



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting

August 20, 2025 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Chair Pehrson, Member Lynch, Member Dismondy, Member Avdoulos, Member Roney, Member Verma

Staff: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Lindsay Bell, Senior Planner; Dan Commer, Planner; Rick Meader, Landscape Architect

PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Avdoulos to approve the August 20, 2025 Planning Commission Agenda.

VOICE VOTE ON MOTION TO APPROVE THE AUGUST 20, 2025 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS. *Motion carried 6-0.*

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Chair Pehrson closed the first public audience participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee reports.

CITY PLANNER REPORT

There was no City Planner report.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were no consent agenda removals or approvals.

PUBLIC HEARINGS

1. JSP25-07 CADILLAC OF NOVI

Public Hearing at the request of Cadillac of Novi for Planning Commission's recommendation to City Council to consider a Preliminary Site Plan with an amended Special Development Option

Concept Plan, Section 9 Façade Waiver, and Stormwater Management Plan in the GE, Gateway East zoning district. The subject property totals 6.77 acres and is located on the northeast corner of Grand River Avenue and Meadowbrook Road (Section 24). The applicant is proposing a 4,174 square foot building addition, expand the parking lot, and update the building façade and signage.

Planner Dan Commer stated that the subject property is a Cadillac dealership located on the northeast corner of Grand River and Meadowbrook Road in the Gateway East district. The intent of the Gateway East district is to encourage high-quality and distinctive development that will complement and support the City's Main Street/Town Center area. It is the further intent to create a Special Development Option (SDO) to provide greater flexibility for the achievement of the objectives of the GE district.

Future Land Use promotes the Town Center Mixed-Use district for the properties located along Grand River to the west and south, and Industrial, Research, Development, and Technology to the east and north. There are protected Woodlands and Wetlands on-site that are covered by existing conservation easements, and the proposed improvements as presented do not impact these natural features.

Planner Commer stated the site was originally approved for a Hummer Dealership utilizing the Special Development Option (SDO) in the Gateway East District, and the SDO agreement was later amended to change the use to a Cadillac Dealership. If approved this would be the 5th amendment to the SDO agreement.

The proposed 4,174 square-foot building addition includes a service area with twelve bays, and an office area for service writers. The zoning ordinance limits the size of retail buildings to 20,000 square feet in the Gateway East district; however City Council has previously approved an addition that exceeded the maximum permitted square footage. The amended SDO agreement will need to reflect the new floor area, if a deviation for this standard is approved by the City Council. Additionally, the existing parking lot will be removed and replaced with new parking lot islands and expanded to accommodate 20 additional spaces for inventory vehicles. A new parking area at the southeast corner of the property is proposed. The plan proposes 136 parking spaces for employees and visitors and 134 inventory spaces.

An update to the building façade and signage is also proposed. The applicant is requesting a Section 9 Façade Waiver for underage of brick and overage of Flat Metal Panels and for a "Display Frame" that outlines the showroom windows with integrated LED lighting. The applicant has acknowledged in their response letter that they understand that the use of intense exterior accent lighting is prohibited by the ordinance, and what they have proposed is intended to be a constant soft light that produces a glowing effect around the showroom exterior glass. If approved by City Council, it will be included in the amendment to the SDO agreement.

Finally, the applicant is requesting three landscape waivers which are supported by staff as highlighted in the Motion Sheet.

The Planning Commission is asked to recommend approval or denial to the City Council for an amended Special Development Option Concept Plan, Preliminary Site Plan, Section 9 Façade Waiver, and Stormwater Management Plan. Representatives for the applicant are present to discuss the project and answer any questions. Staff is also available for questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Tim Wood with Nowak & Fraus Engineers thanked the Planning Commission for the opportunity to present the Cadillac of Novi project. He stated it is a great opportunity to be involved in the process and see the vision for this property come to fulfillment. Also in attendance were Colin Schiefeler with DP Fox representing the owner and architect Andrew Ashbey with Studio Detroit.

