



# PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

**October 16, 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 Ferrell, Member Gronachan, Member Lynch, Member Maday, Chair Pehrson

**Absent:** Member Anthony

**Also Present:** Barbara McBeth, City Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Victor Boron, Staff Engineer; Beth Saarela, City Attorney

## PLEDGE OF ALLEGIANCE

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

## APPROVAL OF AGENDA

Moved by Member Avdoulos and seconded by Member Gronachan.

## VOICE VOTE TO APPROVE THE OCTOBER 16, 2019 AGENDA MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER GRONACHAN.

**Motion to approve the October 16, 2019 Planning Commission Agenda. Motion carried 6-0.**

## AUDIENCE PARTICIPATION

Mike Duchesneau, 1191 South Lake Drive, said I see for today's agenda under Matters for Consideration you have The Goddard School. I would like to make a few comments on that. The Goddard School is already in Novi and I think it's very nice that they want to add a second facility. I do have one recommendation for consideration by the applicant and the City. Cabot Drive is basically a three lane road with one lane that goes north, one lane that goes south and a left turn lane in the middle. Cabot Drive is very nicely done at 13 Mile Road, but it basically dies out to the center left turn lane and what I would like to ask the applicant and the City to consider is to take the parking lot and make that a one way as opposed to a two way access to the parking lot. If they do that perhaps they can angle the parking spaces and it would be similar to what we see in a lot of school systems as well as other similar facilities like the Montessori Academy that is down the street on 13 Mile Road. If I were to do it I would probably suggest the one way in from the north because shortly after that the left turn lane dies. Thank you.

## **CORRESPONDENCE**

There was no correspondence.

## **COMMITTEE REPORTS**

There were no Committee Reports.

## **CITY PLANNER REPORT**

There was no City Planner Report.

## **CONSENT AGENDA - REMOVALS AND APPROVALS**

### **1. JSP 17-37 ARMENIAN CHURCH AND CULTURAL CENTER: PRELIMINARY SITE PLAN EXTENSION**

Approval of the request of Armenian Cultural Center for a one-year extension of the Preliminary Site Plan with Land bank Parking, Phasing Plan, Shared Parking, Wetland Permit, Woodland Permit, and Storm water Management plan approval. The subject property is located in section 12, on the north side of Twelve Mile Road and east of Meadowbrook Road, in residential acreage (RA) zoning district. The applicant is proposing a church and a cultural center with accessory uses such as multipurpose hall, café, religious educational rooms, Armenian genocide memorial and recreational facility. The applicant is proposing to construct in three phases. The project area is approximately 19.30 acres. A Special Land Use Permit is required to permit Places of Worship and a daycare in residential districts.

**ROLL CALL VOTE TO APPROVE THE EXTENSION OF THE PRELIMINARY SITE PLAN WITH LAND BANKING, PHASING PLAN, SHARED PARKING, WETLAND PERMIT, WOODLAND PERMIT, AND STORM WATER MANAGEMENT PLAN MADE BY MEMBER MADAY AND SECONDED BY MEMBER LYNCH.**

***Motion to approve the extension. Motion carried 6-0.***

## **PUBLIC HEARINGS**

There were no Public Hearings.

## **MATTERS FOR CONSIDERATION**

### **1. THE GODDARD SCHOOL JSP19-33**

Consideration at the request of PEA, Inc., for Preliminary Site Plan and Storm water Management Plan approval. The subject property is located in Section 12 south of Thirteen Mile Road and west of Cabot Drive, and is zoned OST, Office Service Technology. The applicant is proposing to construct a 10,957 square foot building, fenced outdoor recreation areas and associated parking for a child day care center.

Planner Bell said the subject property is in Section 12 on the southwest corner of Thirteen Mile and Cabot Drive, west of Haggarty Road and the parcel is just over 2 acres. It is zoned OST, Office Service Technology and is surrounded by the same zoning on all sides.

The future land use map indicates Office Research Development & Technology for this property and surrounding properties.

There is a wetland area that extends on to the northwestern portion of the site, which will not be impacted by the proposed development. However there will be temporary impacts to the natural features setback area surrounding the wetland.

The site is currently vacant. The applicant is proposing a new 10,957 square foot child day care center building, outdoor recreation areas and associated parking. Two access drives off of Cabot Drive are proposed. The applicant has requested and received approval for seven variances from the Zoning Board of Appeals, which were granted on October 8.

Two landscape waivers are also requested, which require approval from the Planning Commission. The first is for the location of building foundation landscaping – because most of the building is surrounded by outdoor play areas, the foundation landscaping needed to be located further away from the building and the total area exceeds the requirement. The second is for a deficiency of 2 large frontage trees provided on Cabot Drive. The applicant states the lack of space between the sidewalk and the curb prohibits them from providing these 2 trees. A third waiver is not required as the applicant has agreed to provide additional parking lot island area in the Final Site Plan.

Planner Bell said, the City's staff engineers had originally not recommended approval of the storm water management plan – however the applicant has worked with them to provide additional information and the required maintenance access to the detention pond. Engineering now recommends approval.

The site plan meets all other Zoning Ordinance requirements, and all reviewers are recommending approval with additional comments to be addressed in the Final Site Plan.

