



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

October 16, 2019 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 Ferrell, Member Gronachan, Member Lynch, Member Maday

Absent: Member Anthony

Also Present: Barbara McBeth, City Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Victor Boron, Staff Engineer; Beth Saarela, City Attorney

APPROVAL OF AGENDA

Motion to approve the October 16, 2019 Planning Commission Agenda. *Motion carried 6-0.*

CONSENT AGENDA - REMOVALS AND APPROVALS

1. JSP 17-37 ARMENIAN CHURCH AND CULTURAL CENTER: PRELIMINARY SITE PLAN EXTENSION

Approval of the request of Armenian Cultural Center for a one-year extension of the Preliminary Site Plan with Land bank Parking, Phasing Plan, Shared Parking, Wetland Permit, Woodland Permit, and Storm water Management 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 applicant is proposing a church and a cultural center with accessory uses such as multipurpose hall, café, religious educational rooms, Armenian genocide memorial and recreational facility. The applicant is proposing to construct in three phases. The project area is approximately 19.30 acres. A Special Land Use Permit is required to permit Places of Worship and a daycare in residential districts.

Motion to approve the request for a one-year extension of the Preliminary Site Plan with Land bank parking, Phasing Plan, Shared Parking, Wetland Permit, Woodland Permit, and Storm water Management plan. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. THE GODDARD SCHOOL JSP19-33

Consideration at the request of PEA, Inc., for Preliminary Site Plan and Stormwater

Management Plan approval. The subject property is located in Section 12 south of Thirteen Mile Road and west of Cabot Drive, and is zoned OST, Office Service Technology. The applicant is proposing to construct a 10,957 square foot building, fenced outdoor recreation areas and associated parking for a child day care center.

In the matter of The Goddard School, JSP19-33, motion to approve the Preliminary Site Plan based on and subject to the following:

a. On October 8, 2019, the Zoning Board of Appeals granted variances as follows:

- 1. Proposed 19,033 square feet of outdoor recreation area, 23,400 square feet required;**
- 2. Proposed recreation area occupying 63.86% of the exterior side yard, up to 25% of the distance between the building and the property line allowed;**
- 3. Absence of a loading zone;**
- 4. Deficiency of parking spaces, 40 spaces proposed, 41 required;**
- 5. Proposed dumpster located in the front yard, dumpsters are required to be located in the rear yard Landscape waiver of the greenbelt berms along Grand River and Twelve Mile Road, as acceptable hedge substitutes are proposed, which is hereby granted;**
- 6. Location of play/shade structures in the exterior and interior side yards, and less than 10 feet from the main building, by code accessory structures must be located in the rear yard and must be located greater than 10 feet from the main building;**
- 7. Location of a fence in the exterior side yard, by code no fence shall extend into a front or exterior side yard.**

b. Landscape waiver for location of building foundation landscaping away from building, due to a conflict with recreation areas and total required area is exceeded, which is hereby granted;

c. Landscape waiver to allow deficiency of 2 large frontage trees on Cabot Drive, due to lack of space between the sidewalk and the curb, which is hereby granted;

d. 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 6-0.

In the matter of The Goddard School, JSP19-33, motion to approve the Stormwater Management Plan, 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 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 6-0.*

ADJOURNMENT

The meeting was adjourned at 7:13 PM.

*Actual language of the motions subject to review.