



## Iovan Glass Outdoor Storage JSP18-25

### Iovan Glass Outdoor Storage JSP18-25

Public hearing at the request of Iovan Glass, LLC for Special Land Use Permit and Preliminary Site Plan approval for outdoor storage. The subject property is located at 44455 Grand River in Section 15, on the south side of Grand River, east of Lannys Road. The applicant is proposing to locate two 8-foot by 40-foot storage containers in the rear yard of his business property for outdoor storage of large materials related to the existing glass supply business. Outdoor storage in the I-1 District requires Special Land Use approval.

### Required Action

Approve/deny the Special Land Use permit and Preliminary Site Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	05/02/18	<b>Waiver of paved pad under the storage containers requested by applicant. (Not recommended by Staff)</b> Applicant meets all standards for outdoor storage in the Light industrial district, subject to Planning Commission's determination if additional site improvements are required, and as noted in the review letter.

## MOTION SHEET

### Approval – Special Land Use Permit

In the matter of Iovan Glass, JSP 18-25, motion to **approve** the Special Land Use permit based on the following findings:

- a. Relative to other feasible uses of the site:
  1. The proposed use will not cause any detrimental impact on existing thoroughfares (*No additional traffic will be created by the storage and they will not impact local circulation*);
  2. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*because there is no additional impact on capabilities of public services.*);
  3. The proposed use is compatible with the natural features and characteristics of the land (*because there are no existing regulated woodlands or wetlands on subject property. The placement of the storage will not remove any trees*);
  4. The proposed use is compatible with adjacent uses of land (*because the business has operated here for several years and the existing adjacent uses are also industrial and/or will be screened from view*);
  5. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use (*It complies with the goal that recommends supporting growth of existing businesses*);
  6. The proposed use will promote the use of land in a socially and economically desirable manner (*The applicant will derive greater economic benefit from being able to store additional materials to support his business*);
  7. 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.
  8. The storage containers shall be placed on a paved cement or asphalt pad as required by Section 3.14.1.B.iv.l of the ordinance;  
OR  
The waiver requested by the applicant of the paved pad is hereby granted due to site drainage concerns, per Section 3.14.1.B.iv.m which allows the Planning Commission to modify the minimum standards; and
  9. (*additional comments here if any*)

*(This motion is made because the plan is otherwise in compliance with Article 3.1.5, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**-AND-**

### Approval – Preliminary Site Plan

In the matter of Iovan Glass, JSP 18-25, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. The applicant shall provide more shrubs to completely screen (after 2 years of growth) the storage containers on the east and south – as the six proposed do not provide adequate screening. The applicant shall provide the type of arborvitae or other shrubs to be planted on the Final Site Plan;

- b. The location of the storage containers shall observe the minimum distance of 20 feet from the rear and side yard setbacks required in the I-1 district, with any necessary modifications to be provided on the Final Site Plan;
- c. 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; and
- d. *(additional conditions here if any)*

*(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.)*

**-OR-**

**Denial – Special Land Use Permit**

In the matter of Iovan Glass, JSP 18-25, motion to **deny** the Special Land Use permit for the following reasons... *(because it is not in compliance with the Ordinance.)*

