



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

February 13, 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 Greco, Member Lynch, Member Prince, Member Gutman, Member Zuchlewski

Absent: Member Anthony, Chair Pehrson

Also Present: Barbara McBeth, Deputy Director of Community Development; Gary Dovre, City Attorney; Kristen Kapelanski, Planner; Mark Spencer, Planner; David Beschke, Landscape Architect; Adam Wayne, Engineer; Doug Necci, Façade Consultant, Rod Arroyo, Traffic Engineering Consultant.

APPROVAL OF AGENDA

Motion to approve the February 13, 2013 Planning Commission agenda. *Motion carried 5-0.*

CONSENT AGENDA – REMOVALS OR APPROVALS

1. OLIVE GARDEN FAÇADE UPDATE, JSP13-05

Approval of the request of Arcvision Inc. for the Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 14 at 43300 Crescent Boulevard, north of Crescent Boulevard and east of Novi in the TC, Town Center District. The applicant is proposing to add a new entrance feature on the south façade of the existing Olive Garden Restaurant and perform minor maintenance work on the remaining facades.

Motion to approve the Consent Agenda. *Motion carried 5-0.*

PUBLIC HEARINGS

1. 2013-2019 CAPITAL IMPROVEMENTS PROGRAM

Motion to adopt the 2013-2019 Capital Improvements Program. *Motion carried 5-0.*

2. THE MEADOWS OF ISLAND LAKE OF NOVI, JSP12-65

Public hearing at the request of Toll Brothers, Inc. for the recommendation to City Council for approval to include the subject property in the existing Island Lake of Novi Residential Unit Development (RUD) and modifications to the RUD concept 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 has also proposed to modify the number of units permitted in the RUD Agreement from 884 to 916 in order to allow for the potential future expansion of the development.

In the matter of The Meadows of Island Lake of Novi, JSP12-65, motion to recommend approval of the Amended Residential Unit Development with the total number of units permitted in the RUD Agreement not to exceed the currently permitted 884 units and subject to and based on the following findings:

- a. The site is appropriate for the proposed use;
- b. The development will not have detrimental effects on adjacent properties and the community;
- c. The applicant has clearly demonstrated a need for the proposed use;

- d. Care has been taken to maintain the naturalness of the site and to blend the use within the site and its surroundings;
- e. The applicant has provided clear, explicit, substantial and ascertainable benefits to the City as a result of the Amended RUD.
- f. Relative to other feasible uses of the site:
 - 1. All applicable provisions of Section 2402 of the Zoning Ordinance, other applicable requirements of the Zoning Ordinance, including those applicable to special land uses, and all applicable ordinances, codes, regulations and laws have been met;
 - 2. Adequate areas have been set aside for all schools, walkways, playgrounds, parks, recreation areas, parking areas, and other open spaces and areas to be used by residents of the development;
 - 3. Traffic circulation features within the site and the location of parking areas have been designed to assure the safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets;
 - 4. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, travel times and thoroughfares level of service;
 - 5. The plan provides adequate means of disposing of sanitary sewage, disposing of stormwater drainage, and supplying the development with water;
 - 6. The Amended RUD will provide for the preservation and creation of open space and result in minimal impacts to provide open space and natural features;
 - 7. The Amended RUD will be compatible with adjacent and neighboring land uses;
 - 8. The desirability of conventional residential development within the City is outweighed by benefits occurring from the preservation and creation of open space and the establishment of park facilities that will result from the Amended RUD;
 - 9. Any detrimental impact from the Amended RUB resulting from an increase in total dwelling units over that which would occur with conventional residential development is outweighed by benefits occurring from the preservation and creation of open space and the establishment of park facilities that will result from the Amended RUD;
 - 10. The proposed reductions in lot sizes and setback areas are the minimum necessary to preserve and create open space, to provide for park facilities, and to ensure compatibility with adjacent and neighboring land uses;
 - 11. The Amended RUD will not have a detrimental impact on the City's ability to deliver and provide public infrastructure and public services at a reasonable cost;
 - 12. The applicant has made satisfactory provisions for the financing of the installation of all streets, necessary utilities and other proposed improvements
 - 13. The applicant has made satisfactory provisions for future ownership and maintenance of all common areas within the proposed development; and
 - 14. Proposed deviations from the area, bulk, yard, and other dimensional requirements of the Zoning Ordinance applicable to the property enhance the development, are in the public interest, and consistent with surrounding area, and are not injurious to the natural features and resources of the property and surrounding area.
- g. City Council modification of proposed lot sizes to the minimum of 12,000 square feet and modification of proposed lot widths to a minimum of 90 feet as the requested modification will result in the preservation of open space for those purposes noted in Section 2402.3.B of the Zoning Ordinance and the Amended RUD will provide a genuine variety of lot sizes; and
- h. City Council deviation to allow a reduced side yard building setback from 10 feet to seven feet in several instances with a finding that:
 - 1. If the deviation were not granted, it would prohibit an enhancement of the development that would be in greater public interest;
 - 2. Approving the proposed deviation would be compatible with existing and planned uses in the surrounding area;
 - 3. The proposed deviation would not be detrimental to the natural features and resources of the affected property and surrounding area, or would enhance or preserve such natural features and resources;
 - 4. The proposed deviation would not be injurious to the safety or convenience of vehicular or pedestrian traffic; and
 - 5. The proposed deviation would not cause an adverse fiscal or financial impact on the City's ability to provide services and facilities to the property or to the public as a whole.

