



# PLANNING COMMISSION AGENDA

CITY OF NOVI

Regular Meeting

**February 23, 2022 7:00 PM**

Council Chambers | Novi Civic Center  
45175 W. Ten Mile (248) 347-0475

## **COMMISSION MEMBERS: Avdoulos, Becker, Dismondy, Lynch, Pehrson, Roney, Verma**

The Planning Commission wishes to advise the general public that all remarks shall be limited to three minutes per person during both the Public Hearing and Audience Participation portions of the meeting. Petitioners' presentations shall be limited to ten minutes.

No person, other than a Commission member, shall address an issue for public hearing following the closing of that public hearing by the Chairperson (except during Audience Participation).

The above participation policy is outlined in Sections 3.4 and 3.8 of the Planning Commission By-Laws and Rules of Procedure.

## **CALL TO ORDER**

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

## **ROLL CALL**

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

Absent Excused: Member Dismondy

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Victor Boron, Plan Review Engineer; Ben Peacock, Planning Assistant; Saumil Shah, Traffic Consultant; Doug Necci, Façade Consultant

## **APPROVAL OF AGENDA**

**Motion to approve the February 23, 2022 Planning Commission Agenda. Motion carried 6-0.**

## **PUBLIC HEARINGS**

### **1. 2022-2028 CAPITAL IMPROVEMENT PROGRAM**

**Motion to approve the 2022-2028 Capital Improvement Program. Motion carried 6-0.**

### **2. GRIFFIN NOVI JSP 20-27**

Public hearing at the request of Singh Development, LLC for JSP 20-27 Griffin Novi for Planning Commission's recommendation to the City Council for approval of a Preliminary Site Plan with a PD-2 Option, Special Land Use permit, Wetland Permit, and Stormwater Management Plan approval. The subject property is located at the southeast corner of Twelve Mile Road and Twelve Oaks Mall access drive in Section 14. The applicant proposes to utilize the Planned Development 2 (PD-2) option to develop 174 multi-family residential units. A private street network is proposed to connect the development to Twelve Mile Road and the Twelve Oaks

Mall access drive on the west side of the property

**In the matter of JSP 20-27 Griffin Novi, motion to recommend approval to the City Council for Special Land Use based on and subject to the following:**

- 1. The proposed use will not cause detrimental impact on existing thoroughfares (based on Traffic review);**
- 2. The proposed use will not cause a detrimental impact on the capabilities of public services and facilities (based on Engineering review);**
- 3. The proposed use is compatible with the natural features and characteristics of the land (because there are no regulated woodlands on site, and minimal impacts to wetland areas are proposed);**
- 4. The proposed use is compatible with adjacent uses of land (because the proposed use is similar to the residential community to the south and complements other nearby uses);**
- 5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (as it fulfills the Master Plan objectives to provide a wide range of housing options and to provide residential developments that support healthy lifestyles);**
- 6. The proposed use will promote the use of land in a socially and economically desirable manner (as it fulfills one of the Master Plan objectives to ensure compatibility between residential and non-residential developments);**
- 7. 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 5-1.***

**In the matter of JSP 20-27 Griffin Novi, motion to recommend approval to the City Council for Preliminary Site Plan with a PD-2 Option based on and subject to the following:**

- 1. Planning Commission findings that the standards of Section 3.31.4 of the Zoning Ordinance are adequately addressed, as identified in the Planning Review Letter.**
- 2. Planning Commission findings that the standards of Section 3.31.7.B.viii.d of the Zoning Ordinance are adequately addressed, as identified in the Planning Review Letter.**
- 3. The recommendation includes the following ordinance deviations for consideration by the Planning Commission in its recommendation to the City Council:**
  - i. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for front yard (Twelve Mile frontage). A minimum of 50 feet is required, 20 feet is provided. The applicant states the standard setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.**
  - ii. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for western exterior side yard (Twelve Oaks Mall Road frontage). A minimum of 50 feet is required, 30 feet is provided. The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.**
  - iii. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for southern exterior side yard (Access Drive frontage). A minimum of 50feet is required, 42 feet is provided. The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.**