**-AND-**

**Denial – Preliminary Site Plan**

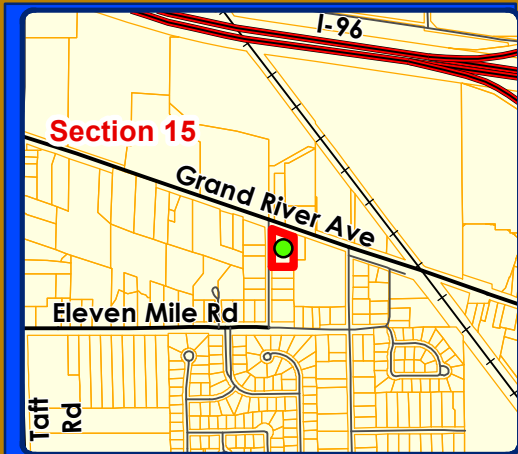
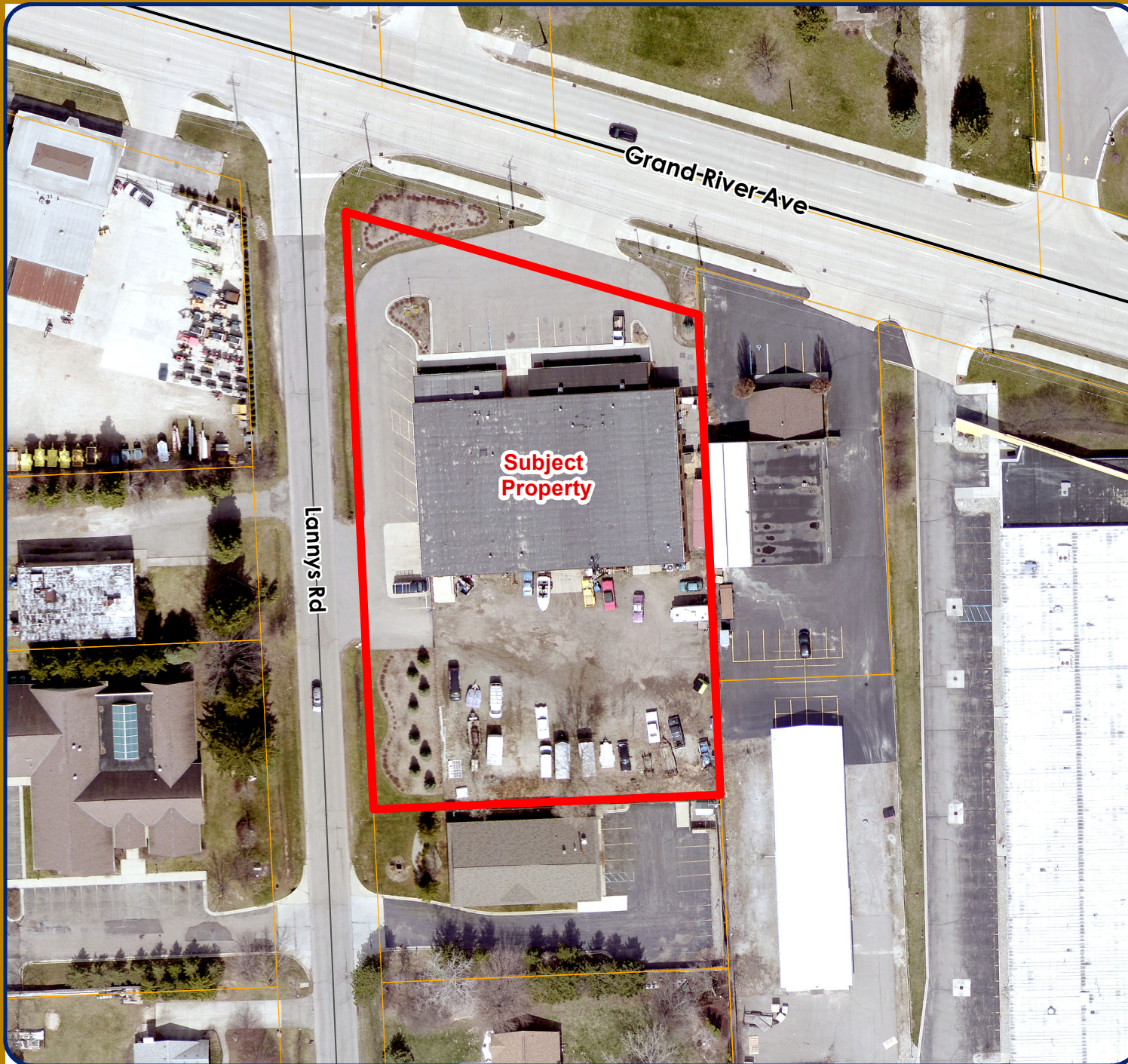
In the matter of Iovan Glass, JSP 18-25, motion to **deny** the Preliminary Site Plan for the following reasons... *(because it is not in compliance with the Ordinance.)*

Maps  
Location  
Zoning


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# IOVAN GLASS OUTDOOR STORAGE: JSP 18-25

## LOCATION



### LEGEND

 Subject Property



## City of Novi

Dept. of Community Development  
City Hall / Civic Center  
45175 W Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org

Map Author: Lindsay Bell  
Date: 06/06/2018  
Project: IOVAN GLASS JSP18-25  
Version #: 1

