



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting
July 26, 2023 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

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

ROLL CALL

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

Absent Excused: Member Lynch

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Ben Peacock, Planner

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Motion made by Member Becker and seconded by Member Verma to approve the agenda.

ROLL CALL VOTE ON MOTION TO APPROVE THE JULY 26, 2023 PLANNING COMMISSION AGENDA MOVED BY MEMBER BECKER AND SECONDED BY MEMBER VERMA.

Motion carried 6-0.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Chair Pehrson closed the first public participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

CITY PLANNER REPORT

There was no City Planner Report.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. JSP22-19 SAKURA NOVI ARTWORK DEFERRAL

Approval of the request of Sakura Novi, LLC to defer the submittal of artwork for approval. The subject property is located north of Grand River Avenue and east of Town Center Drive. A condition

of the PRO Agreement for the project was for the artwork proposed for Building C to be approved by the City with site plan approval for Phase 1. Approval of the Preliminary Site Plan was granted by City Council on August 8, 2022. Administrative approval of the Final Site Plan is expected soon.

In the matter of JSP22-19 Sakura Novi Artwork Deferral, motion to approve the extension of the time allowed for the submittal of the artwork, based on the following conditions:

- 1. The applicant shall provide a model, drawings and/or high-quality rendering of the proposed artwork before the first Temporary Certificate of Occupancy will be issued for Sakura Novi, and not later than 12 months from the date of Final Stamping Set approval.**
- 2. The artwork will be placed on a Planning Commission agenda for review and approval.**

Motion made by Member Avdoulos and seconded by Member Dismondly to approve the extension subject to the conditions provided in the memo.

ROLL CALL VOTE ON MOTION TO APPROVE THE EXTENSION FOR JSP22-19 SAKURA NOVI ARTWORK DEFERRAL MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER DISMONDY.

Motion carried 6-0.

PUBLIC HEARINGS

There were no Public Hearings.

MATTERS FOR CONSIDERATION

1. JSP21-34 AUDI OF NOVI

Consideration of the revised Final Site Plan at the request of Lithia Motors, Inc. The subject property is approximately 3.91 acres and is located at the northwest corner of Ten Mile Road and Haggerty Road in the B-3, General Business Zoning District. The applicant is proposing to repurpose the approximately 19,000 square foot former Jaguar Car Dealership building for Audi of Novi, along with associated parking, vehicle inventory, and site improvements.

Planner Ben Peacock relayed this 3.91-acre site is located at 24295 Haggerty Road, west of Haggerty Road and north of Ten Mile Road in Section 24 of the City. It is zoned B-3 General Business, and the surrounding area is zoned OS-1 Office Service, B-1 Local Business, B-3 General Business to the east in Farmington Hills and to the south, and LI-1 Light Industrial in Farmington Hills. The Future Land Use map indicates Community Commercial for the subject property and several of the surrounding properties, community office and single family to the west and south, and non-center type business and industrial to the east in Farmington Hills. The subject property does not contain any regulated wetlands or woodlands.

This project originally came before the Planning Commission for Preliminary Site Plan and Special Land Use approval on May 11, 2022. The applicant was proposing to demolish the former Jaguar Car Dealership and redevelop the site to build an approximately 11,935 square foot two-story car dealership building to be used by Audi of Novi. However, the applicant has chosen to move forward with a smaller scope of work. The applicant is now proposing to repurpose the approximately 19,000 square foot former Jaguar Car Dealership building for Audi of Novi, along with associated parking, vehicle inventory, and site improvements. Only portions of the existing building will be demolished to fit the building for Audi. The second story of the building is primarily to be used for parts storage. The driveway curb cuts on Ten Mile Road and Haggerty Road will remain in their existing locations. A new driveway connection is proposed to a north parking lot to provide ease of access to the adjacent site, which is also owned by Lithia Motors.

As a result of the revised layout, a Zoning Board Appeals variance and several waivers are requested by the applicant as part of the revised Final Site Plan.

A Zoning Board of Appeals Variance from Section 3.10.3.A for an overhead door on the south elevation facing Ten Mile Road. It is supported by staff since it is partially an existing condition of the building, but structural modifications are proposed. In addition, the previous variance granted for overhead doors for the original layout has expired.

A Parking Setback Waiver of 8.25 feet along the north property line. A 10-foot setback is required per the Zoning Ordinance, but only a 1.75-foot setback is proposed. This is supported since the existing setback deficiency is not being expanded. A Parking Setback Waiver of 5.72 feet setback was approved for the original layout at the May 11, 2022 Planning Commission meeting.

Landscape waiver for the lack of foundation landscaping along the south face of the building, which is supported due to the significant additional landscaping above the foundation landscaping requirement.

