



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

JUNE 10, 2015 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 or about 7:00 PM.

ROLL CALL

Present: Member Anthony, Member Giacometti, Member Greco, Chair Pehrson,

Absent: Member Baratta (excused), Member Lynch (excused), Member Zuchlewski (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Sri Komaragiri; Planner; Rick Meader, Landscape Architect; Gary Dovre, City Attorney; Doug Necci, Facade Consultant

PLEDGE OF ALLEGIANCE

Chair Pehrson led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Giacometti and seconded by Member Anthony

Motion to approve the June 10, 2015 Planning Commission Agenda. Motion carried 4-0

AUDIENCE PARTICIPATION

No one in the audience wished to participate and the audience participation was closed.

CORRESPONDENCE

There was no correspondence

COMMITTEE REPORTS

There were no committee reports

COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

There was no Community Development Deputy Director Report

CONSENT AGENDA – REMOVALS AND APPROVAL

1. **BRIGHTMOOR CHRISTIAN CHURCH: BUILDING AND PARKING LOT EXPANSION**

JSP15-07

Consideration at the request of Brightmoor Christian Church for Revised Preliminary Site Plan and a Section 9 façade waiver approval. The subject property is located on the north side of Thirteen Mile, west of M-5 in Section 1. The 40-acre Church property at 40800 Thirteen Mile.

Moved by Member Greco, Seconded by Member Anthony to approve the Preliminary Site Plan and Section 9 Façade Waiver.

Chair Pehrson asked if there was any discussion on the motion.

Member Giacometti asked if the applicant brought building material samples.

Evan Crews, Architect with Progressive AE, was present to share the samples of the façade. The representative from the church is Gary Jonna, who was also present to answer questions.

Member Giacometti clarified that the revision is that the proposed building addition would be using metal panels and not the brick that was originally approved.

Mr. Crews shows the proposal drawing on the overhead and clarified the portion of the building façade that would remain brick and the section that would now include metal panels.

ROLL CALL VOTE ON THE REVISED PRELIMINARY SITE PLAN AND A SECTION 9 FAÇADE WAIVER APPROVAL MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER ANTHONY:

Motion to approve the Preliminary Site Plan and Section 9 Façade Waiver. *Motion carried 4-0.*

PUBLIC HEARINGS

1. REGENCY LOT #7, SITE PLAN NUMBER JSP15-31

Public hearing at the request of Regency Vacant Land for the approval of the Preliminary Site Plan, Woodlands Permit and Stormwater Management Plan. The subject property is located on Regency Drive, in Section 24, north of Grand River Avenue and west side of Haggerty Road in the I-1 Light Industrial District. The subject property is approximately 3.3 acres and the applicant is proposing to construct a single story speculative industrial building with associated parking and site improvements in Lot # 7 in Regency Center.

Planner Komaragiri stated that the subject property is the located north of Grand River Avenue and west of Haggerty Road in Section 24. The subject property fronts on Regency Drive. It is zoned I-1, Light Industrial and is surrounded by the same zoning on all sides. The proposed use is a permitted use for I-1 districts.

The Future Land Use map indicates Industrial Research and Development Technology for this property and the surrounding properties. The proposed use is compatible with our Future Land Use Map. There are no regulated wetlands and woodlands areas on the property.

The applicant is proposing to construct a single story speculative industrial building with associated parking and site improvements in Lot # 7 in Regency Center Development. Planning and Engineering recommend approval provided additional comments are addressed in the Final Site Plan. In his response letter, the applicant expressed his intent to apply for a Zoning Board of Appeals waiver for not proposing Bicycle parking spaces. In the corresponding communications, the applicant agreed to provide the minimum required spaces.

A waiver to permit the reduction of the minimum distance from 105 feet to 90 feet is required from the near approach curb on the same side of the street. Traffic agrees with the applicant

that the deviation will allow for a safe pedestrian access and recommends approval.

