



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

February 8, 2017 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 Giacometti, Member Greco, Chair Pehrson, Member Zuchlewski

Absent: Member Lynch (excused), Member Anthony (excused)

Also Present: Barbara McBeth, City Planner; Kirsten Mellem, Planner; Beth Saarela, City Attorney

APPROVAL OF AGENDA

Motion to approve the February 8, 2017 Planning Commission Agenda. *Motion carried 5-0*

CONSENT AGENDA

1. **NOVI PLAZA FAÇADE JSP 15-40**

Approval at the request of Scott Monchnik & Associates for revised 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 Façade JSP 15-40, motion to approve the revised Preliminary Site Plan and a Section 9 Waiver, based on and subject to the following:

- a. **To allow the underage of brick on all facades and overage of painted CMU on east and west facades (50% allowed, 65% 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, and**
- 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 4-1(Zuchlewski)

PUBLIC HEARINGS

1. COMMERCE PARK JSP17-02 WITH ZONING MAP AMENDMENT 18.716

Public hearing at the request of Premier Realty for Planning Commission's recommendation to City Council for rezoning of property in Section 16, located on the southwest corner of Twelve Mile Road and Taft Road RA (Residential Acreage) to OST (Office Service Technology). The subject parcel is approximately 30.64 acres.

In the matter of the request of Commerce Park JSP 17-02 with Zoning Map Amendment 18.716, motion to recommend approval to City Council to rezone the subject property from RA (Residential Acreage) to OST (Office Service Technology) for the following reasons:

1. The rezoning request fulfills three objectives of the Master Plan for Land Use by fostering a favorable business climate, supporting development in OST district, and maintaining a competitive market place.
2. The proposed zoning is a recommended land use for the subject property by 2010 Master Plan for Land Use and will be consistent with zoning to the west.
3. There is no negative impact expected on public utilities as stated in the Engineering memo.
4. The rezoning provides an opportunity for developing the subject property in conformance with Master Plan for Land Use recommendations and puts to use a vacant parcel. Motion carried 4-1 (Giacopetti)

MATTERS FOR CONSIDERATION

1. 18.284 ZONING ORDINANCE TEXT AMENDMENT

Set Public Hearing for March 8, 2017 for Text Amendment 18.284 – to allow outdoor display in the OSC, Office Service Commercial Districts, and to allow above ground storage tanks in the OST, Planned Office Service Technology Districts.

Motion to set a public hearing for consideration of the proposed amendments on March 8, 2017. Motion carried 5-0.

2. APPROVAL OF THE OCTOBER 26, 2016 PLANNING COMMISSION MINUTES

Motion to approve the October 26, 2016 Planning Commission Minutes. Motion carried 5-0.

ADJOURNMENT

The meeting was adjourned at 7:17 p.m.

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