0 15 30 60 90 Feet

1 inch = 83 feet

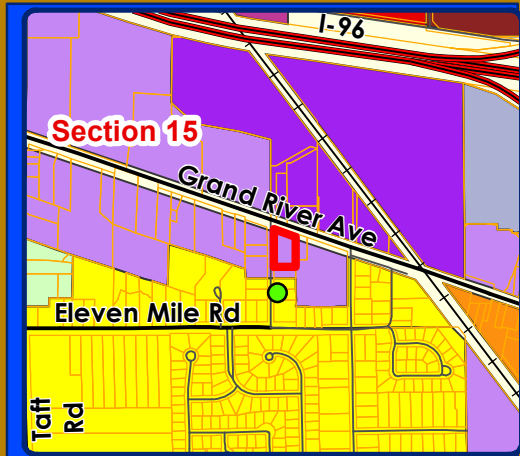
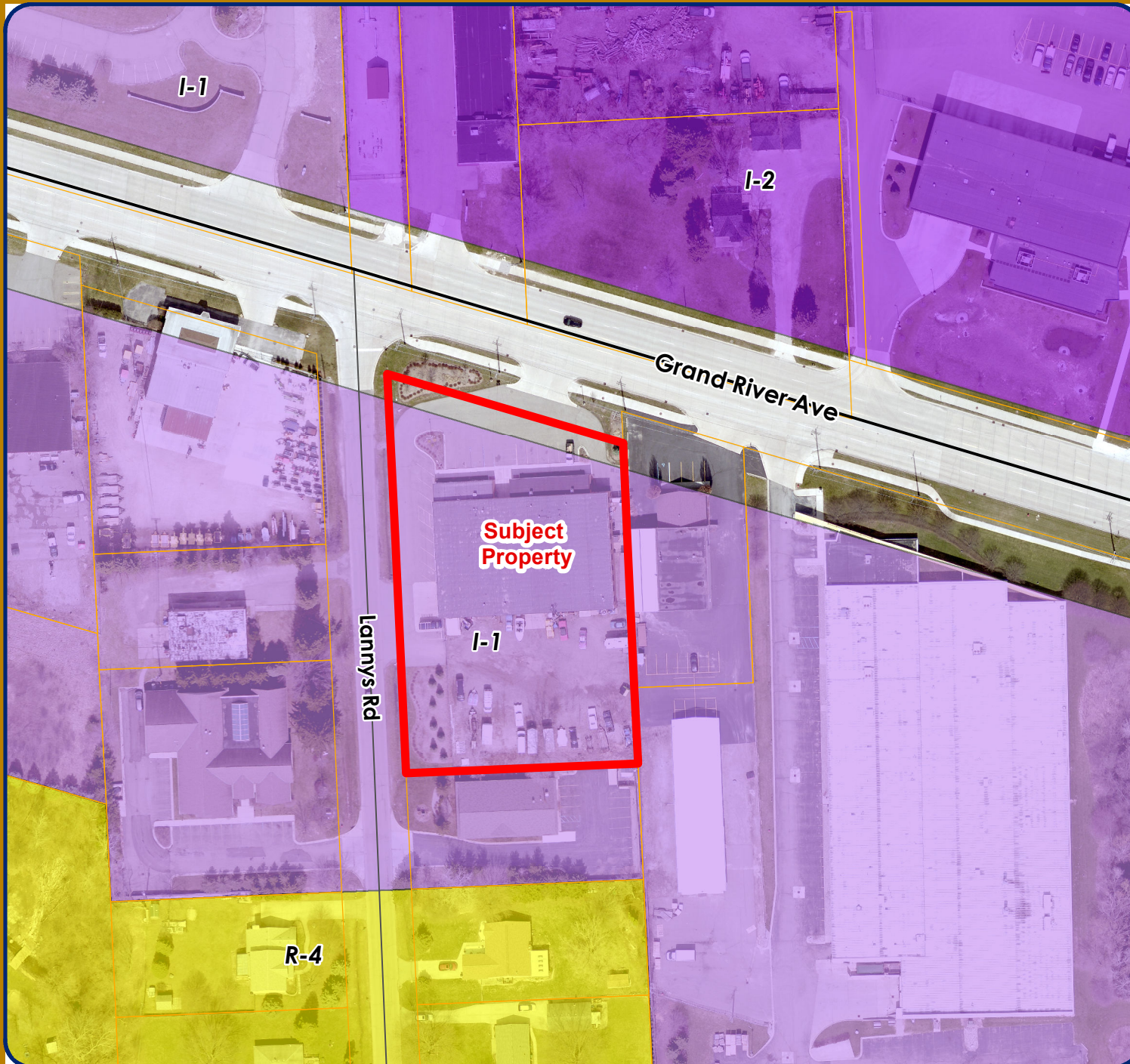


### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

# IOVAN GLASS OUTDOOR STORAGE: JSP 18-25

## ZONING



- R-A: Residential Acreage
- R-2: One-Family Residential
- R-4: One-Family Residential District
- C: Conference District
- EXO: OST District with EXO Overlay
- EXPO: EXPO District
- I-1: Light Industrial District
- I-2: General Industrial District
- OST: Office Service Technology
- RC: Regional Center District
- TC: Town Center District
- TC-1: Town Center -1 District
- Subject Property



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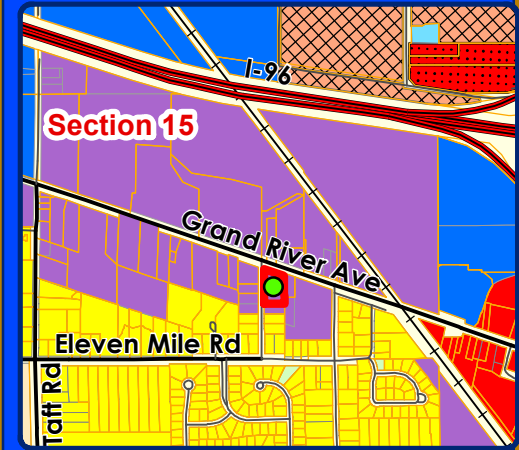
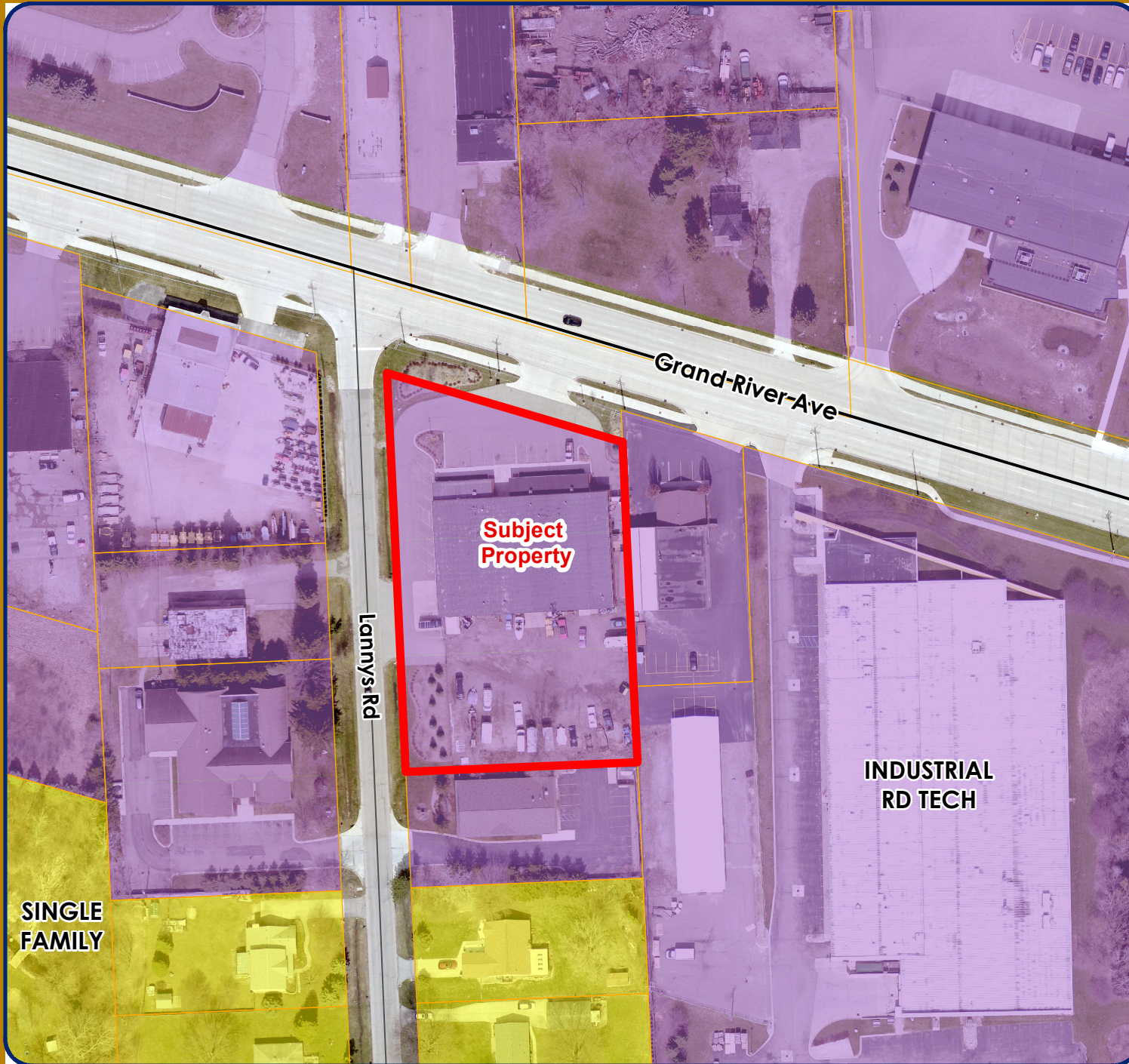


