

PLANNING COMMISSION

2020 ANNUAL REPORT

Prepared January 21, 2021

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, 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 2020, the following Planning Commission members presided:

- Mark Pehrson, Chair
- John Avdoulos, Vice Chair
- Mike Lynch, Secretary
- Gary Becker (November-December)
- David Dismondy (July through December)
- Tony Anthony (January-June)
- Brent Ferrell
- Cindy Gronachan (January-October)
- Julie Maday

The Planning Commission held a total of 14 meetings in 2020 and one training session. Some highlights from the Commission's work in 2020 are as follows.

ORDINANCE AMENDMENTS

1. 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. Theatres and other places of assembly would be reclassified as Special Land Uses in the B-2 and B-3 Districts. Massage Establishments, Tattoo Parlors and Smoke Shops would be classified as Special Land Uses in the B-3 District.

2. TEXT AMENDMENT 18.292 – INSTRUCTIONAL CENTERS IN OS-1

Public hearing for Planning Commission’s recommendation to the City Council for Text Amendment 18.292 to update the Zoning Ordinance to allow ‘instructional centers’ as an allowable use in the OS-1, Office Service District throughout the City of Novi subject to conditions and related changes.

3. TEXT AMENDMENT 18.293 – LANDSCAPE ORDINANCE AND LANDSCAPE DESIGN MANUAL

Public hearing for Text Amendment 18.293 to update Section 5.5 of Zoning Ordinance related to the Landscaping standards, and the Landscape Design Manual, in order to make modifications to the ordinance and manual in certain areas.

4. TEXT AMENDMENT 18.294 – FACILITIES FOR HUMAN CARE

Public Hearing for Text Amendment 18.294, at the request of Bowers and Associates Inc., to amend the City of Novi Zoning Ordinance at the following location: Article 4.0, “Use Standards,” Section 4.64, “Facilities for Human Care,” in order to reduce the minimum lot size requirement from five acres to four and half acres.

ZONING MAP AMENDMENTS

1. SAKURA NOVI JZ19-31 WITH REZONING 18.732

Consideration 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.

2. **MORGAN PLACE JZ19-17 WITH REZONING 18.731**

Public hearing at the request of Trowbridge Companies of Planning Commission's recommendation to City Council for a Zoning Map amendment from Freeway Service (FS) to General Business (B-3) with a Planned Rezoning Overlay, as well as Preliminary Site Plan consideration. The subject property is approximately 0.48 acres and is located on the east side of Haggerty Road, north of Eight Mile Road (Section 36). The applicant is proposing to develop an approximately 2,420 square foot single story building.

3. **NOVAPLEX JZ19-37 WITH REZONING 18.733**

Consideration at the request of BC Novaplex, LLC for Planning Commission's recommendation to City Council for a Zoning Map amendment from Office Service Technology (OST) to High-Density Multiple Family (RM-2) with a Planned Rezoning Overlay. The subject property is approximately 22 acres and is located on the west side of Haggerty Road, north of Twelve Mile Road (Section 12). The applicant is proposing to develop a 270 unit multiple-family residential development. The development consists of two attached town style buildings and eight apartment style building. The development is a private street network with two entrances off of Haggerty Road.

OTHER

1. **2020-2026 CAPITAL IMPROVEMENT PROGRAM**

Public Hearing and adoption of the 2020-2026 Capital Improvement Program.

2. **PLANNING COMMISSION TRAINING SESSION**

SINGLE FAMILY WOODLAND USE PERMITS

1. **ASBURY PARK, LOT 31, PWD19-0023**

Public hearing at the request of the homeowner at 26181 Mandalay Circle, for consideration of a request for a Woodland Use Permit. The property is known as Lot 31, Asbury Park Estates, which is located on the west side of Mandalay Circle, north of Eleven Mile Road, and east of Beck Road in Section 16 of the City. The applicant is proposing to remove seven regulated woodland trees in order to construct an additional garage structure.

2. **CASA LOMA, LOT 4, PSP20-0052**

Public hearing at the request of Compo Builders Inc. for consideration of a request for a Woodland Use Permit at 47685 Casa Loma Court. The property is known as Lot 4, Casa Loma Subdivision, which is located on the west side of Beck Road, north of Eight Mile Road in Section 32 of the City. The applicant is proposing to remove twenty-six woodland trees in order to construct a single family residential structure.

3. **25556 DANYAS WAY, PBR20-0326, WOODLAND USE PERMIT REQUEST**

Public hearing at the request of Compo Builders Inc. for consideration of a request for a Woodland Use Permit at 25556 Danyas Way. This property is also known as Parcel D, Heritage Woods Condominiums, which is located south of Eleven Mile Road, east of Taft Road in Section 22 of the City. The applicant is proposing to remove nineteen (19) regulated woodland trees in order to construct a single-family residential structure.

