



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**July 14<sup>th</sup>, 2021 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 PM.

## ROLL CALL

Present: Member Avdoulos, Member Becker, Chair Pehrson, Member Roney, Member Verma

Absent: Member Dismondy (excused), Member Lynch (excused)

Staff: Barbara McBeth, City Planner; Christian Carroll, Planner; Madeleine Daniels, Planning Assistant; Rick Meader, Landscape Architect, Beth Saarela, City Attorney

## APPROVAL OF AGENDA

**Motion to approve the July 14, 2021 Planning Commission Agenda. Motion carried 5-0.**

## PUBLIC HEARINGS

### 1. **48810 CASTELLO COURT, PBR21-0229**

Public Hearing at the request of Cambridge Homes for consideration of a request for a Woodland Use Permit at 48810 Castello Court. This property is also known as Lot 23 Tuscany Reserve which is located north of Eight Mile Road and east of Garfield Road in Section 32 of the City. The applicant is requesting the removal of twenty-six regulated woodland trees in order to build a single-family structure on the lot.

**Motion to approve Woodland Use Permit, PBR21-0229, for the removal of twenty-six regulated woodland trees within an area mapped as City Regulated Woodland on Lot 23 of the Tuscany Reserve Subdivision for the construction of a single-family residence. The approval is subject to on-site tree replacements to the extent possible and also working with the subdivision on some alternate tree locations where feasible instead of or in addition to payment into the City's Tree Fund for any outstanding Woodland Replacement Credits, along with any other conditions as listed in the Environmental Consultant's review letter. Motion carried 5-0.**

### 2. **ISLAND LAKE NORTH BAY TREE REMOVALS JSP21-23**

Public Hearing at the request of Elliott Milstein, President of Island Lake North Bay Homeowner's Association, for approval of a Minor amendment to the RUD Plan and Revised Landscape Plan. The subject property contains 22.1 acres and is located in

Section 18 & 19, east of Napier Road, north of Seaglen Drive. The applicant is proposing to remove 31 landscape trees within open space common area of the Island Lake North Bay Homeowner's Association (Phase 6 of Island Lake) due to tree health, site congestion, and aesthetics.

**In the matter of Island Lake North Bay Tree Removals, JSP21-23, motion to approve the Minor Amendment to the RUD Plan based on and subject to the following:**

- a. **Whether all applicable provisions of this Section, other applicable requirements of this Ordinance, including those applicable to special land uses, and all applicable ordinances, codes, regulations and laws have been met. *The applicant has submitted the required application information.***
- b. **Whether adequate areas have been set aside for all schools, walkways, playgrounds, parks, recreation areas, parking areas and other open spaces and areas to be used by residents of the development. The applicant shall make provisions to assure that such areas have been or will be committed for those purposes. *The applicant is proposing to remove 31 trees and will not have any additional impact on the recreation, open space, and safety of the development.***
- c. **Whether traffic circulation features within the site and the location of parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets. *The applicant is not proposing any changes to the traffic circulation of the site.***
- d. **Whether, relative to conventional one-family development of the site, the proposed use will not cause any detrimental impact in existing thoroughfares in terms of overall volumes, capacity, safety, travel times and thoroughfare level of service, or, in the alternative, the development will provide onsite and offsite improvements to alleviate such impacts. *The applicant is not proposing any changes that would impact the traffic within the development.***
- e. **Whether there are or will be, at the time of development, adequate means of disposing of sanitary sewage, disposing of stormwater drainage, and supplying the development with water. *The applicant is not proposing any changes to the existing utilities within the development.***
- f. **Whether, and the extent to which, the RUD will provide for the preservation and creation of open space. Open space includes the preservation of significant natural assets, including, but not limited to, woodlands, topographic features, significant views, natural drainage ways, water bodies, floodplains, wetlands, significant plant and animal habitats and other natural features. Specific consideration shall be given to whether the proposed development will minimize disruption to such resources. Open space also includes the creation of active and passive recreational areas, such as parks, golf courses, soccer fields, ball fields, bike paths, walkways and nature trails. *The applicant is proposing to remove 31 trees from general common area due to tree health, site congestion, and aesthetics. Staff has indicated that the removal of 18 of the 31 trees without replacement credits is acceptable. The remaining 13 trees should be replaced and have been indicated in the Landscape Review letter.***
- g. **Whether the RUD will be compatible with adjacent and neighboring land uses, existing and master planned. *The applicant is not proposing any new uses within the development.***
- h. **Whether the desirability of conventional residential development within the city is outweighed by benefits occurring from the preservation and creation of open space and the establishment of school and park facilities that will result from the RUD. *The applicant is not proposing any changes to the existing recreation area***