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# IOVAN GLASS OUTDOOR STORAGE: JSP 18-25

Future Land Use



**LEGEND**

FUTURE LAND USE

- Single Family
- Office RD Tech
- Industrial RD Tech
- Regional Commercial
- TC Commercial
- PD2
- Educational Facility
- Public
- Private Park
- Subject Property

**CITY OF NOVI**  
City of Novi  
Dept. of Community Development  
City Hall / Civic Center  
45175 W Ten Mile Rd  
Novi, MI 48375  
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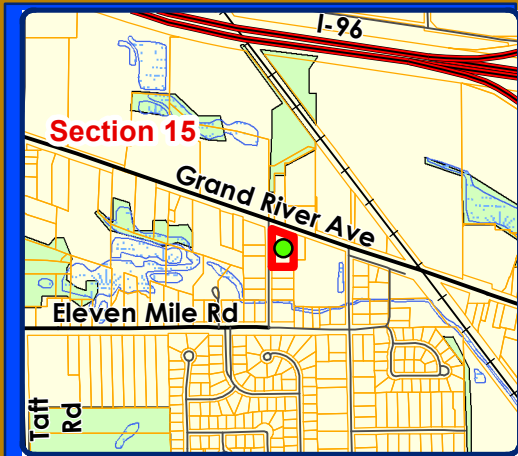
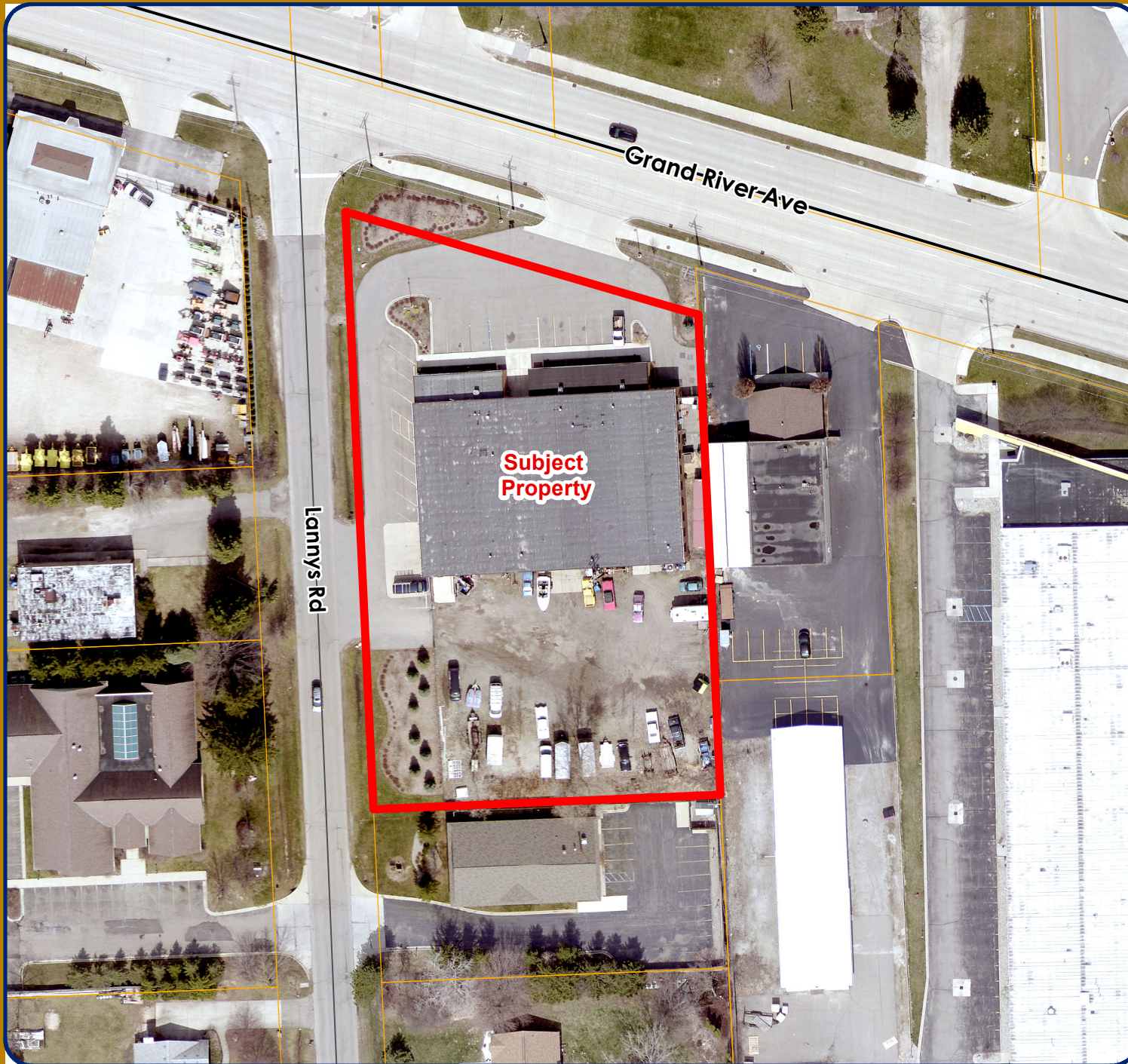
0 25 50 100 150 Feet  
1 inch = 125 feet

