



# PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

**February 27, 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 Greco, Member Hornung, Member Maday, Chair Pehrson

**Absent:** Member Anthony, Member Lynch

**Also Present:** Barbara McBeth, City Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Kate Richardson, Staff Engineer; Thomas Schultz, City Attorney; Hannah Smith, Planning Assistant

## PLEDGE OF ALLEGIANCE

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

## APPROVAL OF AGENDA

Moved by Member Avdoulos and seconded by Member Maday.

## VOICE VOTE TO APPROVE THE FEBRUARY 27, 2019 AGENDA MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER MADAY.

**Motion to approve the February 27, 2019 Planning Commission Agenda. Motion carried 5-0.**

## AUDIENCE PARTICIPATION

Nobody in the audience wished to speak.

## CORRESPONDENCE

There was no correspondence.

## COMMITTEE REPORTS

There were no Committee Reports.

## CITY PLANNER REPORT

City Planner McBeth said I wanted to report that on Monday evening, the City Council approved the Planned Rezoning Overlay Agreement for the Speedway gas station at Fourteen Mile and Haggerty Road. The next step for the project is that it will come to Planning Commission for Preliminary Site Plan approval.

## CONSENT AGENDA

There were no items on the consent agenda.

## PUBLIC HEARINGS

### 1. 2019-2025 CAPITAL IMPROVEMENT PROGRAM

Victor Cardenas, Assistant City Manager, said this is I believe my ninth time before you, and I love it every time. For the benefit of our new Planning Commissioners, the CIP as we call it is part of the Planning and Zoning Enabling Act, so this is a document that is the responsibility of the Planning Commission. It does get approved tonight, but it gets included in the City Council's budget which then they can obviously provide funding for the different items. It's a six-year program and it was recommended unanimously by a CIP Committee, which is made up of two Planning Commissioners and three City Council members. Commissioner Maday and Commissioner Lynch sat on the Committee. They met in January and went over it for a good while, it was a good productive meeting with lots of questions asked, and in the end they unanimously approved it and recommended for your consideration this evening.

So I have a quick presentation just to go over what we're talking about and what the plan encompasses. All in total, six years and \$228 million from the different funds. Obviously the bigger funds – municipal street fund, water and sewer, local street drain fund, the general fund. And then we have the Capital Improvement fund, which has a lot of the new projects in there, as well. The numbers next to those funds are the category of accounts from the State of Michigan – the 204, 583, 203, which Ms. Dorey here from the Finance Department knows and loves so she can provide assistance if need be, as well. City Council in their budget is a three-year balanced budget, so we're really concentrated on balancing those three years and then you'll see larger amounts in the fourth, fifth, and obviously the sixth is the large one there, which we're kind of moving into the 2024 and beyond because it might be longer than those six years to accomplish those large aspirational projects.

This is the breakdown that you found in the spreadsheet that we provided to you and on the CIP website. It breaks it down again to what funds in what year. The big projects we want to talk about – yet again, the Crescent Road northwest quadrant ring road is a big one to provide relief from the southbound Novi Road and then northbound, as well, which will be relief from Grand River west of Novi Road. So that's going to be included in the budget this year and is going to be paid for by the CIA and also a loan from other funds to get that taken care of next year in conjunction with Flint Street and the development The Bond, which you have all seen and considered and approved, so that will be all done hopefully this year. It has all been engineered and goes out to bid I believe in incoming weeks.

An initiative that was undertaken last year was about over a half million plus of boardwalk repairs in the City, and I believe we're looking at about 6-10 boardwalks we'll be doing next year. So you can see what we have on the left side, and then what the new boardwalk looks like with some new designs to it and the bigger thing is the design underneath that prolongs longevity of the boardwalk going forward. These things aren't cheap, so that's why we're hoping to prolong the longevity of them.

Assistant City Manager Cardenas said Tim Pope has been another popular project that's been before the Planning Commission and the CIP Committee in the past. This is at ITC, over in the southwest corner of the City in memorial of former City Council member Tim Pope. It's an older design, a wood design, so this is going to be bringing it up to today's standards but also keeping the look and the feel of the current design of the playground. So lots of barrier-free, lots of play structures for all shapes and sizes and abilities. Again, this will be in for next year's budget and will be just south of \$300,000. I believe there will be funding from the Parks Foundation, as well, that's been secured by the Parks Department.

Last but not least, a big shiny new ladder truck that some people in the room might be excited about. So we are replacing our current ladder truck, which is near the end of its life, I think it's about 16 years old. This is not the exact one we'll be getting, obviously there is a big committee put together from our Fire Department to look at what the manufacturers offer out there but this will replace our main and only ladder truck that we have in the City.

So with that, that's a quick and dirty overview of the CIP Plan, I'm happy to answer any questions. And again, I appreciate Member Maday's and Member Lynch's hard work they did a few weeks ago in preparing for this meeting today.

Chair Pehrson asked if there was anyone in the audience that wished to address the Planning Commission regarding the CIP. Seeing no one, he asked do we have any correspondence?

Member Greco said we do not have any correspondence.

Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission for their discussion.

Chair Pehrson said the website, once again, absolutely rocks when you try to go out and look at this and you can dissect it by year, by category. It's just a wonderful tool, and I applaud whoever came up with the design.

Assistant City Manager Cardenas said thanks, I must say Ms. Dorey here from the Finance Department does almost all of the work on it and it's a labor of love for all of us, so I'm glad it's being utilized and we're able to get rid of the five-inch tall binders that you used to receive back in the day.

Chair Pehrson said I don't want to tell you this, but I think there's a certain company that I'm familiar with that's used that as a template to predict budgets at board meetings.

Member Hornung said I agree with everything that Chair Pehrson said. I think it's a wonderful document, it's very easy to navigate. For all of the citizens in Novi, I think it's fantastic. There was one concern that I had, and it may have already been resolved, but it was the FYR 026, the protective gear for the Fire Department. Can you comment about how that's being budgeted and how it's going to be replaced in time?

Assistant City Manager Cardenas said sure, thank you. So that has been in the works for a couple of years now. Those self-contained breathing apparatuses are at the end of life and they have a high price tag. But they have completely been evaluated and certified

by an outside agency, so they are all operational but we are to a point now where we're trying to find replacement parts and they're harder to find because they've stopped making them. So we have it teed up for next year's budget, it's a price tag around \$300,000 so that's why it's a little harder to have in this year's budget. But everything has been confirmed by our Fire Administration that they are perfectly operational, just in terms of planning it has to be done in the next year.

