



# PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

**March 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 Lynch, Chair Pehrson, Member Gutman, Member Zuchlewski

**Absent:** Member Prince, Member Greco

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Beth Kudla-Saarela, City Attorney; Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Adam Wayne, Engineer

## PLEDGE OF ALLEGIANCE

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

## APPROVAL OF AGENDA

Moved by Member Lynch, seconded by Member Zuchlewski:

## VOICE VOTE ON THE AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER ZUCHLEWSKI:

**Motion to approve the March 13, 2013 Planning Commission Agenda. Motion carried 5-0.**

## AUDIENCE PARTICIPATION

No one from the audience wished to speak.

## CORRESPONDENCE

There was no Correspondence.

## COMMITTEE REPORTS

There were no Committee Reports.

## COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

Deputy Director McBeth said there were a couple opportunities for planning commissioner training. The Planning Essentials Workshop will be held for free at Oakland County. The Oakland County group is picking up the cost for any of our planning commissioners or any planning commissioners throughout Oakland County who may want to attend. Another one that's coming up later in the year, from Oakland County from September 9<sup>th</sup> through October 21<sup>st</sup> is the Michigan Citizen Planner Classroom Series. A number of the City's planning commissioners have attended that in the past and have found that it's worthwhile. So if anybody is interested in that then we would encourage you to attend.

The City Council took action on a number of items at their Monday night meeting that the Planning Commission had also recently considered. The Meadows of Island Lake, the additional phase on the Dinser Property, was approved for inclusion into the Residential Unit Development. The agreement will go back to City Council for formal and final adoption and the Preliminary Site Plan will come back to the Planning Commission for consideration. Also approved on Monday night was the Gordon Food Service (GFS) Market Place Preliminary Site Plan and Special Land Use Permit. They also went last night to the Zoning Board of Appeals and got the requested variances.

## CONSENT AGENDA - REMOVALS AND APPROVAL

There were no items on the Consent Agenda.

## **PUBLIC HEARINGS**

### **1. DETROIT METROPOLITAN CREDIT UNION, JSP12-69**

Public hearing at the request of Stucky Vitale Architects for the recommendation to City Council regarding the Preliminary Site Plan, Woodland Permit and Stormwater Management Plan. The subject property is located in Section 23 at the northeast corner of the intersection of Main Street and Novi Road in the TC-1, Town Center District. The development area is .83 acres and the applicant is proposing an approximately 3,000 sq. ft. Detroit Metropolitan Credit Union.

Planner Kapelanski said the applicant is proposing to construct an approximately 3,000 sq. ft. Detroit Metropolitan Credit Union at the northeast corner of Main Street and Novi Road. The credit union parcel would be split off from the larger parcel that currently exists. The property is surrounded by vacant land to the north and west, Ace Cutting equipment on the opposite side of Main Street to the south and City Center Plaza on the opposite of Novi Road to the east. The subject property is zoned TC-1, Town Center and is bordered by TC-1 zoning on all sides. The Future Land Use map indicates TC Commercial Uses for the subject property and the surrounding properties. There is one landmark tree on the property, located near the center of the site. The applicant is proposing removal of this tree, which will require a woodland permit. There are no regulated wetland areas on the property.

The applicant is proposing a 3,000 sq. ft. financial institution with an accessory drive-through use. Drive-through lanes as an accessory use at a financial institution have typically been permitted in the TC and TC-1 District. This is separate from the standards relating to drive-through restaurants. The planning review recommends approval noting development on parcels larger than 5 acres in the TC-1 District requires the approval of the City Council after the review and recommendation of the Planning Commission. The landscape review recommends approval of the plan noting City Council approval is required to permit a decorative fence with brick piers along the rights-of-way in lieu of a brick wall. Staff supports this waiver. The woodland review recommends approval of the plan indicating the removal of the previously mentioned landmark tree. The façade review recommends approval of the plan. The applicant has submitted the required materials sample board. The engineering, traffic and fire reviews all recommend approval of the plan.

Mike Blane of Stucky Vitale Architects said, as Kristen stated, we are here tonight to present our plan for the 3,000 square foot new credit union with the ATM lane and two additional drive-thru lanes. We've worked closely with the City Planning Department and the plan you see before you is a result of that effort. We've created that node in the corner as a pedestrian friendly corner with some landscaping and a bench and some pavers. We're trying to be sensitive to the district that we're in and meet all those requirements.

