



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

November 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 Anthony, Member Giacobetti, Chair Pehrson, Member Zuchlewski

Absent: Member Baratta, Member Greco, Member Lynch

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Sara Roediger, Planner; Beth Kudla-Saarela, City Attorney; Dave Beschke, Landscape Architect; Adam Wayne, Staff Engineer.

APPROVAL OF AGENDA

Motion to approve the November 13, 2013 Planning Commission agenda. *Motion carried 4-0.*

PUBLIC HEARINGS

1. Varsity Lincoln Display Lot, JSP13-67

Public Hearing at the request of Varsity Lincoln Properties, Preliminary Site Plan, Special Land Use Permit, and Stormwater Management Plan approval. The subject property is 1.57 acres in Section 17 of the City of Novi and located on Outlot 1 of the larger Novi Promenade development on the southeast corner of Wixom Road and Grand River Avenue. This property is part of the Novi Equities Limited Partnership v. City of Novi Consent Judgment, which states that all outlots, should be reviewed according to B-3 District Standards. The applicant is proposing to construct a roughly 49,100 square foot vehicle display lot, including a vehicle display pad at the southwest corner.

In the matter of Varsity Lincoln Display Lot, JSP13-67, motion to approve the Special Land Use permit based on the following findings:

Relative to other feasible uses of the site:

- The proposed use will not cause any detrimental impact on existing thoroughfares as indicated in the traffic review letter;
- Subject to satisfying the requirements in the Engineering Review, the proposed use will not cause any detrimental impact on the capabilities of public services and facilities because the plan adequately addresses and provides for water and sanitary sewer service and management of stormwater volumes;
- The proposed use is compatible with the natural features and characteristics of the land as no new impacts to natural features are proposed;
- The proposed use is compatible with adjacent uses of the land as indicated in the staff and consultant review letters;
- 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 uses of land in a socially and economically desirable manner; and
- The proposed use is listed among the provisions of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and 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 15, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion*

carried 4-0.

In the matter of Varsity Lincoln Display Lot, JSP13-67, motion to approval the Preliminary Site Plan based on and subject to the following:

- Planning Commission waiver of the required Noise Impact Statement which is hereby granted;
- The installation of a 5 foot wide sidewalk along the existing access drive;
- Parking along the western front yard fronting Wixom Road must be shifted 10 feet to the east (20 feet required, 10 feet provided);
- 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 Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 15, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

In the matter of Varsity Lincoln Display Lot, JSP13-67, 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 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.*

2. HERTZ AUTO RENTAL, JSP13-74

Consideration of the request of The Hertz Corporation for Preliminary Site Plan approval and Special Land Use approval. The subject property is located in Section 23, at 24400 Novi Road, north of 10 Mile Road in the I-1, Light Industrial District. The subject property is approximately 3.8 acres and the applicant is proposing to occupy a 2,500 square foot space and 20 parking spaces for an auto rental facility.

In the matter of Hertz Auto Rental, JSP13-74, motion to approval the Special Land Use permit based on the following findings:

a. Relative to other feasible uses of the site:

- The proposed use will not cause any detrimental impact on existing thoroughfares given the size of the new use;
- The proposed use will not cause any detrimental impact on the capabilities of public services and facilities given the size of the new use;
- The proposed use is compatible with the natural features and characteristics of the land because the plan does not impact any natural features;
- The proposed use is compatible with adjacent uses of the land because the proposed use is located far from any residential uses;
- 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 listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

b. Waiver of the required Noise Impact Statement as the proposed use will not add any noise generating equipment to the site; and

c. The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed.

This motion is made because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

In the matter of Hertz Auto Rental, JSP13-74, motion to approve the Preliminary Site Plan based on and

subject to the findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed. This motion is made because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

MATTERS FOR CONSIDERATION

1. JEFF HEYN, JSP13-62

Consideration of the request of GRB Novi LLC for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 16, at 46035 Grand River Ave, east of Beck Road in the I-1, Light Industrial District. The subject property is 7.7 acres and the applicant is proposing to demolish a portion of the existing building, update the building façade, install additional parking and provide area of landbanked parking.

In the matter of Jeff Heyn Multi-Tenant, JSP13-62, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Planning Commission finding that the proposed front yard parking is compatible with the surrounding development;
- b. With regard to the proposed landbanked parking, Planning Commission finding that:
 - The applicant has demonstrated through substantial evidence that the specified occupant and building use will require less parking than what is required by the Zoning Ordinance;
 - Parking will not occur on any street or driveway;
 - Parking will not occur on any area not approved and developed for parking;
 - Parking will not occur on that area where parking construction has been landbanked until such time as that area is constructed for such parking;
 - The requested parking landbanking will not create traffic or circulation problems on or off site; and
 - The requested parking landbanking will be consistent with the public health, safety and welfare of the City and the purposes of the Zoning Ordinance;
- c. Applicant receiving a variance from the Zoning Board of Appeals for the deficient front yard parking setback (40 feet required, 26 feet provided);
- d. Section 9 façade waiver for the underage of natural clay brick and the overages of thin brick, plain concrete masonry units (CMU) and ribbed metal on the basis that the proposed alteration:
 - Represents an improvement in the existing façade that will increase compatibility of the existing façade with adjacent buildings, and
 - Is generally in keeping with the intent and purpose of Section 2520.
- e. 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; and

This motion is made because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

In the matter of Jeff Heyn Multi-Tenant, JSP13-62, 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 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 Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

2. SOCIALITE BISTRO, JSP13-55

Consideration of the request of Etchen Gumma Limited for a recommendation to Council for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 15 at 44175 12 Mile Road in the RC, Regional Center District. The applicant is proposing to add awnings to a tenant space.

In the matter of Socialite Bistro, JSP13-55, motion to recommend approval the Preliminary Site Plan

and Section 9 façade waiver to allow an overage of fabric awnings on the basis that the proposed alteration:

- a. Represents an improvement in the existing façade that is compatible with the existing façade with adjacent buildings; and
- b. Is generally in keeping with the intent and purpose of Section 2520. *Motion carried 4-0.*

3. **KROGER OFFICE EXPANSION, JSP13-65**

Consideration of the request of The Kroger Company of Michigan for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 24, at 40393 Grand River Avenue, west of Seeley Road in the I01, Light Industrial District. The subject property is 1.63 acres and the applicant is proposing to add a 2,019 square foot addition on the north side of the existing building.

In the matter of Kroger Office Expansion, JSP13-65, motion to approve the Preliminary Site Plan based on and subject to 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 next plan submittal. This motion is made because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

In the matter of Kroger Office Expansion, JSP13-65, 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 the items listed in those letters being addressed on the next plan submittal. 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.*

4. **THE TOWN CENTER STUDY**

Presentation by Don Wortman, Consultant to the City for the Town Center Study.

5. **APPROVAL OF THE OCTOBER 9, 2013 PLANNING COMMISSION MINUTES**

Motion to approve the October 9, 2013 Planning Commission Minutes. *Motion carried 4-0.*

ADJOURNMENT

The meeting was adjourned at 8:10 PM.

Please note: Actual Language of motions subject to review.