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# IOVAN GLASS OUTDOOR STORAGE: JSP 18-25

## NATURAL FEATURES



### LEGEND

-  WETLANDS
-  WOODLANDS
-  Subject Property



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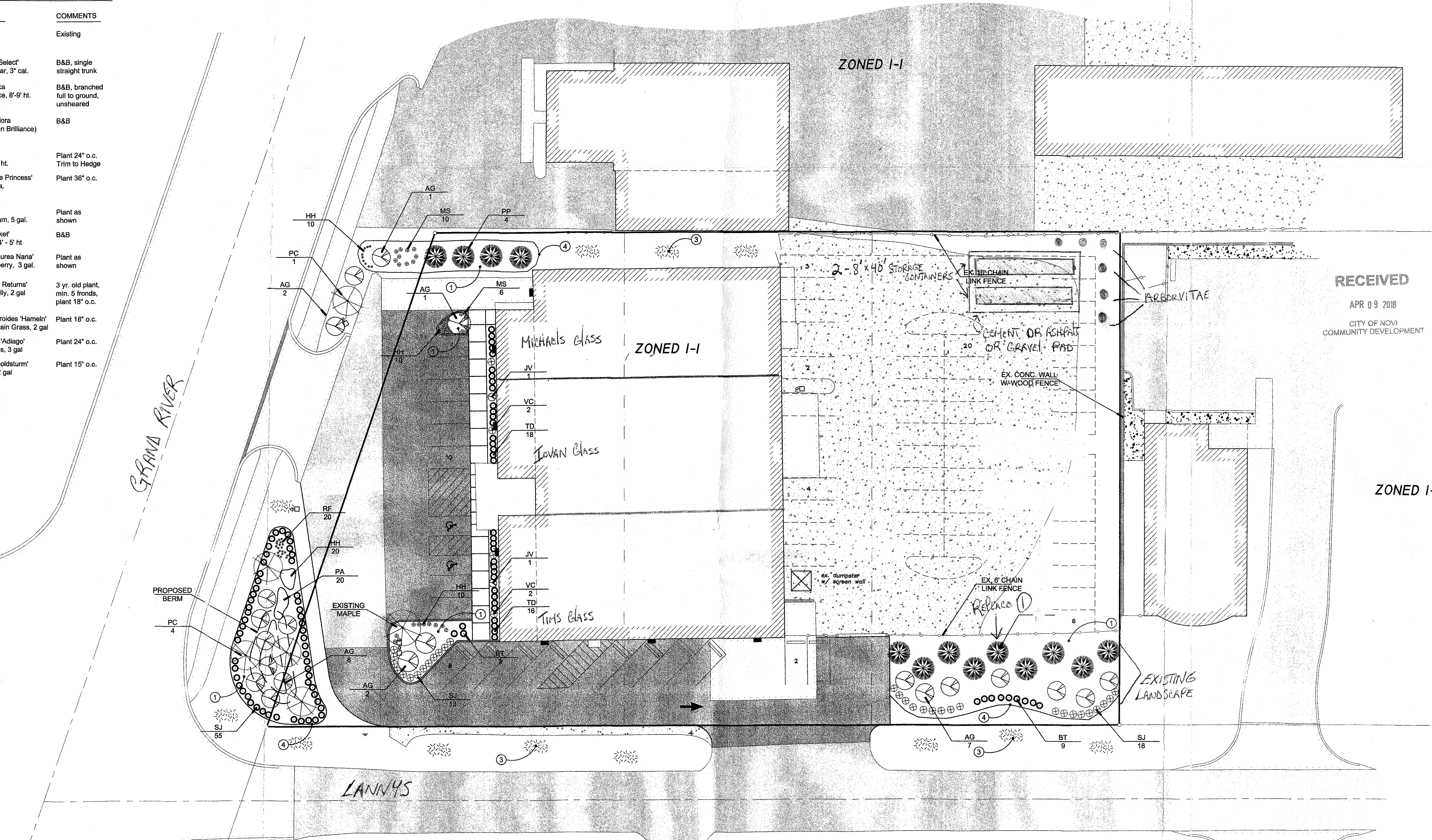
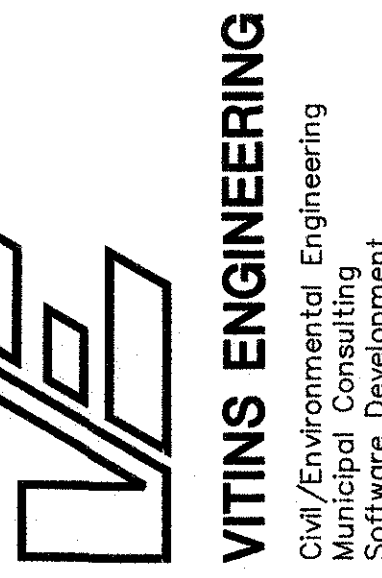


