



PLANNING COMMISSION

Action Summary

CITY OF NOVI

Regular Meeting

May 10, 2017 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 Anthony, Member Avdoulos, Member Giacometti, Member Greco, Member Lynch, Chair Pehrson

Absent: Member Zuchlewski (excused)

Also Present: Tom Schultz, City Attorney; Kirsten Mellem, Planner; Sri Komaragiri; Planner; Rick Meader, Landscape Architect; Darcy Rechtien, Staff Engineer; Sterling Frazier, Traffic Consultant; Matt Carmer and Pete Hill, Environmental Consultants

APPROVAL OF AGENDA

Motion to approve the May 10, 2017 Planning Commission Agenda.

Motion carried 6-0.

PUBLIC HEARINGS

1. PRINCETON PARK JSP 17-10 AND ZONING MAP AMENDMENT 18.717

Public hearing at the request of Pulte Homes for Planning Commission's Recommendation to City Council for a Planned Rezoning Overlay associated with a Zoning Map amendment, from OS-1 (Office Service) to RM-2 (High Density Multi-Family Residential). The subject property is approximately 24-acre and is located on the west of Novi Road and north of Ten Mile Road in Section 22. The applicant is proposing a development of 125-unit multi-family attached condominiums with frontage and access to Novi Road.

In the matter of Princeton Park JSP 17-10 and Zoning Map Amendment 18.717, motion postpone making a recommendation on the proposed PRO and Concept Plan to allow the applicant time to consider further modifications to the Concept Plan as discussed in the review letters, or provide additional usable open space on site prior to consideration by the City Council to rezone the subject property OS-1 (Office Service) to RM-2 (High Density Multi-Family Residential) with a Planned Rezoning Overlay This recommendation is made for the following reasons:

- a. The Planning Commission would like the applicant to further discuss whether the proposed density and change of use is compatible with the existing and future land use in the surroundings. Existing land use patterns indicate a concentration of commercial and industrial uses along Novi Road. The applicant may consider reducing the density to conform to maximum density for RM-1, as RM-1 would be compatible with the low intensity office/retail development along Novi Road. RM-1 also creates a zone of transition from the nonresidential districts and major thoroughfares to the existing Single-Family development (to west) as intended in our Zoning Ordinance.

- b. The Planning Commission may wish to further discuss if the proposed public benefits outweigh the detriments of the zoning change. Most of the benefits offered by the applicant may be considered incidental benefits from the development. Some of the benefits, though substantial, are dependent on other agencies approval. The applicant should initiate preliminary discussions with other agencies involved and provide more information to justify the viability of the benefits being offered.
- c. The Concept Plan appears to provide the minimum required usable common open space as required by the code, with the central open space, three pockets and a play area for the enjoyment by the residents. The initial plan reviewed at the Pre-Application meeting included one additional pocket park and additional pedestrian connections on the central courtyard, which have now been removed from the plan.
- d. The Concept plan can be revised to address design and layout concerns shared in the Planning review. The proposed layout plans a dense development in order to maximize the number of units on site. Modifications to site design can result in reduction of density, more usable open space, creates interest and breaks the continuous layout. Reduction in density to be consistent with maximum allowed in RM-1 will allow more compatible zoning and reduce deviations with regards to building orientation and number of rooms.
- e. Additional discussion is needed regarding the other Traffic and Engineering issues listed in the staff and consultant review letters. The proposed site entry is aligned with the existing Michigan CAT entrance. Traffic Engineers have inquired how proposed signal timing and other optimization changes listed in the Traffic Study will affect the intersection of the existing CAT driveway and site driveway along Novi Road. The proposed density may require additional contractual sewer capacity downstream of Eight Mile Road as the proposed density increase results in higher sanitary sewer discharge.

Motion to postpone carried 6-0

2. HINO MOTORS USA FKA COMMERCE PARK JSP 17-02

Public hearing at the request of D& G Investments for Preliminary Site Plan, land bank parking, non-minor wetland permit, woodland permit and Storm water Management Plan Approval. The subject property is located in section 16, southwest corner of Twelve Mile Road and Taft Road and is zoned OST (Office Service Technology). The subject parcel is approximately 15.56 acres. The applicant is proposing to build a 124,418 square foot building along with associated site improvements, including parking and utilities. The proposed site plan also proposes to land bank up to 77 parking spaces of the 398 required spaces.

