



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

APRIL 8, 2015 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 Giacometti, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: Member Anthony (excused), Member Baratta (excused), Member Greco (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Sri Komaragiri; Planner; Jeremy Miller, Engineer; Rick Meader, Landscape Architect; Gary Dovre, City Attorney.

APPROVAL OF AGENDA

Motion to approve the April 8, 2015 Planning Commission agenda. *Motion carried 4-0.*

CONSENT AGENDA

Motion to approve the Consent Agenda. *Motion carried 4-0.*

1. **BIG BOY FAÇADE RENOVATIONS, JSP13-16**

Approval of the request of The Foresta Group for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 36 at 20800 Haggerty Road, at the northeast corner of Haggerty Road and Eight Mile Road in the FS, Freeway Service District. The applicant is proposing to replace and modify all building facades.

2. **BELLE TIRE BUILDING IMPROVEMENTS, JSP15-23**

Approval at the request of Enright Architects for approval of the Preliminary Site Plan and a Section 9 Façade Waiver. The subject property is located in Section 23, on Grand River Avenue, west of Meadowbrook Road, in the B-3, General Business District. This project consists of the replacement of virtually all façade material on the existing building and existing mansard roof material. The building improvements also include a new entry tower.

3. **SUN-TEC CORPORATION BUILDING EXPANSION, JSP15-12**

Approval of the request of Sun-Tec Corporation, Inc for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property is located in Section 9, north of West Road and west of West Park Drive on Unit 14 in Beck North Corporate Park campus the I-1, Light Industrial District. The subject property is approximately 1.8 acres and the applicant is proposing to expand the existing 20,532 square foot building by 19,718 square foot along with associated parking and landscaping.

PUBLIC HEARINGS

1. **TACO BELL, JSP15-05**

Public hearing at the request of Sundance Inc. for Taco Bell for approval of the Special Land Use Permit, Preliminary Site Plan and Stormwater Management Plan. The subject property is 1.23 acres

in Section 4 of the City of Novi and located at 31172 Beck Road in the B-3, General Business District. The applicant is proposing a 2,171 square foot fast food drive-through restaurant.

In the matter of Taco Bell, JSP15-05, motion to approve the Special Land Use permit based on the following findings:

1. **Relative to other feasible uses of the site:**
 - a. The proposed use will not cause any detrimental impact on existing thoroughfares;
 - b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities;
 - c. The proposed use is compatible with the natural features and characteristics of the land;
 - d. The proposed use is compatible with adjacent uses of land;
 - e. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;
 - f. The proposed use will promote the use of land in a socially and economically desirable manner;
 - g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

This motion is made because the plan is otherwise in compliance with Article 4.40, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

In the matter of Taco Bell, JSP15-05, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Zoning Board of Appeals variance for the lack of an obscuring wall;
- b. Zoning Board of Appeals variance for the lack of a loading zone; and
- c. The applicant will work with the City's staff to modify the turning radii at the main access driveway entrance and other locations, as listed in the Fire and Traffic review letters, to meet the minimum standards and to provide safe and adequate circulation; 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 4.40, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

In the matter of Taco Bell, JSP15-05, 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 4-0.*

MATTERS FOR CONSIDERATION

1. **SET PUBLIC HEARING FOR MAY 13, 2015 FOR ZONING ORDINANCE TEXT AMENDMENT 18.275 TO ALLOW OUTSIDE STORAGE IN LIGHT INDUSTRIAL DISTRICTS, SUBJECT TO SPECIAL LAND USE APPROVAL BY THE PLANNING COMMISSION**

Motion to set the public hearing for May 13, 2015. *Motion carried 4-0.*

ADJOURNMENT

The meeting was adjourned at 7:28 PM.

Please note: Actual Language of motions subject to review.