## Site Plan

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Plant List:

CODE	QTY.	MATERIAL & SIZE	COMMENTS
AR	1	Acer saccharum Sugar Maple	Existing
PC	5	Pyrus c. 'Cleveland Select' Cleveland Select Pear, 3" cat.	B&B, single straight trunk
PP	13	Picea pungens glauca Colorado Blue Spruce, 8'-9' ht.	B&B, branched full to ground, unshaded
AG	21	Amelanchier grandiflora Serviceberry (Autumn Brilliance) 6'-7' ht.	B&B
TD	34	Taxus desiformis Dense Yew, 18"-24" ht.	Plant 24" o.c. Trim to Hedge
SJ	86	Spirea japonica 'Little Princess' Little Princess Spirea, 3 gal, 18" ht.	Plant 36" o.c.
VC	4	Viburnum carlesii Koreanspice Viburnum, 5 gal.	Plant as shown
JV	2	Juniperus v. 'Skyrocket' Skyrocket Juniper, 4' - 5' ht	B&B
BT	12	Berberis t. 'Atropurpurea Nana' Crimson Pigmy Barberry, 3 gal.	Plant as shown
HH	50	Hemerocallis 'Happy Returns' Happy Returns Daylily, 2 gal	3 yr. old plant, min. 5 fronds, plant 18" o.c.
PA	20	Pennisetum alopecuroides 'Hameln' Hameln Dwarf Fountain Grass, 2 gal	Plant 18" o.c.
MS	16	Miscanthus sinensis 'Adiago' Adiago Maiden Grass, 3 gal	Plant 24" o.c.
RF	20	Rudbeckia fulgida 'Goldsturm' Black-Eyed Susan, 2 gal	Plant 15" o.c.



RECEIVED  
APR 09 2018  
CITY OF NOVI  
COMMUNITY DEVELOPMENT

NORTH  
LANDSCAPE PLAN  
SCALE: 1" = 20'-0"

NOTE: UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES ( IN CONFLICT WITH PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. CALL M-H-S-3-0-1-0

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSIONS OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE SURVEYOR OR ENGINEER FOR THE SPECIFIC PURPOSES INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OF LEGAL EXPOSURE TO THE SURVEYOR OR ENGINEER.



Site Data

GRAND RIVER AVENUE FRONTAGE (211 FEET)  
1 CANOPY OR EVERGREEN TREE PER 40 FEET (5 TREES),  
1 SUB-CANOPY TREE PER 30 FEET (7 TREES)  
1 STREET TREE PER 45 FEET (NONE PROVIDED PER PLANNING COMMISSION WAIVER)

LANNY'S ROAD FRONTAGE (344 FEET)  
1 CANOPY OR EVERGREEN TREE PER 40 FEET (9 TREES),  
1 SUB-CANOPY TREE PER 30 FEET (11 TREES)

PARKING LOT LANDSCAPING  
A=350 B=218 D=568 E=568/75=7.57 (8 TREES)

BUILDING FOUNDATION LANDSCAPING  
FOUNDATION LANDSCAPING PROVIDED ACROSS FRONT OF BUILDING AND ADDITIONAL LANDSCAPING PROVIDED ALONG EASTERLY PROPERTY LINE TO OFFSET OVERALL BUILDING FOUNDATION AREA REQUIREMENT.

Note Key

- ① 3" DEPTH SHREDDED BARK MULCH IN PLANTING BEDS, TYP.
- ② SODDED LAWN ON 3" DEPTH TOPSOIL, TYP.
- ③ SEEDED LAWN ON 4" DEPTH TOPSOIL, TYP.
- ④ STEEL EDGING BETWEEN LAWN AND LANDSCAPE BED.

Landscape Notes

All landscape areas are to be provided with an underground irrigation system.

General Notes

Conform to size and description set forth in the current edition of "American Standard for Nursery Stock" sponsored by the American Association of Nurserymen, Inc., and approved by the American National Standards Institute, Inc.

Be true to name in conformance to "Standardized Plant Names" Second Edition, American Joint Committee on Horticulture Nomenclature, 1942.

