



PLANNING COMMISSION

2019 ANNUAL REPORT

Prepared December 6, 2019

The duties of the Novi Planning Commission are authorized by State Statute. The Mayor nominates appointees to the seven-member Planning Commission, with the approval of the City Council, for a term of three years. Members are volunteers from a cross-section of the community and serve without pay. Three members are appointed each June for terms beginning in July. The Planning Commission typically meets twice per month on Wednesdays at 7:00 p.m. (Specific dates and times are listed in the City calendar and are subject to change). All meetings are open to the public and televised on the local cable station, Channel 13, as well as shown live on the city's webpage.

The Michigan Planning Enabling Act states that "A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."

In 2019, the following Planning Commission members presided:

- Mark Pehrson, Chair
- David Greco, Vice Chair (January-June)
- Mike Lynch, Secretary
- Tony Anthony
- John Avdoulos
- Brent Ferrell (July-December)
- Cindy Gronachan (July-December)
- Patrick Hornung (January – June)
- Julie Maday

The Planning Commission held a total of 17 meetings in 2019 and one training session. Some highlights from the Commission's actions in 2019 are as follows.

ORDINANCE AMENDMENTS

1. ZONING ORDINANCE TEXT AMENDMENT 18.282

Public Hearing for Planning Commission's recommendation to the City Council for an ordinance to amend the City of Novi Zoning Ordinance at several sections in order to clarify items, address inconsistencies between the former version and the newer ClearZoning format, errors within the ordinance, and other items deemed necessary.

2. ZONING ORDINANCE TEXT AMENDMENT 18.287

Public hearing for Text Amendment 18.287 to consider amending the City of Novi Zoning Ordinance at Section 3.31, Planned Development Options, in order to reduce redundancies, clarify ordinance language, and other items deemed necessary.

3. TEXT AMENDMENT 18.289

Public hearing at the request of Frank Jonna for Planning Commission's recommendation to City Council for a Zoning Ordinance text amendment at Article 3, Section 3.10 "B-1, B-2 AND B-3 BUSINESS DISTRICTS REQUIRED CONDITIONS" in order to allow building height to be increased to 52 feet or 4 stories in the B-2 District under certain conditions.

4. 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.

5. 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.

ZONING MAP AMENDMENTS

1. SQUEAKY SHINE CAR WASH JZ18-50 WITH REZONING 18.727

Public hearing at the request of Squeaky Shine LLC for Planning Commission's recommendation to City Council for rezoning of property in Section 35, located on the east side of Novi Road between Eight Mile Road and Nine Mile Road from I-1 (Light Industrial) to B-3 (General Business). The subject property is approximately 0.68 acres.

2. ADELL CENTER PRO FIRST AMENDMENT JZ18-24 AND ZONING MAP AMENDMENT 18.724

Public hearing at the request of Orville Properties, LLC for Zoning Map Amendment 18.724 for Planning Commission's recommendation to the City Council for an amendment to the previously approved Planned Rezoning Overlay (PRO) Plan and Agreement. The subject property is approximately 23 acres and is located on Expo Center Drive (now Adell Center Drive), north of Grand River Avenue and south of I-96 in Section 15. The applicant is proposing to develop the property as a multi-unit commercial development. The current amendment is requested as changes are proposed to the approved layout for Units 6 and 7, common landscape areas, building signage, and location of accessory units.

3. GOLLING MASERATI & ALFA ROMEO JZ19-02 WITH REZONING 18.728

Public hearing at the request of Dorchen/Martin Associates for Planning Commission's recommendation to City Council for rezoning of property in Section 24, located on the south side of Grand River Avenue, west of Joseph Drive from NCC (Non-Center Commercial) to B-3 (General Business). The subject property is approximately 5.25 acres.

4. CHICK-FIL-A JSP18-75

Public hearing at the request of GPD group for JSP 18-75 Chick-Fil-A for Planning Commission's recommendation to the City Council for approval of rezoning from Regional Center (RC) to Regional Center with a Planned Development 2 option (PD-2), Preliminary Site Plan with a PD-2, Special Land Use and Stormwater Management Plan approval. The subject property is located at the southeast corner of Novi Road and Twelve Oaks Mall Road in Section 14. The applicant is proposing to develop a 4,990 square foot Chick-Fil-A restaurant with a drive-through. The applicant will be utilizing the Planned Development 2 (PD-2) option to propose a drive-thru.