Tonight the Planning Commission is asked to approve or deny the Preliminary Site Plan and the storm water management plan. Representing the project tonight and here to answer any questions you may have is Kevin Campbell, the owner, and his team.

Chair Pehrson said would the applicant wish to address the Planning Commission at this time?

Kevin Campbell said we're excited to be a part of the community. The sellers of the site, Northern Equities, who own a number of office buildings in that area, have voiced their support for our project.

Member Avdoulos said I think based on reviewing what the staff has pulled together, basically every department has recommended approval. Rick, there was the one comment that was related to the frontage trees provided on Cabot. It indicated it's not supported by staff, is there anything we can do with that?

Rick Meader, Landscape Architect, said I think I'm actually okay with it because they do have the street trees along the road and they really couldn't have counted that in their numbers, so I think they're okay.

Member Avdoulos said and the fact that the ZBA has provided the variances. I think in all honesty this is a project that is pretty clean so I'm just going to start by making a motion.

Motion made by Member Avdoulos and seconded by Member Ferrell.

**In the matter of The Goddard School, JSP19-33, motion to approve the Preliminary Site Plan based on and subject to the following:**

- a. On October 8, 2019, the Zoning Board of Appeals granted variances as follows:**
  - 1. Proposed 19,033 square feet of outdoor recreation area, 23,400 square feet required;**
  - 2. Proposed recreation area occupying 63.86% of the exterior side yard, up to 25% of the distance between the building and the property line allowed;**
  - 3. Absence of a loading zone;**
  - 4. Deficiency of parking spaces, 40 spaces proposed, 41 required;**
  - 5. Proposed dumpster located in the front yard, dumpsters are required to be located in the rear yard Landscape waiver of the greenbelt berms along Grand River and Twelve Mile Road, as acceptable hedge substitutes are proposed, which is hereby granted;**
  - 6. Location of play/shade structures in the exterior and interior side yards, and less than 10 feet from the main building, by code accessory structures must be located in the rear yard and must be located greater than 10 feet from the main building;**
  - 7. Location of a fence in the exterior side yard, by code no fence shall extend into a front or exterior side yard.**
- b. Landscape waiver for location of building foundation landscaping away from building, due to a conflict with recreation areas and total required area is exceeded, which is hereby granted;**
- c. Landscape waiver to allow deficiency of 2 large frontage trees on Cabot Drive, due to lack of space between the sidewalk and the curb, which is hereby granted;**
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.**

Member Maday said I wanted to know if it was possible to take into consideration our resident's comment about the one-way parking lot.

Jason Sutton, Civil Engineer of PEA, said we looked at several parking layouts on this site. It is a very unusually shaped parcel. It actually has a lot of topography across it as well. Typically angled spaces are more cumbersome to a parking layout. You gain a narrower driveway, but the spaces themselves end up being longer because the vehicle is on an angle and so you don't get as many spaces. We asked for a variance for 1 parking space and we received that.

**ROLL CALL VOTE TO APPROVE THE GODDARD SCHOOL PRELIMINARY SITE PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER FERRELL.**

**In the matter of The Goddard School, JSP19-33, motion to approve the Preliminary Site Plan based on and subject to the following:**

- a. On October 8, 2019, the Zoning Board of Appeals granted variances as follows:**
  - 1. Proposed 19,033 square feet of outdoor recreation area, 23,400 square feet required;**
  - 2. Proposed recreation area occupying 63.86% of the exterior side yard, up to 25% of the distance between the building and the property line allowed;**
  - 3. Absence of a loading zone;**
  - 4. Deficiency of parking spaces, 40 spaces proposed, 41 required;**

5. Proposed dumpster located in the front yard, dumpsters are required to be located in the rear yard Landscape waiver of the greenbelt berms along Grand River and Twelve Mile Road, as acceptable hedge substitutes are proposed, which is hereby granted;
  6. Location of play/shade structures in the exterior and interior side yards, and less than 10 feet from the main building, by code accessory structures must be located in the rear yard and must be located greater than 10 feet from the main building;
  7. Location of a fence in the exterior side yard, by code no fence shall extend into a front or exterior side yard.
- b. Landscape waiver for location of building foundation landscaping away from building, due to a conflict with recreation areas and total required area is exceeded, which is hereby granted;
  - c. Landscape waiver to allow deficiency of 2 large frontage trees on Cabot Drive, due to lack of space between the sidewalk and the curb, which is hereby granted;
  - d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

***Motion Carried 6-0.***

Motion made by Member Avdoulos and seconded by Member Gronachan.

**ROLL CALL VOTE TO APPROVE THE GODDARD SCHOOL STORM WATER MANAGEMENT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER GRONACHAN.**

In the matter of The Goddard School, JSP19-33, motion to approve the Storm water Management Plan, 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.*

**CONSENT AGENDA REMOVALS FOR COMMISSION ACTION**

**SUPPLEMENTAL ISSUES**

There were no supplemental issues.

**AUDIENCE PARTICIPATION**

There was no audience participation.

**ADJOURNMENT**

Moved by Member Lynch.

**VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER LYNCH.**

***Motion to adjourn the October 16, 2019 Planning Commission meeting. Motion carried 6-0.***

The meeting was adjourned at 7:13 PM.