Be typical of their species or variety, have normal habit of growth, well-branched and densely foliated when in leaf.

Be of sound health and vigorous appearance, free from disease, insect pests, eggs or larvae and shall have healthy, well developed root systems.

Be freshly dug and nursery grown.

Be chosen according to soil, climatic conditions and environmental factors for the purpose of development.

ISSUE NO.	DATE ISSUED	DESCRIPTION
1		PRELIMINARY SITE PLAN REVIEW
2		REVISED PER CITY REVIEW

FINAL SITE PLAN  
44455 GRAND RIVER AVENUE  
CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN  
LANDSCAPE PLAN

PROJECT NUMBER  
**10070**  
SHEET NUMBER  
**L-1**

## Planning Review

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# PLAN REVIEW CENTER REPORT

May 16, 2018

## Planning Review

Iovan Glass Outdoor Storage

JSP18-25

### PETITIONER:

Iovan Glass, Inc.

### REVIEW TYPE:

Special Land Use for Outdoor Storage

### PROPERTY CHARACTERISTICS

<b>Section</b>	15
<b>Site Location</b>	44455 Grand River, southeast corner of Grand River and Lannys Road
<b>Site School District</b>	Novi Community School District
<b>Site Zoning</b>	I-1 Light Industrial
<b>Adjoining Zoning</b>	North I-2 General Industrial East I-1 Light Industrial West I-1 Light Industrial South I-1 Light Industrial
<b>Current Site Use</b>	3 Glass businesses occupy the existing building
<b>Adjoining Uses</b>	North Industrial warehouse East Equipment Rental West Equipment Rental South Weight loss clinic
<b>Site Size</b>	1.43 Acres
<b>Plan Date</b>	Received on April 9, 2018

### PROJECT SUMMARY

The subject property has been the location of an industrial building for fifty years. It is currently occupied by three separate family-owned glass businesses. The applicant would like to place two 8-foot by 40-foot storage containers in the rear yard of his business property for outdoor storage of large materials related to the existing glass supply business.

### RECOMMENDATION

Approval of the **Preliminary Site Plan** and **Special Land Use Permit is recommended**. Planning Commission approval of the Special Land Use Permit is required. In its recommendation, the Planning Commission will need to consider the standards for Special Land Use consideration, as described below.

### ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3.1.18 (I-1 Light Industrial), Article 3.14.1 (I-1 District Required Conditions), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance.

In the I-1 district, nonresidential open storage may be permitted as a special land use, as follows:

- a. The open storage is of new materials used for operations taking place inside a building on the same lot, or of new finished product prior to shipment. **Applicant should provide a statement indicating what will be stored within the containers.**
- b. The open storage shall be short-term, meaning that no individual product or material shall be stored outside for more than one year. **The applicant has stated the inventory within the storage containers would rotate as materials are used.**
- c. In no case shall open storage areas to be used to store waste, used or secondhand materials, or obsolete machinery or materials no longer used or intended to be used in the industrial operation. **Applicant should provide a statement indicating what will be stored.**
- d. The Special Land Use approval shall expire when a change in use occurs. **Applicant is aware that the Special Land Use approval expires with a change in use.**
- e. Open storage areas shall be shown on a site plan, which shall be subject to Special Land Use review and approval. The site plan shall meet the standards of the Site Plan and Development Manual and clearly depict all of the required conditions of this section, including the boundaries of the proposed storage areas. Amendments to the site plan shall require review and approval in the same manner as for the Special Land Use; however, minor modifications to the approved site plan as to layout, location of materials, screening, and similar operational details for the use may be approved administratively in accordance with the procedures for such approvals in this Ordinance. **Applicant has provided a site plan with the area for open storage indicated in the southeast corner of the property in the existing gravel parking area.**
- f. All storage shall be limited to the open storage areas on the approved site plan, which shall be located in the rear yard or an interior side yard, and shall be subject to the setback, lot coverage, and landscaping requirements in Sections 3.6.2B, 3.6.2D, 3.6.2F, 3.6.2M, and 3.6.2P, subject to the Planning Commission's setback modification authority in Section 3.6.2Q. When adjacent to a single-family zoning district, no storage area shall be closer than 150 feet to the nearest property line of any such district. **The storage containers should observe the 20 foot rear and side yard setbacks required in the I-1 district. As currently shown on the site plan, the containers are too close to the property lines. See (m.) below if a deviation from the setback requirement is to be requested from the Planning Commission.** Property is not adjacent to single family zoning district.
- g. All storage shall be completely screened from all adjacent properties by appropriate structures, fencing conforming to the applicable requirements in Section 5.11.2, or walls. Such structures, fencing or walls shall be at least six (6) feet in height and no greater than eight (8) feet in height. Alternatively, landscaping conforming to the applicable requirements of Section 5.5 may be used to completely screen the storage materials from the view of adjacent properties, if approved by the Planning Commission. Such landscaping shall be of suitable type with necessary quantities, height, and spacing to provide 100% opacity in winter and summer when adjacent to property zoned for single-family use, and eighty (80) percent winter opacity and ninety (90) percent summer opacity as to all other properties, as determined in accordance with this Ordinance and as approved by the City's Landscape Architect, with existing vegetation to be augmented as necessary to achieve those standards. **The storage containers provide structural screening of the materials stored inside. The rear yard is also fenced and existing landscaping on the west side of the property provides screening along Lannys Road. Six arborvitae shrubs are proposed to be added along the east and south of the storage containers to further screen the area. The applicant should provide more shrubs to completely screen (after 2 years of growth) the storage containers on the east and south - as the six proposed do not provide adequate screening. Provide the type of arborvitae or other shrubs to be planted.**
- h. A plan for ongoing replacement of dead or diseased vegetation shall be submitted if any portion of the required screen includes vegetation, and all vegetation shall be regularly,