In the matter of Hino Motors USA fka Commerce Park JSP 17-02, motion to approve the Preliminary Site Plan with landbank parking based on and subject to the following conditions:

- a. **Approval of 77 land bank parking spaces based on 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 land banked until such time as that area is constructed for such parking;
 - The requested parking land banking will not create traffic or circulation problems on or off site; and
 - The requested parking land banking will be consistent with the public health, safety and welfare of the City and the purposes of the Zoning Ordinance;

- b. Subject to additional conditions listed in the Memorandum of Understanding, approved by the City Council on March 27, 2017, with regards to potential realignment of Taft Road by Road Commission of Oakland County;
- c. The applicant shall apply for Planning Commission's approval of a site plan amendment and any associated wetland and woodland permit prior to construction of land bank parking. Per Memo of Understanding, Property Owner is allowed to provide "land bank" parking as contemplated under the City's Zoning Ordinance approximately as shown on the site plan without the requirement to identify protected trees within the area or to pay any tree preservation or tree replacement amounts unless and until the area is in fact improved with parking improvements in the future;
- d. A Landscape waiver to permit the absence of required greenbelt plantings between Twelve Mile Road and existing wetlands (approximately 140 linear feet), as listed in Section 5.5.3.B.ii.f (4 canopy and 7 sub canopy trees required; 0 provided) in order to preserve the natural condition of the wetland, which is hereby granted;
- e. A Landscape waiver to permit the reduction of vehicular use area perimeter trees by 3 trees (approximately 55 trees required, 34 provided on plan), as listed in Section 5.5.3.C.iii Chart footnote. The applicant has proposed using woodland replacement trees in place of 18 required perimeter trees. Woodland replacement trees cannot be used in place of otherwise required trees. The waiver for 3 trees not provided because of lack of space on the property, but not the requested 21, which is hereby granted;
- f. A Landscape waiver to permit the reduction of parking lot interior trees, as listed in Sec. 5.5.3.C (approximately 108 trees required, 68 provided) due to a lack of space on the site to meet the full requirement, which is hereby granted;
- g. A Landscape waiver for absence of required berm for the area west of entry drive along Twelve Mile Road frontage (approximately 140 lf), as listed in Sec. 5.5.3.B.ii and iii, to leave the area in the natural state, which is hereby granted;
- h. A Landscape waiver for absence of required berm between Taft Road (approximately 120 lf) and proposed detention pond along Taft Road Frontage as listed in Sec. 5.5.3.B.ii and iii, due to the lack of need for the screening berm since the greenbelt is backed up by a landscaped detention pond, which is hereby granted;
- i. A Landscape waiver for to allow absence of any of the required twelve street trees in Twelve Mile Road Right of Way contingent upon Road Commission of Oakland County decision on applicant's request, which is hereby granted;
- j. The applicant to update the woodlands replacement tree calculations at the time Final Site Plan submittal to address the comments provided in Landscape and Woodland review letters,
 - (1) To remove proposed woodland replacements (approximately 11) provided in the area of potential realignment of Taft Road; and
 - (2) To remove the woodland replacements planted along parking lot perimeters along east, south and west parking lot edges;
- k. The applicant to address the comments listed in Engineering review letter satisfactorily, at the time of Final Site Plan submittal, to provide public water main to serve existing and future customers as part of the development;

- I. City Council Variance from Section 11-256.b of Design and Construction Standards Manual for absence of required pathway along Taft Road due to potential realignment of Taft Road by Road Commission of Oakland County, provided the applicant pays the city the current construction cost of the pathway into City sidewalk fund, as approved by the City Engineer;
- m. 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;

Motion carried 6-0

In the matter of Hino Motors USA fka Commerce Park JSP 17-02, 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.

Motion carried 6-0

In the matter of Hino Motors USA fka Commerce Park JSP 17-02, to approve the Woodland 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.

Motion carried 6-0

In the matter of Hino Motors USA fka Commerce Park JSP 17-02, 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.

