



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**SEPTEMBER 13, 2017 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 Greco, Member Lynch, Chair Pehrson, Member Zuchlewski,

Absent: Member Anthony (excused)

**Also Present:** Barbara McBeth, City Planner; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Darcy Rechten, Staff Engineer; Beth Saarela, City Attorney

## APPROVAL OF AGENDA

Motion to approve the September 13, 2017 Planning Commission Agenda. *Motion carried 5-0.*

## PUBLIC HEARINGS

### 1. CITY OF NOVI, DPS-GUN RANGE ADDITIONS JSP 17-42

Public hearing at the request of NSA Architects, Engineering, Planners for approval of Special Land Use, Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan. The subject property is located in Section 14 west of Meadowbrook Road and north of Eleven Mile Road and is zoned I-1, Light Industrial. The applicant is proposing a classroom addition of approximately 2,750 square to the Public Safety Gun Range, and a garage addition of approximately 40,422 square foot to the Department of Public Services building.

**In the matter of City of Novi DPS-Gun Range Additions, JSP17-42, motion to approve the Special Land Use Permit based on the following findings relative to other feasible uses of the site:**

- a. **The proposed use will not cause any detrimental impact on existing thoroughfares (*the site is existing and the garage additions will house vehicles already on site*);**
- b. **The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*the additions will provide better public services*);**
- c. **The proposed use is compatible with the natural features and characteristics of the land (*the proposed additions and requested waivers seek to minimize impacts*);**
- d. **The proposed use is compatible with adjacent uses of land (*the use is existing and the surrounding uses are compatible with the current use*);**
- e. **The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use (*fulfills the stated objective to provide improved public services*);**
- f. **The proposed use will promote the use of land in a socially and economically desirable manner (*the additions expand on already impacted areas instead of building new elsewhere*);**
- g. **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.**

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. *Motion carried 5-0.*

In the matter of City of Novi DPS-Gun Range Additions, JSP17-42, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. The Planning Commission finds that the parking area and lighting is compatible with surrounding development, in order to proposed parking in front yard, as listed in Section 3.6.2.E;
- b. Planning Commission waiver for lack of required wall or landscaped berm for off-street parking in the front yard (*due to existing vegetation buffer along Lee BeGole Drive*);
- c. Planning Commission waiver from Section 4.3 to waive the required Noise Analysis as part of the Special Land Use requirements, which is hereby granted;
- d. Landscape waiver from Section 5.5.3.B.ii and iii for lack of a 4 ft. high berm adjacent to the public right-of-way along the north parcel lot line (*due to existing vegetation buffer along I-96 ROW*), which is hereby granted;
- e. Landscape waiver from Section 5.5.3.E.i.c and the Landscape Design Manual 1.d. for lack of street trees along Lee BeGole Drive (16 required; 0 provided) (*due to existing vegetation buffer along Lee BeGole Drive*), which is hereby granted;
- f. Section 9 Façade waiver for underage of brick (30% minimum; 25% proposed), use of painted brick (0% maximum, 17% proposed), overage of flat metal panels (50% maximum; 69% proposed), and use of fiber cement siding (0% maximum, 4% proposed) (*because the deviations from the percentages are comparatively minor and are consistent with the overall design of the building*), which is hereby granted;
- g. The findings of compliance with Ordinance standards in the staff and consultant review letters, the conditions and items listed in those letters, and with these items being addressed on the Revised 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.*

In the matter of City of Novi DPS-Gun Range Additions, JSP17-42, 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 Revised 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 5-0.*

In the matter of City of Novi DPS-Gun Range Additions, JSP17-42, 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 Revised 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 5-0.*

## 2. FELDMAN AUTOMOTIVE JSP 16-31

Public hearing at the request of Feldman Automotive for Planning Commission's approval of Special Land Use, Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The subject property has split zoning of P-1 (Vehicular Parking) at the south and B-3 (General Business) at the north and is located in Section 23, on the south side of Grand River Avenue between Novi Road and Meadowbrook Road. The subject property is approximately 1.67 acres and the applicant is proposing to improve the parcel for parking for sale of new, unlicensed motor vehicles and outdoor space for exclusive sale of new or used automobiles.