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

3. GFS MARKETPLACE, JSP12-71

Public hearing at the request of Sun Valley, Ltd. for a recommendation to City Council regarding the Preliminary Site Plan, Special Land Use and Stormwater Management Plan. The subject property is located in Section 15 south of Twelve Mile Road and west of Donelson Drive in the RC, Regional Center District. The subject property is 2.15 acres and the applicant is proposing an approximately 16,000 sq. ft. GFS Marketplace retail store.

In the matter of GFS Marketplace, JSP12-71, motion to recommend approval of the Special Land Use permit, subject to the following:

a. Planning Commission finding under Section 2516.2.c for the Special Land Use permit, that relative to other feasible uses of the site:

- The proposed use will not cause any detrimental impact on existing thoroughfares, as noted in the traffic review letter.
- 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 retail store will not generate a substantial amount of noise or adverse impacts.
- 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 review letters; and

b. Compliance with all conditions and requirements listed in the staff and consultant review letters.

This motion is made because the plan is otherwise in compliance with Article 17, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance. *Motion carried 5-0.*

In the matter of GFS Marketplace, JSP12-71, motion to recommend approval of the Preliminary Site Plan subject to the following:

- a. Applicant receiving variances from the Zoning Board of Appeals for the deficient building setbacks (100' required, 65' provided in eastern yard and 28' provided in southern yard);
- b. Applicant receiving variances from the Zoning Board of Appeals for the deficient parking setbacks (10' required, 4' provided in western yard and 3' provided in southern yard);
- c. City Council waiver of the required Traffic Study as the existing level of service along roadways will not be significantly impacted by the proposed development;
- d. Applicant providing an additional landscape island so that no more than 15 contiguous parking spaces are provided;
- e. Applicant providing additional foundation landscaping as indicated in the supplementary landscape plan;
- f. Section 9 façade waiver for the overage of C-brick and split-faced C.M.U. and underage of brick, provided the applicant shows additional articulation on the east and west facades; and
- g. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 17, 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 GFS Marketplace, JSP12-71, motion to recommend approval of the Stormwater Management Plan, subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan. This motion is made because it is other in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

4. **ZONING ORDINANCE TEXT AMENDMENT 18.262 TO PROVIDE BICYCLE PARKING LAYOUT STANDARDS**
Public hearing of Planning Commission's recommendation to the City Council for an Ordinance to Amend the City of Novi Zoning Ordinance, Amending Article 25, General Provisions, Section 2505, to provide Bicycle Parking Requirements and to clarify Automobile Parking Requirements; and Section 2506, to provide Bicycle Parking layout standards.

Motion to postpone consideration of Text Amendment 18.262 to a future Planning Commission meeting to allow for refinement of and thorough review of the proposed language. *Motion carried 5-0.*

MATTERS OF CONSIDERATION

1. **PLANNING COMMISSION BUDGET**

Motion to approve the Planning Commission Budget. *Motion carried 5-0.*

2. **PLANNING COMMISSION 2012 ANNUAL REPORT**

No action was required on this item.

3. **APPROVAL OF THE JANUARY 9, 2013 PLANNING COMMISSION MINUTES**

Motion to approve the January 9, 2013 Planning Commission minutes. *Motion carried 5-0.*

ADJOURNMENT

The meeting was adjourned at 8:49 PM.

Please note: Actual Language of motions subject to review.