



## SELF-STORAGE FACILITIES TEXT AMENDMENT 18.299

### **SELF-STORAGE FACILITIES TEXT AMENDMENT 18.299**

Public hearing at request of the applicant, GHK Development, for Planning Commission's recommendation to City Council of Text Amendment 18.299 in order to amend Section 4.51 of the Zoning Ordinance, Self-Storage Facilities. This would allow for climate-controlled self-storage facilities. The applicant is primarily interested in a site located at 21700 Novi Road, which is the current site of Novi Bowl. The subject property is zoned I-1, Light Industrial, and is approximately 4.3 acres.

### **Required Action**

Recommend to City Council approval or denial of Text Amendment 18.299.

### **Approval – Text Amendment (Staff Preferred)**

In the matter of Text Amendment 18.299, motion to **recommend approval** to City Council to amend the Zoning Ordinance at Section 2.2, Definitions; at Section 4.51, Self-Storage Facilities; and at Section 5.2.12, Off-Street Parking Requirements as shown in the **staff option** draft amendment.

– OR –

### **Denial – Text Amendment**

In the matter of Text Amendment 18.299, motion to **recommend denial** to City Council *for the following reasons ...*

**STAFF MEMO**

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# MEMORANDUM



**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** CHRISTIAN CARROLL, PLANNER  
**SUBJECT:** TEXT AMENDMENT 18.299 – SELF-STORAGE FACILITIES  
**DATE:** MARCH 17, 2022

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On February 9, 2022, a proposed ordinance amendment, initiated by the applicant (GHK Development), went before the Planning Commission for preliminary discussion and review. The proposed amendment would amend Section 4.51 of the Zoning Ordinance, Self-Storage Facilities, to allow for multi-story climate-controlled self-storage facilities. After receiving some guidance from the Planning Commission, the applicant indicated that they would like to move forward with the request. Since the Planning Commission meeting, the applicant has not made any changes to either of two options presented before the Planning Commission. However, staff has made the following changes based on feedback from the Planning Commission, comments received from another developer, and additional research:

## **February 9, 2022, Planning Commission Comments**

- For a developer that wishes to incorporate both single-story and multi-story climate-controlled buildings, the minimum site size shall be 5 acres and each use will be subject to the conditions stated within the ordinance (Section 4.51.3).
- Climate-Controlled Self-Storage Facilities has been modified to allow for both single-story and multi-story facilities. Drive-Up Self-Storage Facilities will be limited to 15 feet in height (as currently required).
- Climate-Controlled Self-Storage Facilities will be subject to the standards of Section 4.51.2. Drive-Up Self-Storage Facilities will be subject to the standards of Section 4.51.1. Height is not a qualifying factor. Instead, the difference between drive-up self-storage facilities and climate-controlled self-storage facilities is defined by access and humidity control.
- The Novi Bowl site will not be demolished, it will be renovated and an additional structure will be added to the east side of building.

## **Comments received from another developer**

- The site acreage requirement for climate-controlled self-storage facilities has been modified: the minimum size of the site shall be a minimum of three (3) acres, unless the site abuts an industrial zoning district in which the site shall be a minimum of two (2) acres.
- The screening requirements for climate-controlled self-storage facilities have been clarified to only include sites that abut residential zoning districts or office zoning districts.

## **Additional research**

- The definition of Self-Storage Facilities has been split into two definitions from the previous draft to provide additional clarification: Drive-Up Self-Storage Facilities and Climate-Controlled Self-Storage Facilities.

As a reminder, the applicant, GHK Development, is primarily interested in developing a self-storage facility on the current Novi Bowl site, which is located on the east side of Novi Road, north of Eight Mile Road and has been in operation since at least 1980. The City has seen increased interest over the past few years in climate-controlled self-storage from multiple parties and this request aligns with the preliminary discussions that the applicant had with the city. GHK Development submitted this request after staff initially reviewed the proposal as a concept. The current self-storage ordinance does not allow for climate-controlled buildings, so the proposed project would not be feasible without an amendment to the ordinance. Therefore, staff suggested that the applicant submit a proposed text amendment for self-storage facilities. The applicant submitted two proposed text amendments, labeled as Option 1 and Option 2. Both proposed amendments would allow for the development of multi-story self-storage facilities, but each option takes a slightly different approach.