Member Hornung said thank you. I think it's extremely important to protect those that protect us, and I really appreciate that that's been given that type of care and consideration. Thank you very much.

Member Maday said just so you know, that was brought up in the meeting in great detail.

Member Greco said I'd like to make a motion.

Motion made by Member Greco and seconded by Member Avdoulos.

**ROLL CALL VOTE TO ADOPT THE 2019-2025 CAPITAL IMPROVEMENT PROGRAM MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER AVDOULOS.**

**Motion to adopt the 2019-2025 Capital Improvement Program as presented. Motion carried 5-0.**

**2. SQUEAKY SHINE CAR WASH JZ18-50 with Rezoning 18.727**

Public hearing at the request of Squeaky Shine LLC for Planning Commission's recommendation to City Council for rezoning of property in Section 35, located on the east side of Novi Road between Eight Mile Road and Nine Mile Road from I-1 (Light Industrial) to B-3 (General Business). The subject property is approximately 0.68 acres.

Planner Bell said the petitioner is requesting a Zoning Map Amendment for a 0.68-acre portion of property located northeast of the Novi Road and Galway Drive intersection (Section 35) from I-1, Light Industrial, to B-3, General Business. The applicant states that the rezoning request is necessary to expand the existing car wash facility at 21510 Novi Road, which is already zoned B-3. The building has operated for several years as a car wash demonstration facility for Belanger, a Novi-based company that designs and manufactures car wash components and systems. The facility would be repurposed as a retail car wash that would be open to the public.

The applicants indicate that they would purchase a portion of the property to the east to make room for vacuum stations, longer vehicle stacking space, and additional parking. The parcels would be combined after purchase. Provided is a conceptual plan of what that might look like.

Since this is not a PRO, they are not bound to what is shown in the concept drawing included in your packet. Once zoned B-3, the property could be developed now or in the future for other uses permitted within the General Business district. A list of uses is provided in your packet.

Planner Bell said the Future Land Use Map identifies this property and parcels to the north

and south as Industrial Research Development Technology. The parcels to the west along Novi Road are planned for Local Commercial. To the east are the railroad tracks, with a single-family neighborhood on the opposite side of the tracks. In this area of Novi Road, there are vehicle service facilities, small strip retail centers, sit down restaurants, and an office complex. Single-family residential uses are located on the opposite of Novi Road.

A wetland is indicated on the City's Wetland map over much of the subject area. However, the applicant provided a wetland delineation report that showed wetlands do not extend into the subject area. This report was reviewed by the City's Environmental consultant during a pre-application review of the project and they concurred with the findings.

Engineering review found that there are adequate public utilities to serve the parcel, and that the impacts from B-3 uses are expected to be about the same or less than potential I-1 uses.

Traffic consultants have reviewed the anticipated traffic generation from the proposed rezoning and found the impacts are not expected to degrade the surrounding roadway network below acceptable levels.

Planner Bell said the Master Plan and Zoning Committee considered this proposal in January, and the Committee members raised some concerns about the noise from the vacuum stations. In response, the applicant has provided information about the noise generated by the potential vacuum units. Staff has measured the distance to the closest homes in Chase Farms subdivision, which would be approximately 250-300 feet from the vacuum units. Without accounting for any dampening effects of the trees and raised railroad tracks, we anticipate the receiving lots would experience a noise level of about 44.5 decibels, which is below the Ordinance limit of 60 decibels during day time hours. Additional review of sound impacts will be looked at during the site plan review process, as well.

Staff recommends approval of the rezoning request. The Planning Commission is asked tonight to hold the public hearing and approve or deny the rezoning request. Representing the project tonight are Ryan Belanger and Gregory Richard from Squeaky Shine, and engineer Michael McPherson from Atwell, to answer any questions you may have.

Mike McPherson, with Atwell, said I'm the Engineering consultant for this project and I'm joined by the gentleman from Belanger, the owners of the current car wash and the applicant for the project. I think Lindsay did a great job introducing the rezoning request and hitting on all the key items. We've worked hand in hand with Staff here for several months now getting to this point. So we don't have a whole lot to add, but we'd be happy to answer any questions you may have.

Chair Pehrson asked if there was anyone in the audience that wished to address the Planning Commission regarding this project. Seeing no one, he said I believe we have some correspondence.

Member Greco said we do have some correspondence received on the City response form. The first is from Dan Devendorf, 43564 Westridge Lane, who is opposed to repurpose

this as a working car wash because of potential traffic congestion, additional sense of over-commercialization in the area, negative impact of value on contiguous real estate and light displays creating uncomfortable and unacceptable environment. Next we have another objection from Chris Coulter, 43586 Westridge Lane, who lives across the street and does not want additional noise and traffic from an expanded facility. And then we have a support from Joseph Widak, 44880 Thornapple Lane in Northville, the commercial property owner to the north, he supports the expansion and the request from the petitioners because the property is landlocked and only has value to the commercial property owners, and it backs up to the railroad.

Chair Pehrson closed the public hearing and turned it over to the Planning Commission for their consideration.

Member Avdoulos said the Master Plan and Zoning Committee did review this and after walking through it with the applicants, we didn't really see an issue. The car wash was always there and will operate as a car wash, so we're not changing the use. The lanes are actually being pushed back on the one site plan, so there's actually more lane there to negate the worry of back-ups onto Novi Road. There's not much you can really do with that property, so they're offering the vacuums in the back.

And then we had the concern also that was brought forward regarding noise. The document was provided that the decibel levels as they get further away from the property and actually towards the railroad tracks will dissipate to 40 decibels, which is what we require. Plus, this is a heavily commercial area anyway. The noise that is generated by the trains is going to be more-so than what is generated by vacuum cleaners. So we felt that it's just an appropriate improvement to the existing facility. So what I would like to do is offer a motion.

Motion made by Member Avdoulos and seconded by Member Greco.

