



# PLANNING COMMISSION MINUTES

CITY OF NOVI  
Regular Meeting

**July 12, 2023 7:00 PM**

Council Chambers | Novi Civic Center  
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

## CALL TO ORDER

The meeting was called to order at 7:00 PM.

## ROLL CALL

Present: Member Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney

Absent Excused: Member Verma

Staff: Barbara McBeth, City Planner; Tom Schultz, City Attorney; Ben Peacock, Planner; James Hill, Planner; Rick Meader, Landscape Architect; Adam Yako, Plan Review Engineer

## PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

## APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Avdoulos to approve the agenda.

## ROLL CALL VOTE ON MOTION TO APPROVE THE JULY 12, 2023 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.

*Motion carried 6-0.*

## AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Chair Pehrson closed the first public participation.

## CORRESPONDENCE

There was not any correspondence.

## COMMITTEE REPORTS

There were no Committee Reports

## CITY PLANNER REPORT

City Planner McBeth relayed that the flyer in front Planning Commissioners is regarding the Active Mobility Plan. There are a couple of public engagement opportunities coming up. As you know, we're continuing Novi's efforts to promote healthy, active lifestyles with an active mobility plan. It is an update from the 2011 non-motorized Master Plan. This plan will identify community priorities to ensure that safe and convenient routes are available for people who walk and bike. We invite everybody to check out the website for the project at [walkbike.info/novi](http://walkbike.info/novi) for this convenient QR code that we have around the City.

The draft preliminary plan is now available for review through links on the web page. During the months of February, March and April of 2023, public input was collected on the plan, and it was promoted through multiple social media outlets and in person events. Now it is time to explore the proposed recommendations, and we're asking people what they think, so they can look on the website at those recommendations. There is a survey on the website that we've asked everybody to fill in.

There are also in-person events where residents can provide input. Yesterday, July 11<sup>th</sup>, there was a table set up at the Library for the Tuesday Tunes event. There are two upcoming events. There's a Summer Songfest tomorrow evening, Thursday, July 13<sup>th</sup> at Paradise Park. There'll be a booth set up starting at 6:30 PM. On Thursday, July 20<sup>th</sup> on the north end at Lakeshore Park, 601 South Lake Drive, there will be an Active Mobility Plan discussion from 6:00 to 8:00 PM at picnic shelter #1.

The second committee report is the Master Plan for Land Use is continuing as well. The next meeting is August 9<sup>th</sup>. We're anticipating that we'll have several chapters of the draft plan to review at that point.

## **CONSENT AGENDA - REMOVALS AND APPROVALS**

### **1. JSP20-12 BECK NORTH UNIT 59**

Approval of the request of Dembs Development, Inc. for the second one-year extension of the Preliminary Site Plan approval. The subject property is located south of Cartier Drive and west of Hudson Drive, in the Light Industrial (I-1) Zoning District. The applicant is proposing to construct a 31,617 square foot speculative building for use as an office and warehouse space. Approval of the Preliminary Site Plan was granted in August of 2020.

Motion made by Member Avdoulos and seconded by Member Dismondy to approve the second one-year extension of JSP20-12 Beck North Unit 59 Preliminary Site Plan.

## **ROLL CALL VOTE ON MOTION TO APPROVE THE SECOND ONE-YEAR EXTENSION FOR JSP20-12 BECK ROAD NORTH UNIT 59 MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER DISMONDY.**

*Motion carried 6-0.*

## **PUBLIC HEARINGS**

### **1. JSP22-53 PRIMROSE DAYCARE & SWIM SCHOOL**

Public Hearing at the request of EIG14T (Eight-Fourteen) NOVI MI LLC for approval of the Preliminary Site Plan, Special Land Use Permit, Stormwater Management Plan, and Woodland Permit. The subject property is approximately 5.59 acres. It is located south of Ten Mile Road on the west side of Novi Road, and it is in the OS-1 Office Service District. The applicant is proposing to demolish the existing building in the eastern portion of the site to build a 13,586 square foot daycare center and a 6,658 square foot swim school facility.