## **Staff Review**

Staff has noted that many nearby communities allow for greater height and flexibility in lot size, lot coverage, and parking. In some communities, screening requirements, particularly along high volume roads and near residential communities are rather significant. In addition, self-storage adjacent to residential districts is generally allowed, which is not currently permitted in the city's ordinance. Please note that the text amendment process is separate from the site plan review process and that any approvals of the proposed text amendment would not change the status of the site plan review, which will still be required.

Staff has conducted a review of the two options proposed. Each option approaches the section differently, with option #1 splitting the self-storage requirements into two categories (non-climate controlled self-storage facilities consisting of numerous individual buildings and climate controlled self-storage facilities in a single building) and option #2 subjects both self-storage types to similar standards. Staff has provided a modified version of this request including provisions that staff felt would be beneficial to include within the text amendment. These include some language clarifications, the addition of a self-storage facility definition, revision of the self-storage facility parking requirements, and some additional provisions requiring proper site design, safety, and screening, and appearance.

## **Staff Recommendation**

If the Planning Commission is inclined to support the text amendment as a means to accommodate climate controlled self-storage facilities on the former Novi Bowl site and other I-1 or I-2 zoned properties throughout the City, staff has put together a draft text amendment that will address this change. If this is the Planning Commission's preference, staff would recommend that **staff option be considered as the request more closely aligns with the intent of the Zoning District and use of the site. The staff option includes additional screening, safety, and appearance requirements based on adjacency to certain zoning**

districts, the revision of self-storage parking standards and the addition of two self-storage facility definitions within the Zoning Ordinance.

**On March 23, 2022, the Planning Commission is asked to hold the Public Hearing and make a recommendation to City Council for reading and adoption of the draft Self-Storage Facilities text amendment as prepared by staff, or the applicant, with any recommended revisions.**

**Attachments:**

1. Text Amendment Background Memo (dated February 2, 2022)
2. Self-Storage Comparison Chart
3. Draft Staff Option Ordinance Amendment – Strike-through version
4. Draft Applicant Option 1 Ordinance Amendment – Strike-through version
5. Draft Applicant Option 2 Ordinance Amendment – Strike-through version
6. Excerpt of the Minutes from the February 9, 2022, Planning Commission Meeting

**STAFF BACKGROUND MEMO  
(DATED FEBRUARY 2, 2022)**

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# MEMORANDUM



**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** CHRISTIAN CARROLL, PLANNER  
**SUBJECT:** TEXT AMENDMENT 18.299 – SELF-STORAGE FACILITIES  
**DATE:** FEBRUARY 1, 2022

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Attached is a proposed ordinance amendment that the Community Development Department has received for the purpose of allowing multi-story self-storage facilities. The applicant, GHK Development, is primarily interested in developing a self-storage facility on the current Novi Bowl site, which is located on the east side of Novi Road, north of Eight Mile Road. The applicant is requesting to amend Section 4.51 of the Zoning Ordinance, Self-Storage Facilities. Novi Bowl has been in operation since at least 1980. The city has seen increased interest over the past few years in climate controlled multi story self-storage from multiple parties and this request aligns with the preliminary discussions that the applicant had with the city.

The applicant, GHK Development, submitted this request after staff initially reviewed the proposal as a concept. The current self-storage ordinance does not allow for multi-story climate-controlled buildings, so the proposed project would not be feasible without an amendment to the ordinance. Therefore, staff suggested that the applicant submit a proposed text amendment for self-storage facilities. The applicant has submitted two proposed text amendments, labeled as Option #1 and Option #2. Both proposed amendments would allow for the development of multi-story self-storage facilities, but each option takes a slightly different approach.

The applicant has provided a chart providing standards that nearby communities typically require (attached). Staff has noted that many nearby communities allow for greater height and flexibility in lot size, lot coverage, and parking. In some communities, screening requirements, particularly along high volume roads and near residential communities are rather significant. In addition, self-storage adjacent to residential districts is generally allowed, which is not currently permitted in the city's ordinance.

Please note that the text amendment process is separate from the site plan review process and that any approvals of the proposed text amendment would not change the status of the site plan review, which will still be required.