**In the matter of the request of Squeaky Shine Car Wash, JZ18-50, with Zoning Map Amendment 18.727, motion to recommend approval to City Council to rezone the subject property from I-1 (Light Industrial) to B-3 (General Business) for the following reasons:**

- 1. The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing an existing business to expand,**
- 2. The Master Plan for Land Use objective to support and strengthen existing businesses is fulfilled by allowing an existing business to expand and develop a vacant parcel,**
- 3. This is a reasonable alternative to the recommended land use and will be consistent with zoning to the west,**
- 4. Noise data supplied by the applicant that the proposed use will not cause significant impacts on nearby residential neighborhoods,**
- 5. There is no negative impact expected on public utilities as stated in the Engineering memo,**
- 6. The Rezoning Traffic Impact Study has demonstrated that the proposed rezoning will not degrade the level of service of the local road network below acceptable levels, and**

**7. The rezoning provides an opportunity for a long-standing business to expand at their current location, with the submittal of a site plan anticipated once the rezoning is approved.**

Member Hornung said I have a question. In the packet, we only had one review of traffic as far as an analysis. Is there any other data that we have as far as automated car washes that might give us a clearer picture as far as the amount of traffic that might be generated in the PM hours?

Planner Bell said we do not have any additional information. That will be looked at again during the site plan review, which is more particular to the actual use that is being proposed on site.

Member Hornung said ok, thank you. And one other question. I became a little unclear – it seemed the description at the beginning was saying that the current facility does not do public car washes. Is that correct?

Gregory Richard, with Squeaky Shine, said so previously, it was operating as a test facility for Belanger, Inc. which is a car wash manufacturing company. Recently that company was sold, and in the sale we kept ownership of the car wash with the intent to make it open to the public. For Belanger, Inc., they would fly customers in that were looking at the car wash equipment products and we would demonstrate to them how it operates and how customers take in that whole experience and sell the equipment.

Ryan Belanger, with Squeaky Shine, said this would be purely retail, separating from the manufacturer. At its max capacity, the previous owner about ten years ago at this parcel had about 200,000 cars per year. With extending the stacking, that would be our dream to at least reach that number. So if anything, the improvement for this is going to help us with the capacity of traffic.

Member Hornung said thank you, thanks for clarifying that because it almost seemed like we were saying earlier that the car wash was already operating as a car wash, and it is not. So I just wanted to clarify that before we make a motion.

Member Avdoulos said I'm sorry, it was operating as a car wash and they maintained it as a manufacturer for car wash equipment. And then it's going to be back to a public car wash. So it really hasn't changed use, per se, but you're correct that it was public up until ten years ago.

Mr. Richard said about 2013 was when we shut it down for the test facility. But during the period of time that we used it to demonstrate, every time that we had a customer in, we would open it up to the public and they could drive in and get free car washes, as well.

Member Greco said and just to comment, this was a car wash that I used to use regularly, so I'm welcoming the car wash hopefully coming back, honestly. And just as far as the expansion, I don't ever recall there really being an issue on Novi Road as far as it backing up and it being a deep lot. I don't see it being an issue, and for the area around there I think it's necessary. It was there for a while and it was what people used, and now unless you're going to work and using 696, the closest one unless you want to go to the one that does back up onto the road in Northville, you have to go up to the Novi Road area, which

you probably want to avoid unless you're shopping. So that's why I support it.

Member Maday said I just wanted to say, given that it's not going to affect any of the residences nearby, this allows you to use a piece of property that otherwise might not be developed into something useful. So I am definitely in support of this.

**ROLL CALL VOTE TO RECOMMEND APPROVAL OF REZONING MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER GRECO.**

**In the matter of the request of Squeaky Shine Car Wash, JZ18-50, with Zoning Map Amendment 18.727, motion to recommend approval to City Council to rezone the subject property from I-1 (Light Industrial) to B-3 (General Business) for the following reasons:**

8. The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing an existing business to expand,
9. The Master Plan for Land Use objective to support and strengthen existing businesses is fulfilled by allowing an existing business to expand and develop a vacant parcel,
10. This is a reasonable alternative to the recommended land use and will be consistent with zoning to the west,
11. Noise data supplied by the applicant that the proposed use will not cause significant impacts on nearby residential neighborhoods,
12. There is no negative impact expected on public utilities as stated in the Engineering memo,
13. The Rezoning Traffic Impact Study has demonstrated that the proposed rezoning will not degrade the level of service of the local road network below acceptable levels, and
14. The rezoning provides an opportunity for a long-standing business to expand at their current location, with the submittal of a site plan anticipated once the rezoning is approved.

*Motion carried 5-0.*

**3. INTERIOR ENVIRONMENTS PARKING EXPANSION JSP18-51**

Public hearing at the request of Interior Environments for approval of Preliminary Site Plan, Wetland Permit and Stormwater Management Plan. The subject property is located in Section 17 north of Grand River Avenue, south of Twelve Mile Road, and east of Wixom Road, and is zoned B-3, General Business. The applicant is proposing to expand the parking lot for an additional 20 spaces, which includes modifications to the existing stormwater detention basin.

Planner Bell said the subject property is in Section 17, north of Grand River and south of Twelve Mile Road, east of Wixom Road. The parcel is 1.36 acres and is the existing site of Interior Environments. The property is zoned B-3, General Business, as are the properties to the east and west. The area to the south across Grand River is zoned I-1, Light Industrial. The City of Wixom is located on the north side of Twelve Mile, which is developed with an automobile dealership. The Future Land Use map indicates Community Commercial for this property and those on either side. South of Grand River is planned for Office, Research, Development & Technology uses.

There is an existing stormwater management pond on the site that falls under the Wetland

and Watercourses regulations of the City, which will be impacted by the changes proposed to the site. These modifications require the minor wetland/watercourse permit. Wetlands review recommends approval.

The applicant is proposing to expand their parking lot to accommodate an additional 20 parking spaces due to high parking demand. Existing access to Grand River and Twelve Mile would not change from the current configuration. No changes are proposed to the existing building.

New parking would be added on the north and west sides of the building. The drive aisle and some parking spaces would encroach into the Twelve Mile Right-of-Way. Twelve Mile is under the jurisdiction of the Road Commission for Oakland County. The applicant has provided an email from RCOC indicating that they would allow the encroachment. As designed, Zoning Board of Appeals variances will be required for reduced parking setbacks along both Grand River and Twelve Mile. An additional variance will be necessary for an end island that is longer than required.

Planner Bell said the applicant requests several Planning Commission landscape waivers as well. These include a waiver to allow one bay of parking spaces to exceed the 15 space maximum, with 19 spaces proposed; a waiver to not provide greenbelt berms along Grand River and Twelve Mile, as the proposed layout does not allow room for them and a substitute hedge is provided; a waiver to reduce the required greenbelt on Grand River; a waiver to not provide the required greenbelt on Twelve Mile; a waiver for the shortage of subcanopy trees along Twelve Mile; a waiver to not provide street trees along both Grand River and Twelve Mile; a waiver for the shortage of greenbelt trees along Twelve Mile; a waiver to allow a shortage of four interior parking lot trees than required; a waiver for insufficient interior parking lot landscape area provided; and a waiver for lack of landscape tree for one endcap island.