Planner Ben Peacock relayed the 5.59-acre site is located at 43455 Ten Mile Road, west of Novi Road and south of Ten Mile Road in Section 27 of the City. It is zoned OS-1 Office Service District, and the surrounding areas are zoned OS-1 Office Service District, B-3 General Business, and R-4 One-Family Residential. The Future Land Use map indicates Community Office for the site; many surrounding sites are also designated Community Office per the future land use map, with Local Commercial to the north and Private Park to the west.

The subject property contains City and EGLE regulated wetlands and City regulated woodlands. The wetlands and wetland setback buffer are not proposed to be impacted by the development.

As indicated on the site plan, the applicant is proposing to construct an 13,586 square foot daycare center and a 6,658 square foot swim school facility, along with associated parking.

The daycare facility is estimated to care for 202 children at its peak hours, and the swim school is estimated to have 142 member families. To efficiently use the outdoor recreation space, children will be released to

the recreation areas on a classroom-by-classroom basis, at separate times throughout the day. The proposed tenant typically operates their other sites with 7,000 to 10,000 square feet of recreation area, and the applicant is proposing 8,945 square feet of recreation space for this site. However, the Zoning Ordinance requires 30,300 square feet for facilities with the estimated number of children indicated by the applicant at peak hours. Therefore, the applicant will seek a waiver from the Zoning Board of Appeals.

The anticipated hours of operation will be between 6:00 am and 6:30 pm. The existing building on the site was originally used as a nursing and healthcare facility, but it has been vacant for several years.

As part of this request, the Planning Commission is asked to determine whether the proposed uses are compatible with the site and surrounding areas as Special Land Uses. Staff feels the uses are consistent with a Daycare Center and a Private Indoor Recreation Facility, which are both Special Land Uses in the OS-1 Office Service District. Relative to other feasible uses of the site, the proposed uses:

- Will not have a detrimental impact on existing thoroughfares in terms of volume and safety
- Will not have a detrimental impact on public services or facilities
- Are compatible with natural features of the City
- Are compatible with the adjacent uses of land
- Are consistent with the goals of the Master Plan
- Will promote the use of the land in a socially and economically desirable manner
- Are in harmony with the design regulations of the zoning district

Regarding the Preliminary Site Plan, the proposal mostly complies with the requirements of the Zoning Ordinance, with some exceptions noted in the review letters. Specific items that should be noted are:

- Zoning Board of Appeals Variance from Section 4.12.2.i.a for insufficient outdoor recreation space, which is supported by staff due to the staggered use of the recreation areas.
- A Zoning Board of Appeals Variance from Section 4.12.2.ii.c for having direct access onto 10 Mile Road, which is supported by staff since the site has been designed to mitigate vehicle stacking to the extent possible.
- The first of five requested landscape waivers is a waiver for the lack of screening from the residential property to the west, which is supported by staff since sufficient screening exists from the western property line.
- The second waiver requested is for the planting of street trees, which is supported by staff due to utility conflicts.
- The third waiver requested is for the lack of a berm, greenbelt plantings, and street trees in the wetland frontage which is supported by staff in order to preserve the wetland.
- The fourth waiver requested is for insufficient landscaping of interior parking lot areas and trees, which is supported by staff since the site is otherwise heavily landscaped, and the deficiency is not apparent.
- The fifth and final Landscape waiver requested is for most of the daycare building's foundation landscaping being located away from the building, which is supported by staff since the alternate locations will be attractive, and the applicant has included landscaping along most of the building frontage facing 10 Mile Road.
- A City of Novi Woodland Permit is required for the proposed removal of 3 regulated woodland trees on site, which will require 4 replacements. The applicant has proposed to plant all replacement trees on site.
- A Section 9 Façade Waiver for the overage of cement fiber siding on all elevations of both buildings has been requested by the applicant. It is supported by the City's Façade Consultant because the use of the materials will not be detrimental to the aesthetic value of the buildings, and the use of matching materials & colors on both buildings enhances the overall project.

