



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

JUNE 11, 2014 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 or about 7:00 PM.

ROLL CALL

Present: Member Baratta, Member Giacometti, Member Greco, Member Lynch, Chair Pehrson

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

Also Present: Barbara McBeth, Deputy Director of Community Development; Sara Roediger, Planner; Sara White, Planner; Jeremy Miller, Engineer; Brian Coburn, Engineering Manager; David Beschke, Landscape Architect; Doug Necci, Facade Consultant; Gary Dovre, City Attorney.

APPROVAL OF AGENDA

Motion to approve the June 11, 2014 Planning Commission agenda. *Motion carried 5-0.*

CONSENT AGENDA – REMOVALS AND APPROVALS

1. ARAMCO SERVICES, JSP14-21

Approval of the request of Kirco Manix Construction for Preliminary Site Plan. The applicant is proposing to construct a new 75-space parking lot expansion to the east of the existing Aramco Services building, construct a new hazard materials storage building and tanks in the existing enclosure, and construct a screened explosion relief area in the existing building. The property is located at the northeast corner of Hudson Drive and Peary Court in the Beck North Corporate Park.

In the matter of Aramco Services, JSP14-21, motion to approve the Preliminary Site Plan based on and subject to the following:

1. Planning Commission waiver for same-side driveway spacing (105 feet required, 29 feet provided) which is hereby granted, and
2. The conditions and items listed in the staff and consultant review letters being addressed on the stamping set. *Motion carried 5-0.*

PUBLIC HEARING

1. BALLANTYNE, JSP13-43

Public hearing at the request of Singh Development for approval of Preliminary Site Plan, Site Condominium, Woodlands Permit, Wetlands Permit, and Stormwater Management Plan approval. The subject property is 50.85 acres in Section 31 of the City of Novi and located at the northwest corner of Garfield Road and Eight Mile Road. The applicant is proposing a 41 unit single-family site condominium development.

ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

In the matter of Ballantyne, JSP13-43, motion to approve the Preliminary Site Plan with Site Condominium based on and subject to the following:

- a) 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;
- b) The elimination of the midblock sidewalk access from Garfield Road to Ballantyne Boulevard and providing a pedestrian connection to the west property line near the emergency access, with the details of that pedestrian connection to be worked out between staff and the applicant on the Final Site Plan; and
 - c) The applicant provides on the Final Landscaping plans details of the berm running along the North property line behind lots 19 through 24, maximizing the 3:1 slope with a 3 foot crest up to a height of 7 feet.

This motion is made because the plan is otherwise in compliance with the RUD agreement, Article 3, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0. (NOTE: Motion presented as amended and approved later in meeting)*

In the matter of Ballantyne, JSP13-43, 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 the RUD agreement and Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter Ballantyne, JSP13-43, motion to approve the Wetlands 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 the RUD agreement and 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 Ballantyne, JSP13-43, 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 the RUD agreement and Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

2. DETROIT CATHOLIC CENTRAL PARKING LOT EXPANSION, JSP14-12

Public hearing at the request of Catholic Central High School for approval of the Special Land Use Permit, Preliminary Site Plan and Phasing Plan, Woodlands Permit, Wetlands Permit and Stormwater Management Plan. The subject property is located on the south side of Twelve Mile Road, west of Wixom Road, in Section 18 of the City. The property totals 112.86 acres and the applicant is proposing to construct additional parking as an accessory use to the existing high school and recreational facilities in two phases.

In the matter of the request of Catholic Central High School for Detroit Catholic Central Parking Expansion JSP14-12, motion to approve the Special Land Use permit, subject to the following:

- a) That, relative to other feasible uses of the site:
 - The proposed use will not cause any detrimental impact on existing thoroughfares due to the fact that no additional traffic is anticipated as a result of the development;
 - The proposed use will not cause any detrimental impact on existing utilities as noted in staff and consultant review letters;
 - The proposed use will not cause a detrimental impact on existing natural feature as noted by Wetlands and Woodlands consultant;
 - 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 due to the fact that the proposed use is an extension of a previously approved adjacent use;
 - The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
 - The proposed use will promote the use of land in a socially and economically desirable manner;