Landscaping does not recommend approval due to the number of waivers required.

The additional pavement will be accommodated by redesigning the existing single storm sewer collection system and modifying the detention basin on site. Engineering recommends approval.

Traffic recommends approval of the Preliminary Site Plan. One barrier-free parking space must be added to the site plan in order to comply with State and Federal ADA law.

Fire recommends approval.

Planner Bell said the Planning Commission is asked tonight to hold the public hearing and approve, postpone, or deny the Preliminary Site Plan with Phasing Plan, Wetland Permit, and Stormwater Management Plan. The motion sheet before you has been modified from what was provided in the packet based on the applicant's response letter received yesterday. Representing the applicant tonight are engineer Patrick Keast, and attorney Kim Capello. Staff is available to answer any questions you may have. Thank you.

Kim Capello said good evening, I'm going to start with a little bit of history of this building. It used to be an outdoor patio furniture store, I think it was their second location. At that time, we were happy to bring them to Novi and happy to have somebody develop this

particular piece of property. It was a difficult piece of property in the fact that it had setbacks from both Grand River and Twelve Mile, it was kind of an odd somewhat triangular shape. And for a typical office building or a typical retail building, it would have been difficult to build a large enough building and get the parking it needed. With the outdoor furniture, most of their space was either showroom space or storage space with very little office space and very few employees, so the property with that use fit in very well.

When they went out of business, the property sat there vacant for a long period of time. Actually, General Trailer bought it first, sat on it, couldn't do anything with it, and then Interior Environments bought it. Interior Environments was leasing space at the time, both of the principals were residents at the time, kids in Novi schools, and in fact one of their wives taught at one of the elementary schools. So this was a perfect fit for what they wanted. When they looked at the building and the original plans, 20% of the front of the building was going to be used as open kitchen area, conference area, reception area, and then several little pods serving as somewhat of a showroom of their design. 20% of the back of the building was going to be used for storage. They had about 20 employees at the time.

Since that time, they have 60 employees now. They have branch offices in Livonia, they just opened a branch office in Detroit, they have a branch office in Ann Arbor, and a couple years ago they actually purchased a business in Denver, Colorado. So they've expanded well beyond anywhere they thought they were going to be at this time. The 60 employees aren't specifically full-time at this location. What's very unique about what they're doing in their building right now, their design and the new designs coming out for office space has very little space that is designated for an individual. A lot of the space is open space, as I described to you, about 20 or 30% of the building. Except for the two principals, nobody has a permanent desk there. They work off of their laptop and they work out of their backpack. They have a locker there is about a third of the size of the locker you had in high school. They don't need a hard desk anymore, they don't need a hard computer. They have a laptop and can plug it in if a desk is open, and that's the desk that they use. They can work in the kitchen, they can work in a conference room, they can work in pods, couches, chairs – whatever they are comfortable doing. Once in a while, however, they do have a larger group of people than the parking can accommodate. Or they have customers coming in and the customers take up space and the employers and teams come in to meet with the customers, and they run out of parking. It's not a permanent type of situation, but when we need it, we need it.

Years ago, we looked at purchasing the diner when it was informally up for sale and we talked to the owner and before we knew it, somebody else has already purchased it. Luckily, the diner is still there, but it stopped us from getting additional parking. PNC purchased the property on the other side, we couldn't do anything with that property, and PNC is not very cooperative in regard to shared parking with us. So here we are today. And I know what it's like when applicants come before you, and I can't come before you and try to deal with you and say we can work with this if you give us this and we give you that. We need all of this parking, and it's for the safety of the customers and the clients. There's nowhere else to go.

Mr. Capello said so what we're asking for, and I apologize I did send a letter yesterday, there was some confusion between the comments from the department and Pat and I

talking to the Landscape Architect, but what we're looking for is a variance from the ZBA for the setback on Twelve Mile Road, a variance from the ZBA for the setback on Grand River. The 19 parking spaces are spaces that are existing, all we're doing is shifting them towards Twelve Mile Road, just moving the spaces. And then the Fire Department is happy because as those 19 spaces sit now, they don't meet the Fire Code, but they would allow access onto Twelve Mile Road, so the Fire Department is happy and the Planning Department is not. But we still need all of those 19 spaces. Along Grand River Avenue, we have some parking right along Grand River and because of the light pole that is there, we can't shift that parking. So we are looking for a variance for that, and the reason is because the light pole is there.

First looking at all the variances that we're asking for for the Landscaping, it appears that we're trying not to have nice landscaping, but if you're seen the building they do more than is required of the Ordinance right now as the building sits. In fact, last year they put several thousands of dollars into the landscaping in front of the building along Grand River. If we don't get any of the variances for the landscaping, it's going to affect the parking spaces. So we're not saying that we don't want to do the landscaping, but we can't because we're going to lose parking spaces when we do it. We'll plant the trees if we can find a place to do it, we'll put the landscaping in elsewhere if it doesn't affect the parking. And if the consultants can work with that, that's fine, but we still need all of the variances for all of the landscape issues from the consultant letters. So today, we're asking for some help so that this particular business can stay in Novi and not have to look elsewhere. They can expand in Novi and have this still as their world headquarters. Pat Keast is here if you have any questions, and one of the Principals Steve is here if you have any questions for him. Thank you.

Chair Pehrson asked if there was anyone in the audience that wished to address the Planning Commission regarding this project. Seeing no one, he said I believe we have some correspondence.

Member Greco said we do have some correspondence. We have a response form from Derick Doe with the Goddard School of Novi, 48600 Grand River, in support of this request, as Interior Environments is a fun, dynamic firm that is a great business partner to the Novi community and neighborhood. He writes that they are definitely in need of more parking and their business is supportive of this. We also have another response form supporting the project from Dan Valentine, 48705 Grand River, saying he cannot think of a reason why he would object to this request.

Chair Pehrson closed the public hearing and turned it over to the Planning Commission for their consideration.

Member Avdoulos said I am very familiar with Interior Environments, I think some folks in our office actually have been communicating with this group. So I understand how they work. The big concern obviously is the tightness of the site and trying to accommodate the required number of parking spaces. Rick, is there a sort of happy medium that we could look at meeting in order to help satisfy what they're trying to do? Because it's a great looking building, and in my view the parking and then how it's getting cleaned up with even some of the landscaping that's being proposed is actually enhancing the space. So I don't see it as a big issue, but I understand that it's a tight site. And if the bank's not working to provide some relief in the parking, that's not how we want to be as neighbors

but we can't force them either. I don't know if you think since it's been going back and forth, that this has been thought through and maybe can meet in the middle.