5. JSP 17-52, TERRA, ASSOCIATED WITH ZONING MAP AMENDMENT 18.718

Public hearing at the request of Cambridge of Novi, LLC for Planning Commission's recommendation to the City Council for the First Amendment to the previously-approved Planned Rezoning Overlay (PRO) Plan, JSP 17-52, Terra, formerly known as Villa D'Este, associated with Zoning Map Amendment 18.718. The subject property is approximately 30.14-acres and is located east of Napier Road and on the north side of Nine Mile Road (Section 29, 30). The applicant proposed a 41-unit single-family ranch housing development (for sale). The current amendment is required as the applicant is seeking some additional deviations for building elements to allow greater flexibility for construction of individual homes, alternate pavement material for sidewalks and driveways and other minor changes.

6. GOLLING MASERATI & ALFA ROMEO JZ19-28 WITH REZONING 18.728

Public hearing at the request of Dorchen/Martin Associates for Planning Commission's recommendation to City Council for a Planned Rezoning Overlay Concept Plan associated with a Zoning Map amendment, to rezone from NCC (Non-Center Commercial) to B-3 (General Business). The subject property is approximately 5.25 acres and is located on the south side of Grand River Avenue, west of Joseph Drive (Section 24). The applicant is proposing an automobile dealership, a permitted use in the B-3 District, with outdoor space for exclusive sale of new and used automobiles, which is a Special Land Use in the B-3 District.

OTHER

1. 2019-2025 CAPITAL IMPROVEMENT PROGRAM

Public Hearing and adoption of the 2019-2025 Capital Improvement Program.

2. UNLISTED USE DETERMINATION FOR LIVING AND LEARNING CENTER AS A NON-PROFIT EDUCATIONAL AND VOCATIONAL CENTER IN THE RA RESIDENTIAL ACREAGE DISTRICT

Consideration of the request of Living & Learning Center for an Unlisted Use Determination under Section 4.87 of the Zoning Ordinance. The applicant is requesting a determination on the appropriateness of Living & Learning Center, a non-profit educational and vocational center as a Special Land Use in the RA, Residential Acreage District.

3. PLANNING COMMISSION TRAINING SESSION

SITE PLANS

1. STARBUCKS EXPANSION WITH DRIVE-THRU JSP18-33

Public hearing at the request of Ramco West Oaks II LLC for JSP 18-33 Starbucks Expansion with a Drive-Through for Planning Commission's recommendation to the City Council for approval of Special Land Use, Preliminary Site Plan with a PD-2 option and Storm Water Management plan. The subject property is located on the west side of Novi Road south of Twelve Mile Road in West Oaks Shopping Center in Section 15. The applicant is proposing an expansion of the existing Starbucks coffee shop with an addition of a drive-thru facility.

2. SUPERIOR AMBULANCE JSP18-72

Public hearing at the request of Superior Ambulance Company for Superior Ambulance JSP 18-72 for Special Land Use approval. The applicant is proposing to use a part of the existing building located at 41001 Grand River Avenue for a 24-hour private emergency medical service use that includes a garage for emergency vehicles and living quarters for the staff.

3. PLANET FITNESS JSP18-57

Consideration at the request of PF Michigan Group, LLC for JSP 18-57 Planet Fitness for Planning Commission's approval of Preliminary Site Plan and Storm Water Management plan. The applicant is proposing a single floor 21,054 square foot indoor recreational facility; popularly known as Planet Fitness. The facility is estimating to serve up to 1000 memberships.

4. NOVI PLAZA FACADE JSP15-40

Approval at the request of Novi Meadowbrook Corners LLC for a one-year extension of the Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 26, South of Ten Mile Road and west of Meadowbrook Road, in the B-1, Local Business District. The subject property is approximately 1.6 acres and the applicant is proposing to remodel the existing façade for Novi plaza shopping center along with modifications to the existing parking lot.

5. VALENCIA SOUTH JSP13-75 WITH REZONING 18.706 (PRO AMENDMENT)

Public hearing at the request of MI Homes of Michigan for Planning Commission's recommendation to City Council for an amendment to Planned Rezoning Overlay Concept Plan associated with a Zoning Map amendment. The subject property was rezoned from R-1, One-Family Residential to R-3, One-Family Residential with a Planned Rezoning Overlay (PRO). The subject property totals approximately 41.31 acres and is located in Section 29, south of Ten Mile Road and west of Beck Road. The approved plan proposed a 64 unit single-family residential development. The current amendment is requested to allow for construction of a ranch floorplan within the Community.