Mr. Wood expressed he would like to thank Planner Commer for his presentation summarizing the project. He stated this project represents a significant investment in the property in bringing it up to current standards. He stated the team is excited to be here tonight and is available to answer any questions.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium. Seeing, no one and confirming there was no correspondence received, Chair Pehrson turned the matter over to the Planning Commission.

Member Lynch stated the findings must be that it fits into the area and he believes it does. He expressed he does not have an issue with the increase in square footage or the waiver of the community impact statement. Furthermore, the landscape looks appropriate. As far as the façade waiver, it was stated the freshening is welcome. Member Lynch stated he is in favor of the project.

Member Dismondy stated he is in favor.

Member Verma stated he had no comment.

Member Roney stated he had nothing further to add.

Member Avdoulos stated he appreciates the design and theme presented. He expressed that the brick coursing of the existing building is not favorable. He stated the freshening is contextual with what is happening on that corner, and this is a great opportunity for refurbishment and utilization of an existing building.

Motion to recommend approval to the City Council for an amended Special Development Option Concept Plan made by Member Avdoulos and seconded by Member Lynch.

In the matter of JSP 25-07 Cadillac of Novi, motion to recommend approval to the City Council for an amended Special Development Option Concept Plan based on and subject to the following:

- 1. City Council finding that the proposed use exemplifies the intent of the GE District as stated in Section 3.1.16.A, to allow a use in the GE District listed elsewhere in the Zoning Ordinance provide certain criteria, including those identified below are met:**
 - a) The proposed use incorporates a predominant physical component of the development that provides a unique entry feature along Grand River for the GE District, characterized by a distinct, high profile appearance, *given that the architecture of the modified building and additions offers a distinctive presence on this corner.***
 - b) The proposed use is compatible with, and will promote, the uses permitted with the GE District and SDO, *as this property has demonstrated compatibility with adjacent properties as a vehicle dealership over many years.***
 - c) The proposed use is designed in a manner that will result in traffic and pedestrian safety, consistent with the adjoining pedestrian and vehicular thoroughfares, *as there is no significant change to the traffic flow on the site or the surrounding thoroughfares since the original SDO Agreement and Concept Plan, and previously amended SDO Agreement and Concept Plans were approved many years ago.***
- 2. That, relative to other feasible uses of the site, the proposed use and concept plan, meets the criteria listed in Section 6.2 of the Zoning Ordinance, including,**
 - a) The proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area, *as the plan provides relatively minor modifications to the existing building and site.***
 - b) The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats, *as identified in the staff and consultant review letters.***

- c) The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, *as has been demonstrated through many years of use as an automotive dealership.*
- 3. *The applicant has demonstrated compliance with the conditions listed in Section 3.12.3.B of the Zoning Ordinance, such as:*
 - a) Based upon proposed uses, layout and design of the overall project, the proposed building facade treatment, the proposed landscaping treatment and the proposed signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated, *as identified in the initial approvals of the SDO Concept Plan and Agreement, and as identified in the staff and consultant review letters.*
 - b) The proposed development shall not have a materially adverse impact upon the Master Plan for Land Use of the City, and shall be consistent with the intent and spirit of this Section, *as identified in the staff and consultant review letters.*
 - c) Each particular proposed use in the development, as well as the size and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City *as the project has been developed for several years for a similar use, and the expansions proposed for the showroom and service areas have demonstrated compatibility and harmony with the surrounding area.*
 - d) The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance.
- 4. Applicant providing the amended Special Development Option prior to consideration by the City Council.
- 5. City Council Deviation from Section 3.12.5.G to increase gross floor area to 29,636 sf from 25,452 sf. The Zoning Ordinance limits the size of retail buildings to 20,000 square feet in the Gateway East District. *Supported by staff as The City Council had previously approved an addition that exceeded the maximum permitted square footage.*
- 6. Deviation from Section 3.12.7.c.2.d to allow a waiver of a Community Impact Statement. *Supported by staff since this is a minor modification from the initial approval.*
- 7. Landscape deviation from Section 5.5.3.B.ii and iii for deficient greenbelt width along Meadowbrook. *Supported by staff as an existing condition.*
- 8. Landscape deviation from Section 5.5.3.B.ii and iii for lack of greenbelt berms along both frontages. *Supported by staff as a wall provides screening along Grand River and a hedge is proposed to serve as the original plans' hedge did)*
- 9. Landscape deviation from Section 5.5.3.D for deficiency in foundation landscaping for building addition. *Supported as the entire building has sufficient landscaping area.*
- 10. City Council consideration of signage as proposed by the applicant.
- 11. 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 Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