Landscape Architect Meader said a big chunk of it is basically going into the right-of-way. If you guys all accept that that's ok, then that's where most of the waivers are related to. So assuming that that happens – as it's laid out, they have attractive landscaping proposed, I wouldn't begin to say that it's not. I'm saying that the way it is, it's not able to meet the Ordinances. And there's not really a way to halfway it, it's kind of an all or nothing. So if you are happy with the way it looks, which is not bad, then there isn't really any way to budge on anything other than saying we're happy with the way it is. To add another interior tree would take out another space, they're maxed out and are over maxed out by going into the Right-of-Way. They're doing what they can, they've got hedge along both sides instead of the berm, so they have done what they can. It's just bursting at the seams, so there are some things that just can't really go anywhere.

Member Avdoulos said ok, and as I was reading and trying to understand everything, that's what I thought. But what they have done and what they're proposing, I think it is going to enhance it anyway. The fact that it's right tight up against Twelve Mile and Grand River, that's tough. The only thing that I see as an issue, and I don't know if it's still a request for a variance to eliminate one ADA spot.

Mr. Capello said no we are not asking for that anymore, we were able to put the spot in.

Member Avdoulos said ok, great. I don't think we have the ability to do that so I would be against that. I would like to make a motion.

Motion made by Member Avdoulos and seconded by Member Greco.

Member Maday said I just wanted to say, I know it's tough to work within the confines of an existing piece of property. I really appreciate the fact that the owners live in the City of Novi and I'd love to see more of that in our community. So I'm happy to see this.

Member Hornung said it does feel like the applicants are asking for quite a few variances. Is there any less parking that you would accept in this plan?

Mr. Capello said I think honestly when we're maxed out at the site, and like I said it's not going to be everyday but it could happen two or three times a week for half days, we could still be short. And I know what it's like back there, I'm not trying to be difficult, but we need this. We've expanded so much, and we don't need any office space within the building surprisingly, it's just the way that the space is designed now and the type of business that we have. These millennials can throw a backpack on their back and that's their office. So I'm sorry, but we can't. If we do, we're going to have the same situation that we did before we got here and it's going to cost a couple hundred thousands of dollars just to do these improvements and we need to do as much as we can. It's just a safety reason also.

Member Greco said just briefly, looking at the application and what the requests are, it does look like a lot of landscape waivers. That being said, given the confines of the site, the nature of the business, and I think everyone is in consensus that it looks good aesthetically. The landscaping is to provide aesthetics as well as provide barriers and

blockage, but this site doesn't really need this so much on Twelve Mile. So even though it looks like a lot of landscape waivers, I'm comfortable with the project as well.

Chair Pehrson said agreed.

**ROLL CALL VOTE TO APPROVE PRELIMINARY SITE PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER GRECO.**

In the matter of Interior Environments Parking Expansion, JSP18-51, motion to approve the Preliminary Site Plan and Phasing Plan based on and subject to the following:

- a. Zoning Board of Appeals variances for parking spaces located within the required 20 foot parking setback along Grand River Avenue and Twelve Mile Road;
- b. Zoning Board of appeals variance for end island less than 3 feet shorter than adjacent parking space due to the presence of an existing light pole;
- c. Planning Commission waiver for a parking bay in excess of the maximum 15 spaces (19 proposed), which is hereby granted;
- d. Landscape waiver of the greenbelt berms along Grand River and Twelve Mile Road, *as acceptable hedge substitutes are proposed, which is hereby granted;*
- e. Landscape waiver of the street trees provided along Grand River Avenue, *due to conflict with existing utilities, which is hereby granted;*
- f. *Landscape waiver of street trees provided along Twelve Mile Road, which is hereby granted;*
- g. Landscape waiver of 7 subcanopy trees along Twelve Mile Road, which is hereby granted;
- h. Landscape waiver for the shortage of two greenbelt trees along Twelve Mile Road, which is hereby granted;
- i. Landscape waiver for the shortage of 4 interior parking lot trees than required, which is hereby granted;
- j. Landscape waiver for insufficient interior parking lot landscape area provided, which is hereby granted;
- k. Landscape waiver for lack of a landscape tree in an endcap island, which is hereby granted;
- l. Applicant to provide letter of approval from the Road Commission for Oakland County for encroachment into the Twelve Mile right-of-way;
- m. 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 4-1 (Hornung).*

**ROLL CALL VOTE TO APPROVE WETLAND PERMIT MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER MADAY.**

In the matter of Interior Environments Parking Expansion, JSP18-51, 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 4-1 (Hornung).*

**ROLL CALL VOTE TO APPROVE STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER MADAY.**

In the matter of Interior Environments Parking Expansion, JSP18-51, motion to approve the Stormwater 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 5-0.*

## **MATTERS FOR CONSIDERATION**

1. **UNLISTED USE DETERMINATION FOR LIVING AND LEARNING CENTER AS A NON-PROFIT EDUCATIONAL AND VOCATIONAL CENTER IN THE RA RESIDENTIAL ACREAGE DISTRICT**

Consideration of the request of Living & Learning Center for an Unlisted Use Determination under Section 4.87 of the Zoning Ordinance. The applicant is requesting a determination on the appropriateness of Living & Learning Center, a non-profit educational and vocational center as a Special Land Use in the RA, Residential Acreage District.

Planner Bell said the Planning Commission recently considered unlisted use determination requests for Carvana and Superior Ambulance. This is a similar process, but for a different use and different district.

The request under consideration concerns whether to allow 'Non-Profit Educational and Vocational Center' as a Special Land Use within a specific zoning district in the City of Novi. The non-profit Living & Learning Center currently operates from a space on Griswold Street in Northville and has been looking for a location to expand their program offerings to meet growing demand. Planning Staff has determined that the Zoning Ordinance does not provide for the use as it has been described. Some of the individual uses may be considered similar to those permitted or allowed as Special Land Uses within the RA District, including farms and greenhouses, institutions of higher learning, raising of nursery plant materials, keeping and raising of livestock, and limited non-residential use of historic buildings. However, the proposal represents an assemblage of uses that do not strictly fall under those currently listed in the Ordinance. Therefore, the City Planner has forwarded the request for a decision under the Unlisted Use section of the Ordinance.