All other items identified in the review letters are to be addressed with the next submittal if this plan were to be approved tonight by the Planning Commission.

The Planning Commission is asked to hold the public hearing and approve or deny the Special Land Use Permit, Preliminary Site Plan, Woodland Permit and Stormwater Management Plan for Primrose Daycare & Swim School. Mark Kellenberger, Director of Development for EIG14T (Eight-Fourteen) is here

representing the project tonight. Staff is available to answer any questions.

Chair Pehrson invited the applicant to approach the podium to address the Planning Commission.

Mark Kellenberger, with EIG14T (Eight-Fourteen) Development in Berkeley, Michigan relayed his thanks for allowing him to come before the Planning Commission and thanked Planner Peacock for the presentation.

As indicated, the existing structure, which has been vacant for some time, would be demolished and replaced with the redevelopment, including the childcare and swim school use. Mr. Kellenberger believes they've worked very diligently to fit the buildings on the site in a way that provides parking, landscaping and aesthetics that are complementary to each other and are a benefit to the community for the redevelopment project.

A few waivers are requested and efforts to compensate the site development to accommodate the trade-offs for those waivers were made. Mr. Kellenberger thinks they have done a pretty good job with the layout and would be happy to answer any questions on the waivers, the variance requests, or the development as a whole.

Chair Pehrson opened the Public Hearing and invited members of the audience who wished to participate to approach the podium. Seeing no one, and confirming there was no correspondence, Chair Pehrson closed the audience participation and turned the matter over to the Planning Commission for consideration.

Member Lynch relayed he thinks it is a good use of the property, he likes the buildings and supports the project. One thing that jumped out though was all the parking spaces and inquired if there is a reason as to why there is so much parking when there was some discussion in the packet about being short outdoor playground area. Member Lynch understands the ordinance requires the number of parking spaces, but for this use would not be opposed to eliminating some parking spaces to have more outdoor playground facility.

Member Becker inquired if it is even possible to develop at any point the western portion of this parcel because it is so covered with wetlands. Planner Peacock responded it would be very difficult to develop that part of the lot.

Member Becker relayed his first thought was to put a conservation easement on that portion to protect it. City Attorney Tom Schultz relayed there isn't really an ordinance basis to do.

Member Becker thinks the development is great but relayed a major concern, as has been for other daycare development requests, is the concentration of incoming and exiting traffic flows. The very nature of customers of a daycare center is that they almost uniformly want to drop off students during the same narrow time frame each morning. While the planned hours of operation begin at 6:00 AM, it's correct to assume that most of the inbound and then outbound traffic will occur between the 7:00 AM and 8:30 AM time frame.

There'll be a similar concentration of in and out traffic in the late afternoon as all the kids get picked up. While the proposed hours of operation end at 6:30 PM, it's also reasonable to assume the highest traffic concentration for this business will be between 4:30 PM and 6:00 PM. Both access points on the south side of Ten Mile occur where there's a dedicated left turn lane on Ten Mile for left turns by both eastbound and westbound traffic on Ten Mile.

There is an existing commercial development on the north side of Ten Mile with a major access directly across Ten Mile Road from the western most access on the subject property. During Novi rush hour periods, which directly coincide with this proposed project use, the left turn lane often backs up with eastbound traffic on Ten Mile trying to turn north on Novi Road.

Member Becker admits he has no expertise in traffic flow study, and prediction, but does have experience

in the congestion as a driver on Ten Mile Road in Novi. He would like to suggest at some point there be consideration to make the two access points dedicated as to flow, with perhaps the western most access dedicated as inbound only, no exit from the parking lot, and the eastern most access dedicated to outbound only. That would push the inbound traffic in the morning to the to the western most access drive, which gives more space to that dedicated left turn only lane because that's the lane that backs up in the morning when people are trying to turn north from Ten Mile.

