



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

July 24, 2019 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 Anthony, Member Avdoulos, Member Ferrell, Member Gronachan, Member Lynch, Member Maday, Chair Pehrson

Absent: None

Also Present: Barb McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Kate Richardson, Staff Engineer; Beth Saarela, City Attorney

APPROVAL OF AGENDA

Motion to approve the July 24, 2019 Planning Commission Agenda. *Motion carried 7-0.*

CONSENT AGENDA - REMOVALS AND APPROVAL

1. PLANET FITNESS JSP 18-57: Approval of Transformer Location

Approval at the request of PF Michigan Group, LLC, for allowing the alternate location of the proposed transformer in the interior side yard in lieu of required rear yard, as may be granted by the Planning Commission per the revised Planned Rezoning Overlay Agreement for the Adell Center. The applicant previously received Planning Commission approval of Preliminary Site Plan for a single floor 21,054 square foot indoor recreational facility known as Planet Fitness.

In the matter of request of PF Michigan Group, LLC, for the Planet Fitness JSP18-57, motion to approve the alternate location of the proposed transformer in the interior side yard in lieu of required rear yard, as may be granted by the Planning Commission per the revised Planned Rezoning Overlay Agreement for the Adell Center, based on and subject to the comments provided in this letter. *Motion carried 7-0.*

2. A123 SYSTEMS JSP 17-21: Landscape Plan Revisions

Approval of the request of A123 Systems for revised Preliminary Site Plan with changes to the landscape plans. The subject parcel is located in Section 15, West of Cabaret Drive and South of Twelve Mile Road and is zoned OST, Office Service Technology. The applicant previously received Planning Commission approval to develop the 31.25 acre parcel with two buildings: one office/lab space of 128,936 square feet on the southern portion of the site (Phase 1) and the other as an

assembly building of 53,469 square feet (Phase 2) including associated site improvements. Construction of Phase 1 is well underway, and the revised Landscape Plans bring the project into conformance with current ordinance standards.

In the matter of A123 Systems JSP17-21, motion to approve the revised Preliminary Site Plan based on and subject to the previous actions taken by the Planning Commission related to this matter. 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 7-0.*

MATTERS FOR CONSIDERATION

1. INTRODUCE TEXT AMENDMENT 18.289 – HEIGHT IN B-2

Set a public hearing for Text Amendment 18.289 to update Section 3.10, B-1, B-2 and B-3 Business Districts Required Conditions, to allow building height to be increased to 52 feet or 4 stories in the B-2, Community Business District throughout the City of Novi when not adjacent to a residential district.

Motion to set public hearing for Text Amendment 18.289. *Motion carried 7-0.*

2. ELECTION OF OFFICERS AND APPOINTMENTS TO COMMITTEES

The Planning Commission elected officers and assigned members to positions on the Committees.

3. APPROVAL OF THE JUNE 26, 2019 PLANNING COMMISSION MINUTES

Motion to approve the June 26, 2019 Planning Commission Meeting Minutes. *Motion carried 7-0.*

ADJOURNMENT

The meeting was adjourned at 7:28 PM.

**Actual language of the motions subject to review.*