Landscape also recommends approval provided all the comments are addressed with Final Site Plan and a waiver to permit the reduction of the minimum required Perimeter Parking Lot trees from 25 trees to 12 trees is granted by the Planning Commission. Landscape supports the waiver as there is limited space available for planting and because the woodland replacement trees are very close to the edge of parking lot.

There are no regulated woodlands on the site. However, there are impacts proposed to on-site trees that were planted as Woodland Replacement Trees for the overall Regency Centre development. Woodlands comments were not addressed on the initial submittal. After further review of the revised tree conservation plan and woodlands is now recommending approval.

All proposed materials are in full compliance with the façade ordinance. Façade recommends approval. Fire also recommends approval with few other comments to be addressed with final site plan. The Planning Commission is asked today to approve the Preliminary Site Plan, woodland permit and the storm water management plan.

Chair Pehrson asked if anyone in the audience wishes to address the commission and if there is any correspondence on this matter. There was no response from the audience and no correspondence was received. Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission.

Member Greco said that everything seemed to be in order, and wished to make a motion for approval.

Moved by Member Greco, and seconded by Member Anthony:

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

In the matter of Regency Lot # 7 JSP 15-31, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Provide the minimum required bicycle parking spaces on the Final Site Plan or seek a Zoning Board of Appeals variance from Section 5.4.1 of City Zoning Ordinance;
- b. Landscape waiver to permit the reduction of the minimum required Perimeter Parking Lot trees (25 required, 12 provided) as listed in Section 5.5.3.C.iii due to limited space available for planting and because the woodland replacement trees are very close to the edge of parking lot, which is hereby granted;
- c. Same-side driveway spacing waiver to permit the reduction of the minimum distance required from near approach curb on the same side of the street for 25 mph roadway as listed in Section 11.216.d of City Code of Ordinances. (105 ft. required, 90 ft. provided) to allow for safer pedestrian access, which is hereby granted;
- d. 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 Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.
Motion carried 4-0*

Moved by Member Greco, and seconded by Member Anthony:

ROLL CALL VOTE ON THE WOODLAND PERMIT APPROVAL MOTION MADE BY MEMBER GRECO, AND SECONDED BY MEMBER ANTHONY:

In the matter of Regency Lot # 7 JSP 15-31, motion to approve the Woodland Permit based on and subject to 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.
Motion carried 4-0

Moved by Member Greco, and seconded by Member Anthony:

ROLL CALL VOTE ON THE STORMWATER MANAGEMENTN PLAN APPROVAL MOTION MADE BY MEMBER GRECO, AND SECONDED BY MEMBER ANTHONY:

In the matter of Regency Lot # 7 JSP 15-31, motion to approve the Stormwater Management Plan, based on and subject to 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 it 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 CONSIDERATION

1. APPROVAL OF THE MAY 13, 2015 PLANNING COMMISSION MINUTES

Moved by Member Greco, and seconded by Member Anthony:

VOICE VOTE ON THE MAY 13, 2015 PLANNING COMMISSION MINUTES APPROVAL MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER ANTHONY:

Motion to approve the May 13, 2015 Planning Commission minutes. *Motion passes 4-0*

MATTERS FOR DISCUSSION

There were no matters for discussion

CONSENT AGENDA – REMOVALS AND APPROVAL

There were no removals or approvals to the consent agenda

SUPPLEMENTAL ISSUES

There were no supplemental issues.

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

ADJOURNMENT

Motion by Member Greco and seconded by Member Anthony:

VOICE VOTE ON MOTION TO ADJOURN MADE BY MEMBER GRECO AND SECONDED BY MEMBER ANTHONY:

Motion to adjourn the June 10, 2015 Planning Commission meeting. *Motion carried 4-0.*

The meeting was adjourned at 7:12 PM.

Transcribed by Richelle Leskun

Date Approved: June 24, 2015

Richelle Leskun, Planning Assistant
Signature on File