## **Staff Review**

Staff has conducted a review of the two options proposed. Each option approaches the section differently, with option #1 splitting the self-storage requirements into two categories (non-climate controlled self-storage facilities consisting of numerous individual buildings and climate controlled self-storage facilities in a single building) and option #2 subjecting both self-storage types to similar standards. Staff is of the opinion that Option #1 aligns more

closely with the goals of the ordinance as it maintains traditional standards for single-story self-storage while providing separate requirements for multi-story self-storage proposals. Staff has provided a modified version of this request including provisions that staff felt would be beneficial to include within the text amendment. These include some language clarifications, the addition of a self-storage facility definition, revision of the self-storage facility parking requirements, and some additional provisions requiring proper site design, safety, and screening, and appearance.

### **Zoning District Provisions**

Self-Storage facilities are a special land use in the I-1, Light Industrial, Zoning District and permitted by right in the I-2, General Industrial, Zoning District, subject to the conditions of Section 4.51 of the Zoning Ordinance. Section 4.51 is not listed here, but can be found in the draft strike-through versions of the ordinance, as attached. The former Novi Bowl site is within the I-1 Zoning District (Light Industrial). Below are the permitted uses within the I-1 Zoning District:

#### Principal Permitted Uses

- i. Professional office buildings, offices and office sales and service activities
- ii. Accessory buildings, structures and uses customarily incident to the above permitted uses
- iii. Publicly owned and operated parks, parkways and outdoor recreational facilities
- iv. Public or private health and fitness facilities and clubs
- v. Medical offices, including laboratories and clinics

The following uses are subject to Section 4.45:

- vi. Research and development, technical training and design of pilot or experimental products
- vii. Data processing and computer centers
- viii. Warehousing and wholesale establishments
- ix. Manufacturing
- x. Industrial office sales, service and industrial office related uses
- xi. Trade or industrial schools
- xii. Laboratories experimental, film or testing
- xiii. Greenhouses
- xiv. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards
- xv. Public or private indoor recreation facilities
- xvi. Private outdoor recreational facilities xvii. Pet boarding facilities
- xvii. Veterinary hospitals& or clinic
- xviii. Motion picture, television, radio and photographic production facilities
- xix. Other uses of a similar and no more objectionable character to the above uses
- xx. Accessory buildings, structures and uses customarily incident to any of the above permitted uses



### Special Land Uses

The following uses shall be permitted where the proposed site does not abut a residentially zoned district:

- i. Metal plating, buffing, polishing and molded rubber products
- ii. Uses which serve the limited needs of an industrial district (subject to Section 4.43), as follows:
  - a. Financial institutions, unions, union halls, and industrial trade schools or industrial clinics
  - b. Industrial tool and equipment sales, service, storage and distribution
  - c. Eating and drinking establishments and motels
- iii. Automobile service establishment
- iv. **Self-storage facilities**
- v. Retail sales activities
- vi. Central dry cleaning plants or laundries
- vii. Railroad transfer, classification and storage yards
- viii. Tool, die, gauge and machine shops
- ix. Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies
- x. Municipal uses
- xi. Motion picture, television, radio and photographic production facilities
- xii. Outdoor space for parking of licensed rental motor vehicles
- xiii. Accessory buildings, structures and uses & customarily incident to any of the above permitted uses

### Master Plan for Land Use

The 2016 Master Plan for Land Use designates the current Novi Bowl site as Local Commercial, which is consistent with the Local Business (B-1) & Non-Center Commercial (NCC) Zoning District. Areas surrounding the subject property are planned for Local Commercial, Industrial Research Development Technology, and Single Family. Below are descriptions of the land uses as described in the 2016 Master Plan for Land Use.

#### *Local Commercial:*

This land use is designated for convenience shopping for residents within nearby neighborhoods. It includes retail, personal service establishments, and small offices.

#### *Industrial Research Development Technology:*

This land use is designated for a variety of office, research and development, light industrial and warehousing uses. These uses may range from a single use site to a large mixed use complex. The area may also include facilities for office, research, development and manufacturing support services, higher education and indoor recreation.

#### *Single Family:*

This land use is designated for single-family detached residential. The recommended density or the number of dwellings per acre varies throughout the city. Higher density residential

land use is designated in areas that transition to commercial or light industrial developments.