Member Becker agrees there's absolutely no need for the required berm on the western edge of the development being proposed. The planned buildings and parking lot are nowhere near the residential property to the west, and with the proposed building heights of 28 feet and 21 feet they won't be visible to any of the residential property owners, nor will the cars in the parking lot that a berm would have been meant to hide.

Like Member Lynch, Member Becker finds it curious that our ordinance for daycare centers would require 30,300 square feet of outdoor recreational land for students. That's exactly half the size of a football field from the 50-yard line to the back of the end zone. For a building that's only 13,500 square feet, it seems to be just a little more than one would think necessary, because it's not like an elementary school or middle school where everybody gets out at the same time. Member Becker thanks the applicant for clarifying that the kids will be released a little bit at a time and that it would seem to be appropriate amount of outdoor space. The facade and landscaping are going to be meaningful improvement for this area and Member Becker fully recommends approval for Special Land Use.

Member Dismondy relayed he also believes it's a good use for the site. He referenced that Primrose has 450 locations in 33 states, so he trusts they know what size playground they need, how much parking they need, and with the traffic study they know that they have the ingress and egress they need to make this a successful location, because they're not going to set up a business to fail.

Member Dismondy was curious to hear that because it's direct access to Ten Mile Road it is a ZBA issue and not a Planning Commission issue. City Planner McBeth confirmed that is correct.

Member Roney relayed that a smile was put on his face when he read in the packet and saw that finally there is a proposal for a development on this property. The building has been vacant for a number of years, and it's become quite an eyesore. The lawn hasn't been taken care of, and there has been some vandalism that happened recently, so he is very pleased to see somebody show an interest in that property. Member Roney finds the daycare center and swim school to be a very good fit for that neighborhood and for the different businesses that are there and is very much in favor of this project.

Member Avdoulos relayed he agrees with his fellow Commissioners and thinks this is a good use of the property. It fits in nicely, especially backing up to a residential area. That piece of property has been a bit of an eyesore and putting these buildings on there, developing the landscape to kind of blend in with what's already there, is going to be a great asset to the city.

Member Avdoulos inquired to confirm as to whether the existing curb cuts are being used. Applicant Mark Kellenberger responded they will be used and that there will be permits to bring them up to standard.

Member Avdoulos thinks it's a great project and appreciates the applicant bringing it into Novi and adding to the community.

Motion to approve the Primrose Daycare and Swim School Special Land Use permit made by Member Avdoulos and seconded by Member Roney.

**In the matter of Primrose Daycare and Swim School, JSP22-53, motion to approve the Special Land Use Permit based on the following findings:**

**a. Relative to other feasible uses of the site:**

- i. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes,**

- off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. *(A Traffic Impact Study was submitted, and the City's Traffic Consultant determined that this proposal would not be detrimental to existing thoroughfares).*
- ii. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area. *(There are no additional impacts on capabilities of public services).*
  - iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats. *(The impacts to regulated woodlands and wetlands have been minimized to the extent possible).*
  - iv. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. *(The proposed uses fit the character of the area and are compatible with the nearby commercial and office buildings).*
  - v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use. *(The proposed project complies with several goals of the Master Plan, including the protection and maintenance of the City's natural features, attracting new businesses to the City of Novi, and ensuring compatible development between residential and non-residential developments).*
  - vi. The proposed use will promote the use of land in a socially and economically desirable manner. *(Compared to other uses permitted as a special land use in the OS-1 district, a swim school and daycare center may bring more vehicular traffic to the site but will serve an important role to the community as a place of education and recreation).*
  - vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this ordinance and 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, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

**ROLL CALL VOTE ON MOTION TO APPROVE SPECIAL LAND USE FOR JSP22-53 PRIMROSE DAYCARE AND SWIM SCHOOL MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY.**

*Motion carried 6-0.*

Motion to approve the Primrose Daycare and Swim School Preliminary Site Plan made by Member Avdoulos and seconded by Member Roney.