- The proposed use is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located as noted in the staff and consultant's review letters;
- b) Waiver of the required Noise Impact Statement as the use is not expected to generate any substantial additional noise;
- c) Compliance with all conditions and requirements listed in the staff and consultant review letters; and
- d) Waiver for berm adjacent to residential; and
- e) Waiver for deficient interior landscaping in both phases; and
- f) Waiver for deficient interior parking lot canopy trees in both phases; and
- g) Waiver for deficient perimeter parking lot canopy trees; and
- h) Waiver for excess contiguous parking spaces in Phase I

This motion is made because the plan is otherwise in compliance with Article 4, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance. *Motion carried 3-2.*

In the matter of the request of Catholic Central High School for Detroit Catholic Central Parking Expansion JSP14-12, motion to approve the Preliminary Site Plan, subject to the following:

- a) Zoning Board of Appeals variance required for deficient parking setback from the South property line of the Northern parcel;
- b) Planning Commission waiver to provide some bicycle parking spaces near the Phase II parking as recommended by staff, which is hereby granted;
- c) Planning Commission waiver for lack of a berm adjacent to residential;
- d) Planning Commission waiver for deficient interior landscaping area in both phases;
- e) Planning Commission waiver for deficient interior parking lot canopy trees in both phases, which is hereby granted;
- f) Planning commission waiver for excess contiguous parking spaces in Phase I, which is hereby granted; and
- g) Compliance with all the conditions and requirements listed in the staff and consultant review letters.

This motion is made because the plan is otherwise in compliance with Article 4, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance. *Motion carried 3-2.*

In the matter of the request of Catholic Central High School for Detroit Catholic Central Parking Expansion JSP14-12, 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 the request of Catholic Central High School for Detroit Catholic Central Parking Expansion JSP14-12, 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 the request of Catholic Central High School for Detroit Catholic Central Parking Expansion JSP14-12, motion to approve the Storm Water Management Plan, subject to the compliance with all the conditions and requirements listed in the staff and consultant review letters. 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 5-0.*

MATTERS FOR CONSIDERATION

1. AMERICAN TIRE DISTRIBUTORS, JSP14-23

Consideration of the request of BC Construction Group LLC for Preliminary Site Plan with a Site Condominium and Stormwater Management Plan approval. The subject property is located on the east side of Regency Drive off of Haggerty Road in the I-1, Light Industrial District. The applicant is proposing to construct a 125,060 square foot industrial building consisting of warehousing and offices in the Regency Industrial Centre.

In the matter of American Tire Distributors, JSP14-23, motion to approve the Preliminary Site Plan with a Site Condominium based on and subject to the following:

- a) Planning Commission waiver of the required Noise Impact Statement which is hereby granted as the use is not expected to generate substantial noise;
- b) Planning Commission determination that the small amount of screened front yard parking is compatible with the surrounding area as recommended by staff is hereby granted;
- c) Planning Commission determination that the applicant has demonstrated that a reduction in parking spaces is appropriate for this plan and that the surplus area identified on the plans is acceptable as recommended by staff is hereby granted;
- d) The planting of evergreen trees along the property's east edge to help screen views of the loading docks;
- e) Planning Commission waiver of the required berm along Regency Drive in order to preserve the mature trees and in support of the bioswale as recommended by staff is hereby granted;
- f) Amendment of the Regency Industrial Centre Master Deed and Condominium Plan to reflect the new unit boundaries and easements; and
- g) 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 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of American Tire Distributors, JSP14-23, motion to approve the Stormwater Management Plan, subject 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 Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

2. SET PUBLIC HEARING FOR JULY 9, 2014 FOR TEXT AMENDMENT 18.269 – OUTDOOR DISPLAY IN OSC, OFFICE SERVICE COMMERCIAL DISTRICTS
3. APPROVAL OF THE MAY 28, 2014 PLANNING COMMISSION MINUTES

Motion to approve the May 28, 2014 Planning Commission Minutes. *Motion carried 5-0.*

ADJOURNMENT

The meeting was adjourned at 8:08 PM.

Please note: Actual Language of motions subject to review.