



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**October 30, 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 Avdoulos, Member Ferrell, Member Gronachan, Member Lynch, Member Maday, Chair Pehrson

Absent: Member Anthony

Also Present: Barbara McBeth, City Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Victor Boron, Staff Engineer; Tom Schultz, City Attorney

## APPROVAL OF AGENDA

**Motion to approve the October 30, 2019 Planning Commission Agenda. *Motion carried 6-0.***

## CONSENT AGENDA - REMOVALS AND APPROVALS

### 1. SLI MEDICAL

Approval at the request SLI Medical for Planning Commission's approval of minor changes to the revised site plan and the landscape plan to accommodate truck maneuvering. The applicant previously received Planning Commission approval for site plan and storm water management plan.

**In the matter of request of SLI Medical for JSP18-74 SLI Medical Office Building, motion to approve the Revised Preliminary Site Plan based on and subject to the findings of compliance with the Ordinance standards in the staff and consultant review letters and the remaining items listed in those letters being addressed on the electronic stamping set submittal. *Motion carried 6-0.***

## PUBLIC HEARINGS

### 1. KEFORD COLLISION AND TOWING JSP 18-31

Public hearing at the request of Keford Collision & Towing for Planning Commission's approval of the Preliminary site plan, Wetland permit, and Storm water management plan. The subject property is currently zoned I-2 (general industrial) with an associated planned rezoning overlay (PRO) agreement. The subject property is approximately 7.61 acres and is located on the south side of Grand River Avenue between Taft Road and Novi Road (Section 15). The applicant proposes to use the existing larger building for an auto body collision repair shop

and related offices, along with an accessory use of car rental services. No particular subtenants for the second existing building have been identified yet. The plan proposes an enclosed yard of up to 160 spaces in the rear yard for storage of towed vehicles.

**In the matter of Keford Collision and Towing JSP18-31, motion to postpone the Preliminary Site Plan, Wetland Permit and Storm Water Management Plan to give staff additional time to properly advertise for the public hearing. *Motion carried 6-0.***

**2. TEXT AMENDMENT 18.290– UPDATES TO STANDARDS FOR HOTEL DEVELOPMENTS**

Public Hearing for Planning Commission’s recommendation to the City Council for an ordinance to amend the City of Novi Zoning Ordinance at various sections, in order to bring ordinance language up to date, and update standards for minimum parking, open space and loading requirements for Hotel developments.

**Motion to make a recommendation to the City Council to approve the proposed Ordinance amendment and bring Ordinance language up-to-date. *Motion carried 6-0.***

**3. TEXT AMENDMENT 18.288 – UPDATES TO THE B-2 AND B-3 ZONING DISTRICTS**

Public Hearing for Planning Commission’s recommendation to the City Council for an ordinance to amend the City of Novi Zoning Ordinance at various sections, in order to update the uses permitted as of right and the uses permitted as special land uses in the B-2, Community Business District and B-3, General Business District, and various other modifications.

**Motion to bring Text Amendment 18.288 back for the Planning Commission’s review after staff incorporates tonight’s discussion into the document. *Motion carried 6-0.***

**MATTERS FOR CONSIDERATION**

**1. APPROVAL OF THE SEPTEMBER 25, 2019 PLANNING COMMISSION MINUTES**

**Motion to approve the September 25, 2019 Planning Commission Minutes. *Motion carried 6-0.***

**2. APPROVAL OF THE OCTOBER 16, 2019 PLANNING COMMISSION MINUTES**

**Motion to approve the October 16, 2019 Planning Commission Minutes. *Motion carried 6-0.***

**ADJOURNMENT**

The meeting was adjourned at 7:42 PM.

\*Actual language of the motions subject to review.