**In the matter of Primrose Daycare and Swim School, JSP22-53, motion to approve the Preliminary Site Plan based on and subject to the following:**

- a. The Zoning Board of Appeals granting a variance from Section 4.12.2.i.a of the Zoning Ordinance for insufficient outdoor recreation space because the applicant has indicated that children are released to the recreation area on a classroom-by-classroom basis, at separate times throughout the day.
- b. The Zoning Board of Appeals granting a variance from Section 4.12.2.ii.c of the Zoning Ordinance for direct access to or from a major arterial or arterial road (Ten Mile Road) because the site has been designed to mitigate the vehicle stacking to the extent possible and because the City's Traffic Consultant determined that this proposal would not be detrimental to existing thoroughfares based upon the Traffic Impact Statement submitted by the applicant.
- c. Landscape waiver for the lack of screening from the residential property to the west which is supported by staff if the applicant has provided evidence that screening is not necessary prior to this motion.
- d. Landscape waiver for the planting of street trees due to utility conflicts.
- e. Landscape waiver for the lack of a berm, greenbelt plantings, and street trees in the

- wetland frontage in order to preserve the wetland.
- f. Landscape waiver for insufficient landscaping of interior parking lot areas and trees because the site is otherwise heavily landscaped, and the deficiency is not apparent.
  - g. Landscape waiver for most of the daycare building's foundation landscaping being located away from the building because the alternate locations will be attractive, and the applicant has included landscaping along most of the building frontage facing Ten Mile Road.
  - h. Section 9 Façade Waiver for an overage of Cement Fiber Siding on all elevations of both buildings (0% maximum allowed; ranges from 4% to 10% on the daycare building and 5%-22% on the swim school building) because the use of the materials will not be detrimental to the aesthetic value of the buildings, the use of matching materials & colors on both buildings enhances the overall project, and the overall design is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted.
  - i. 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.

**ROLL CALL VOTE ON MOTION TO APPROVE THE PRELIMINARY SITE PLAN FOR JSP22-53 PRIMROSE DAYCARE AND SWIM SCHOOL MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY.**

*Motion carried 6-0.*

Motion to approve the Primrose Daycare and Swim School Woodland Permit made by Member Avdoulos and seconded by Member Roney.

**In the matter of Primrose Daycare and Swim School, JSP22-53, 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.**

**ROLL CALL VOTE ON MOTION TO APPROVE THE WOODLAND PERMIT FOR JSP22-53 PRIMROSE DAYCARE AND SWIM SCHOOL MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY.**

*Motion carried 6-0.*

Motion to approve the Primrose Daycare and Swim School Stormwater Management Plan made by Member Avdoulos and seconded by Member Roney.

**In the matter of Primrose Daycare and Swim School, JSP22-53, 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.**

**ROLL CALL VOTE ON MOTION TO APPROVE THE STORMWATER MANAGEMENT PLAN FOR JSP22-53 PRIMROSE DAYCARE AND SWIM SCHOOL MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY.**

*Motion carried 6-0.*

**2. JZ23-16 GABRIEL REZONING WITH MAP AMENDMENT 18.742**

Public hearing at the request of Paul Gabriel for Planning Commission's recommendation to City Council for a Zoning map amendment from Light Industrial (I-1) to Residential Acreage (RA). The subject site is approximately 3.98 acres and is located at 41700 Eleven Mile Road, which is on the north side of Eleven Mile Road and west of Meadowbrook Road (Section 14). The applicant has indicated that the proposed rezoning is being requested to allow for the existing home and pole

barn onsite to be remodeled and expanded.