The Planning Commission is also asked to confirm the Landscape waivers that were originally granted on May 11, 2022, which include:

- A waiver for the lack of a greenbelt berm along 10 Mile Road, contingent on preservation of existing hedge or replacement of the hedge if it is removed.
- A waiver for the lack of street trees along both Haggerty Road and 10 Mile Road
- A waiver for the lack of greenbelt trees along Haggerty Road
- A waiver for the lack of berm along Haggerty Road contingent on provision of a screening hedge.
- A waiver for the deficiency in building foundation landscaping at building as applicant will put compensating landscaping on the Ten Mile Road side of the parking lot.

All other items identified in the review letters are to be addressed with the next submittal if this plan were to be approved tonight by the Planning Commission.

The Planning Commission is asked tonight to approve or deny the revised Final Site Plan, along with any associated waivers. The applicant is here tonight to represent the project. Staff is also available to answer any questions.

Shane Burley, Studio Detroit Architects, on 2040 Park Ave. Suite 200 in Detroit introduced himself and Tim Wood from Nowak and Fraus, the Civil Engineer on the project. Mr. Burley relayed they are back with a revised site plan changing the scope of the project, actually trying to save an existing building now instead of tearing it down and starting over. They were able to work hand in hand with Audi to revise the design to meet Audi's brand standards.

Chair Pehrson turned the matter over to the Planning Commission for consideration.

Member Verma inquired as to the project delay. Mr. Burley responded that this project is part of several stages and different projects. The Porsche project just to the North has been secured, so now that allows moving forward with Audi. The Audi redesign took a little bit of time.

Member Roney had no questions but would like to see something done on that corner.

Member Becker inquired as to whether the wavy concrete on site would be removed. Mr. Burley responded that it would be removed.

Member Dismondy had no comments.

Member Avdoulos relayed he appreciates the applicant taking a look at the existing structure and recalls asking about the option to repurpose prior. At the time, it wasn't in line with Audi's brand, but he is glad the applicant found a way to incorporate the brand standards into the existing building.

Member Avdoulos inquired about the exterior materials legend and whether there will be staining and painting done to get to the Audi brand. Mr. Burley responded the existing block and the cast stone panels will be stained, not painted, so it's an integral product.

Motion made by Member Avdoulos and seconded by Member Dismondy to approve the revised final site plan.

In the matter of Audi of Novi, JSP21-34, motion to approve the Revised Final Site Plan based on and subject to the following:

a. Zoning Board of Appeals Variance from Section 3.10.3.A of the Zoning Ordinance for an

- overhead door on the south elevation of the building facing a major thoroughfare (Ten Mile Road) as recommended by staff because it is partially an existing condition of the building, but structural modifications are proposed. In addition, the previous variance granted for two overhead doors on the original site plan layout has expired;
- b. Parking Setback Waiver of 8.25 feet (10 feet required, 1.75 feet proposed) along the north property line since the existing setback deficiency is not being expanded (and is technically being reduced), which is hereby granted;
 - c. Landscape waiver for the lack of foundation landscaping along the south face of the building due to the significant additional landscaping above the foundation landscaping requirement, which is hereby granted;
 - d. Confirmation of Landscape waivers previously granted by the Planning Commission on May 11, 2022 for an earlier site plan, which are again approved for the proposed updated site plan, as recommended by the City's Landscape Architect:
 - i. Lack of greenbelt berm along 10 Mile Road contingent on preservation of existing hedge or replacement of the hedge if it is removed
 - ii. Lack of street trees along both Haggerty Road and 10 Mile Road
 - iii. Lack of greenbelt trees along Haggerty Road
 - iv. Lack of berm along Haggerty Road contingent on provision of a screening hedge.
 - v. Deficiency in building foundation landscaping at building as applicant will put compensating landscaping on 10 Mile Road side of the parking lot

ROLL CALL VOTE ON MOTION TO APPROVE THE REVISED FINAL SITE PLAN FOR JSP21-34 AUDI OF NOVI MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER DISMONDY.

Motion carried 6-0.

2. APPROVAL OF THE JULY 12, 2023 PLANNING COMMISSION MINUTES

Motion made by Member Avdoulos and seconded by Member Dismody to approve the July 12, 2023 Planning Commission Minutes.

ROLL CALL VOTE ON MOTION TO APPROVE THE JULY 12, 2023 PLANNING COMMISSION MINUTES WAS MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER DISMONDY.

Motion carried 6-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

City Planner McBeth relayed that Planner Ben Peacock, who has been with the City for two years, has accepted a job in California.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing no one, Chair Pehrson closed the final audience participation.

ADJOURNMENT

Motion to adjourn the meeting made by Member Avdoulos and seconded by Member Dismody.

VOICE VOTE ON MOTION TO ADJOURN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER DISMONDY.

Motion carried 6-0.

Meeting adjourned at 7:15 PM.