



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

September 28, 2016 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 Anthony, Member Baratta, Member Lynch, Chair Pehrson, Member Zuchlewski,

Absent: Member Giacometti (excused), Member Greco (excused)

Also Present: Barbara McBeth, City Planner; Kirsten Mellem, Planner; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Dave Gillam, City Attorney; Matt Carmer, Environmental Consultant; Rod Arroyo, Clearzoning/Giffels Webster.

APPROVAL OF AGENDA

Motion to approve the September 28, 2016 Planning Commission Agenda. *Motion carried 5-0.*

CONSENT AGENDA

PUBLIC HEARINGS

1. HUNTLEY MANOR JSP16-34

Public Hearing at the request of GR Meadowbrook LLC for Planning Commission's recommendation to City Council for consideration of a Special Development Option Concept Plan. The subject property is 26.62 acres in Section 23 of the City of Novi and located on the south side of Grand River Avenue, west of Meadowbrook Road in the GE, Gateway East District. The applicant is proposing a 203-unit multiple-family gated community.

In the matter of the request of GR Meadowbrook LLC for Huntley Manor JSP16-34 motion to recommend approval to the City Council of the Special Development Option Concept Plan. The recommendation shall include the following ordinance deviations:

- a. Deviation for the deficient loading area (940 square feet required, 480 square feet provided);
- b. Deviation lack of 90 degree fixture cut-off for residential street lighting;
- c. Waiver to allow a decorative fence along Grand River in lieu of the required berm;
- d. Waiver for lack of perimeter canopy trees around parking lot;
- e. Waiver for trees instead of large native shrubs around the existing detention basin;
- f. Section 9 Façade waiver for underage of brick on the side elevations and overage of asphalt shingles.

If the City Council approves the request, the Planning Commission recommends the Applicant be required to comply with the conditions and items listed in the staff and consultant review letters as a requirement noted in the Special Development Option Agreement.

This motion is made based on the following findings:

- a. The project results in a recognizable and substantial benefit to the ultimate users of the project and

- to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved by a traditional development;
- b. In relation to a development otherwise permissible as a Principal Permitted Use under Section 3.1.16.B the proposed type and density of development does not result in an unreasonable increase in the use of public services, facilities and utilities, and does not place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants and/or the natural environment;
 - c. Based upon proposed uses, layout and design of the overall project, the proposed building facade treatment, the proposed landscaping treatment and the proposed signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated;
 - d. The proposed development does not have a materially adverse impact upon the Master Plan for Land Use of the City, and is consistent with the intent and spirit of this Section;
 - e. In relation to a development otherwise permissible as a Principal Permitted Use under Section 3.1.16.B, the proposed development does not result in an unreasonable negative economic impact upon surrounding properties;
 - f. The proposed development contains at least as much usable open space as would be required in this Ordinance in relation to the most dominant use in the development;
 - g. Each particular proposed use in the development, as well as the size and location of such use, results in and contributes to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City;
 - h. The proposed development is under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance;
 - i. Relative to other feasible uses of the site, the proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service;
 - j. Relative to other feasible uses of the site, the proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area;
 - k. Relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats;
 - l. Relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood;
 - m. Relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
 - n. Relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner;
 - o. Relative to other feasible uses of the site, 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. *Motion carried 5-0*

2. HADLEY'S TOWING JSP16-33 WITH REZONING 18.715

Public hearing at the request of Hadley's Towing for Planning Commission's recommendation to the City Council for rezoning of 5.6-acre of a 17.78-acre property in Section 17 on south side of Grand River Avenue between Wixom Road and Beck from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay (PRO). The subject property is approximately 17.78 acres and the applicant is proposing to rezone approximately 5.6 acres of the northerly portion of the property to accommodate the vehicle towing business and storage yard. The rezoned area is proposed to be used as an enclosed storage yard for parking towed vehicles.

In the matter of Hadley's Towing, JSP 16-33 with Zoning Map Amendment 18.715 motion to postpone making a recommendation on the proposed PRO and Concept Plan to allow the applicant time to address concerns and consider making further modifications to the Concept Plan. This recommendation is made for the following reasons:

- a. Additional discussion is needed regarding the offered public benefits and conditions of approval, and the other issues listed in the staff and consultant review letters.
- b. Further information is needed to quantify and gauge potential woodland and wetland impacts, and presentation of alternative plans to reduce impacts. *Motion carried 5-0.*

3. **BEACON HILL JSP15-08**

Public hearing at the request of The Ivanhoe Companies for Planning Commission approval of the Preliminary Site Plan with Site Condominium, Phasing Plan, Wetland Permit, Woodland Permit, and Storm water Management Plan. The subject property is currently zoned R-4 (One-Family Residential) and B-3 (General Business) with a Planned Rezoning Overlay Agreement. The subject property is approximately 21.13-acres and is located on the northeast corner of Twelve Mile Road and Meadowbrook Road (Section 12). The applicant is proposing a 39 unit single family residential development, 10,500 square feet of commercial space, and an open space/park.

In the matter of Beacon Hill JSP15-08, motion to approve the Preliminary Site Plan with Site Condominium based on and subject to the following:

- a. The applicant to revise the plans for commercial development to conform to the code at the time of Final Site Plan for Phase 2 or seek approval to amend the approved Planned Rezoning Overlay agreement to include the additional deviations identified with this review;
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters, as well as all of the terms and conditions of the PRO Agreement as approved, with these items being addressed on the Final Site Plan.
- c. 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 5-0.*

In the matter of Beacon Hill JSP15-08, motion to approve the Phasing 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 Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Beacon Hill JSP15-08, motion to approve the Wetland 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 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Beacon Hill JSP15-08, 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 5-0.*

In the matter of Beacon Hill JSP15-08, 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 5-0.*

4. **MASTER PLAN FOR LAND USE ADOPTION**

Public Hearing for Planning Commission's adoption of the 2016 Master Plan for Land Use in order to fulfill the requirements of the Michigan Planning Enabling Act and provide a plan for the future development in the City of Novi.

Motion to approve a Resolution to Adopt the Master Plan for Land Use. *Motion approved 4-1 (Baratta), but did not meet the 2/3 threshold to adopt the plan.*

5. **THOROUGHFARE MASTER PLAN ADOPTION**

Public Hearing for Planning Commission's adoption of the 2016 Thoroughfare Master Plan in order to provide a plan for the future roads and pathways in the City of Novi.

Motion to approve a Resolution to Adopt the Thoroughfare Master Plan, with the exception of the recommendation to widen Ten Mile Road. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE JULY 27, 2016 PLANNING COMMISSION MINUTES**

Motion to approve the July 27, 2016 Planning Commission Minutes. *Motion carried 5-0.*

ADJOURNMENT

The meeting was adjourned at 9:27 P.M.

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