



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

May 29, 2013 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 Anthony, Member Gutman, Chair Pehrson, Member Prince, Member Zuchlewski

Absent: Member Greco, Member Lynch

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Adam Wayne, Engineer; David Beschke, Landscape Architect; Gary Dovre, City Attorney; Pete Hill, Environmental Consultant.

APPROVAL OF AGENDA

Motion to approve the May 29, 2013 Planning Commission agenda with the removal of the Novi Food Center from the Consent Agenda to be placed before the Cadillac of Novi Public Hearing. *Motion carried 5-0.*

CONSENT AGENDA – REMOVALS AND APPROVALS

1. ISLAND LAKE PHASING PLAN 7A, 7B, 7C

Approval of the request of Toll Brothers, Inc. for the approval of the revised phasing plan. The subject property is 40.68 acres in Section 20 of the City of Novi and located near the northeast corner of Ten Mile Road and Wixom Road. The applicant is proposing a 74 unit development that would be Phase 7 of the existing Island Lake of Novi development. The applicant previously proposed two phase plan and not proposes a three phase plan.

2. ADAMS TECH CENTER JSP13-20

Consideration of the request of Northern Equities Group, for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 1 south of Mackenzie Drive and east of Cabot Drive in the OST, Planned Office Service Technology District. The subject property is 6.2 acres and the applicant is proposing to construct a 56,784 square foot speculative office building with associated parking and landscaping.

Motion to approve the May 29, 2013 Planning Commission Consent Agenda. *Motion carried 5-0.*

1. NOVI FOOD EXTENSION SP09-18B

Approval of the request from Novi Food Center, LLC for a one-year Final Site Plan extension. The subject property is located in Section 23 on the south side of Grand River Avenue between Main Street and Sixth Gate, in the TC-1, Town Center District. The subject property is 0.3 acres and the applicant is proposing parking lot and landscape improvements on the south and north side of their building.

Motion to approve the site plan extension for Novi Food Center provided the applicant obtains a variance from Section 2516.7. *Motion carried 5-0.*

PUBLIC HEARINGS

1. CADILLAC OF NOVI, JSP13-28

Public hearing on the request of Phillips Sign and Lighting for Cadillac of Novi for recommendation to

the City Council of the amended Special Development Option permitted signage. The subject property is located in Section 24 at 41350 Grand River Avenue at the northeast corner of Grand River Avenue and Meadowbrook Road, in the GE, Gateway East District. The property totals 6.7 acres and the applicant is proposing an additional sign to indicate the auto service and repair location on the site.

In the matter of the request of Phillips Sign & Lighting for Cadillac of Novi JSP13-28, motion to recommend approval of the amended Special Development Option permitted signage, subject to and based on the following:

- a. City Council finding that the proposed use meets the criteria identified in Section 904C.1.b of the Zoning Ordinance to allow a use in the GE District listed elsewhere in the Zoning Ordinance, provided certain criteria including those identified below are met:
 - The proposed use incorporates a predominant physical component of the development that provides a unique entry feature along Grand River for the GE District, characterized by the distinct, high profile appearance, given that the architecture of the existing building and additions offers distinctive presence on this corner.
 - The proposed use is compatible with, and will promote, the uses permitted with the GE District and SDO, as this property has demonstrated compatibility with adjacent properties as a vehicle dealership over the last several years.
 - The proposed use is designed in a manner that will result in traffic and pedestrian safety, consistent with the adjoining pedestrian and vehicular thoroughfares, as there is no significant change to the traffic flow on the site or the surrounding thoroughfares since the original SDO Agreement and Concept Plan were approved several years ago.
- b. That, relative to other feasible uses of the site, the proposed use and concept plan, meet the criteria listed in Section 2516.2.c of the Zoning Ordinance, including:
 - The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area, as the proposed signage will not affect the site layout, utilities or City services.
 - The proposed use is compatible with the natural feature and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats, as the proposed signage will not affect the site layout.
 - 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, as has been demonstrated through several years of use as an automotive dealership.
- c. The applicant has demonstrated compliance with the conditions listed in Section 904D of the Zoning Ordinance, such as:
 - Based upon proposed uses, layout and design of the overall project the proposed building façade treatment, the proposed landscaping treatment and the proposed signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated, as identified in the initial approvals of the SDO Concept Plan and Agreement, and as identified in the staff review letter.
 - The proposed development shall not have a materially adverse impact upon the Master Plan for Land Use of the city, and shall be consistent with the intent and spirit of this Section, as identified in the staff and review letter.
 - Each particular proposed use in the development, as well as the size and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City, as the project has been developed for several years for a similar use.
 - The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance.
- d. Applicant providing the amended Special Development Option Agreement and Development Agreement prior to consideration by the City Council;
- e. Applicant limiting the size of the sign to 17.88 square feet; and
- f. Compliance with all conditions and requirements listed in the staff review letter.

