



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

August 9, 2017 7:00 PM

Council Chambers | Novi Civic Center
45175 W. Ten Mile (248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present: Member Anthony, Member Avdoulos, Member Giacometti, Member Greco, Member Lynch, Chair Pehrson

Absent: Member Zuchlewski (excused)

Also Present: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Kirsten Mellem, Planner; Rick Meader, Landscape Architect

APPROVAL OF AGENDA

Motion to approve the August 9, 2017 Planning Commission Agenda. *Motion carried 6-0.*

PUBLIC HEARINGS

1. TEXT AMENDMENT 18.825 – OFF-STREET PARKING REQUIREMENTS

Public hearing at the request of staff to modify Section 5.2: Off-Street Parking and Article 2: Definitions, to modify the minimum and maximum off-street parking requirements and associated definitions to better meet the needs of the City's current and future land uses.

Motion to recommend approval to the City Council of the ordinance amendment with additional modifications to include consideration for recommending parking structures if an applicant wishes to exceed 125% the minimum required parking, and limitations on reducing the required green space in those instances. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. OAKLAND COUNTY SECURITY STUDY JSP17-47

Consideration at the request of Giffels Webster on behalf of 52-1 District Court for Preliminary Site Plan and Stormwater Management Plan approval. The subject parcel is located in Section 17, west of Beck Road and south of Twelve Mile Road. It is approximately 4.73 acres and zoned OSC (Office Service Commercial). The applicant is proposing a fence with limited access gates surrounding the building and employee parking, retaining wall cut into the berm along Grand River Avenue, and additional employee parking spaces to the north of the building.

In the matter of Oakland County Security Study JSP17-47, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver from Section 5.5.3.B.ii and 5.5.3.B.iii for wall in lieu of a full berm along a public right-of-way, which is hereby granted;
- b. Zoning Board of Appeals variance from Section 3.1.23.D to allow a reduced rear parking setback for the proposed additional parking spaces on the north property line;

- c. Zoning Board of Appeals variance from Section 5.11 to allow a fence in the front yard; and
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Oakland County Security Study JSP17-47, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

ADJOURNMENT

The meeting adjourned at 7:26 p.m.

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