



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

November 17, 2021 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 Becker, Member Dismondy, Chair Pehrson, Member Roney, Member Verma

Absent: Member Avdoulos (excused), Member Lynch (excused)

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Christian Carroll, Planner; Rick Meader, Landscape Architect; Victor Boron, Plan Review Engineer

APPROVAL OF AGENDA

Motion to approve the November 17, 2021 Planning Commission Agenda. Motion carried 5-0.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. NOVI CORPORATE CAMPUS PARCEL 1, JSP18-43

Approval of the request of Dembs Development, LLC, for the second one-year extension of the Preliminary Site Plan approval. The subject property is located north of Twelve Mile Road, east of West Park Drive in the I-1 Light Industrial zoning district. The applicant is proposing a 93,320 square foot industrial spec building on the 6.6 acre parcel. Planning Commission approved the Preliminary Site Plan in November of 2018.

Motion to approve the second one-year extension of the Preliminary Site Plan approval for JSP18-43 Novi Corporate Campus Parcel 1. Motion carried 5-0.

PUBLIC HEARINGS

1. MICHIGAN CAT CATHERINE DRIVE ACCESS PARCEL JZ21-22 WITH REZONING 18.734

Public hearing at the request of Michigan CAT for initial submittal and eligibility discussion for a Zoning Map amendment from Light Industrial (I-1) to General Industrial (I-2) with a Planned Rezoning Overlay. The subject site is approximately 5.29 acres of a 32.39 acre property and is located on the east side of Novi Road and north of Catherine Industrial Drive (Section 23). The applicant is proposing to use the site for outdoor storage for construction equipment related to Michigan CAT's shore and

pump operations.

The Commission members discussed the PRO rezoning request from I-1 to I-2. They generally concurred with the comments staff had provided with respect to:

- a. the standard of clearly-identified site-specific conditions that are more strict or limiting than the regulations that would apply to the land under the proposed new zoning district;
- b. meeting the standard of constituting an overall benefit to the public that outweighs any material detriments or that could not otherwise be accomplished without the proposed rezoning.

The Planning Commission held a public hearing for this item. *No motion necessary.*

2. NOVI MEDICAL BUILDING (AKA MAPLES OF NOVI TENNIS COURTS) JSP21-33

Public Hearing at the request of AJSS Property, LLC for a request to amend the Planned Unit Development (PUD) Agreement & Area Plan for the Maples of Novi. The subject property contains 0.42 acres and is located in Section 2, east of Novi Road and south of Fourteen Mile Road. The applicant is proposing to remove the existing tennis courts on the site and construct a 2,558 square foot medical office.

In the matter of Novi Medical Building, JSP 21-33, motion to recommend approval to the City Council to amend the Maples of Novi Planned Unit Development Agreement and Area Plan as a major change based on and subject to the following:

- a. *The requested amendment constitutes a major change to the PUD Agreement and Area Plan because the modification proposed includes a change in use and character of the development as indicated by Article 27, Section 9, Subheading C, specifically, as a change in use and character of the development since the applicant is changing the use from a tennis court to a medical office;*
- b. *The application does not constitute a minor change as described in the ordinance to the PUD Agreement and Area plan since it does not meet the following criteria: Modifications to be considered minor changes, for which approved plans may be revised rather than amended, shall include, among other similar modifications, the following:*
 - a. *A change in residential floor area;*
 - b. *A change in nonresidential floor area of five (5) percent or less;*
 - c. *Minor variations in layout which do not constitute major changes; and or*
 - d. *A change in lot coverage and FAR of the entire PUD of one (1) percent or less;*
- c. *The proposed use of the site as a medical office is recommended for approval to the City Council as an amendment to the PUD Agreement and Area Plan as a reasonable alternative to the uses provided in the PUD Agreement and as recommended on the Master Plan for Land Use;*
- d. *The proposed use of the site as a medical office is consistent with the commercial developments immediately to the north and should be reviewed as part of the Local Business (B-1) Zoning District as requested by the applicant;*
- e. *The requirement for a 40 foot wide transition strip between residential and commercial area is recommended to be waived by the City Council because the site is 0.42 acres in size and is properly screened along the east property line from the existing homes by the existing open space/golf course and proposed landscape improvements; and*
- f. *The applicant shall comply with the findings of compliance with Ordinance*

standards in the staff and consultant review letters and the conditions and the items listed in those being addressed on the Preliminary Site Plan following consideration and approval of the Planned Unit Development Amendment by the City Council.

Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE OCTOBER 6, 2021 PLANNING COMMISSION MINUTES**

**Motion to approve the October 6, 2021 Planning Commission Meeting Minutes.
*Motion carried 5-0.***

ADJOURNMENT

Motion to adjourn the November 17, 2021 Planning Commission meeting. *Motion carried 5-0.*

The meeting adjourned at 7:38 PM.

*Actual language of the motion subject to review.