The applicant has identified a desirable location for the proposed use at the former Massey Estate at 801 Griswold Street. It is located on the south and west side of Eight Mile Road, north of Griswold. The 14.64 acre site is bisected by Old Baseline Road, which connects Old Novi Road with Griswold. The property has significance to the history of Novi, which is mentioned in your packet. The property has been listed for sale for several years. It is currently being marketed as either a private residence or for potential redevelopment with 48-56 single family home sites with rezoning. However, such rezoning would not be consistent with the maximum permitted density of 0.8 dwelling units per acre as recommended by the Master Plan.

This is the only property in the City of Novi that lies south of Eight Mile Road. It is zoned RA, Residential Acreage, and abuts the City of Northville on the west, with a townhouse neighborhood zoned PUD (Planned Unit Development) and multiple-family apartments to the south in Northville Township. The zoning of adjacent parcels in Northville Township is I-1 Light Industrial, RM-1 Multiple Family, and R-3 Single Family. In Novi, to the north and east across Eight Mile Road, is zoned R-4 and developed with single family homes.

The Living and Learning Enrichment Center serves teenagers and young adults with autism and related challenges. The overall vision for the Center, from their website, is "to create individualized programs that will allow people to work and live independently within the community." The applicant is interested in purchasing the property and reusing the existing buildings to expand their services and programming.

Planner Bell said programs to be offered include art and music therapy, animal therapy, social skills groups, caregiver support groups, independent living programs, life skills classes, and microbusinesses. These microbusinesses would include a dog daycare, wooden pallet upcycling, returnable bottle and can sorting and storing, growing lavender and microgreens, and alpaca farming for yarn production and animal therapy. All farming produce and other goods will be sold in the non-profit's artisan store in downtown Northville, or to local restaurants and businesses. The micro-businesses would provide gainful employment to the Center's clients, as well as offered to the special education departments of local school districts for job and life skills classes. The applicant has indicated that this is not considered a residential program, and that the home would not generally be used as a residence.

While Staff has not identified any zoning district in Novi that currently accommodates this variety of uses, the closest existing use that Staff has found is the Tollgate Farms development, which has farming and educational uses associated with it. That use is also located in the RA, Residential Acreage district.

While Staff agrees that the identified property seems to be well-suited to this type of use, there are some concerns with allowing the use in other RA districts without special requirements being met such as lot size and buffering. A minimum site size of five acres would appear to be an adequate requirement in order to accommodate the uses and also allow appropriate buffers to adjacent land uses.

If the use is allowed as an Unlisted Use for the RA district, it may be applicable for all RA districts as a Special Land Use. A map indicating all RA-zoned areas in the City of Novi is attached to the memo. As is evident, many of the RA areas are located in the northern and western areas of the City, with significant tracts north of Twelve Mile east of Taft and others west of Beck Road south of Eleven Mile. Many of the RA-zoned parcels abut one-family districts, R-1 and R-2 districts especially.

If this use is approved for the RA district, and the applicant proceeds with the anticipated property, the applicant has indicated that no changes to exterior building facades or exterior site are being proposed. The applicant states the location be not be advertised with signage. A copy of the applicant's cover letter detailing the programs and services they propose is attached.

Planner Bell said if ultimately approved by the City Council as a use authorized in the RA

District, the applicant would still need to obtain Special Land Use approval through the Planning Commission during Preliminary Site Plan review. The site plan that will be required at that time would need to provide better definition of the site's driveways, parking areas, exterior lighting, and handicap accessibility and improvements may be required based on that review. Additionally, the applicant has been advised to review the proposed reuse of the existing buildings in terms of today's building codes, as most of the buildings of the preferred site were likely built to residential standards at the time of construction, which may be different than the building codes required for use of the property today. Special Land Use approval will require a public hearing and notification of adjacent properties within 300 feet of the subject property.

The Planning Commission is asked tonight to review the applicant's request and make a recommendation to City Council. Thank you.

Rachelle Vartanian, with Living and Learning Center, said I am the founder and president of Living and Learning and one of the things that wasn't mentioned is one of the biggest reasons why we feel this property is perfect for what we're trying to do. Directly across the street are apartments, and we would be able to help people start living independently. And 95% of the people we service do not drive, and this would allow for a full life - a life of living independently, a life of being able to walk downtown to everything there, to have employment as well. And it's a very safe area. I can go on, or answer any questions you might have.

Member Avdoulos said I work at the Water Wheel Center, so I pass by this daily and I've known of this property for years and it's just a beautiful setting. And when I saw the For Sale signs go up, I was very nervous - because I wasn't too pleased with how we ended up at Eleven and Beck with the big beautiful barn. But when somebody buys a piece of property, they can do whatever they want with it. So when this issue came up, I was really curious as to what the intent was for the property. As I started reading and understanding a little bit better - you're currently located nearby?

Ms. Vartanian said right by the Water Wheel. We're currently located on the curve on Griswold, right across from Planet Fitness.

Member Avdoulos said in that house, right at the end of the parking lot?

Ms. Vartanian said yes.

Member Avdoulos said so I pass by that every day, too.

Pamela Travis, with Living and Learning Center, said we just moved in April from our old location and we've already doubled in size and there is such a great demand. When kids are in school there are millions of things available to them, but once they age out, there is nothing, and this is the answer. I answer the phones almost every day and I get those moms calling saying their child is in their 20s or 30s, they have nowhere to go, they've never had a job, they don't have friends. And we are able to give them those skills. Our old location is going to turn into a retail space that they can then have jobs, and then the apartments would then be that other piece and they could just walk to work, walk into town - the dentist, the doctor, everything is in town.

Member Avdoulos said so your current location would still be part of your master plan?

Ms. Vartanian said when I first started Living and Learning in 2015, I just had a little storefront on Mary Alexander Court, one block south of Main Street in Northville. When we moved into the house on Griswold, we kept our old location as a storefront and we did that so we could turn it into an artisan market for job skills and employment. So all of the products that we would be creating through our microbusinesses would then be funneled down and sold there. Whether we get the property or not, our old location would be turned into this artisan market. The Grand Opening is September 1<sup>st</sup>.

Member Avdoulos said that's the one by Koji?

Ms. Vartanian said right next door.

