



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

February 27, 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 Greco, Member Hornung, Member Maday, Chair Pehrson

Absent: Member Anthony, Member Lynch

Also Present: Barbara McBeth, City Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Kate Richardson, Staff Engineer; Thomas Schultz, City Attorney; Hannah Smith, Planning Assistant

APPROVAL OF AGENDA

Motion to approve the February 27, 2019 Planning Commission Agenda. *Motion carried 5-0.*

CONSENT AGENDA - REMOVALS AND APPROVAL

PUBLIC HEARINGS

1. 2019-2025 CAPITAL IMPROVEMENT PROGRAM

Motion to adopt the 2019-2025 Capital Improvement Program as presented. *Motion carried 5-0.*

2. SQUEAKY SHINE CAR WASH JZ18-50 with Rezoning 18.727

Public hearing at the request of Squeaky Shine LLC for Planning Commission's recommendation to City Council for rezoning of property in Section 35, located on the east side of Novi Road between Eight Mile Road and Nine Mile Road from I-1 (Light Industrial) to B-3 (General Business). The subject property is approximately 0.68 acres.

In the matter of the request of Squeaky Shine Car Wash, JZ18-50, with Zoning Map Amendment 18.727, motion to recommend approval to City Council to rezone the subject property from I-1 (Light Industrial) to B-3 (General Business) for the following reasons:

1. The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing an existing business to expand,

2. The Master Plan for Land Use objective to support and strengthen existing businesses is fulfilled by allowing an existing business to expand and develop a vacant parcel,
3. This is a reasonable alternative to the recommended land use and will be consistent with zoning to the west,
4. Noise data supplied by the applicant that the proposed use will not cause significant impacts on nearby residential neighborhoods,
5. There is no negative impact expected on public utilities as stated in the Engineering memo,
6. The Rezoning Traffic Impact Study has demonstrated that the proposed rezoning will not degrade the level of service of the local road network below acceptable levels, and
7. The rezoning provides an opportunity for a long-standing business to expand at their current location, with the submittal of a site plan anticipated once the rezoning is approved.

Motion carried 5-0.

3. INTERIOR ENVIRONMENTS PARKING EXPANSION JSP18-51

Public hearing at the request of Interior Environments for approval of Preliminary Site Plan, Wetland Permit and Stormwater Management Plan. The subject property is located in Section 17 north of Grand River Avenue, south of Twelve Mile Road, and east of Wixom Road, and is zoned B-3, General Business. The applicant is proposing to expand the parking lot for an additional 20 spaces, which includes modifications to the existing stormwater detention basin.

In the matter of Interior Environments Parking Expansion, JSP18-51, motion to approve the Preliminary Site Plan and Phasing Plan based on and subject to the following:

- a. Zoning Board of Appeals variances for parking spaces located within the required 20 foot parking setback along Grand River Avenue and Twelve Mile Road;
- b. Zoning Board of appeals variance for end island less than 3 feet shorter than adjacent parking space due to the presence of an existing light pole;
- c. Planning Commission waiver for a parking bay in excess of the maximum 15 spaces (19 proposed), which is hereby granted;
- d. Landscape waiver of the greenbelt berms along Grand River and Twelve Mile Road, *as acceptable hedge substitutes are proposed, which is hereby granted;*
- e. Landscape waiver of the street trees provided along Grand River Avenue, *due to conflict with existing utilities, which is hereby granted;*
- f. *Landscape waiver of street trees provided along Twelve Mile Road, which is hereby granted;*
- g. Landscape waiver of 7 subcanopy trees along Twelve Mile Road, which is hereby granted;
- h. Landscape waiver for the shortage of two greenbelt trees along Twelve Mile Road, which is hereby granted;
- i. Landscape waiver for the shortage of 4 interior parking lot trees than required, which is hereby granted;
- j. Landscape waiver for insufficient interior parking lot landscape area provided, which is hereby granted;
- k. Landscape waiver for lack of a landscape tree in an endcap island, which is hereby granted;