4. **1585 PARAMOUNT STREET, PWD20-0006, WOODLAND USE PERMIT REQUEST**

Public hearing at the request of Yen Cheng for consideration of a request for a Woodland Use Permit at 1585 Paramount Street. This property is also known as Lots 85-88, Cenaqua Shores Subdivision, which is located north of Thirteen Mile Road, west of Novi Road in Section 2 of the City. The applicant is proposing to remove thirty-three (33) regulated woodland trees (twenty-two on-site, eleven off-site) in order to construct a single family residential structure.

5. **PARK PLACE LOT 29, PWD20-0005, WOODLAND USE PERMIT REQUEST**

Public hearing at the request of David and Lillian Barach for consideration of a request for a Woodland Use Permit at 50820 Applebrooke Drive. This property is also known as Lot 29, Park Place Subdivision, which is located south of Nine Mile Road, east of Napier Road in Section 31 of the City. The applicant is proposing to remove five (5) regulated woodland trees in order to construct a pool.

6. **CASA LOMA UNIT 4 (PHASE II), PBR20-0228, WOODLAND USE PERMIT REQUEST**

Public hearing at the request of Compo Builders Inc. for consideration of a request for a Woodland Use Permit at 47685 Casa Loma Court. This property is also known as Unit 4, Casa Loma Subdivision, which is located north of Eight Mile Road, west of Beck Road in Section 32 of the City. The applicant is proposing to remove an additional nine (9) regulated woodland trees in order to construct a single-family residential structure and a pool.

7. **BOLINGBROOKE LOT 15, PWD20-0007, WOODLAND USE PERMIT REQUEST**

Public hearing at the request of Bashar Yalldo for consideration of a request for a Woodland Use Permit at 43854 Bolingbrooke Lane. This property is also known as Lot 15, Bolingbrooke Estates Subdivision, which is located north of Twelve and a Half Mile Road, west of Old Novi Road in Section 10 of the City. The applicant is proposing to remove twenty-five (25) regulated woodland trees in order to construct a pool.

8. **VALENCIA ESTATES SOUTH LOT 55, PWD20-00011, WOODLAND USE PERMIT REQUEST**

Public hearing at the request of M/I Homes for consideration of a request for a Woodland Use Permit at 47541 Villa Terrace Court. This property is also known as Lot 55, Valencia Estates South Subdivision, which is located south of Ten Mile Road, west of Beck Road in Section 29 of the City. The applicant is

proposing to remove eleven (11) regulated woodland trees in order to provide additional useable outdoor space on the site.

SITE PLANS

1. OAK POINTE CHURCH ADDITION JSP19-44

Consideration at the request of Oak Pointe Church, for Preliminary Site Plan and Storm Water Management Plan approval. The subject property is located in Section 19 north of Ten Mile Road and west of Wixom Road, and is zoned RA, Residential Acreage. The applicant is seeking approval to construct a 16,596 square foot addition (Phase 4A) on the east side of the existing church building, as well as an additional 11,512 square foot (Phase 4B) future expansion. Modifications of the previous Phasing Plan are also proposed.

2. GUERNSEY FARMS DAIRY REMODEL JSP 19-41

Consideration at the request of McGuire Brothers, LLC for Planning Commission's approval of Preliminary Site Plan and Storm Water Management plan. The subject property is located eastside of Novi Road north of Eight Mile Road. The applicant is proposing to make some interior changes to restaurant seating layout and outdoor seating area. The plan also proposes a number of changes to exterior site layout and traffic circulation by reducing the number of curb cuts along Novi Road. It also proposes an alternate location for 'Welcome to Novi' sign along its frontage.

3. CATHOLIC CENTRAL FRONTAGE IMPROVEMENTS JSP 19-48

Public hearing at the request of Catholic Central High School for Planning Commission's approval of Preliminary Site Plan, Wetland Permit, Woodland Permit and Storm Water Management Plan. The subject property is currently zoned R-1 One Family Residential, B-1 Local Business, and I-1, Light Industrial and is located in Section 18, west of Wixom Road and south of Grand River Avenue. The applicant is proposing to enhance the property's Wixom Road frontage, including the two entrances of the property.

4. BEHAVIORAL CARE SOLUTIONS JSP20-05

Consideration at the request of Behavioral Care Solutions, for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 1, south of Fourteen Mile Road and west of Haggerty Road, and is zoned OST, Office Service Technology. The applicant is proposing to construct an addition to the existing building, resulting in a 6,329 square foot building. The applicant is seeking to continue a stand-alone drive-through ATM under a lease agreement with the previous owner and use as a bank.