Member Avdoulos said so understanding the site, understanding the significance of the site, understanding the pristine location and just the beauty of it, and then having this unlisted use determination being layered on top of it – for us, it would be like a Special Land Use is what we're thinking of. And I'm trying to think of it not only for what you're doing, but for anybody else coming in with a similar type of use that would go into a Residential Acreage area and what makes sense. And so this, based on what you're doing, makes sense because of the proximity to other things such as apartments and things like that. If you look at other areas in the City that have Residential Acreage, it's just large expanses of land that you would have to build things on the land but then you don't have the closeness of a community for the people who are participating in this to go to. So this is kind of unique because we want to limit it to over 5 acres, which makes sense, but do we layer that with proximity to something else? So that it becomes more of walkable, community-based use, rather than this can be put anywhere that is RA. So we could fine tune it even more.

City Planner McBeth said I think you could add some provisions like that. That would certainly narrow it down to fewer sites, so you could do proximity to multi-family residential or proximity to Town Center district or something along those lines.

Member Avdoulos said exactly, more amenities that would help support this type of enterprise. As I was going through it – and I usually read page and page and I don't go right to the end – and as it started developing, I was thinking that this in my opinion is perfect. The site is absolutely wonderful for what you're trying to do and for its location. So it's our charge to look at what makes sense for a Special Land Use in an RA district to help bring this forward. I think what you had indicated it to be in proximity to apartments or multi-family residential, close to a downtown business district, that kind of stuff. If we can put language in for that, I think what you're presenting in my opinion is spot on. And the fact that everything stays.

Ms. Vartanian said it was almost like it was built for this. Every one of those buildings have a separate driveway to it, it's perfect.

Member Avdoulos said yeah, so those are my comments.

Member Maday said so this property is also very near and dear to me. I grew up in this area and it's probably my favorite piece of property in all of the Northville Novi area. So

when this came across, I also was worried about the potential sale and what that meant. And then I read through this, and I fell in love with everything. I fell in love with the fact that nothing is going to change in terms of appearance, it's still going to have a pristine look given the rich history of that property. And then there is certainly a need for what you guys are doing and we need to do more of that in our community. I didn't even think of the aspect of the walking to downtown and the apartments. The only thing I was confused about is what exactly what you meant about the sleeping, like you said there was something where people would be sleeping.

Ms. Vartanian said so on the property, there are five buildings. There's the main house and then next to the main house is the garage and then there's a guest house, and it's beautiful. So what we were going to do is pilot independent living there. And I don't know how familiar with autism you are, but they're all so different and their needs are all so different. So to say that this is the program we're going to have, it just won't work. So by piloting it in the guest house, we would be able to see what that specific person's need is and what would make it so that they can live independently. And then we'd be able to help them make the transition to living independently, whether it's across Eight Mile or if it's directly across the street at the Park Place Apartments. And those apartments, it's almost its own community – it has a pool, a workout center, a bowling alley, a tennis court. It's just perfect. And it's so safe there. A lot of our people are so vulnerable to being taken advantage of, so it just helps the people that need a lot of support and the people that need just this little amount of support to live independently.

Member Maday said and the other thing was the alpacas – how many would that be?

Ms. Vartanian said I was thinking about six. And I always say, this wasn't like just thinking 'I think I want unicorns.' I go everywhere I can that's doing something even remotely similar to what I'm doing, so I don't have to reinvent the wheel. And there's a place in Monroe, Michigan where they have an alpaca farm. They have Persian alpacas, and they're for people that need a lot of support. They take the fur off of those alpacas and they run it in a machine and they make very pristine yarn out of this. And again, all of the products would be funneled down into the Mod Market to be sold. The programs I've seen have something like a laundromat and everyone works in the laundromat, where this allows for a more meaningful life. There are many different things that they can be doing.

Member Maday said I thank you for your passion, and everything you're doing.

Member Maday said I'll make a motion.

Motion made by Member Maday and seconded by Member Avdoulos.

**In the matter of Unlisted Use Determination, motion to recommend approval to City Council to allow Living & Learning Center, a non-profit educational and vocational center as the described unlisted use, as an appropriate use subject to Special Land Use Conditions in RA, Residential Acreage District based on the following motion:**

- a. **Non-profit educational and vocational centers are not expressly authorized or contemplated in City of Novi Zoning Ordinance as a as a principal permitted use or a principal permitted use subject to special conditions;**

- b. The proposed use is an appropriate use in the RA District when the lot size is large enough to support the uses, a minimum of 5 acres;
- c. Additional screening from abutting residential districts may be required at the time of Special Land Use Consideration.

**This motion is made because the plan is otherwise in compliance with Article 4, Section 4.87 the Zoning Ordinance and all other applicable provisions of the Ordinance.**

Chair Pehrson said Mr. Schultz, is there any other language that we can add to try to facilitate this to itself so that it doesn't have too many other opportunities to spread like wildfire in the RA District? Is the 5-acre minimum enough?

City Attorney Schultz said I think it is. I think because of the Special Land Use, and because it's going to be hard for someone to come in with this exact use again, I think that's enough.

**ROLL CALL VOTE TO RECOMMEND APPROVAL OF UNLISTED USE MOTION MADE BY MEMBER MADAY AND SECONDED BY MEMBER AVDOULOS.**

**In the matter of Unlisted Use Determination, motion to recommend approval to City Council to allow Living & Learning Center, a non-profit educational and vocational center as the described unlisted use, as an appropriate use subject to Special Land Use Conditions in RA, Residential Acreage District based on the following motion:**

- d. Non-profit educational and vocational centers are not expressly authorized or contemplated in City of Novi Zoning Ordinance as a as a principal permitted use or a principal permitted use subject to special conditions;
- e. The proposed use is an appropriate use in the RA District when the lot size is large enough to support the uses, a minimum of 5 acres;
- f. Additional screening from abutting residential districts may be required at the time of Special Land Use Consideration.

**This motion is made because the plan is otherwise in compliance with Article 4, Section 4.87 the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.***

**2. ADAMS NORTH TECHNOLOGY CENTRE JSP19-05**

Consideration at the request of Northern Equities Group for Preliminary Site Plan and Storm Water Management plan approval. The subject property contains 6.7 acres and is located in Section 1, on the north side of MacKenzie Drive east of the planned extension of Cabot Drive, part of the Haggerty Corridor Corporate Park. The vacant parcel is zoned OST, Office Service Technology. The applicant is proposing to construct a one-story building with office space and laboratory space totaling 56,429 square feet. This project was approved in 2014 and returned to Planning Commission for approval in 2017, but was never built.