- professionally, and permanently maintained. **Provide a note on the plan indicating all vegetation shall be regularly, professionally, and permanently maintained.**
- i. Openly stored materials shall not extend above the height of the screening, and shall be protected from damage due to weather precipitation as necessary. No racks for the holding of materials are permitted, except that pallets or low blocks may be used to keep materials from immediate contact with the ground. **The materials will be protected from the elements and off the ground by the shipping containers.**
  - j. The storage areas shall not conflict with the minimum site development standards required for the I-1 District or by any previously approved site plan, including, but not limited to, parking, loading and landscaping. **Applicant should provide building area and employee counts for each business in order to calculate required parking for the site, as well as the number of parking spaces provided.**
  - k. Adequate fire protection and access for Fire vehicles shall be provided at all times. **Fire access will not be impacted by the location of the outdoor storage.**
  - l. Storage areas shall be paved and properly drained per the City's Code of Ordinances. **Site plan indicates a cement or asphalt or gravel pad will be constructed for the storage areas. The ordinance requires that it be paved.**
  - m. The Planning Commission may modify the minimum standards of this subsection as listed above, if it finds that the proposed use will be compatible with, and will not have a material negative impact upon, existing and planned uses located on adjacent and surrounding properties, taking into consideration the size and configuration of the site and any other relevant aspects of the site; provided, however, that the Planning Commission shall not have the authority to approve a storage area closer than 150 feet to any single-family zoning district, as required under subsection (f) above. **Applicant should indicate whether any modifications of minimum standards indicated above are requested. However, the 20 foot rear yard setback should be maintained in order to reduce the impacts on nearby residential districts.**
  - n. The open storage will not include any material or equipment that must be stored in an enclosed building as provided in Section 4.54, Storage Facilities for Building Materials, Sand, Gravel, Stone, Lumber, Storage of Contractor's Equipment and Supplies, or that would constitute a Junkyard as defined in Section 2.2 and prohibited in the I-1 District by Section 4.58. **Not applicable.**
  - o. The open storage shall also comply with all other applicable requirements of this Code of Ordinances, and with all other applicable local, state, or federal laws, rules, or regulations.

### **SPECIAL LAND USE CONSIDERATIONS**

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In the I-1 District, open storage falls under the Special Land Use requirements. Section 6.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of the Special Land Use Permit request:

- i. Whether, relative to other feasible uses of the site, 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 open storage areas will not create additional traffic or impact local circulation.**
- ii. Whether, relative to other feasible uses of the site, 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 is no additional impact on capabilities of public services.**

- iii. Whether, relative to other feasible uses of the site, 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 existing regulated woodlands or wetlands on subject property. The applicant is not proposing to remove any trees.**
- iv. Whether, relative to other feasible uses of the site, 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 existing adjacent uses are also industrial and/or screened from view.**
- v. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use. **It complies with the goal that recommends supporting growth of existing businesses.**
- vi. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner. **The applicant will derive greater economic benefit from being able to store additional materials to support his business.**
- vii. Whether, relative to other feasible uses of the site, 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. **Open storage is allowed as a Special land use in the I-1 zoning district. The applicant is not seeking deviations from required conditions.**

#### **OTHER PERMIT REQUIREMENTS**

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The applicant has proposed to add some additional pavement to provide a pad for the storage containers. **If the Planning Commission determines that the additional pavement is required, then it is applicant's responsibility to apply for all related permits and complete construction prior to placing the open storage area.** The following permits may be required:

1. Minor Land Improvement Permit: for construction within site. Please contact Building department at 248-347-0415 for more details.

#### **NEXT STEP:**

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The Special Land Use request is scheduled for a public hearing at the June 13, 2018 Planning Commission meeting. Please provide a response addressing the comments listed in **bold and underline** no later than June 6, 2018.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or [lbell@cityofnovi.org](mailto:lbell@cityofnovi.org).



Applicant Response Letter

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# *Iovan Glass, Inc.*

44455 Grand River Ave

Novi, MI 48375

Phone (313) 937-3222 ♦ Fax (313) 937-0290

[\*iovanglassinc@aol.com\*](mailto:iovanglassinc@aol.com)

*June 13, 2018*

*Novi Planning Commission*

*JSP18-25*

*RE: Special Land Use Request (Storage Containers)*

*Containers will be used to house aluminum extrusions and doors and other materials related to storefront installations.*

*The storage containers will be placed in the S.E. corner of the property with 20' setbacks to the south and the east of the property lines.*

*We will provide shrubs to screen the containers on the south and east ends.*

*Grass and vegetation will be cut on a regular basis during the growing season.*

*The employee counts for each business:*

*Iovan Glass / 6*

*Tim's Glass / 6*

*Michael's Glass / 4*

*The site plan indicates cement, asphalt or gravel pad.*

*I would like to use gravel since that portion of the lot is low and water tends to flow in that direction when it rains or snows. A cement slab probably would not last and break up from the moisture under it.*

*Thank you,  
Dennis Iovan  
Iovan Glass Inc*