



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

February 13, 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 Lynch, Member Maday, Chair Pehrson

Absent: Member Anthony, Member Greco, Member Hornung

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Thomas Schultz, City Attorney; Doug Necci, Façade Consultant; Hannah Smith, Planning Assistant

APPROVAL OF AGENDA

Motion to approve the February 13, 2019 Planning Commission Agenda.
Motion carried 4-0.

CONSENT AGENDA - REMOVALS AND APPROVAL

1. NOVI PLAZA FACADE JSP15-40

Approval at the request of Novi Meadowbrook Corners LLC for a one-year extension of the Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 26, South of Ten Mile Road and west of Meadowbrook Road, in the B-1, Local Business District. The subject property is approximately 1.6 acres and the applicant is proposing to remodel the existing façade for Novi plaza shopping center along with modifications to the existing parking lot.

Motion to approve a one-year extension of the Preliminary Site Plan and Section 9 Waiver for Novi Plaza Façade JSP15-40. Motion carried 4-0.

PUBLIC HEARINGS

1. VALENCIA SOUTH JSP13-75 WITH REZONING 18.706 (PRO AMENDMENT)

Public hearing at the request of MI Homes of Michigan for Planning Commission's recommendation to City Council for an amendment to Planned Rezoning Overlay Concept Plan associated with a Zoning Map amendment. The subject property was rezoned from R-1, One-Family Residential to R-3, One-Family Residential with a Planned Rezoning Overlay (PRO). The subject property totals approximately 41.31 acres and is located in Section 29, south of Ten Mile Road and west of Beck Road.

The approved plan proposed a 64 unit single-family residential development. The current amendment is requested to allow for construction of a ranch floorplan within the Community.

In the matter of Valencia South JSP 13-75 and Zoning Map Amendment 18.706, motion to recommend denial to the City Council for the requested amendment to the Planned Rezoning Overlay Concept Plan, based on and subject to the following:

1. Proposed elevations are not conforming to review standards listed in Section 3.7 of the Zoning Ordinance and are not consistent with the intent of similar dissimilar ordinance.

Motion carried 4-0.

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE JANUARY 23, 2019 PLANNING COMMISSION MINUTES**

Motion to approve the January 23, 2019 Planning Commission Meeting Minutes.

Motion carried 4-0.

ADJOURNMENT

The meeting was adjourned at 7:29 PM.

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