### **Intent of the Zoning Districts that allow Self-Storage Facilities**

The Zoning Ordinance lists the intent of the various zoning districts that allow for the development of self-storage facilities:

The intent of the **I-1 District** is as follows:

*The I-1, Light Industrial district is intended to encourage innovations and variety in type, design and arrangement of land uses, but at all times to protect neighboring residential districts from any adverse impacts. The I-1 district is designed so as to primarily accommodate research, office and light industrial uses, including wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The district is designed to encourage unified complexes of research, office and light industrial uses, with high tech and multi-use facilities characterized by office, light industrial and warehousing activities in a planned environment. The I-1 district is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly or treatment of finished or semifinished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted.*

The intent of the **I-2 District** is as follows:

*The I-2, General Industrial district is designed primarily for manufacturing, assembling and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The I-2 district is so structured as to permit the manufacturing, processing and compounding of semi-finished or finished products from raw materials.*

### **Staff Recommendation**

If the Planning Commission is inclined to support the text amendment as a means to accommodate vertical, multiple-story, climate controlled self-storage facilities on the former Novi Bowl site and other I-1 or I-2 zoned properties throughout the City, staff has put together a draft text amendment that will address this change. If this is the Planning Commission's preference, staff would recommend that **staff option be considered as the request more closely aligns with the intent of the Zoning District and use of the site. The staff option would preserve the current self-storage standards while allowing for the creation and modification of an additional subsection for multi-story self-storage facilities, which is similar to Option #1 provided by the applicant. However, the staff option includes additional screening, safety, and appearance requirements. This option would also include the revision of self-storage parking standards and the addition of a self-storage facility definition within the Zoning Ordinance.**

**On February 9, 2022, the Planning Commission is asked to provide direction to staff on this request and to consider setting a Public Hearing for an upcoming Planning Commission meeting.** At that time the Planning Commission will hold the public hearing and forward a recommendation to the City Council, for reading and adoption. Additional adjustments may be made to the draft language based on further review by the applicant and the City Attorney's office and will be presented at the public hearing.

## SELF-STORAGE COMPARISION CHART

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**18.299 Self-Storage Facilities**

Municipality	Relevant Sections	Zoning Districts	Max Height	Min. Lot Size	Max Lot Coverage	Adj. to Residential
Novi	Section 4.51	I-1 (Special) , I-2 (Permitted)	15 feet	5 acres	40%	Not allowed
Wixom	Section 18.09.040(E)	M-1 (Special), M-2 (Permitted)	40 feet, 60 feet	None	75% by impervious surface	Not allowed
Royal Oak	770-44; 770-62	G-1 (Permitted)	50 feet	None	None	Allowed, requires screening
Canton Township	Section 6.02.M	L-1 (Special)	50 feet	3 acres	None	Allowed with minimum setback of 40 feet unless adjacent to a public street or railroad right-of-way
Southfield	Section 5.185	I-1 (Special)	60 feet	None	None	Not specified
Lyon Township	Section 36.02; Section 19.02.T	I-1 (Special)	40 feet	3 acres	75%	50 foot setback + 5 feet for every 1 additional foot in height above 15 feet
Troy	Section 6.24	GB (Special), IB (Permitted)	40 feet, 3 stories (GB); 50 feet, 4 stories (IB)	-	40% (IB)	Allowed, requires screening
Farmington Hills*	Section 34-4.46.1	LI-1 (Permitted)	50 feet, 3 stories	None	None	Allowed, requires screening
Brighton*	Section 98-3.20	RM (Permitted)	35 feet, 3 stories	None	70%	Not specified
Commerce Township	Section 18.06	HRC (Special), I (Permitted)	35 feet, 3 stories (HRC)	20,000 sf (I)	None	Not specified
City of Northville	Section 16.12	CSO (Permitted), GCD (Special), SM-O (Special), PR-1 (Permitted), PR-2 (Permitted)	Dependent on Zoning District	2 acres	None	Allowed, requires screening
Northville Township	170-44.1(111)	I (Permitted), CI (Special)	50 feet (I), 30 feet (CI)	None	None	Not specified

\*Note: These municipalities do not specifically regulate self-storage/mini warehouse but regulate warehousing generally

**18.299 DRAFT TEXT AMENDMENT: STAFF OPTION  
(STRIKE-THROUGH VERSION)**

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STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF NOVI  
ORDINANCE NO. 18.299

AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE, AMENDING ARTICLE 2, DEFINITIONS, AT SECTION 2.2, DEFINITIONS; ARTICLE 4, USE STANDARDS, AT SECTION 4.51, SELF-STORAGE FACILITIES; ARTICLE 5, SITE STANDARDS, AT SECTION 5.2.12, OFF-STREET PARKING REQUIREMENTS; TO ALLOW FOR MULTI-STORY SELF-STORAGE FACILITIES.