Planner James Hill relayed the requested Zoning Map amendment for a 3.98-acre parcel at 41700 Eleven Mile Road, is located on the north side of Eleven Mile Road, west of Meadowbrook Road, in section 14 of the City. The applicant is seeking to rezone the parcel from I-1 Light Industrial to RA Residential Acreage, so that they may remodel or expand the current residence and pole barn on the property. Currently, the residence is a legal nonconforming use and is allowed to remain but is not permitted to expand its footprint. The site has been zoned with its current I-1 Light Industrial zoning since November 1985, and at the time the property owners, who are not the same as the current property owners, understood that the residential function would become non-conforming.

As stated, the current zoning of the site is I-1 Light Industrial and the surrounding zoning has the same Light Industrial zoning. The uses of the surrounding properties primarily include office uses as permitted by the current zoning. As stated in the review letter, a rezoning to RA Residential Acreage would put stricter development standards on the surrounding I-1 Light Industrial zoned properties due to their adjacency to residential zoned property.

The Future Land Use map indicates that this parcel has a Future Land Use as Industrial Research Development and Technology, in addition to all the surrounding properties having the same Future Land Use, which is consistent with the current I-1 Zoning District. The proposal to rezone this parcel to RA Residential Acreage, therefore, does not align with the intent of the 2016 Master Plan for Land Use.

Natural features on the site include a considerable amount of wetland including the waterway that bifurcates the parcel in addition to the wetlands in the rear of the site. The proposed renovations and expansion of the house or barn are not expected to have any effect on the natural features.

On June 14 of this year, the rezoning was brought before the Master Plan and Zoning Committee for informal review due to the fact that it does not align with the intent of the 2016 Master Plan for Land Use. Committee members in attendance agreed that it made sense for the property owner to expand or renovate the existing residence but also showed concern for the impact a rezoning would have on neighboring properties.

After receiving feedback and discussing with Planning staff, the applicant is requesting to postpone the public hearing so as to explore other options that would allow them to make those changes to the home. The postponement is supported by Staff.

Staff suggested an alternative option to work with the applicant on drafting a text amendment that would allow some expansion of the legal nonconforming use to take place. A text amendment of this sort could also seek to alleviate some restrictions on other select property owners in the City that have longstanding uses that have become nonconforming but would like to expand to some extent.

The Planning Commission is asked tonight to postpone the consideration to a later date. The applicant is here tonight and is available to answer any questions the Planning Commission may have. Staff is also available to answer any questions regarding the proposed rezoning.

Paul Gabriel, 24010 Meadowbrook Road, relayed he is in support of postponing this matter as alternative options for the rezoning are explored.

Chair Pehrson opened the Public Hearing and invited members of the audience who wished to participate to approach the podium. Seeing no one, Chair Pehrson asked Member Lynch to read the correspondence.

Member Lynch relayed that an objection was received from Joseph Kosik, JFK Investment Company, representing four different properties at 41551 Eleven Mile Road, 41541 Eleven Mile Road, 41650 Gardenbrook and 41700 Gardenbrook. The objection has to do with this being a lone parcel in a business park and he doesn't see a need for residential.



Chair Pehrson noted the public hearing would remain open due to the postponement and turned the matter over to the Planning Commission for consideration.

Motion to postpone JZ23-16 Gabriel Rezoning made by Member Lynch and seconded by Member Roney.

**In the matter of JZ23-16 Gabriel Rezoning, with Zoning Map Amendment 18.742, motion to postpone consideration to a later date in order for the applicant to have more time to explore alternative options available to them.**

**ROLL CALL VOTE ON MOTION TO POSTPONE JZ23-16 GABRIEL REZONING MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY.**

***Motion carried 6-0.***

**3. TEXT AMENDMENT 18.301**

Public hearing of the staff-initiated request for Planning Commission's recommendation to the City Council regarding Text Amendment 18.301 to remove the EXPO Zoning District, modify use standards for microbreweries and brewpubs, update standards related to daycares, update standards related to site lighting, fix inconsistencies, and remove or modify some conflicting sections of the Zoning Ordinance.