6. ADAMS NORTH TECHNOLOGY CENTRE JSP19-05

Consideration at the request of Northern Equities Group for Preliminary Site Plan and Storm Water Management plan approval. The subject property contains 6.7 acres and is located in Section 1, on the north side of MacKenzie Drive east of the planned extension of Cabot Drive, part of the Haggerty Corridor Corporate Park. The vacant parcel is zoned OST, Office Service Technology. The applicant is proposing to construct a one-story building with office space and laboratory space totaling 56,429 square feet. This project was approved in 2014 and returned to Planning Commission for approval in 2017, but was never built.

7. INTERIOR ENVIRONMENTS PARKING EXPANSION JSP18-51

Public hearing at the request of Interior Environments for approval of Preliminary Site Plan, Wetland Permit and Stormwater Management Plan. The subject property is located in

Section 17 north of Grand River Avenue, south of Twelve Mile Road, and east of Wixom Road, and is zoned B-3, General Business. The applicant is proposing to expand the parking lot for an additional 20 spaces, which includes modifications to the existing stormwater detention basin.

8. FOX RUN NEIGHBORHOOD 3 JSP18-18

Public hearing at the request of Erickson Living for Planning Commission's recommendation to the City Council of a Revised Preliminary Site Plan with a PD-1 Option, Revised Special Land Use Permit, Revised Phasing Plan, Revised Wetland Permit, Revised Woodland Permit and Revised Stormwater Management Plan approval. The subject property is 102.8 acres in Section 1 of the City of Novi, located north of Thirteen Mile Road and west of M-5 in the RM-1, Low Density Low-Rise Multiple-Family District. The applicant is proposing to revise the original approval and layout of Neighborhood/Phase 3 of the Fox Run Community.

9. iFLY NOVI JSP18-49

Consideration at the request of SkyGroup investments, LLC for JSP 18-49 iFly Novi for approval of a Section 9 waiver. The applicant is proposing a 6,713 square foot indoor recreational facility; popularly known as iFly that provides an indoor skydiving experience. The applicant is requesting a revised Section 9 waiver for changing the color of flat metal panels.

10. LAKESHORE PARK COMMUNITY BUILDING JSP19-16

Public hearing at the request of NSA Architects, Engineers, Planners on behalf of City of Novi for Lakeshore Park Community Building JSP 19-16 For Preliminary Site Plan, Woodlands Permit, and Storm Water Management approval. The subject property is currently zoned R-4 (One-Family Residential). The subject property is located along south side of South Lake Drive and west of Old Novi Road in Section 3. The applicant is proposing to redevelop approximately 7.7 acres of a total 32.73-acre site in the entrance area to Lakeshore Park. The modifications include an addition of approximately 6,258 square foot community building and other park improvements. The entrance drive includes an addition of bike lane to connect to the mountain biking trails.

11. ONYX PLAZA JSP19-01

Public hearing at the request of Potluri Estates and Dice Holdings for Preliminary Site Plan, Woodland Permit, and Storm water Management plan approval. The development area is approximately 14.29 acres and is located north of Ten Mile Road along the west side of Novi Road in Section 22. The applicant is proposing a 34,173 square foot, 9-screen theater with 709 seats and 18,178 square foot retail building within the B-3 zoned area with associated parking and site improvements on the adjacent parcel zoned OS-1.

12. LAKEVIEW JSP18-16

Public hearing at the request of Robertson Brothers Homes for Planning Commission's approval of the Preliminary Site Plan with Site Condominium, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The subject property is zoned RM-2 with a Planned Rezoning Overlay (PRO), which conditions development to the terms of a PRO Plan and Agreement. The subject property is approximately 3.15 acres and is located south of 13 Mile Road on the east and west sides of Old Novi Road (Section 10 and 11). The applicant is proposing the development of 20 single-family detached site condominiums and stormwater management facilities.

13. DAIFUKU TEST BUILDING JSP19-13

Consideration at the request of Northern Equities Group for approval of Preliminary Site Plan and Stormwater Management Plan approval. The subject property is 10.28 acres located in

Section 1 of the City of Novi and located north of Thirteen Mile Road and east of Cabot Drive. The applicant is proposing to construct a 1-story research and testing building, consisting of 24,100 square feet, on the east side of the property. The site previously received approval for a 76,549 square foot office building for Daifuku North America Holding Company's headquarters, which has been constructed.