THE CITY OF NOVI ORDAINS:

**Part I.** That the City of Novi Zoning Ordinance is amended, by adding “Drive-Up Self-Storage Facilities” and “Climate-Controlled Self-Storage Facilities” to Section 2.2, in Article 2, Definitions, to read as follows:

Drive-Up Self-Storage Facilities: A building or a group of buildings that are primarily accessed externally without humidity control capability containing compartmentalized stalls or lockers which are rented or leased as individual units for the storage of personal property customarily related to residential, office, and/or local commercial activities.

Climate-Controlled Self-Storage Facilities: A building or a group of buildings that are primarily accessed from common interior spaces with humidity control capability containing fully enclosed, compartmentalized stalls or lockers which are rented or leased as individual units for the storage of personal property customarily related to residential, office, and/or local commercial activities.

**Part II.** That The City of Novi Zoning Ordinance is amended, by amending Section 4.51, in Article 4, Use Standards, to read as follows:

In the I-1 district, self-storage facilities used to provide temporary storage needs for businesses, apartment dwellers, and other individuals on a self-service basis are permitted as a special land use. In the I-2 district they are a permitted use. In both districts they are subject to the following:

1. For sites consisting of drive-up self-storage facilities, the following use requirements shall apply:
  - ~~2.~~A. The minimum size of the site devoted entirely to such use shall be not less than five (5) acres.
  - ~~3.~~B. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.
  - ~~4.~~C. All yard setbacks established in the I-1 district for buildings shall be complied with, except that setbacks between mini-warehouses on the same site may be twenty-five (25) feet apart, side to side or front to rear.
  - ~~5.~~D. Maximum lot coverage may not exceed forty (40) percent.
  - ~~6.~~E. Maximum length of any mini-warehouse shall be two-hundred and fifty (250) feet.
  - ~~7.~~F. No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between

the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.

~~8~~.G. No storage outside of the self-storage buildings shall be permitted.

~~9~~.H. Except as provided herein, the use of the premises shall be limited to storage only and shall not be used for operating any other business, for maintaining or repairing of any vehicles, recreational equipment or other items, or for any recreational activity, hobby or purpose other than the storage of personal items and business items as hereinbefore set forth.

~~10~~.I. The entire site shall be surrounded on all non-residentially zoned sides by a six (6) foot chain-link fence. Where the site abuts an office, a recreational facility, a motel/hotel, or restaurant in an I-1 district, screening shall consist of (1) a face brick wall not less than six (6) feet in height or (2) a six (6) foot-tall, chain-link fence and a ten (10) foot wide landscaped greenbelt, except with respect to the side of the property which abuts a public street, including an exterior side lot line, which shall provide a landscaped berm in the required forty (40) foot setback yard space.

~~11~~.J. A security manager shall be permitted to reside on the premises to the extent required by such use and such residence shall be considered an accessory use as provided at Section 2.2.

~~12~~.K. All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.

~~13~~.L. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted on the site devoted to this use.

~~14~~.M. Access to the self-service storage facility premises shall be restricted to tenants only, by use of an attendant, mechanical or electronic locking device or other entrance-control device.

~~15~~.N. Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.

~~16~~.O. No building or structure other than the manager's quarters shall exceed fifteen (15) feet in height.

~~17~~.P. In addition to requirements at Section 5.15, Exterior Building Wall I Materials, self-storage facilities, including storage buildings and caretaker's office and quarters, shall be architecturally designed so as not to have a flat roof, and shall instead have a mansard, gable hip or gambrel roof design.

2. For sites consisting of climate-controlled self-storage facilities, the following use requirements shall apply:

A. The minimum size of the site devoted entirely to such use shall be a minimum of three (3) acres, unless the site abuts an industrial zoning district in which the site shall be a minimum of two (2) acres.

B. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.

C. Building setbacks shall comply with the standards as set forth in the I-1, Light Industrial, or I-2, General Industrial district, as applicable.