In the matter of Feldman Automotive, JSP16-31, motion to approve the Special Land Use Permit based on the following findings:

- a. Relative to other feasible uses of the site:
- The proposed use will not cause any detrimental impact on existing thoroughfares (*no additional driveways to Grand River Avenue proposed*);
  - The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*no buildings proposed*);
  - The proposed use is compatible with the natural features and characteristics of the land;
  - The proposed use is compatible with adjacent uses of land (*it is consistent with the use to the east*);
  - The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use (*fulfills objective to foster favorable business climate and to support existing businesses*);
  - The proposed use will promote the use of land in a socially and economically desirable manner (*vacant land will be improved*);
  - 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.

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. *Motion carried 5-0.*

In the matter of Feldman Automotive, JSP16-31, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Waiver from Section 4.74.6 for lack of a Noise Impact Statement, which is hereby granted;
- b. Landscape waiver from Section 5.5.3.B.ii for lack of a berm along Grand River Avenue due to heavily landscaped frontage, site grading, and parking lot below grade of Grand River Avenue, which is hereby granted;
- c. Landscape waiver from Section 5.5.3.E.i.c to permit different type of Street Trees than required along Grand River Avenue (2 canopy trees required, substitution to 2 subcanopy trees) due to overhead wires and corner clearance issues and subject to approval by the Road Commission of Oakland County (RCOC), which is hereby granted;
- d. Landscape waiver from Section 5.5.3.C (3) to not provide the required parking lot perimeter canopy trees (25 required, 0 provided) due to parking lot being heavily landscaped with the trees provided, which is hereby granted;
- e. Zoning Board of Appeals variance from Section 4.74.3 for less than 10 feet landscaped berm around all sides of a P-1 zoned site abutting a residential zoned district due to site constraints;
- f. 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 the Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Feldman Automotive, JSP16-31, motion to approve the Wetland 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 12, Article V of the Code of Ordinances, and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Feldman Automotive, JSP16-31, 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 5-0.*

In the matter of Feldman Automotive, JSP16-31, 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 the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

**3. VILLA D'ESTE JSP17-52 WITH REZONING 18.718**

Public hearing at the request of Cambridge of Novi, LLC for Planning Commission's Recommendation to City Council for a Planned Rezoning Overlay Concept Plan associated with a Zoning Map amendment, to rezone from RA (Residential Acreage) to R-1 (One-Family Residential). The subject property is approximately 49 acres and is located east of Napier Road and on the north side of Nine Mile Road (Section 29, 30). The applicant is proposing a 53-unit single-family ranch housing development (for sale).

In the matter of Villa D Este JSP 17-52 and Zoning Map Amendment 18.718, motion postpone making a recommendation on the proposed PRO and Concept Plan to rezone the subject property from RA (Residential Acreage) to R-1 (One-Family Residential) with a Planned Rezoning Overlay to the meeting on October 11, 2017. This recommendation is made for the following reasons:

1. To allow the applicant time to consider further modifications to the Concept Plan as discussed in the review letters; and
2. To allow staff to advertise for another public hearing to include the fourth parcel in the public hearing notice, as this was left out from the current notice due to misrepresentation in the site plan submittal.

*Motion carried 5-0.*

**MATTERS FOR CONSIDERATION**

**1. PLANNING COMMISSION MEETING CALENDAR FOR 2018**

Motion to approve the Planning Commission Calendar. *Motion approved 5-0.*

**2. APPROVAL OF THE AUGUST 09, 2017 PLANNING COMMISSION MINUTES**

Motion to approve the August 9, 2017 Planning Commission Meeting minutes. *Motion approved 5-0.*

**ADJOURNMENT**

The meeting was adjourned at 9:02 P.M.

*\*Actual language of the motions subject to review.*