



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

JUNE 24, 2015 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 Baratta, Member Giacometti, Member Greco, Chair Pehrson, Member Lynch, Member Zuchlewski

Absent: Member Anthony (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Gary Dovre, City Attorney

APPROVAL OF AGENDA

Motion to approve the June 24, 2015 Planning Commission agenda. *Motion carried 6-0*

CONSENT AGENDA - REMOVALS AND APPROVAL

1. NOVI PLAZA FAÇADE JSP 15-40

Approval at the request of Scott Monchnik & Associates for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 26, south of Ten Mile Road and west of Meadowbrook Road, in the B-1, Local Business District. The subject property is approximately 1.6 acres and the applicant is proposing to remodel the existing façade for Novi plaza shopping center along with modifications to the existing parking lot.

In the matter of Novi Plaza Facade JSP 15-40, motion to approve the Preliminary Site Plan and a Section 9 Waiver, based on and subject to the following:

- a. To allow the overage of EIFS material on the north façade (25% allowed; 32% provided) because the proposed alteration will significantly improve the overall appearance of the building and is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted.
- b. The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed.

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

In the matter of Novi Plaza Facade JSP 15-40, 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.*

PUBLIC HEARING

1. KROGER D632 RETAIL FUEL CENTER JSP15-27

Public hearing at the request of The Project Collaborative for Special Land Use Permit, Preliminary Site Plan and Storm Water Management Plan approval for JSP 15-27 Kroger D632 Retail Fuel Center. The subject property is located in Section 17, on the north side of Grand River Avenue between Beck and Wixom Roads, in the B-2, Community Business District. The subject property is approximately 8 acres and the applicant is proposing to construct a retail fuel center consisting of one 5,418 square foot canopy, one 198 square foot kiosk building and seven dispenser islands within West Market Shopping Center.

In the matter of Kroger D632 Retail Fuel Center JSP15-27, motion to approve the Special Land Use Permit based on the following findings:

- a. Relative to other feasible uses of the site:
 - The proposed use will not cause any detrimental impact on existing *thoroughfares* (based on the findings from Traffic review);
 - The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (given the size of the new use, and that they are not adding any additional demand than anticipated);
 - The proposed use is compatible with the natural features and characteristics of the land (because the plan does not contain any existing natural features);
 - The proposed use is compatible with adjacent uses of land (given the type of use and the surrounding development)
 - The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use (given there is no change in existing use);
 - The proposed use will promote the use of land in a socially and economically desirable manner;
 - The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located;
- b. The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. Motion carried 5-1.

In the matter of Kroger D632 Retail Fuel Center JSP15-27, motion to approve the Preliminary Site Plan and a Section 9 waiver based on and subject to the following:

- a. A section 9 façade waiver to allow the overage of EIFS (25% maximum allowed; 66% proposed on the east and west sides, and 69% on the north and south sides) and the underage of Brick (25% minimum required; 14% proposed on the east and west sides, and 19% on the north and south sides) on the proposed canopy structure because the design is otherwise consistent with intent and purpose of the façade ordinance, which is hereby granted;
- b. A waiver to minimize the required berm size as listed in section 5.5.3.B.ii, of City zoning ordinance to preserve the existing berm and the existing trees, which is hereby granted;
- c. A waiver to allow absence of eleven required street trees along the Right of Way contingent upon Road Commission of Oakland County decision on applicant's request as listed in section 5.5.3.E.i.c which is hereby granted;
- d. A waiver, which is hereby granted, to exceed the maximum 15 allowed parking spaces between landscaped islands as listed in Section 5.5.3.C.ii, for 3 parking bays shown on the plan to allow the 16,17 and 18 parking spaces proposed, with this waiver based on a determination that the proposal enhances the design of the site while still meeting the intent of the ordinance and will substantially improve traffic circulation
- e. The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed.

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

In the matter of Kroger D632 Retail Fuel Center JSP15-27, 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. APPROVAL OF THE JUNE 10, 2015 PLANNING COMMISSION MINUTES

Motion to approve the June 10, 2015 Planning Commission minutes. *Motion carried 6-0.*

ADJOURNMENT

The meeting was adjourned at 7:36 PM.

Please note: Actual Language of motions subject to review.