5. SCENIC PINES ESTATES JSP 18-76

Consideration at the request of Singh Development for Final Site Plan approval. The subject properties are approximately 9.44 acres and are located south of South Lake Drive, on the 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.

6. TAFT KNOLLS III JSP 19-34

Public hearing at the request of Trowbridge Land Development for Preliminary Site Plan, 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 a 13-unit single-family residential development (Site Condominium) off of an extension of Danya's Way.

7. GREAT OAKS INDUSTRIAL PARCEL 1, JSP 19-35

Public hearing at the request of Hillside Investments for Preliminary Site Plan, Special Land Use Permit, Wetland Permit, Woodland Permit and Storm Water Management Plan approval for a new 98,650 square foot speculative building for research & development, manufacturing or warehouse uses. The subject property is approximately 20 acres and is located in Section 9, north of Twelve Mile Road and west of West Park Drive. The southern portion of the site is zoned I-1, Light Industrial District and the northern portion is zoned I-2, General Industrial District.

8. VIBE CREDIT UNION, JSP 20-14

Public hearing at the request of Vibe Credit Union, for Preliminary Site Plan, Wetland Permit, Woodland Permit, and Storm Water Management Plan approval. The subject property is located in Section 15, south of Twelve Mile Road and west of Cabaret Drive, and is zoned OST, Office Service Technology. The applicant is proposing to construct a new 3,684 square foot building with three drive-through lanes and associated site improvements.

9. BECK NORTH UNITS 4 & 52, JSP 20-12

Public hearing at the request of Dembs Development for Preliminary Site Plan, Woodland Permit and Storm Water Management Plan approval for a new 31,617 square foot speculative building for warehouse/office uses. The subject property is approximately 3.49 acres and is located in Section 4, north of West Road and west of Hudson Drive. The site is zoned I-1, Light Industrial District and is located in the Beck North Corporate Park.

10. LIVING & LEARNING ENRICHMENT CENTER JSP 19-08

Public hearing at the request of Living & Learning Enrichment Center for Special Land Use, Preliminary Site Plan and Storm Water Management plan approval. The subject property contains 14.79 acres and is located in Section 35, on the south and west side of Eight Mile Road, north of Griswold. The site is known as the former Massey Estate. The applicant is proposing to repurpose the existing buildings and grounds for use by the non-profit organization, which serves teenagers and young adults with autism and related challenges.

11. ANU SUSHI JSP20-25

Public hearing at the request of Anu Sushi for Special Land Use and Preliminary Site Plan approval. The subject property contains 2.68 acres and is located in Section 26, on the west side of Meadowbrook Road, south of Ten Mile Road. The site is known as the Peach Tree Shopping Center. The applicant is proposing to move into a tenant space in the center as a carry-out restaurant, which is a Special Land Use in the B-1 Zoning District. The applicant is not proposing any exterior changes to the site or building.

12. ARMENIAN GENOCIDE MEMORIAL JSP 17-37

Public hearing at the request of Armenian Cultural Center for revised Special Land Use and revised Preliminary Site Plan approval. The subject property is located in Section 12, on the north side of Twelve Mile Road and east of Meadowbrook Road, in Residential Acreage (RA) zoning district. The project area is approximately 19.30 acres. The applicant previously received approval of a church and cultural center with accessory uses such as day care center, multipurpose hall, café, religious educational rooms, and recreational facility. The applicant is now seeking approval of a proposed Armenian Genocide Memorial structure within the courtyard. The previous Planning Commission approval stipulated that Special Land Use approval would be required if a structure did not meet the height limits of the Ordinance.

13. INNOVA APARTMENTS JSP19-24

Public hearing at the request of BC Novaplex, LLC for Planning Commission's consideration of Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit, and Storm Water Management Plan. The subject property zoned RM-2 with a Planned Rezoning Overlay (PRO), which conditions development to the terms of a PRO Plan and Agreement. The site is approximately 22 acres and is located on the west side of Haggerty Road, north of Twelve Mile Road (Section 12). The applicant is proposing to develop a 272 unit multiple-family residential development. The development consists of two attached townhome-style buildings and seven apartment-style buildings as well as a clubhouse. The development is a private street network with two entrances off of Haggerty Road.

14. THE BOND JSP 18-10

Consideration at the request of Bond at Novi LLC for JSP 18-10 for recommendation to the City Council for approval or denial of the revised Preliminary Site Plan and Storm Water Management Plan. The subject property is zoned TC-1 (Town Center One) and is approximately 7.74 acres. It is located west side of the recently renamed Bond Street in the south west corner of Grand River Avenue and Novi Road in Section 22. The applicant previously received approval of the proposal of a mixed-use development with two four-story multi-family residential buildings with a total of 260 apartments and a single-story commercial building (5,578 SF). The current submittal makes revisions that will require modifications of some of the previously approved waivers.