Planner Hill relayed the text amendment contains several changes including both the addition and removal of language within the Zoning Ordinance. Staff introduced the text amendment to Planning Commission on May 24, and since then has made some changes such as the edited use matrix provided in the packet as attachment A, which is included at the beginning of the Zoning Ordinance for users to have a quick reference for if a certain use is allowed in a specific Zoning District. We've made edits to ensure that the use matrix accurately reflects the uses laid out in the ordinance.

In addition, a provision was added for carports that will allow for both regulation and to permit them more easily when needed. Major changes that remained include removing the EXPO zoning district, modifying microbreweries and brewpubs use standards to match restaurant uses more closely, updating standards related to daycares due to a change in state law, updating some standards related to site lighting, and the removal or modification of some conflicting sections of the Zoning Ordinance.

Staff is available to answer any questions you may have regarding the Text Amendment or its content and changes to the Zoning Ordinance.

Chair Pehrson opened the Public Hearing and invited members of the audience who wished to participate to approach the podium. Seeing no one, Chair Pehrson asked Member Lynch to read the correspondence.

Member Lynch relayed that correspondence was received from Andrew Mutch requesting as part of the Text Amendment 18.301 clean-up, that the Planning Commission consider some additional sections for inclusion. Mr. Mutch referenced inconsistent terms in section 3.29 Residential Unit Development, 4.70 Low-Rise Multiple-Family Residential Uses in the PSLR District and 4.71 Live/Work Units.

Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission for consideration.

Member Lynch inquired as to if there was any reason Mr. Mutch's comments wouldn't be considered as the comments lead him to believe there is confusion regarding dwelling units per acre, as to whether it is net acre excluding the wetlands as opposed to net site acreage.

City Planner McBeth relayed that the communication from Mr. Mutch was just received the afternoon of this evening's Planning Commission meeting and believes that it is meant to clarify in case there is some confusion in reading the definitions versus the language. We do appreciate the comments but cannot recommend that the Planning Commission include any changes at this time as they were not advertised

as part of this public hearing. They will be noted and reviewed, and can be included in the next amendment.

Member Lynch relayed that his impression is that there are some definitions that could be clarified and would leave it to Staff as how to best handle it. Other than the net site area definitions, Member Lynch has no issues.

Member Becker relayed his appreciation for the time spent on reviewing the Ordinances.

Member Dismondy relayed we are lucky to have the Staff and resources to pour through the Ordinance.

Member Roney relayed it is quite detailed and very well done.

Member Avdoulos relayed that he appreciates the effort on this. He reads codes, standards and guidelines for a living and understands the necessity.

Motion to recommend to City Council to review and adopt Text Amendment 18.301 as presented made by Member Avdoulos and seconded by Member Lynch.

**In the matter of Text Amendment 18.301, motion to recommend approval to the City Council.**

**ROLL CALL VOTE ON MOTION TO RECOMMEND APPROVAL OF TEXT AMENDMENT 18.301 TO CITY COUNCIL  
MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.**

***Motion carried 6-0.***

## **MATTERS FOR CONSIDERATION**

### **1. NORTHVILLE TOWNSHIP DRAFT MASTER PLAN REVIEW**

Planner Hill relayed the Charter Township of Northville is undertaking an update to its Master Plan and as required by state law, has shared their draft Master Plan with the Planning Commission for comment. Staff has reviewed the draft and provided a link to the document within the memo included in your packet.

In the review, special attention was paid to the land uses within Northville Township that abut the City of Novi along Eight Mile Road, which include parks and recreation space such as Maybury State Park and Meadowbrook Country Club, single family residential, multiple family residential, and some commercial mixed use at the northeast corner of the township, which borders the southeast corner of the City at Eight Mile Road and Haggerty Road.