- iv. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for the eastern side yard. A minimum of 35 feet is required, 19.2 feet is provided. The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.
- v. Deviation from Section 3.6.2.H for not meeting the requirement for additional setback from a residential district to the south. A minimum of 174 feet is required for a building 58 feet in height, 87 feet is provided. This deviation is supported as the uses are both multi-family residential and the additional protection afforded by the larger setback is not warranted. However, the ZBA granted a conditional approval for a setback variance for the Waltonwood Phase 2 in 2003 that stated any building on the subject property would be a minimum of 150 feet from those buildings, which is shown on the plans and is consistent with the ZBA's previous approval.
- vi. Deviation from Section 3.31.7.B.viii.b.iv to exceed the maximum building height of 55 feet for Building C (58 feet proposed) and Building D (56 feet 7.5 inches proposed). The applicant states that the minor deviations for additional height are due to the site topography, and will not be perceivable to the human eye from ground level.
- vii. Deviation from Section 3.31.7.B.viii.b.vii to exceed the maximum building length of 125 feet without providing pedestrian entranceways every 125 feet along the frontage for Building B (135 feet proposed) and Building D (135 feet proposed). The applicant states that pedestrian entranceways are geared toward the parking lot and resident garages at the back of the building. There are entrances on the Twelve Mile Road frontage to individual units, which meets the intent of the ordinance.
- viii. Deviation from Section 3.8.2.H to allow a reduction in the minimum distance between buildings in two locations: between Buildings E & F (21.5 feet proposed, at least 30 feet required), between Buildings F & G (20 feet proposed, at least 30 feet required). The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose. Pedestrian access and landscaping have been provided at these locations, so the site is not compromised as a result of this deviation.
- ix. Deviation from Sec. 5.2.12.C to allow reduction of minimum required parking spaces for multiple family residential uses. A minimum of 355 are required, 308 spaces are provided. The proposed parking supply (308 spaces) is 25% higher than the projected peak demand (247 spaces), and therefore seems to contain a reasonable safeguard should these assumptions be off by some degree. Staff recommends approval of the deviation to allow for a 13% reduction in parking from the Ordinance requirement consistent with the applicant's request.
- x. Deviation from Section 5.10.1.B.vi to allow parking stalls within 25 feet of Building D and the Clubhouse in a residential district (8-10 feet proposed, 25 feet required). The applicant states maintaining adequate parking for visitors is an important feature of the site. The unusual configuration of the property boundary creates some awkward angles that are not conducive to consistent rectilinear buffers. The deviations requested are located in areas that are less objectionable. For example, locating ADA accessible spaces closer to the building, near the community clubhouse, and near the high traffic Twelve Oaks Mall Road.
- xi. Deviation from Section 4.19.2.F for allowing a dumpster in the side yard instead of required rear yard. Staff supports this deviation as the site has three street frontages, which limits the possibilities to conform. The applicant

indicates the dumpster has been located to best avoid negative views from unit balconies and exterior roadways, while still being accessible to waste hauler vehicles.

- xii. Design & Construction Standards variance for lack of sidewalk offset from the travel way near the pool. Supported by staff as compliance will be achieved in other locations.
- xiii. Landscape deviation from Section 5.5.3.B.ii and iii for lack of 4.5-6 foot landscaped berm along eastern property line. Supported by staff as alternative screening is provided with large evergreen trees and the applicant will add additional fencing to block the headlights from the parking lot.
- xiv. Landscape deviation from Section 5.5.3.B.ii and iii for lack of berm or wall in the greenbelt of Twelve Mile Road, Twelve Oaks Drive and the southern road. Supported by staff due to the topography and presence of utilities, but the proposed hedges must be planted adjacent to the parking lots in order to screen headlights effectively.
- xv. Landscape deviation from Section 5.5.3.B.ii and iii for deficiency in greenbelt canopy trees on Twelve Oaks Drive. Supported by staff due to utility conflicts.
- xvi. Landscape deviation from Section 5.5.3.B.ii and iii for deficiency in street trees on Twelve Oaks Drive. Supported by staff due to utility conflicts.
- xvii. Landscape deviation from Section 5.5.3xx for a 25% deficiency in multi-family unit trees. Supported by staff as 75% of requirement will be provided.
- xviii. Landscape deviation to permit up to 30% of the multi-family unit trees to consist of subcanopy species. Supported by staff.
- xix. Landscape deviation from Section 5.5.3.C.iii for deficiency in parking lot perimeter landscaping. Supported by staff as the parking areas are fully landscaped.
- xx. Landscape deviation from Sec 5.5.3.E.ii for deficiency in multifamily building foundation landscaping along interior drives. Support by staff as the applicant will include small beds to provide relief between garages.
- xxi. Façade deviation under Section 9 of the Façade Ordinance to permit an overage of vertical batten siding on the side elevations of buildings B, C and D (maximum of 50% permitted, 51-59% proposed). Supported by façade consultant as the deviation is minor in nature and is consistent with the overall compositions of the facades.
- xxii. Deviation from Section 5.7.3.K to allow the average to minimum light ratio to exceed the 4:1 maximum (5:1 proposed).

4. 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 4-2.**

In the matter of JSP 20-27 Griffin Novi, 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 JSP 20-27 Griffin Novi, motion to recommend approval to the City Council for 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**

***Motion to adjourn the February 23, 2022 Planning Commission meeting. Motion carried 6-0.***

The meeting adjourned at 8:19 PM.

\*Actual language of the motion subject to review.