D. No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the



- property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.
- E. No storage outside of the self-storage buildings shall be permitted.
- F. Except as provided herein, the use of the premises shall be limited to storage only and shall not be used for operating any other business, for maintaining or repairing of any vehicles, recreational equipment or other items, or for any recreational activity, hobby or purpose other than the storage of personal items and business items as hereinbefore set forth.
- G. At a minimum, where the site abuts a residential zoning district or office zoning district, screening shall consist of (1) a face brick wall not less than eight (8) feet in height or (2) an eight (8) foot tall, opaque fence of vinyl or wood and a ten (10) foot wide landscaped greenbelt, or (3) a landscaped berm at least four (4) feet high that provides 80-90% opacity to a minimum height of ten (10) feet when it abuts residential, except with respect to the side of the property which abuts a public street, including an exterior side lot line, which shall provide a landscaped berm in the required forty (40) foot setback yard space. These standards apply for both the I-1, Light Industrial, and I-2, General Industrial Districts. The Planning Commission may require additional screening measures, as necessary.
- H. All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.
- I. Notwithstanding the required fire codes, the following minimum driveway widths shall apply.
- i. All one-way driveways shall be designed with one ten-foot-wide loading/unloading lane and one 15-foot travel lane.-
  - ii. All two-way driveways shall be designed with one ten-foot-wide loading/unloading lane and two 12-foot travel lanes.-
  - iii. The parking lanes may be eliminated if the driveway does not serve storage units.
  - iv. Signs and painted lines shall be used to indicate parking and traffic direction throughout the site.
- J. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted within a building on the site devoted to this use.
- K. Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.
- L. The maximum building height shall be consistent with the zoning district that the site is located within.
- M. Exterior building walls visible from a public right-of-way or nonindustrial district shall be finished with brick or other high-quality masonry materials as permitted in Section 5.15.
- N. A demonstrated means of security and management shall be provided.
- O. Notwithstanding the provisions of Section 3.1.18.C or Section 3.1.19.B, climate-controlled self-storage facilities may be allowed as a special land use when adjacent to residentially zoned property or structures under the following criteria:
- i. If the property is separated by a major thoroughfare or railroad right-of-way from the residentially zoned property or structure(s), and;
  - ~~18-~~ii. If the building is setback a minimum of 250 feet from the nearest edge of a residential structure.

3. For sites consisting of both drive-up self-storage facilities and climate-controlled self-storage facilities, the minimum site size shall be 5 acres and each use will be subject to the conditions stated within this ordinance.

**Part III. That The City of Novi Zoning Ordinance is amended, by amending Section 5.2.12, in Article 5, Site Standards, to read as follows:**

E. Industrial

Use	Minimum Number of Parking Spaces per Unit of Measure
E. Industrial	
<u>Mini-warehouses, Self-Storage Facilities</u>	<u>Five (5) spaces at the office, 1 space for each 100 storage units, with a minimum of five (5) parking spaces.</u> Access to <u>individual self-storage units shall provide for loading/unloading of vehicles adjacent to units without impeding through traffic flow.</u>

**PART III.**

**Severability.** Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

**PART IV.**

**Savings Clause.** The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

**PART V.**

**Repealer.** All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**PART VI.**

**Effective Date: Publication.** Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE \_\_\_ DAY OF \_\_\_\_\_, 2022.

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ROBERT J. GATT, MAYOR

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CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent:

**18.299 DRAFT TEXT AMENDMENT: APPLICANT OPTION 1  
(STRIKE-THROUGH VERSION)**

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STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF NOVI  
ORDINANCE NO. 18.299

**AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE, AMENDING ARTICLE 4, USE STANDARDS, AT SECTION 4.51, SELF-STORAGE FACILITIES, TO ALLOW FOR MULTI-STORY SELF-STORAGE FACILITIES.**

**THE CITY OF NOVI ORDAINS:**

**Part I. That The City of Novi Zoning Ordinance is amended, by amending Section 4.51, in Article 4, Use Standards, to read as follows:**

In the I-1 district, self-storage facilities used to provide temporary storage needs for businesses, apartment dwellers, and other individuals on a self-service basis are permitted as a special land use. In the I-2 district they are a permitted use. In both districts they are subject to the following:

1. For non-climate controlled self-storage facilities consisting of numerous individual buildings, the following special requirements shall apply:
  - ~~2.~~A. The minimum size of the site devoted entirely to such use shall be not less than five (5) acres.
  - ~~3.~~B. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.
  - ~~4.~~C. All yard setbacks established in the I-1 district for buildings shall be complied with, except that setbacks between mini-warehouses on the same site may be twenty-five (25) feet apart, side to side or front to rear.
  - ~~5.~~D. Maximum lot coverage may not exceed forty (40) percent.
  - ~~6.~~E. Maximum length of any mini-warehouse shall be two-hundred and fifty (250) feet.
  - ~~7.~~F. No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.
  - ~~8.~~G. No storage outside of the self-storage buildings shall be permitted.
  - ~~9.~~H. Except as provided herein, the use of the premises shall be limited to storage only and shall not be used for operating any other business, for maintaining or repairing of any vehicles, recreational equipment or other items, or for any recreational activity, hobby or purpose other than the storage of personal items and business items as hereinbefore set forth.
  - ~~10.~~I. The entire site shall be surrounded on all non-residentially zoned sides by a six (6) foot chain-link fence. Where the site abuts an office, a recreational facility, a motel/hotel, or restaurant in an I-1 district, screening shall consist of (1) a face brick wall not less than six (6) feet in height or (2) a six (6) foot, chain-link fence and a ten (10) foot wide landscaped greenbelt, except with respect to the side of the property

which abuts a public street, including an exterior side lot line, which shall provide a landscaped berm in the required forty (40) foot setback yard space.

~~11.~~J. A security manager shall be permitted to reside on the premises to the extent required by such use and such residence shall be considered an accessory use as provided at Section 2.2.

~~12.~~K. All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.

~~13.~~L. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted on the site devoted to this use.

~~14.~~M. Access to the self-service storage facility premises shall be restricted to tenants only, by use of an attendant, mechanical or electronic locking device or other entrance-control device.

~~15.~~N. Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.

~~16.~~O. No building or structure other than the manager's quarters shall exceed fifteen (15) feet in height.

~~17.~~P. In addition to requirements at Section 5.15, Exterior Building Wall Facade Materials, self-storage facilities, including storage buildings and caretaker's office and quarters, shall be architecturally designed so as not to have a flat roof, and shall instead have a mansard, gable hip or gambrel roof design.

2. For climate controlled self-storage facilities in a single building, the following special requirement shall apply:

A. Minimum lot size and maximum lot coverage shall be determined subject to the standards of Section 3.6.2.D.

B. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.

C. All setbacks set forth in the I-1 district for buildings shall be complied with.

D. No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.

E. No storage outside of the self-storage buildings shall be permitted.

F. Except as provided herein, the use of the premises shall be limited to storage only and shall not be used for operating any other business, for maintaining or repairing of any vehicles, recreational equipment or other items, or for any recreational activity, hobby or purpose other than the storage of personal items and business items as hereinbefore set forth.

G. The entire site shall be surrounded on all non-residentially zoned sides by a six (6) foot chain-link fence. Where the site abuts an office, a recreational facility, a motel/hotel, or restaurant in an I-1 district, screening shall consist of (1) a face brick wall not less than six (6) feet in height or (2) a six (6) foot, chain-link fence and a ten (10) foot wide landscaped greenbelt, except with respect to the side of the property which abuts a public street, including an exterior side lot line, which shall provide a landscaped berm in the required forty (40) foot setback yard space.

- H. All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.
- I. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted on the site devoted to this use.
- J. Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.
- K. The maximum building height shall be 40 feet in an I-1 Zoning District and 60 feet in an I-2 Zoning District.
- ~~18.L.~~ Notwithstanding the provisions of Section 3.1.18.C, this use is permitted if the property abuts a residential district only if each side abutting the residential district is separated by a major thoroughfare or railroad right-of-way.

**PART II.**

**Severability.** Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

**PART III.**

**Savings Clause.** The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

**PART IV.**

**Repealer.** All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**PART V.**

**Effective Date: Publication.** Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE \_\_\_ DAY OF \_\_\_\_\_, 2022.

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ROBERT J. GATT, MAYOR

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CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent:



**18.299 DRAFT TEXT AMENDMENT: APPLICANT OPTION 2  
(STRIKE-THROUGH VERSION)**

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STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF NOVI  
ORDINANCE NO. 18.299

**AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE, AMENDING ARTICLE 4, USE STANDARDS, AT SECTION 4.51, SELF-STORAGE FACILITIES, TO ALLOW FOR MULTI-STORY SELF-STORAGE FACILITIES.**

**THE CITY OF NOVI ORDAINS:**

**Part I. That The City of Novi Zoning Ordinance is amended, by amending Section 4.51, in Article 4, Use Standards, to read as follows:**

In the I-1 district, self-storage facilities used to provide temporary storage needs for businesses, apartment dwellers, and other individuals on a self-service basis are permitted as a special land use. In the I-2 district they are a permitted use. In both districts they are subject to the following:

