning Ordinance;

- d. A waiver to allow the use of an “eyebrow” in the road design where one is not warranted, which is hereby granted;
- e. Administrative variance for not providing a stub street at 1300 feet intervals along property line, as listed in Sec.4.04 A.i.b of Subdivision Ordinance, due to presence of existing regulated woodlands and wetlands;
- f. Zoning Board of Appeals variance for deficiency in minimum lot frontage for parcels C & D in order to avoid wetland impacts for construction of the road;
- g. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Munro’s Preserve JSP 19-09, motion to approve the Wetland Permit based on and subject to the following:

- a. The applicant should consider demarcation of wetland buffers on-site behind lot 10, and Parcels C and D, through the use of proposed easement signage and potentially other means such as boulders or decorative fencing along the setback boundaries,
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Munro’s Preserve JSP 19-09, motion to approve the Woodland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Munro’s Preserve JSP 19-09, motion to approve the Stormwater Management Plan, based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. SQUEAKY SHINE CAR WASH JSP18-55

Consideration at the request of Squeaky Shine LLC for Preliminary Site Plan and

Storm Water Management Plan approval for site improvements to expand the existing car wash facility at 21510 Novi Road. The property is in Section 35, located on the east side of Novi Road between Eight Mile Road and Nine Mile Road is zoned B-3 (General Business). The subject property is approximately 1.56 acres.

In the matter of Squeaky Shine Car Wash, JSP18-55, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Relocating the proposed loading area to a suitable location within the rear yard, subject to Traffic consultant approval at the time of Final Site Plan approval;
- b. A waiver for lack of greenbelt width, because it is an existing condition of the site and not enhanced by this plan, which is hereby granted;
- c. A waiver for deficiency in building foundation landscaping because the existing building is not being modified and significantly more foundation landscaping has been added, which is hereby granted;
- d. A waiver for deficiency in foundation plantings along the building frontage, because all of the available frontage green area is landscaped, which is hereby granted;
- e. The findings of compliance with Ordinance standards in the staff and consultant review letters and the remaining items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Squeaky Shine Car Wash, JSP18-55, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made 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 6-0.*

2. FAIRFIELD INN & SUITES JSP18-66

Consideration at the request of Novi Superior Hospitality, LLC for Planning Commission's approval of Preliminary Site Plan and Storm Water Management plan. The applicant is proposing a 5 -story hotel with 119 rooms on Unit 3 of Adell Center Development. The proposed site plan proposes associated parking and other site improvements. The subject property is part of a Planned Rezoning Overlay (PRO) development for Adell Center.

In the matter of request of Novi Superior Hospitality, LLC, for the Fairfield Inn & Suites JSP18-66, motion to approve the Preliminary Site Plan based on and subject to the following:

1. The following items are subject to Planning Commission's approval at the time of Preliminary Site Plan approval, as noted in the PRO agreement:
 - a. *Planning deviation from standards of Sec. 5.12 for up to 5% reduction in minimum required parking (to be established by staff after reviewing the calculations provided) for each unit within the development subject to the individual users providing satisfactory justification for Planning Commission's approval of the parking reduction at the time of respective site plan approval; Planning Commission's approval to allow for reduction of minimum required parking spaces (124 spaces required, 119 spaces proposed);*

- b. Landscape waiver from Section 5.5.3.C.(3) Chart footnote for allowing landscape shrubs in lieu of required perimeter parking lot trees along western property line, due to conflicts with proposed underground storm water detention system, which is granted;
 - c. *Planning deviation to allow placement of transformers in alternate locations instead of required rear yard, provided proposed locations conform to other code requirements and appropriate screening is provided at the time of Preliminary Site Plan review, subject to review and approval by the Planning Commission. This is applicable for Units 1, 2, 3, 5, 6, 7 and 8. Planning Commission's approval to allow transformer in an alternate location (Rear yard location required, interior side yard location proposed) due to location of the electrical room;*
 - d. *The applicant shall provide supporting data to justify the proposed loading area square footages, to be reviewed and approved by Planning Commission at the time of Preliminary site plan approval; Planning Commission's approval to allow for reduction of minimum required loading area (2,060 sf required, 153 sf provided) based on the largest truck information the applicant has provided;*
 - e. A Section 9 waiver for overage of Patterned/Textured Siding (Nichiha Vistawood Cedar) (SP1) on the west façade (25 percent maximum allowed, 46 percent proposed), which is hereby granted;
2. The following deviations listed below are applicable for this site plan as noted in the approved PRO agreement:
- a. Planning deviation from section 5.12 to allow lack of required frontage on public road for Units 1 through 8. Frontage for such units shall be in the private drive as shown in the PRO Plan, which shall be built to City Standards;
 - b. Planning deviation from section 3.1.25.D to allow reduction of minimum required front parking setback of 20 ft., from the proposed access easement. A minimum of 18 feet shall be permitted;
 - c. Planning deviation from section 3.1.25.D to allow reduction of minimum required interior side parking setback of 20 feet for the following units as shared access is proposed between parking lots:
Unit 3: minimum 15 feet along West and 5 feet along South
 - d. Planning deviation to allow placement of loading areas in alternate locations instead of required rear yard or interior side yard for double frontage lots, as listed below, provided proposed locations do not conflict with traffic circulation and appropriate screening will be provided at the time of Preliminary site plan review:
Unit 3: interior side yard (no double frontage)
 - e. The applicant shall provide supporting data to justify the proposed loading area square footages, to be reviewed and approved by Planning Commission at the time of Preliminary site plan approval;
 - f. Planning deviation from standards of Sec. 5.12 for up to 5 percent reduction in minimum required parking (to be established by staff after reviewing the calculations provided) for each unit within the development subject to the individual users providing satisfactory justification for Planning Commission's approval of the parking reduction at the time of respective site plan approval;
 - g. Planning deviation to allow proposing the minimum required Open Space for each Unit as Common element spread within the development boundaries as shown in the Open Space Plan, provided the applicant restores the