- i. Applicant to provide letter of approval from the Road Commission for Oakland County for encroachment into the Twelve Mile right-of-way;
- m. 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 4-1 (Hornung).*

In the matter of Interior Environments Parking Expansion, JSP18-51, 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 Ordinances and all other applicable provisions of the Ordinance. *Motion carried 4-1 (Hornung).*

In the matter of Interior Environments Parking Expansion, JSP18-51, motion to approve the Stormwater Management Plan, 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. **UNLISTED USE DETERMINATION FOR LIVING AND LEARNING CENTER AS A NON-PROFIT EDUCATIONAL AND VOCATIONAL CENTER IN THE RA RESIDENTIAL ACREAGE DISTRICT**
Consideration of the request of Living & Learning Center for an Unlisted Use Determination under Section 4.87 of the Zoning Ordinance. The applicant is requesting a determination on the appropriateness of Living & Learning Center, a non-profit educational and vocational center as a Special Land Use in the RA, Residential Acreage District.

In the matter of Unlisted Use Determination, motion to recommend approval to City Council to allow Living & Learning Center, a non-profit educational and vocational center as the described unlisted use, as an appropriate use subject to Special Land Use Conditions in RA, Residential Acreage District based on the following motion:

- a. Non-profit educational and vocational centers are not expressly authorized or contemplated in City of Novi Zoning Ordinance as a as a principal permitted use or a principal permitted use subject to special conditions;
- b. The proposed use is an appropriate use in the RA District when the lot size is large enough to support the uses, a minimum of 5 acres;
- c. Additional screening from abutting residential districts may be required at the time of Special Land Use Consideration.

This motion is made because the plan is otherwise in compliance with Article 4, Section 4.87 the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

2. ADAMS NORTH TECHNOLOGY CENTRE JSP19-05

Consideration at the request of Northern Equities Group for Preliminary Site Plan and Storm Water Management plan approval. The subject property contains 6.7 acres and is located in Section 1, on the north side of MacKenzie Drive east of the planned extension of Cabot Drive, part of the Haggerty Corridor Corporate Park. The vacant parcel is zoned OST, Office Service Technology. The applicant is proposing to construct a one-story building with office space and laboratory space totaling 56,429 square feet. This project was approved in 2014 and returned to Planning Commission for approval in 2017, but was never built.

In the matter of Adams North Technology Centre JSP19-05, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. A waiver of the required Traffic Impact Study, with the applicant to instead provide a recent traffic study at the time of revised Final Site Plan review, with the reasoning that an initial study (1999) and an updated study (2017) were conducted for the Haggerty Corridor Corporate Park, which is hereby granted;
- b. A waiver from Section 5.3.12 for end islands with smaller than minimum required 15' outside radius (8' proposed) given that a turning movement diagram will be provided by the applicant at the time of revised Final Site Plan to show that it is maneuverable, which is hereby granted;
- c. Landscape waiver from Section 5.5.3.C.ii for not providing parking lot interior trees within the ITC Corridor, with the reasoning that trees may not be planted within the easement, which is hereby granted;
- d. Landscape waiver from Section 5.5.3.c.iv for not providing parking lot perimeter trees within the ITC Corridor, with the reasoning that trees may not be planted within the easement, which is hereby granted;
- e. Landscape waiver from Section 5.5.3.D. for providing landscaping at less than 75% of the building foundation with the reasoning that the missing areas are not visible from the roads and the required area is provided, which is hereby granted;
- f. Landscape waiver from LDM Section 6 for lack of landscape screening around transformers with the reasoning that the transformer locations are mostly screened from view by landscaped berm, which is hereby granted;
- g. A Section 9 waiver for the underage of brick on the west façade, which is hereby granted;
- h. 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 revised 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 5-0.*

In the matter of Adams North Technology Centre JSP19-05, 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.*

3. **APPROVAL OF THE FEBRUARY 13, 2019 PLANNING COMMISSION MINUTES**

Motion to approve the February 13, 2019 Planning Commission Meeting Minutes.
Motion carried 5-0.

ADJOURNMENT

The meeting was adjourned at 8:16 PM.

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