*within the development.*

- i. Whether any detrimental impact from the RUD resulting from an increase in total dwelling units over that which would occur with conventional residential development is outweighed by benefits occurring from the preservation and creation of open space and the establishment of school and park facilities that will result from the RUD. *The applicant is not proposing an increase in total dwelling units.*
- j. Whether the proposed reductions in lot sizes and setback areas are the minimum necessary to preserve and create open space, to provide for school and park sites, and to ensure compatibility with adjacent and neighboring land uses. *The applicant is not proposing a reduction in lot size or setback area.*
- k. Evaluation of the impact of RUD development on the City's ability to deliver and provide public infrastructure and public services at a reasonable cost and with regard to the planned and expected contribution of the property to tax base and other fiscal considerations. *The applicant's proposal does not impact any of the existing utilities or services within the development.*
- l. Whether the applicant has made satisfactory provisions for the financing of the installation of all streets, necessary utilities and other proposed improvements. *The applicant will be required to provide replacements for any trees of record that are proposed for removal as identified in the Landscape Review letter.*
- m. Whether the applicant has made satisfactory provisions for future ownership and maintenance of all common areas within the proposed development. *The applicant is not proposing any changes to the ownership or maintenance of the open space.*
- n. Whether any proposed deviations from the area, bulk, yard, and other dimensional requirements of the zoning ordinance applicable to the property enhance the development, are in the public interest, are consistent with the surrounding area, and are not injurious to the natural features and resources of the property and surrounding area. *The applicant is not proposing any deviations at this time.*

This motion is made because the plan is otherwise in compliance with Article 3.29.18, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Island Lake North Bay Tree Removals, JSP21-23, motion to approve the Revised Landscape Plan subject to:

- a. The proposed amendment does not constitute a major change to the RUD Agreement as described in Section 3.29.18.A of the Zoning Ordinance, since it meets the standards of the ordinance as a minor change as detailed in the motion above;
- b. The replacement of thirteen (13) of the thirty-one (31) landscape trees proposed for removal shall be required, with some allowance for adjustment of positioning to alleviate congestion, because such landscape trees were identified on previously approved landscape plans and shoreline replanting plans;
- c. The maintenance of approximately 343 landscape and shoreline trees as identified in any previously approved site plans and shoreline plans for the development shall be the responsibility of the association;
- d. The submittal of a Revised Site Plan/Landscape Plan with Final Site Plan submittal, in the level of detail required by the City's Landscape Architect shall be required;
- e. 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 5-0.*

#### **MATTERS FOR CONSIDERATION**

1. **ELECTION OF OFFICERS AND APPOINTMENTS TO COMMITTEES**

The Planning Commission elected officers and assigned members to positions on the Committees.

2. **APPROVAL OF THE JUNE 9, 2021 PLANNING COMMISSION MINUTES**

Motion to approve the June 9, 2021 Planning Commission Meeting Minutes. Motion carried 5-0.

3. **APPROVAL OF THE JUNE 23, 2021 PLANNING COMMISSION MINUTES**

Motion to approve the June 23, 2021 Planning Commission Meeting Minutes. Motion carried 5-0.

#### **ADJOURNMENT**

Motion to adjourn the July 14, 2021 Planning Commission meeting. Motion carried 5-0.

The meeting adjourned at 8:10 PM.

\*Actual language of the motion subject to review.