



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting
August 12th, 2020 7:00 PM
Remote Meeting
45175 W. Ten Mile (248) 347-0475

In accordance with Executive Order 2020-154, this meeting was held remotely.

CALL TO ORDER

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

ROLL CALL

Present: Member Avdoulos, Member Dismondy, Member Ferrell, Member Gronachan, Member Lynch, Chair Pehrson

Absent: Member Maday

Staff: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Christian Carroll, Planner; Madeleine Kopko, Planning Assistant; Rick Meader, Landscape Architect; Kate Richardson, Staff Engineer; Elizabeth Saarela, City Attorney; Pete Hill, City Environmental Consultant;

APPROVAL OF AGENDA

Motion to approve the August 12, 2020 Planning Commission Agenda. *Motion carried 6-0.*

PUBLIC HEARINGS

1. BECK NORTH UNITS 4 & 52, JSP 20-12

Public hearing at the request of Dembs Development for Preliminary Site Plan, Woodland Permit and Storm Water Management Plan approval for a new 31,617 square foot speculative building for warehouse/office uses. The subject property is approximately 3.49 acres and is located in Section 4, north of West Road and west of Hudson Drive. The site is zoned I-1, Light Industrial District and is located in the Beck North Corporate Park.

In the matter of Beck North Units 4 & 52 JSP20-12, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. **A waiver from Section 11-216.d.1.d of the Code of Ordinances to allow same-side driveway spacing less than 125 feet because the lot configuration does not allow for alternative placement, which is hereby granted;**
- b. **A Section 9 façade waiver is requested for the overage of CMU (75 percent maximum allowed, 98 percent on South, 98 percent on West, 81 percent on East**

and 81 percent on North façade proposed) because the combination of materials proposed will enhance the overall design of the building, which is hereby granted;

- 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.

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. *Motion carried 6-0.*

In the matter of Beck North Units 4 & 52 JSP20-12, motion to approve the Woodland Permit based on and subject to the following:

- a. The regulated tree count shall be updated to reflect all trees determined to be subject to regulation under the Woodland Protection Ordinance by the City's environmental consultant as indicated in the applicant's response letter;
- b. 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Beck North Units 4 & 52 JSP20-12, 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. 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. *Motion carried 6-0.*

2. CASA LOMA, LOT 4, PSP20-0052

Public hearing at the request of Compo Builders Inc. for consideration of a request for a Woodland Use Permit at 47685 Casa Loma Court. The property is known as Lot 4, Casa Loma Subdivision, which is located on the west side of Beck Road, north of Eight Mile Road in Section 32 of the City. The applicant is proposing to remove twenty-six woodland trees in order to construct a single family residential structure.

In the matter of Casa Loma, Lot 4, PSP20-0052, motion to approve the Woodland Use Permit. *Motion carried 6-0.*

3. TEXT AMENDMENT 18.293 – LANDSCAPE ORDINANCE AND LANDSCAPE DESIGN MANUAL

Public hearing for Text Amendment 18.293 to update Section 5.5 of Zoning Ordinance related to the Landscaping standards, and the Landscape Design Manual, in order to make modifications to the ordinance and manual in certain areas.

In the matter of Text Amendment 18.293 motion to make a favorable recommendation to the City Council for reading and adoption. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. INTRODUCTION TO TEXT AMENDMENT – FACILITIES FOR HUMAN CARE

Set public hearing for Text Amendment 18.294 to update Section 4.65, Facilities for Human Care, to allow facilities for human care in the OST, Office Service Technology District throughout the City of Novi on sites consisting of not less than four and a half acres except general hospitals.

Motion to set a public hearing for Text Amendment 18.294 for the next available Planning Commission meeting. *Motion carried 6-0.*

2. APPROVAL OF THE JULY 22, 2020 PLANNING COMMISSION MINUTES.

Motion to approve the July 22, 2020 Planning Commission Meeting minutes. *Motion carried 6-0.*

ADJOURNMENT

The meeting was adjourned at 8:05 PM.

*Actual language of the motion subject to review.