ROLL CALL VOICE VOTE TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR AN AMENDED SPECIAL DEVELOPMENT OPTION CONCEPT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.

Motion to recommend approval to the City Council of the Preliminary Site Plan made by Member Avdoulos and seconded by Member Lynch.

In the matter of JSP 25-07 Cadillac of Novi, motion to recommend approval to the City Council of the Preliminary Site Plan based on and subject to the following:

1. Deviation from Section 3.12.5.G to increase gross floor area to 29,636 sf from 25,452 sf. The Zoning Ordinance limits the size of retail buildings to 20,000 square feet in the Gateway East District. *Supported by staff as The City Council had previously approved an addition that exceeded the maximum permitted square footage.*
2. Deviation from Section 3.12.7.c.2.d to allow a waiver of a Community Impact Statement. *Supported by staff since this is a minor modification from the initial approval.*
3. Landscape deviation from Section 5.5.3.B.ii and iii for deficient greenbelt width along Meadowbrook. *Supported by staff as an existing condition.*
4. Landscape deviation from Section 5.5.3.B.ii and iii for lack of greenbelt berms along both frontages. *Supported by staff as a wall provides screening along Grand River and a hedge is proposed to serve as the original plans' hedge did)*
5. Landscape deviation from Section 5.5.3.D for deficiency in foundation landscaping for building addition. *Supported as the entire building has sufficient landscaping area.*
6. Applicant providing the amended Special Development Option prior to consideration by the City Council.
7. City Council consideration of signage as proposed by the applicant.
8. 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 Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

ROLL CALL VOICE VOTE TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PRELIMINARY SITE PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.

Motion to recommend approval to the City Council of the Section 9 Façade Waiver made by Member Avdoulos and Seconded by Member Lynch.

In the matter of JSP 25-07 Cadillac of Novi, motion to recommend approval to the City Council of the Section 9 Façade Waiver based on and subject to the following:

- a. Section 9 Façade waiver for an underage of brick on the South (front) facade of the high-visibility buildings (0% proposed, 30% required), and an overage of Flat Metal Panels on South (front) and East facades (100% proposed (South) and 51% proposed (East), 50% Maximum), *because the angled profile of the Flat Metal Panels will provide an interesting architectural effect that would not otherwise be enhanced by strict application of Façade Ordinance requirements.*
- b. Section 9 Façade waiver for the "Display Frame" that outlines the showroom windows will feature integrated LED lighting, subject to the condition that intense colors and/or flashing lights are prohibited, *because it will enhance the nighttime appearance of the building.*
- c. 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 Sections 5.15.6 & 7 of the Façade Ordinance and all other applicable provisions of the Ordinance.

ROLL CALL VOICE VOTE TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE SECTION 9 FAÇADE WAIVER MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.

Motion to recommend approval to the City Council for the Stormwater Management Plan made by Member Avdoulos and seconded by Member Lynch.

In the matter of JSP 25-07 Cadillac of Novi, motion to recommend approval to the City Council for Stormwater Management Plan based on and subject to the following:

- a. 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.*

ROLL CALL VOICE VOTE TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE STORMWATER MANAGEMENT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.