No one from the audience wished to speak and there was no correspondence. Chair Pehrson closed the public hearing.

Member Lynch said the only issue was the fence with the brick wall and that's really not an issue. The applicant has submitted the sample board that was requested. This looks like a wonderful addition to the property and it looks like you've done a very nice job.

Moved by Member Gutman and seconded by Member Lynch:

### **ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER LYNCH:**

**In the matter of Detroit Metropolitan Credit Union, JSP12-69, motion to recommend approval of the Preliminary Site Plan subject to the following:**

- a. City Council approval to permit a decorative fence with brick piers along the rights-of-way in lieu of a brick wall; and
  - b. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan
- because it is otherwise in compliance with Article 16, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

Moved by Member Gutman and seconded by Member Lynch:

**ROLL CALL VOTE ON THE WOODLAND PERMIT APPROVAL MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER LYNCH:**

In the matter of Detroit Metropolitan Credit Union, JSP12-69, motion to recommend approval of the Woodland permit, subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan submittal because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

Moved by Member Gutman and seconded by Member Lynch:

**ROLL CALL VOTE ON THE STORMWATER MANAGEMENT PLAN APPROVAL MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER LYNCH:**

In the matter of Detroit Metropolitan Credit Union, JSP12-69, motion to recommend approval of the Stormwater Management Plan, subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan because it is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

**MATTERS FOR CONSIDERATION**

**1. THE CHEESECAKE FACTORY, JSP13-14**

Consideration of the request of TRM Architecture for the recommendation to City Council regarding the Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 14 at 27500 Novi Road within the Twelve Oaks Mall in the RC, Regional Center District. The applicant is proposing to modify the existing façade and outdoor eating area of Space E-121 in the Twelve Oaks Mall.

Planner Kapelanski said the applicant is proposing to modify the existing façade and outdoor eating space of a tenant space at Twelve Oaks Mall located near Nordstrom and Lord and Taylor. The property is zoned RC, Regional Center and is surrounded by RC zoning. The proposed façade modifications require a Section 9 façade waiver for the underage of brick and overage of EIFS. The City's façade consultant has recommended approval of the requested waiver given the carefully coordinated array of textures and colors and interesting design of the façade. The planning, landscape and fire reviews recommend approval of the site plan. Projects and waivers in the RC District require the approval of the City Council after the review and recommendation of the Planning Commission.

Moved by Member Lynch and seconded by Member Gutman:

**ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GUTMAN:**

In the matter of The Cheesecake Factory, JSP13-14, motion to recommend approval of the

Preliminary Site Plan subject to the Section 9 Waiver to allow an underage of brick and an overage of EIFS on the east façade because it is otherwise in compliance with Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

**2. APPROVAL OF THE JANUARY 09, 2013 PLANNING COMMISSION MINUTES**

Moved by Member Gutman and seconded by Member Lynch:

**ROLL CALL VOTE ON PLANNING COMMISSION MINUTES APPROVAL MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER LYNCH:**

Motion to approval the January 9, 2013 Planning Commission minutes. *Motion Carried 5-0.*

**3. APPROVAL OF THE FEBRUARY 13, 2013 PLANNING COMMISSION MINUTES**

Moved by Member Lynch and seconded by Member Gutman:

**ROLL CALL VOTE ON PLANNING COMMISSION MINUTES APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GUTMAN:**

Motion to approve the February 13, 2013 Planning Commission minutes. *Motion carried 5-0.*

**CONSENT AGENDA REMOVALS FOR COMMISSION ACTION**

There were no Consent Agenda Removals.

**MATTERS FOR DISCUSSION**

There were no Matters for Discussion.

**SUPPLEMENTAL ISSUES**

There were no Supplemental Issues.

**AUDIENCE PARTICIPATION**

No one from the audience wished to speak.

**ADJOURNMENT**

Moved by Member Lynch and seconded by Member Gutman:

**VOICE VOTE ON MOTION TO ADJOURN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GUTMAN:**

Motion to adjourn the March 13, 2013 Planning Commission meeting. *Motion carried 5-0.*

The meeting was adjourned at 7:15 PM.

Transcribed by Valentina Nuculaj

March, 2013

Date Approved: March 13, 2013

Signature on File

---

Richelle Leskun, Planning Assistant