Planning Assistant Smith said the subject property is located in Section 1 on the north side of MacKenzie Drive east of the planned extension of Cabot Drive, and is part of the Haggerty Corridor Corporate Park. The proposed site is part of a larger parcel, for which a parcel split has been recently approved. The 6.7-acre site is zoned OST, Office Service

Technology, and is surrounded by OST, Office Service Technology, on all sides. The Future Land Use map indicates Office Research Development Technology for this property and all surrounding properties.

There are no regulated woodlands or wetlands on the site.

The applicant, Northern Equities Group, is proposing to construct a one-story, 56,429 total square foot building consisting of about 45,000 square feet of office space and about 11,000 square feet of laboratory space. This project was approved by the Planning Commission in 2014, and came back to Planning Commission again in 2017 for site plan approval, which was granted.

At this time, there is not a plan in place for the extension of Cabot Drive. As was agreed to at the time of site plan approval in 2014 and 2017, the applicant has agreed to work with City Staff and Attorney to ensure that landscaping and sidewalk are provided at the time that the road extension is constructed.

Planning Assistant Smith said the applicant is requesting a few deviations for the site plan, all of which are supported by Staff. The applicant has requested a waiver to allow an updated trip generation study in lieu of a Traffic Impact Study at the time of their Final Site Plan submittal. A Traffic Study was done originally in 1999 for the Haggerty Corridor Corporate Park as a whole that accounted for all planned future buildings, and was updated with a trip generation study in 2017 at the time of an adjacent building's site plan approval. Our Traffic consultant is comfortable with the results of this study and is in support of the waiver.

A few landscape waivers are requested, most of which are relative to not planting trees in the ITC Corridor, as trees may not be planted in that easement. In addition, a waiver for lack of building coverage by foundation landscaping, as the missing areas are not visible from the road, and lack of transformer screening, as they are mostly screened by the landscaped berm. Our Landscape Architect is in support of these waivers.

A Section 9 Waiver is requested for an underage of brick on the west façade. Our Façade consultant is in support of this waiver, as the renderings provided indicate a well-designed building with interesting massing and materials that enhance the overall design. The façade board was provided in your packet as well as in front of the podium tonight.

The Fire Marshal's letter was not recommending approval at the time of review due to hydrant spacing and lack of separate water lines for the building. The applicant has provided an updated utility plan complying with the Fire Marshal's comments, showing changes to be made at the time of Final Site Plan. This updated sheet was included in your packets with the applicant's response letter. Fire is now recommending approval.

All reviews are recommending approval, with additional items to be addressed before Final Site Plan approval.

Planning Assistant Smith said the Planning Commission is asked tonight to approve or deny the Preliminary Site Plan and Storm Water Management Plan. Here to represent the project tonight are Joe Drolshagen from Northern Equities, and the engineer for the project Steve Sorenson, to answer any questions you may have. Staff is here to answer

any questions, as well. Thank you.

Joe Drolshagen, with Northern Equities Group, said Hannah did a great job and we appreciate all of the work that Staff has done getting this front of you for the second time. We're really excited about having this project finally come to fruition; the key was getting the tenant that's going on the west site for 40,000 square feet. That is Novelis, used to be known as Alcan Automotive. They do aluminum, they do aluminum panels, and so this is going to be a showcase for their aluminum product. Novelis has been in Novi and grown in Novi since 2005. They started with 4,500 square feet and a small sales office, and moved to 12,000 square feet and then to 24,000 square feet, and they're right down the street in the Ryder Building right now, and they're growing to 40,000 square feet. They'll be employing about 100 people in this facility, so this really represents what Office Service Technology is meant to be. We're here for any questions.

Chair Pehrson turned it over to the Planning Commission for their consideration.

Member Greco said I'd like to make a motion.

Motion made by Member Greco and seconded by Member Avdoulos.

**ROLL CALL VOTE TO APPROVE PRELIMINARY SITE PLAN MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER AVDOULOS.**

**In the matter of Adams North Technology Centre JSP19-05, motion to approve the Preliminary Site Plan based on and subject to the following:**

- a. A waiver of the required Traffic Impact Study, with the applicant to instead provide a recent traffic study at the time of revised Final Site Plan review, with the reasoning that an initial study (1999) and an updated study (2017) were conducted for the Haggerty Corridor Corporate Park, which is hereby granted;
- b. A waiver from Section 5.3.12 for end islands with smaller than minimum required 15' outside radius (8' proposed) given that a turning movement diagram will be provided by the applicant at the time of revised Final Site Plan to show that it is maneuverable, which is hereby granted;
- c. Landscape waiver from Section 5.5.3.C.ii for not providing parking lot interior trees within the ITC Corridor, with the reasoning that trees may not be planted within the easement, which is hereby granted;
- d. Landscape waiver from Section 5.5.3.c.iv for not providing parking lot perimeter trees within the ITC Corridor, with the reasoning that trees may not be planted within the easement, which is hereby granted;
- e. Landscape waiver from Section 5.5.3.D. for providing landscaping at less than 75% of the building foundation with the reasoning that the missing areas are not visible from the roads and the required area is provided, which is hereby granted;
- f. Landscape waiver from LDM Section 6 for lack of landscape screening around transformers with the reasoning that the transformer locations are mostly screened from view by landscaped berm, which is hereby granted;
- g. A Section 9 waiver for the underage of brick on the west façade, which is hereby granted;

- h. 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 revised 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.*

**ROLL CALL VOTE TO APPROVE STORMWATER MANAGEMENT PLAN MADE BY MEMBER GRECO AND SECONDED BY MEMBER AVDOULOS.**

In the matter of Adams North Technology Centre JSP19-05, 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 5-0.*

**3. APPROVAL OF THE FEBRUARY 13, 2019 PLANNING COMMISSION MINUTES**

Motion made by Member Avdoulos and seconded by Member Maday.

**ROLL CALL VOTE TO APPROVE THE FEBRUARY 13, 2019 PLANNING COMMISSION MEETING MINUTES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER MADAY.**

Motion to approve the February 23, 2019 Planning Commission Meeting Minutes. *Motion carried 5-0.*

**SUPPLEMENTAL ISSUES**

There were no supplemental issues.

**AUDIENCE PARTICIPATION**

Nobody in the audience wished to speak.

**ADJOURNMENT**

Moved by Member Avdoulos and seconded by Member Greco.

**VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER GRECO.**

Motion to adjourn the February 27, 2019 Planning Commission meeting. *Motion carried 5-0.*

The meeting was adjourned at 8:16 PM.