2. JZ24-43 MARIELLA ESTATES PRO PLAN WITH REZONING 18.750

Public hearing at the request of Braciolo Brothers, LLC for Planning Commission's recommendation to City Council for a Zoning Map Amendment from Residential Acreage to R-1 One-Family Residential with a Planned Rezoning Overlay. The subject site is approximately 9.4 acres and is located west of Garfield Road, on the north side of Eight Mile Road (Section 31). The applicant is proposing to develop 10 single family lots.

Senior Planner Lindsay Bell stated the applicant is proposing to rezone 9.4 acres north of Eight Mile Road, west of Garfield Road, utilizing the Planned Rezoning Overlay option. The surrounding development to the north, west and east are newer single-family developments. There are also single family lots bordering the southwest, and south of 8 Mile Road is Maybury State Park.

The current zoning of the property is Residential Acreage. The properties to the north, east and west are also zoned RA, but have developed under the Residential Unit Development option, or RUD.

The Future Land Use Map identifies this property and those around it as Single Family. The density map shows a maximum planned density of 0.8 dwellings per acre.

The natural features map does not show any regulated features on the property, however current and historic aerial photos show a pond feature in the southeast corner of the property, which is a City-regulated wetland. The tree survey also indicates a few trees that are greater than 36-inches in diameter, which are regulated by the woodland ordinance.

Planner Bell stated the applicant had wanted to use the RUD option, which is how the adjacent Ballentyne and Parc Vista developments were approved, however that option requires a minimum site size of 20 acres. Therefore, they have proposed to utilize the Planned Rezoning Overlay to rezone the property to R-1 One Family Residential to achieve a similar development. The PRO plan shows 10 single family lots. The development is accessed by a private gated street with one entrance off Eight Mile Road. While not required in the R-1 district, they have proposed a 20-foot landscape buffer around the lots to make the development more consistent with the Ballentyne and Parc Vista developments. The developer has also committed to a contribution of \$40,000 to be used on improvements to the nearby ITC Park should the development proceed.

Planner Bell referenced a chart which showed the proposed Mariella Estates would have very similar minimum and average lot sizes to the surrounding developments, with the smallest lots being ½ acre and the largest being almost ¾ acre. No façade elevations have been provided, but the applicant indicates these will be custom-built homes that would need to comply with ordinance standards at the time of plot plan review for individual lots. Underground detention is proposed to manage stormwater.

Rezoning to the R-1 category requested by the applicant would permit the use proposed. Some of the conditions proposed include:

1. Open space as shown on the plan, which is more than could be required under traditional R-1 zoning.
2. Perimeter landscape buffers that offer additional separation from the existing communities. The plans show about 70 trees will be provided in the buffer area.
3. Limiting the overall density of the development to 1.07, which is more restrictive than the 1.6 dwellings per acre permitted in the R-1 District and more similar to the 0.8 dwellings per acre average of the surrounding developments.
4. The applicant also now shows the pond area in the southeast corner to be preserved in a conservation easement.
5. The adjacent Lot 1 property boundary will be adjusted to not include the wetland area on the lot, and will delineate the wetland buffer to minimize its disturbance.

Staff and consultants are recommending approval of the PRO Plan and rezoning. There are only two deviations requested, as shown in the proposed motion, which staff support as they are each relatively minor. No deviations for building height or setbacks are proposed.

Tonight, the Planning Commission is asked to hold the public hearing, and to consider making a recommendation to City Council on the Planned Rezoning Overlay. The applicant Nello Stante from Braciolo Brothers, as well as Bill Anderson from Atwell, are here representing the project. Staff are available to answer any questions you may have.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium. Seeing, no one and confirming there was no correspondence received, Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission.