14. BECK NORTH UNIT 54 – LANDBANK PARKING JSP16-36

Consideration at the request of Dembs Development for Revised Preliminary Site Plan with Land bank Parking approval. The subject property is located in Section 4, east of Beck Road and north of West Road on Nadlan Court, in the Light Industrial (I-1) zoning district. The applicant previously received Special Land Use and Preliminary Site Plan approval for a speculative building in October 2017. The applicant now proposes to add a mezzanine to the building for additional office space for a tenant identified to occupy the building, as well as 32 land bank parking spaces and other minor changes to the site. The proposed parcel is approximately 5.53 acres.

15. VARSITY LINCOLN INVENTORY LOT JSP19-15

Consideration at the request of Cityscape Architects for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is 6.1 acres and is located in Section 17, on the east side of Wixom Road and south of Grand River Avenue. The property is zoned B-3 General Business. The applicant is proposing to repurpose a portion of the existing parking lot on the west side of the site to accommodate additional vehicle inventory parking for the existing vehicle dealership.

16. AMSON-NASSAR SPEC BUILDING JSP18-48

Public hearing of the request of Amson-Nassar Development for Preliminary Site Plan, Woodland Permit, and Storm Water Management Plan approval for a new 90,000 square foot Warehouse/Office building. The subject property contains 10 acres and is located in Section 16, south of Twelve Mile Road and east of West Park Drive, in the OST, Office Service Technology District.

17. HRSDS SEWAGE DETENTION FACILITY JSP19-10

Public hearing at the request of Oakland County Water Resources Commission and City of Novi for Planning Commission's approval of Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan. The subject property is currently zoned I-1, Light Industrial and is located in Section 35, east of Novi Road and south of Nine Mile Road, in the City's Rotary Park. The applicant is proposing to construct an underground sewage detention facility, associated pump house and emergency back-up generator. The project would also include improvement of the non-motorized trail.

18. ITC PROJECT STARLIGHT JSP19-17

Consideration at the request of International Transmission Company for Planning Commission's approval of Preliminary Site Plan and Stormwater Management Plan. The subject property is currently zoned OST, Office Service Technology and is located in Section 13, west of Haggerty Road and south of Twelve Mile Road. The applicant is proposing to install a solar panel array, a carport structure solar panel array, and an energy storage facility on the ITC campus.

19. TEXAS ROADHOUSE RESTAURANT JSP18-62

Consideration at the request of Texas Roadhouse Holdings LLC for JSP 18-62 Texas Roadhouse for Planning Commission's approval of the Preliminary Site Plan and Storm Water Management Plan. The applicant is proposing a 7,163 square feet sit-down restaurant,

known as Texas Roadhouse. Outdoor seating is not proposed at this time. The plan proposes related parking and site improvements.

20. MRL GROUP DAY CARE, JSP18-63

Public hearing of the request of MRL Child Care LLC, for Special Land Use Approval. The subject property is located at 44879 Stockton Drive in Section 10, north of Twelve Mile Road, west of Dixon Road in RA residential Acreage zoning district. The applicant is proposing to operate a group day care in their existing residence for no more than 12 children.

21. SPEEDWAY #2224 JSP 17-63

Consideration at the request of McBride Dale Clarion for Preliminary Site Plan and Storm Water Management Plan approval for a new Speedway gas station facility. The subject property is approximately 2.03 acres and is located on the southwest corner of 14 Mile Road and Haggerty Road (Section 1). The parcel is zoned B-3 with a Planned Rezoning Overlay. The applicant is proposing to demolish the existing gas station and replace it with a larger convenience store with an outdoor seating area, 8 double-sided fuel dispensers, associated parking and storm water detention pond.

22. PET SUITES JSP 19-18

Consideration at the request of Hogan Real Estate for Preliminary Site Plan and Storm Water Management Plan approval for a pet boarding facility. The subject property is approximately 2.48 acres and is located on the south side of Grand River Avenue, east of Beck Road (Section 16). The vacant parcel is zoned I-1, Light Industrial. The applicant is proposing to construct a 10,980 square foot building with a fenced outdoor recreation area for the boarding of cats and dogs.

23. SLI MEDICAL OFFICE BUILDING JSP 18-74

Consideration at the request of SLI Medical Preliminary Site Plan and Storm Water Management Plan approval. The subject property is zoned B-3 and is located on the north side of Grand River Avenue and east of Novi Road in Section 23. The applicant is proposing to remodel and occupy the existing 45,200 square feet building for medical and general office use along with warehouse space housing medical equipment. The applicant is proposing to build additional parking and related landscape improvements to accommodate the change of use.