wetland/woodland on the southerly portion of the site pursuant to a plan meeting City ordinance requirements is submitted and approved at the time of Wetland permit/preliminary site plan approval, and provides the pedestrian walkway through the open space as proposed. (A minimum of 153 of total site area designed as permanently landscaped open areas and pedestrian plazas is required per section 3.27. I .F.);

- h. Planning deviation from Section 5.7 .3.K. to allow exceeding the maximum spillover of 1 foot candle along interior side property lines provided the applicant submits a photometric plan that demonstrates that the average to minimum light level ratio is kept to the maximum allowable 4:1;
 - i. Planning deviation to allow exceeding the maximum spillover of 1 foot candle and approvable increase of the average to minimum light level ration from 4:1 within the Adell Drive pavement areas as listed in Section 5.7 .3.K. along access easements along Adell Drive, at the time of or Preliminary Site Plan review for the individual units;
 - j. Planning deviation to allow placement of transformers in alternate locations instead of required rear yard, provided proposed locations conform to other code requirements and appropriate screening is provided at the time of Preliminary Site Plan review, subject to review and approval by the Planning Commission. This is applicable for Units 1, 2, 3, 5, 6, 7 and 8.
 - k. Lighting and Photometric plans for all site plans for units within the development shall conform to the light levels indicated in the overall photometric plan and related deviations included in the PRO Agreement.
3. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan;
4. At the time of final site plan review, turning radii shall comply with the minimum fire truck turning requirements.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of request of Novi Superior Hospitality, LLC, for the Fairfield Inn & Suites JSP18-66, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

3. WASH ZONE JSP18-50

Consideration at the request of National Car Wash Solutions for Planning Commission's approval of Preliminary Site Plan and Storm Water Management plan. The subject property is vacant land which is part of Novi Ten Shopping Center. The applicant is proposing to develop a 4,788 square foot auto wash building with related drive-through lane and 13 vacuum stations. Related changes to the existing parking lot are proposed to accommodate the drive-through for the car wash.

In the matter of request of National Car Wash Solutions for Wash Zone JSP 18-50, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver from Section 5.5.3.B.ii, iii for not providing four street trees due to conflicts with existing overhead utilities, which is hereby granted;
- b. Landscape waiver from Section 5.5.3.D for providing some of the required foundation landscaping away from the building, which is hereby granted;
- c. Planning Commission waiver to allow painted islands in lieu of raised end islands at four locations as shown on the site plan, which is hereby granted;
- d. A section 9 waiver is required for the proposed East façade for the following items, which is hereby granted;
 - a. Underage of brick (30 percent minimum required, 22 percent proposed);
 - b. Overage of Ceramic tile (25 percent maximum allowed, 35 percent proposed);
 - c. Overage of EIFS (25 percent maximum allowed, 28 percent proposed);
- e. The applicant shall revise the north building elevation to conform to the Façade Ordinance requirements at the time of Final site plan approval;
- f. Subject to Zoning Board of Appeals variance from Section 5.3.11.F. for not meeting the minimum centerline radius for drive-thru lane (25 feet minimum radius required, 23 feet proposed);
- g. Subject to Zoning Board of Appeals variance from Section 5.3.11.D. for not providing the required by-pass lane;
- h. The findings of compliance with Ordinance standards in the staff and consultant review letters and the remaining items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of request of National Car Wash Solutions for Wash Zone JSP 18-50, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made 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 6-0.*

4. APPROVAL OF THE JUNE 12, 2019 PLANNING COMMISSION MINUTES

Motion to approve the June 12, 2019 Planning Commission Meeting Minutes. *Motion carried 6-0.*

ADJOURNMENT

The meeting was adjourned at 8:15 PM.

**Actual language of the motions subject to review.*