Motion carried 6-0

3. CAV TOOL JSP 17-17

Public hearing at the request of CAV Tool for Special Land Use Permit, Preliminary Site Plan, and Stormwater Management Plan Approval. The subject property is located in section 26, north of Nine Mile Road and west of Heslip Drive and is zoned I-1 (Light Industrial). The applicant is proposing to construct a 1,800 square foot addition to an existing industrial building with associated site improvements. A special land use is required for uses adjacent to residential zoned property.

In the matter of CAV Tool JSP17-17, motion to approve the Special Land Use Permit based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (*existing use and proposed addition is for storage only*);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*proposed addition is for storage only*);
- c. The proposed use is compatible with the natural features and characteristics of the land (*because the plan is an existing use and will enhance the landscaping*);
- d. The proposed use is compatible with adjacent uses of land (*because the proposed use is existing and will enhance screening between residential and industrial*);
- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (*the project supports and strengthens an existing business*);
- f. The proposed use will promote the use of land in a socially and economically desirable manner (*because the plan reinvests in an existing business and property*);
- 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;

Motion carried 6-0.

In the matter of CAV Tool JSP17-17, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Waiver from Planning Commission from requirement for noise impact analysis because the proposed addition is a storage space for an existing building with no equipment or machinery contained within;
- b. Waiver from Planning Commission from requirement to provide bicycle parking on site;
- c. 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.

Motion carried 6-0

Member Giacometti motion to amend main motion to provide a third wavier that reduces the amount of screening called for in the landscape review adjacent to neighboring property at the rear of the site.

Motion as amended carries 4-2 (Anthony, Greco)

In the matter of CAV Tool JSP17-17, 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.

Motion carried 6-0

4. HCCP NEG SPEC BUILDING JSP 17-30

Public hearing at the request of HCP Land, LLC for Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan approval. The subject parcel is located in section 1 in the Haggerty Corridor Corporate Park, west of Cabot Drive, north of Thirteen Mile Road, and west of Haggerty Road. It is approximately 14.06 acres and zoned OST (Office Service Technology). The applicant is proposing to build a 210,000 square foot, 4-story office building along with associated site improvements, including parking and utilities. The plan also includes an extension of Cabot Drive north to the parcel.

In the matter of HCCP NEG Spec Building JSP17-30, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Planning waiver from Section 5.16 for not providing covered bicycle parking spaces for 25% of the required bicycle parking spaces, for maneuvering lane spacing of 3 feet (4 feet required), and for use of Loop Rack Design ("U" design required), which is hereby granted;
- b. Zoning Board of Appeals variance from Section 4.19.2.F for location of dumpster in rear yard setback if applicant does not change the plans to move dumpster out of setback;
- c. Zoning Board of Appeals variance from Section 5.4.1 for location of the unloading/loading area within the exterior side yard if applicant does not change the plans to move the unloading/loading area from the exterior side yard;
- d. DCS variance from Section 11-256 (b) for lack of sidewalks on both sides of Cabot Drive where no development is proposed at this time;
- e. Landscape waiver from LDM 1.d.(2) for less interior street trees along Cabot Drive because the proposed frontage landscaping is attractive and keeping with the spirit of the ordinance, which is hereby granted;
- f. Landscape waiver from Section 5.5.3.C for less parking lot landscaping due to ITC corridor landscaping restrictions, which is hereby granted;
- g. Landscape waiver from Section 5.5.3.C.(3) for less parking lot perimeter canopy trees if landscaping is sufficiently provided as determined by the Landscape Architect, which is hereby granted;
- h. Applicant shall provide a traffic impact study for the proposed development at time of Final Site Plan submittal;

- i. 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;

Motion carried 6-0

Member Giacometti motion to amend the main motion to amend item (h) relating to the traffic impact study to clarify that an "updated" traffic study will be required.

Motion as amended carries 6-0

In the matter of HCCP NEG Spec Building JSP17-30, motion to approve the Woodland 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.

Motion carried 6-0

In the matter of HCCP NEG Spec Building JSP17-30, 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.

Motion carried 6-0

ADJOURNMENT

The meeting adjourned at 9:03 p.m.

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