



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

May 11, 2016 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 p.m.

ROLL CALL

Present: Member Baratta, Member Greco, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: Member Anthony (excused), Member Giacometti (excused)

Also Present: Barbara McBeth, City Planner; Kirsten Mellem, Planner; Adrianna Jordan, Planner; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Beth Saarela, City Attorney

PLEGDE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Moved by Member Greco and seconded by Member Lynch:

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

Motion to approve the May 11, 2016 Planning Commission Agenda. Motion carried 5-0.

AUDIENCE PARTICIPATION

No one in the audience wished to speak

CORRESPONDENCE

There was no correspondence

COMMITTEE REPORTS

There were no Committee Reports

CITY PLANNER REPORT

City Planner McBeth said she had nothing to report

CONSENT AGENDA – REMOVALS AND APPROVAL

There were no Consent Agenda items

PUBLIC HEARINGS

1. EVERBROOK/LEARNING CARE ACADEMY JSP 15-57

Public hearing at the request of ICAP Development for approval of the Special Land Use Permit, Preliminary Site Plan, and Stormwater Management Plan. The subject property is located west of Beck Road and north of Eleven Mile Road in Section 17 on 4.15 acres. The applicant is proposing to construct a daycare facility in an 11,844 square foot free-standing building to serve 138 children and 22 staff members with site improvements including parking, storm water, landscape, and recreation area for kids. A daycare facility is considered a Special Land Use under PSLR overlay.

Planning Commissioner Baratta disclosed to the Commission that he has a conflict of interest and that he wished to recuse himself since he is an executive of the Learning Care Group.

Moved by Member Greco and seconded by Member Lynch:

ROLL CALL VOTE TO RECUSE MEMBER BARATTA FROM THE PUBLIC HEARING MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH

Motion to recuse Member Baratta from the Public Hearing. Motion carried 4-0.

Planner Mellem stated that the subject property is 4.19 acres and is located at the northwest corner of Eleven Mile and Beck Road in Section 17. The current zoning is R-3: One-Family Residential with a Planned Suburban Low-Rise Overlay. It is surrounded by R-3: One-Family zoning on the North, West, and South. There is RA zoning to the east, across Beck Road.

The future land use map indicates Suburban Low-Rise for the subject property and surrounding parcels to the north, west, and south. There are single family uses to the east, across Beck Road.

The subject property is adjacent to an existing wetland mitigation area, located to the northwest, which is associated with the Providence Hospital development. There are no impacted wetlands on the site and only a small section of regulated woodlands on the west parcel line, that will stay intact as part of this development.

The applicant is proposing to construct a daycare facility in an 11,844 square foot free-standing building to serve 138 children and 22 staff members. Site improvements include parking, stormwater, landscaping, and recreation area for kids. The daycare facility is considered a Special Land Use under the Planned Suburban Low-Rise overlay. A traffic impact study was submitted and reviewed by the City's Traffic Engineering consultant.

All reviewers are recommending approval at this time. There is one item of note from the Traffic Review stating a requirement to extend the deceleration lane on Beck Road to meet City Standards or seek approval of a Design & Construction variance from City Council.

Planner Mellem said, The Planning Commission is asked tonight to consider the Special Land Use Permit, Preliminary Site Plan, and Stormwater Management Permit. The applicant and representatives are here tonight to answer any questions you may have, as am I.

Brian Adamson from ICAP Development wanted to remind the Commission that this Preliminary Site Plan is a follow up to the Concept Plan that was previously reviewed and recommended for

approval by the Commission in November 2015. The material changes to the plan were not of note. We have worked with staff to refine several of the items related to the site plan, landscaping, stormwater, and the elevations. We hope to break ground on this project next month.

Chair Pehrson asked if there was anyone in the audience that had any comments on the public hearing regarding this project. After no one responded and after confirming that there were no written comments he closed the Public Hearing.

Member Lynch questioned Mr. Adamson about the deceleration lane.

Mr. Adamson responded that they are going to ask to keep it at the 40 feet that they currently have now. The reasons are according to the traffic study there are no improvements that are needed on Beck Road. However the City does have an ordinance that taper lanes be provided-not a turn lane or a deceleration lane, just a taper lane. Due to the proximity of a driveway to the north parcel and the location of an existing power lines, we are not able to extend that taper any farther than it is today. There is 5 feet between the existing power pole and where our taper comes in. Currently our taper is 40 feet long. We would be able to bring it up to the power line if possible, however, it would only be 5 feet wide. We don't see that as a useful taper. Also when looking at the traffic study it assumes that all south bound traffic would turn into that north bound lane. In reality we feel that it would be split. Probably not 50-50 but at least some of the traffic will come down to the south driveway. We believe that a 40 foot taper is sufficient for the limited amount of traffic that comes in and out of this facility.

Member Lynch asked if they are going to seek a waiver from City Council?

Mr. Adamson confirmed that they are going to seek a waiver.

Motion by Member Greco and seconded by Member Lynch

ROLL CALL VOTE ON THE SPECIAL LAND USE PERMIT APPROVAL MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

In the matter of Everbrook/Learning Care Academy, JSP15-57, motion to approve the Special Land Use Permit based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares as indicated by the Traffic Impact Study and as a result of the recommendations of that study;**
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities;**
- c. The proposed use is compatible with the natural features and characteristics of the land because the plan will not impact any existing natural features;**
- d. The proposed use is compatible with adjacent uses of land because the proposed use conforms to the PSLR agreement and all standards for a day care center;**
- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use;**
- f. The proposed use will promote the use of land in a socially and economically desirable manner; and**
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.**

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. Motion Carried, 4-0.

Motion by Member Greco and seconded by Member Lynch

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

In the matter of Everbrook/Learning Care Academy, JSP15-57, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Applicant shall seek City Council approval of a Design and Construction Standards variance on the proposed Beck Road deceleration lane; and**
- b. 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, 4-0.

Motion by Member Greco and seconded by Member Lynch

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

In the matter of Everbrook/Learning Care Academy, JSP15-57, motion to approve the Stormwater Management Plan based on and subject to the following:

- a. 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, 4-0.

MATTERS FOR DISCUSSION

There were no matters for discussion

SUPPLEMENTAL ISSUES

There were no supplemental issues

AUDIENCE PARTICIPATION

No one in the audience wished to speak

ADJOURNMENT

Moved by Member Zuchlewski and seconded by Member Lynch:

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

Motion to adjourn the May 11, 2016 Planning Commission meeting. Motion carried 5-0.

The meeting was adjourned at 7:13 PM.

Transcribed by Richelle Leskun
June 1, 2016
Date Approved: June 8, 2016

Richelle Leskun, Planning Assistant
Signature on File