Mr. Bill Anderson with Atwell thanked the Planning Commission for the opportunity to present. He noted both the owner and developer were in attendance and available to answer any questions. He stated as indicated they received feedback from the Planning Commission several months ago and left with a few follow-up items. Overall, the team felt the project was well received. Mr. Anderson stated that they have come back with a few changes. The changes noted were regarding further dialogue on the public benefit for the Planned Rezoning Overlay and the wetland.

Mr. Anderson stated the property is just over 9 acres and they are looking at half acre lots. This lot size is consistent with the surrounding developments to the northeast and west. He noted they are proposing 10 single family homes which is just over one unit per acre. The plan shows significant open space. He noted in the green area shown on the plan they will be doing underground detention. He expressed that the development would have a very nice low density feel upon arrival.

Mr. Anderson stated this development will offer a luxury custom home design with very nice frontage and a gated entry. The plan shows about 28 percent open space with a landscape buffer. He indicated the team is aware of some of the gaps and will be supplementing with trees around the buffer. The setback from Eight Mile will be a minimum of 85 feet. Additionally, a bench and mail kiosk will be located in the open space.

Next, Mr. Anderson touched on what the applicant is offering. He stated just down the street is the meaningful ITC Park. He noted the team had met with the City's Park and Recreation Department and initially discussed augmenting the crossing to Maybury Park and adding trails. He noted there is already an incredible City amenity just down the street that has pathways and trails and the City has recently acquired more property. Mr. Anderson stated upon further discussion they are proposing to provide funding toward ITC Park.

Finally, Mr. Anderson stated they had received feedback regarding the wetland on the southeast corner of the property. He stated they have proposed to preserve the wetland and have made adjustments to lot one ensuring to not impact the wetland. Additionally, they have proposed a conservation easement over the wetland and buffer area to protect the wetland long-term. Mr. Anderson stated he has worked

on a very similar development in Northville, and they are looking to do something similarly special in Novi.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium. Seeing, no one he requested that Member Lynch read the correspondence received into the record. Member Lynch confirmed there were two correspondences received. Travis Belle wrote that the proposed community is too close to existing homes, the addition of lower value homes will negatively impact the value of existing communities, and there will be increased traffic. Tongxiao Liu wrote that tighter housing reduces privacy, the development would not align with neighborhood character, and higher-density development does not provide tangible benefit to current residents. Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission.

Member Lynch stated he appreciates the applicant taking the Planning Commissions comments into consideration. He stated he is in agreeance that the conservation easement is a good idea. It was noted that he typically does not comment on the public benefit as that is under the purview of City Council. However, in this case he expressed that the crosswalk across Eight Mile was not ideal. He stated the proposal makes sense being that ITC Park is in close proximity, and it would benefit nearby residents as well as the City as a whole.

Member Lynch stated regarding the concerns raised by the adjacent homeowners, he believes the owner has the right to develop the property and the proposed development is consistent with the surrounding area. He expressed he is familiar with the comparable development in Northville and believes that these homes will be of higher value than the existing surrounding homes. He stated he is in support.

Member Dismondy stated he agrees that the density and quality fit with the surrounding area. He stated he is in support.

Member Verma inquired if the entrance to the development will be from Eight Mile. Planner Bell confirmed that the entrance will be from Eight Mile.

Member Roney stated he had nothing further to add.

Member Avdoulos stated he is in agreement with the fellow Commissioners. The units per acre are similar, the size of the lots are similar, and the quality is going to be similar or better. He expressed appreciation for the work that has been done and presented.

Motion to recommend approval to City Council to rezone the subject property from RA Residential Acreage to R-1 One-Family Residential with a Planned Rezoning Overlay Concept Plan made by Member Avdoulos and seconded by Member Lynch.

In the matter of JZ24-43 Mariella Estates, with Zoning Map Amendment 18.750, motion to recommend approval to City Council to rezone the subject property from RA Residential Acreage to R-1 One-Family Residential with a Planned Rezoning Overlay Concept Plan.

