



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI  
Regular Meeting

**April 23, 2025 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: Chair Pehrson, Member Lynch, Member Becker, Member Roney, Member Verma  
Absent Excused: Member Avdoulos, Member Dismondy  
Staff: Barbara McBeth, City Planner; Thomas Schultz, City Attorney; Lindsay Bell, Senior Planner; Diana Shanahan, Staff Planner; Rick Meader, Landscape Architect; Humna Anjum, Project Engineer

## APPROVAL OF AGENDA

**Motion to approve the April 23, 2025 Planning Commission Agenda. Motion carried 5-0.**

## PUBLIC HEARINGS

### 1. **JZ24-43 MARIELLA ESTATES PRO PLAN WITH REZONING 18.750**

Public hearing at the request of Bracirole Brothers, LLC for initial submittal and eligibility discussion for a Zoning Map Amendment from RA Residential Acreage to R-1 One-Family Residential with a Planned Rezoning Overlay. The subject site is approximately 9.4 acres and is located west of Garfield Road, on the north side of Eight Mile Road (Section 31). The applicant is proposing to develop 10 single family lots.

**This agenda item was discussed, but a motion on the item was not required.**

### 2. **JSP24-31 DICK'S SPORTING GOODS – HOUSE OF SPORT**

Public hearing at the request of Dick's Sporting Goods for Planning Commission's recommendation of a Special Land Use Permit and Preliminary Site Plan. The subject property at 27600 Novi Road totals approximately 17.79 acres and is located east of Novi Road, south of Twelve Mile Road (Section 14). The property is zoned R-C (Regional Center District). The applicant is proposing to occupy a portion of the existing 241,725 square foot building and construct an outdoor track/field area adjacent to the building.

**In the matter of Dick's Sporting Goods, JSP24-31, motion to recommend approval to the City Council of the Special Land Use Permit based on and subject to the following:**

#### 1. **Relative to other feasible uses of the site:**

- a) **The proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/ deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. (The proposed use is an accessory use to the adjacent existing building with an existing shared parking lot);**

- b) The proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area. *(There are no additional impacts on capabilities of public services);*
  - c) The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats. *(There are no wetlands or watercourses found on the site);*
  - d) The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. *(The parcel is adjacent to other RC Regional Center properties and is approximately 925 feet from the nearest residential property);*
  - e) The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use. *(The project fulfills the Master Plan objectives of economic development and community identity as well as redevelopment of a vacant site);*
  - f) The proposed use will promote the use of land in a socially and economically desirable manner. *(The project fulfills the Master Plan objectives of economic development and community identity as well as redevelopment of a vacant site);*
  - g) The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance. It is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
2. Planning Commission's recommendation to the City Council that the use as an outdoor sports court is consistent with Section 4.80.2 of the ordinance, as follows:
- a) Open Air Businesses: Open air business uses are permitted as a special land use when developed in planned relationship to shopping centers in the RC, TC, and TC-1 districts as follows:
    - 1. In the RC district, recreation space providing children's amusement park and other similar recreation is permitted when part of a planned development, provided that:
      - A. The use shall be located at the exterior of the building mass in the designated interior side or rear yard and shall meet all setback requirements of the district. *(The use is located at the exterior of building mass and meets all setback requirements of the district. The enclosed track and field seem to be in a logical location adjacent to the business).*
      - B. Such uses shall be fenced on all sides with a four-foot six-inch (4 ft. 6 in.) chain link type fence. *(The track and field space are adjacent to the building and proposed to be fenced on three sides with a 40-foot black powder coated galvanized steel "twin bar" fence system).*
      - C. A noise impact statement is required subject to the standards of Section 5.14.10.B. *(The applicant's noise impact statement indicates a noise assessment study performed at an existing field location with the typical activities supported demonstrates compliance with the ordinance requirements).*
    - 3. 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 5-0.*

In the matter of Dick's Sporting Goods, JSP24-31, motion to recommend approval to the City Council of the Preliminary Site Plan based on and subject to the following:

- a) The Zoning Board of Appeals granting a variance from Section 5.7.3.F.ii of the Zoning Ordinance for the overage of Color Correlated Temperature (CCT) permitted for

permanent lighting installations in nonresidential districts (5700K proposed as standard for athletic field use, no greater than 3000K permitted)

*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 5-0.*

**MATTERS FOR CONSIDERATION**

1. **APPROVAL OF THE APRIL 9, 2025 PLANNING COMMISSION MINUTES**

*Motion to approve the April 9, 2025 Planning Commission Minutes. Motion carried 5-0.*

**ADJOURNMENT**

*Motion to adjourn the April 23, 2025 Planning Commission meeting. Motion carried 5-0.*

Meeting adjourned at 7:52 PM.

\*Actual language of the motion sheet subject to review.