



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting
November 18th, 2020 7:00 PM
Remote Meeting
(248) 347-0475

In accordance with Open Meetings Act, MCL 15.261, ET SEQ., as amended, this meeting was held remotely.

CALL TO ORDER

The meeting was called to order at 7:00 pm.

ROLL CALL

Present: Member Avdoulos, Member Becker, Member Ferrell, Member Lynch, Member Maday, Chair Pehrson

Absent: Member Dismondy

Staff: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Christian Carroll, Planner; Madeleine Kopko, Planning Assistant; Rick Meader, Landscape Architect; Elizabeth Saarela, City Attorney; Pete Hill, Environmental Consultant

APPROVAL OF AGENDA

Moved by Member Ferrell and seconded by Member Maday.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. **NOVI CORPORATE CAMPUS PARCEL 1, JSP18-43**

Approval of the request of Dembs Development, LLC for the first one-year extension of the Preliminary Site Plan approval. The subject property is located north of Twelve Mile Road, east of West Park Drive in the I-1 Light Industrial zoning district. The applicant is proposing a 93,320 square foot industrial spec building on the 6.6 acre parcel. Planning Commission approved the Preliminary Site Plan in November of 2018.

In the matter of Novi Corporate Campus Parcel 1 JSP18-43 motion to approve the request for a one-year extension for the Preliminary Site Plan. Motion carried 6-0.

PUBLIC HEARINGS

1. **INNOVA APARTMENTS JSP19-24**

Public hearing at the request of BC Novaplex, LLC for Planning Commission's consideration of Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit, and Storm Water Management Plan. The subject property zoned RM-2 with a Planned Rezoning Overlay (PRO), which conditions development to the terms of a PRO Plan and Agreement. The site is approximately 22 acres and is located on the west side of Haggerty Road, north of Twelve Mile

Road (Section 12). The applicant is proposing to develop a 272 unit multiple-family residential development. The development consists of two attached townhome-style buildings and seven apartment-style buildings as well as a clubhouse. The development is a private street network with two entrances off of Haggerty Road.

In the matter of Innova Apartments, JSP19-24, motion to approve the Preliminary Site Plan with Phasing 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, as well as all of the terms and conditions of the PRO Agreement as approved, with these items 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 Innova Apartments, JSP19-24, motion to approve the Wetland Permit based on and subject to the following:

- a. The applicant shall mitigate proposed wetland impacts in both on-site and off-site locations within the City of Novi, as shown in the plans submitted, with detailed mitigation plans to be provided and approved in the Final Site Plan submittal;
- b. Prior to issuance of the City's wetland permit, the applicant shall provide a copy of the EGLE Wetland Use permit applicant and approved permit upon issuance;
- c. The applicant shall provide conservation easements over all wetland mitigation areas and 25-foot wetland buffers, as described in the Wetland Review letter;
- d. 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 6-0.*

In the matter of Innova Apartments, JSP19-24, 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 6-0.*

In the matter of Innova Apartments, JSP19-24, 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 it 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

2. APPROVAL OF THE OCTOBER 14, 2020 PLANNING COMMISSION MINUTES.

Motion to approve the October 14, 2020 Planning Commission Meeting Minutes. *Motion carried 6-0.*

ADJOURNMENT

The meeting was adjourned at 7:52 pm.

*Actual language of the motion subject to review.