A. The recommendation includes the following ordinance deviations for consideration by the City Council, *for the reasons noted in italics*:

- 1) Lot Width (Section 3.1.2.D): A Zoning Ordinance deviation to reduce the required lot width for lots 4 and 5 to 98 feet (120 feet required). *The deviation is requested for the two pie-shaped lots near the corner of the road, which otherwise meet the dimensional requirements.***
- 2) Road Centerline Radius (Sec. 5.10): A Zoning Ordinance deviation for proposed street with 90-foot centerline radius (100-foot radius required).**

B. If the City Council approves the rezoning, the Planning Commission recommends the following conditions be made part of the PRO Agreement:

- 1) The use is limited to a maximum of 10 single family lots, with the lot layout as shown in the PRO Plan.**
- 2) The overall density shall not exceed 1.07 dwelling units per acre.**

- 3) The small wetland area in southeast corner of site shall be preserved. As the applicant indicates in their response letter, a conservation easement will be placed over the wetland and buffer prior to construction. Lot 1 shall include buffer delineation and signage to prevent encroachment/mowing/removal of vegetation.
 - 4) A minimum 25-foot perimeter landscape buffer shall be maintained from the individual lots to the property boundary.
 - 5) The proposed open space (28%) shall be preserved as shown in the PRO Plan as this represents an enhancement beyond what is typically required for an R-1 district.
- C. This motion is made because the proposed R-1 zoning district is a reasonable alternative to the current district and fulfills the intent of the Master Plan for Land Use, and because of the site-specific development features that will result in an overall benefit to the public that outweighs any detrimental impacts of the project:
- 1) The additional homes allowed under the new R-1 District designation will not detract from the project area and, given the anticipated quality of the custom homes, the development generally will be an enhancement to the project area.
 - 2) The amount of open space on the site and the landscaped buffers mirror what has been provided in recent adjacent developments, and exceed what can be required in the R-1 District.
 - 3) The preservation of the wetland area is beneficial to the environment, providing aesthetic, habitat, and stormwater functions.
 - 4) The project as a whole is in the public interest.

ROLL CALL VOICE VOTE ON MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL TO REZONE THE SUBJECT PROPERTY FROM RA RESIDENTIAL ACREAGE TO R-1 ONE-FAMILY RESIDENTIAL WITH A PLANNED REZONING OVERLAY CONCEPT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. PLANNING COMMISSION COMMITTEE VACANCIES

City Planner Barbara McBeth stated Member Becker has stepped down from the Planning Commission. Ms. McBeth noted there is one Planning Commission seat and two Committee positions that are vacant. She stated it may be a little while until the next Commissioner is seated but expects it to be before the end of the year. It is suggested at this time to fill the two vacant Committee positions if any volunteers would like to come forward. The CIP Committee typically meets twice a year, once in December/January and once in February/March. The Mobility Committee typically meets every other month.

Chair Pehrson volunteered for the CIP Committee.

Member Dismondy volunteered for the Mobility Committee.

Motion to nominate Chair Pehrson as a member of the Capital Improvement Program (CIP) Committee. *Motion carried 6-0.*

Motion to nominate Member Dismondy as a member of the Mobility Committee. *Motion carried 6-0.*

2. APPROVAL OF THE JULY 9, 2025 PLANNING COMMISSION MINUTES

Motion to approve the July 9, 2025 Planning Commission Minutes.

ROLL CALL VOICE VOTE TO APPROVE THE JULY 9, 2025 PLANNING COMMISSION MINUTES MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS. *Motion carried 6-0.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

Chair Pehrson stated the Planning Commission is wishing Member Becker all the best.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing no one, Chair Pehrson closed the final audience participation.

ADJOURNMENT

Motion to adjourn the August 20, 2025 meeting made by Member Lynch and all in favor said aye.

Meeting adjourned at 7:31 PM.