24. MUNRO'S PRESERVE JSP19-09

Public hearing at the request of Taft 11 Group LLC for Preliminary Site Plan With Open Space Preservation Option, Site Condominium, Wetland Permit, Woodland Permit and Stormwater Management Plan Approval. The Subject Property is located in Section 22, South of Eleven Mile Road and East of Taft Road and is Zoned R-4 (One Family Residential). The applicant is proposing to construct 17 single-family residential units (Site Condominium) utilizing the Open Space Preservation Option, with 2 additional single family parcels off of Danya's Way.

25. SQUEAKY SHINE CAR WASH JSP18-55

Consideration at the request of Squeaky Shine LLC for Preliminary Site Plan and Storm Water Management Plan approval for site improvements to expand the existing car wash facility at 21510 Novi Road. The property is in Section 35, located on the east side of Novi Road between Eight Mile Road and Nine Mile Road is zoned B-3 (General Business). The subject property is approximately 1.56 acres.

26. FAIRFIELD INN & SUITES JSP18-66

Consideration at the request of Novi Superior Hospitality, LLC for Planning Commission's

approval of Preliminary Site Plan and Storm Water Management plan. The applicant is proposing a 5 –story hotel with 119 rooms on Unit 3 of Adell Center Development. The proposed site plan proposes associated parking and other site improvements. The subject property is part of a Planned Rezoning Overlay (PRO) development for Adell Center.

27. WASH ZONE JSP18-50

Consideration at the request of National Car Wash Solutions for Planning Commission's approval of Preliminary Site Plan and Storm Water Management plan. The subject property is vacant land which is part of Novi Ten Shopping Center. The applicant is proposing to develop a 4,788 square foot auto wash building with related drive-through lane and 13 vacuum stations. Related changes to the existing parking lot are proposed to accommodate the drive-through for the car wash.

28. 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.

29. 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.

30. FAIRFIELD INN & SUITES JSP 18-66: APPROVAL OF REDUCTION OF PARKING SPACES

Approval at the request of Novi Superior Hospitality, LLC for Planning Commission's approval of reduction of minimum required parking spaces from 119 to 118, 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 5 –story hotel with 119 rooms on Unit 3 of Adell Center Development.

31. 39500 ORCHARD HILLS PLACE JF19-04 – SECTION 9 WAIVER

Approval of the request of JFK Investment Company, LLC, for 39500 Orchard Hills Place JSP19-04 for a Section 9 waiver related to an exterior remodel. The subject parcel is located in Section 36, west of Haggerty Road north of Eight Mile Road. It is zoned OSC, Office Service Commercial. The existing building was constructed in 1986, prior to the adoption of the Façade Ordinance. The applicant proposes to update the building facades to replace the existing primary material, EIFS, with a Flat Metal Panel system.

32. CROSSPOINTE MEADOWS ACCESSORY BUILDING JSP 19-36

Approval at the request of Crosspointe Meadows Church for Preliminary Site Plan with a Section 9 waiver. The subject property is located on the east side of Meadowbrook Road, south of Thirteen Mile Road in section 12. The primary building on the property is a Church. The applicant is proposing to build a 480 square feet storage building in the rear yard, adjacent to the existing dumpster. No other changes to the site plan are proposed.

33. SCENIC PINES ESTATES JSP 18-76

Public hearing at the request of Singh Development for Preliminary Site Plan With One-Family clustering Option, Site Condominium, Special Land Use, Wetland Permit, Woodland Permit and Stormwater Management Plan Approval. The subject properties are approximately 9.44 acres and are located south of South Lake Drive and south side of Pembine Drive (Section 3). The applicant is proposing to utilize the One-family Cluster Option to develop a site condominium with 25 single family detached homes.

34. THE GODDARD SCHOOL JSP19-33

Consideration at the request of PEA, Inc., for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 12 south of Thirteen Mile Road and west of Cabot Drive, and is zoned OST, Office Service Technology. The applicant is proposing to construct a 10,957 square foot building, fenced outdoor recreation areas and associated parking for a child day care center.

35. 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).

36. SAKURA NOVI JZ19-31 WITH REZONING 18.732 *

Public hearing at the request of Robert B. Aikens & Associates, LLC and Robertson Brothers Homes for Planning Commission's recommendation to City Council for a Zoning Map amendment from Office Service (OS-1), Office Service Commercial (OSC) and Light Industrial (I-1) to Town Center-1 (TC-1) with a Planned Rezoning Overlay. The subject property is approximately 15.59 acres and is located north of Grand River Avenue, south of Eleven Mile Road and east of Town Center Drive (Section 23). The applicant is proposing to develop the property as an Asian-themed mixed-use development.

*Pending at the date of this report.