Overall, staff thought the draft Master Plan was very well done, and the Future Land Use designations matched the intent of the City of Novi's 2016 Master Plan for Land Use when it came to properties at the shared border of Northville Township and the City of Novi. The draft Master Plan also included some encouraging words about cooperation and partnerships, which staff found to match the City's intent to make regional non-motorized connections as part of the update to the Active Mobility Plan.

The Planning Commission is asked to authorize the Chair to sign the letter included in the memo that commends Northville Township on developing a well thought out draft Master Plan.

Chair Pehrson inquired as to when the different use spaces are referenced by Northville Township, such as the state residential suburban residential corridor mixed-use, is there any correlation to our Ordinance or uses, such as R-1 versus suburban residential being R-4 or something like that.

City Planner McBeth responded that they would be similar, and that the City of Novi plan is somewhat unique in the fact that we have the density provided on the back and so the density is included there.

Chair Pehrson turned the matter over to the Planning Commission for consideration.

Motion to authorize the Planning Commission Chair to sign and send a letter to the Northville Township Planning Commission made by Member Avdoulos and seconded by Member Lynch.

**ROLL CALL VOTE TO AUTHORIZE CHAIR PEHRSON TO SIGN AND SEND A LETTER TO THE NORTHVILLE TOWNSHIP PLANNING COMMISSION MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.**

*Motion carried 6-0.*

**2. ELECTION OF OFFICERS AND APPOINTMENT TO COMMITTEES**

City Planner McBeth relayed it is the time of year again where the Planning Commission gets to elect officers and consider appointments to various committees. Thank you for making our job so easy and all replying that you'd all like to stay on the same committee. If anybody would like to nominate someone for the Chair, the Vice Chair and the Secretary, this would be the time to do that.

Motion to nominate Chair Pehrson as Planning Commission Chairperson for 2023-2024 made by Member Avdoulos and seconded by Member Lynch.

**ROLL CALL VOTE TO NOMINATE CHAIR PEHRSON AS PLANNING COMMISSION CHAIRPERSON FOR 2023-2024 MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.**

*Motion carried 6-0.*

Motion to nominate Member Avdoulos as Planning Commission Vice Chairperson for 2023-2024 made by Member Lynch and seconded by Member Dismondy.

**ROLL CALL VOTE TO NOMINATE MEMBER AVDOULOS AS PLANNING COMMISSION VICE CHAIRPERSON FOR 2023-2024 MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER DISMONDY.**

*Motion carried 6-0.*

Motion to nominate Member Lynch as Planning Commission Secretary for 2023-2024 made by Member Avdoulos and seconded by Member Dismondy.

**ROLL CALL VOTE TO NOMINATE MEMBER AVDOULOS AS PLANNING COMMISSION VICE CHAIRPERSON FOR 2023-2024 MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER DISMONDY.**

*Motion carried 6-0.*

**3. APPROVAL OF THE JUNE 21, 2023 PLANNING COMMISSION MINUTES**

Motion made by Member Avdoulos and seconded by Member Lynch to approve the June 21, 2023 Planning Commission Minutes.

**ROLL CALL VOTE ON MOTION TO APPROVE THE JUNE 21, 2023 PLANNING COMMISSION MINUTES WAS MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.**

*Motion carried 6-0.*

**CONSENT AGENDA REMOVALS FOR COMMISSION ACTION**

There were no consent agenda items.

**SUPPLEMENTAL ISSUES/TRAINING UPDATES**

There were no supplemental issues/training updates.

**AUDIENCE PARTICIPATION**

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing no one, Chair Pehrson closed the final audience

participation.

**ADJOURNMENT**

Motion to adjourn the meeting made by Member Lynch and seconded by Member Avdoulos.

**VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULUS.**

**Motion to adjourn the July 12, 2023 Planning Commission meeting. *Motion carried 6-0.***

Meeting adjourned at 7:43 PM.