This motion is made because the plan is otherwise in compliance with Article 9, Article 24 and Article

25 and all other applicable provisions of the Zoning Ordinance. *Motion carried 5-0.*

2. **OBERLIN JSP12-33**

Public hearing at the request of Singh Development for Preliminary Site Plan utilizing the Open Space Preservation Option, Woodland Permit, Wetland Permit and Stormwater Management Plan approval. The subject property is 19.95 acres in Section 20 of the City of Novi and located at 48301 Eleven Mile Road on the south side of Eleven Mile Road, west of Beck Road in the R-4, One-Family Residential District. The applicant is proposing a 50 unit development using the Open Space Preservation Option.

In the matter of Oberlin, JSP12-33, motion to approve the Preliminary Site Plan with Open Space Preservation Option based on and subject to the following:

- a. City Council waiver to allow franchise utilities outside of rear lot lines;
- b. Planning Commission waiver for the lack of berm in areas of preserved woodlands along Eleven Mile Road which is hereby granted;
- c. Planning Commission approval to permit 816 off-site woodland replacement trees on the private property at the northwest corner of Eight Mile and Garfield Roads, which is hereby granted subject to on-site and off-site conservation easements required by the Ordinance being provided; and
- 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 Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 4, 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 Oberlin, JSP12-33, 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 Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Oberlin, JSP12-33, motion to approve the Woodland Permit based on and subject to the following:

- a. Planning Commission approval to permit 816 off-site woodland replacement trees on the private property at the northwest corner of Eight Mile and Garfield Roads, which is hereby granted subject to the on-site and off-site conservation easements required by the Ordinance being provided; and
- b. 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 Oberlin, JSP12-33, 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.*

MATTERS FOR CONSIDERATION

1. **ADAMS PHYSICAL THERAPY JSP13-26**

Consideration of the request of Adams Sports Medicine and Physical Therapy for Preliminary Site Plan and Shared Parking Study approval. The subject property is located in Section 16 at 46001 Grand River Avenue, east of Beck Road in the I-1, Lights Industrial District. The subject property is approximately 7.7 acres and the applicant is proposing to occupy a 2,000 square foot space as a medical office use.

In the matter of Adams Physical Therapy, JSP13-26, motion to approve the Preliminary Site Plan and Shared Parking Study, based on and subject to the following:

- a. Staff updating and the applicant signing the revised agreement indicating no tenants may occupy any portion of the northwestern building and the vacant space in the northeastern

building on the site until additional parking is provided

- b. The applicant providing documentation from Oak Pointe Church and Paradise Park acknowledging their willingness to permit Total Sports Roller Hockey to use their facilities for overflow parking; and
- c. The conditions and items listed in the staff and consultant review letters being addressed on Stamping Set submittal.

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.*

2. SRI VENTATESWARA TEMPLE FAÇADE SP08-08

Consideration of the request of Manyan Group LLC for the revised Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 16 on the west side of Taft Road between Grand River Avenue and Eleven Mile Road in the RA, Residential Acreage District. The applicant is proposing to modify the approved facades and install a 'temporary façade' in place of the 'permanent façade' for a limited period of time.

In the matter of Sri Venkateswara Temple Façade Update, JSP08-08, motion to approve the Preliminary Site Plan subject to the following:

- a. Section 9 waiver to allow an underage of brick, overage of GFRC and overage of granite panels;
- b. Applicant modifying the rooftop screening equipment to be in compliance with the Zoning Ordinance;
- c. Applicant installing the 'permanent façade' by September 1, 2013; and
- d. The applicant submitting a revised sample board.

This motion is made because the plan is otherwise in compliance with Article 4, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

3. IHOP JC13-33

Consideration of the request of Trinity Restaurant Group for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 14 at 43317 Grand River Ave., south of Grand River Avenue and east of Novi Road in the TC-1, Town Center District. The applicant is proposing to modify the facades of the existing building to accommodate a new IHOP restaurant.

In the matter of IHOP Façade, JC13-33, motion to approve the Preliminary Site Plan subject to the following:

- a. Section 9 waiver to allow an underage of brick on the south façade and overage of standing seam metal on the north and south façade; and
- b. Applicant correcting the elevations to make them consistent with the submitted sample board.

This motion is made because the plan is otherwise in compliance with Article 16, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

4. APPROVAL OF THE APRIL 24, 2013 PLANNING COMMISSION MINUTES

Motion to approve the April 24, 2013 Planning Commission Minutes. *Motion carried 5-0.*

MATTERS FOR DISCUSSION

ADJOURNMENT

The meeting was adjourned at 7:59 PM.

Please note: Actual Language of motions subject to review.