



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

January 25, 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 Anthony, Member Avdoulos, Member Giacobetti, Member Greco, Chair Pehrson, Member Zuchlewski

Absent: Member Lynch (excused)

Also Present: Barbara McBeth, City Planner; Kirsten Mellem, Planner; Rick Meader, Landscape Architect; Darcy Rechtein, Staff Engineer; Tom Schultz, City Attorney

APPROVAL OF AGENDA

Motion to approve the January 25, 2017 Planning Commission Agenda. *Motion carried 6-0*

PUBLIC HEARINGS

1. THE LEARNING EXPERIENCE JSP16-19

Public Hearing at the request of Lockard Development, Inc. on behalf of The Learning Experience for Special Land Use, Preliminary Site Plan, and Stormwater Management Plan. The subject property is in Section 14 on 2.2 acres in the City of Novi. It is located on the northeast corner of Eleven Mile Road and Town Center Drive in the OSC (Office Service Commercial) zoning district. The applicant is proposing a 10,000 square foot daycare facility for 150 children and 24 employees with associated site improvements.

In the matter of The Learning Experience, JSP16-19, motion to approve the Special Land Use Permit based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (as no new driveways are proposed on Eleven Mile Road or Town Center Drive);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (as this area was already planned for development);
- c. The proposed use is compatible with the natural features and characteristics of the land (because the plan will not impact any existing natural features);
- d. The proposed use is compatible with adjacent uses of land (because the proposed use conforms to the standards of the district and the requirements of daycare facilities);
- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (this project meets the economic/fiscal goal to continue to be a desirable place for business investment);

- f. The proposed use will promote the use of land in a socially and economically desirable manner (as there is a need for childcare in a growing family-oriented community);
- g. 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;

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(Giacopetti)*

In the matter of The Learning Experience, JSP16-19, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver from Section 5.5.3.C.(3) to permit fewer parking lot perimeter canopy trees than required (18 required, 3 provided) due to required play area and the site is well-landscaped despite the shortage, which is hereby granted;
- b. Landscape waiver from Section 5.5.3.D to permit less building foundation landscaping and to allow foundation landscaping to be located away from the building foundation and play area due to conflict with children in the play area, which is hereby granted;
- c. Traffic waiver from Section 11-216.D of the City of Novi Code of Ordinances for same-side/opposite-side driveway spacing to permit less distance between entrances on the private drive (150 feet on the same side, 200 feet for opposite drive, 92 feet provided) than required due to site constraints, which is hereby granted;
- d. Section 9 Façade waiver from Section 5.15 to permit the overage of asphalt shingles on all sides (25% maximum, 40% - 42% provided) because of the consistency with the overall design of the building and being in context with an existing single story office building located to the east, which is hereby granted;
- e. Zoning Board of Appeals variance from Section 4.12.2.i.a to allow a reduced outdoor recreation area (22,500 square feet required, 7,227 square feet provided) due to site constraints and franchise needs;
- f. 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.

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 The Learning Experience, JSP16-19, 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*

MATTERS FOR CONSIDERATION

1. LANDSCAPE ORDINANCE AMENDMENTS 18.283

Set public hearing for Text Amendment 18.283 to consider amending the City of Novi Zoning Ordinance in order to modify Section 5.5 of the Zoning Ordinance and its accompanying Landscape Design Manual. The changes are proposed to make the ordinance requirements more achievable and realistic given the restraints of most sites, to promote the

visibility of buildings and health of planted materials through less crowding of plantings, to promote the health of non-built open areas by additions of certain invasive species to the list of species not allowed, to clean up inconsistencies in the ordinance from the intent of the ordinance, and to bring the ordinance into agreement with other recently amended ordinances.

Motion to set a public hearing for consideration of the amendments to the Landscape Ordinance. *Motion carried 6-0.*

2. APPROVAL OF THE DECEMBER 7, 2016 PLANNING COMMISSION MINUTES

Motion to approve the December 7, 2016 Planning Commission Minutes. *Motion carried 6-0.*

ADJOURNMENT

The meeting was adjourned at 7:28 p.m.

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