1. For single story multi building developments The minimum size of the site devoted entirely to such use shall be not less than five (5) acres. For single building, multi-story developments the minimum size of the site devoted entirely to such use shall be not less than three (3) acres.
2. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.
3. All yard setbacks established in the I-1 district for buildings shall be complied with, except that for single story multi building developments setbacks between mini-warehouses on the same site may be twenty-five (25) feet apart, side to side or front to rear.
4. Maximum lot coverage may not exceed forty (40) percent. For single building multi story developments the provisions of Section 3.6.2.D shall control.
5. Maximum length of any mini-warehouse shall be two-hundred and fifty (250) feet.
6. No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.
7. No storage outside of the self-storage buildings shall be permitted.
8. Except as provided herein, the use of the premises shall be limited to storage only and shall not be used for operating any other business, for maintaining or repairing of any vehicles, recreational equipment or other items, or for any recreational activity, hobby or purpose other than the storage of personal items and business items as hereinbefore set forth.
9. The entire site shall be surrounded on all non-residentially zoned sides by a six (6) foot chain-link fence. Where the site abuts an office, a recreational facility, a motel/hotel, or restaurant in an I-1 district, screening shall consist of (1) a face brick wall not less than six (6) feet in height or (2) a six (6) foot, chain-link fence and a ten (10) foot wide landscaped greenbelt, except with respect to the side of the property which abuts a

public street, including an exterior side lot line, which shall provide a landscaped berm in the required forty (40) foot setback yard space.

10. A security manager shall be permitted to reside on the premises to the extent required by such use and such residence shall be considered an accessory use as provided at Section 2.2.
11. All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.
12. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted on the site devoted to this use.
13. Access to the self-service storage facility premises shall be restricted to tenants only, by use of an attendant, mechanical or electronic locking device or other entrance-control device.
14. Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.
15. ~~For a single story multi building development~~ No building or structure other than the manager's quarters shall exceed fifteen (15) feet in height. ~~For a single building multi story development no building or structure in a I-1 Zoning District shall exceed forty (40) feet and no building or structure in an I-2 Zoning District shall exceed sixty (60) feet.~~
16. In addition to requirements at Section 5.15, Exterior Building Wall Facade Materials, single story self-storage facilities, including storage buildings and caretaker's office and quarters, shall be architecturally designed so as not to have a flat roof, and shall instead have a mansard, gable hip or gambrel roof design.
- ~~16.17.~~ Notwithstanding the provisions of Section 3.1.18.C, this use is permitted if the property abuts a residential district only if each side abutting the residential district is separated by a major thoroughfare or railroad right-of-way.

## **PART II.**

**Severability.** Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

## **PART III.**

**Savings Clause.** The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

## **PART IV.**

**Repealer.** All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

## **PART V.**

**Effective Date: Publication.** Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours

of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE \_\_\_ DAY OF \_\_\_\_\_, 2022.

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ROBERT J. GATT, MAYOR

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CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent:

**EXCERPT FROM FEBRUARY 9, 2022  
PLANNING COMMISSION MEETING MINUTES**

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the city a given project would exist in. What we're basing our judgement on tonight is associated with the special land use permit. All other things being equal – parking, noise, etcetera – they are all understandable things relative to how you may feel about this proposal. However, we must look at this based on the ordinances placed in front of us that the city has adopted over years. Inside the special land use permit regulations, the ordinance calls out that we must make the judgement relative to the compatibility of this use to the adjacent area. The lack of secure fencing, lot size under the minimum requirement, and the lot not abutting a major thoroughfare are all items that we must base our decision on. While I appreciate the applicants coming forward tonight, they do not meet the standards set for a special land use permit, and I cannot objectively support this.

Motion made by Member Lynch and seconded by Member Roney

**In the matter of Little Gems of Novi Group Daycare Home, JSP21-48, motion to deny the Special Land Use permit because the site does not comply with the following ordinance standards, which are qualifying conditions:**

- a. **Relative to other feasible uses of the site:**
  - i. **The proposed use is not compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, because the proposed use lacks the proper site acreage, site screening, and access; and**
- b. **Lack of secure fencing and screening in the backyard as required by Section 4.12.A.i of the Zoning Ordinance; and**
- c. **The subject site is only 0.24 acres, which is below the minimum requirement as required by Section 4.12.A.ii of the Zoning Ordinance; and**
- d. **The subject site does not abut a major thoroughfare as required by Section 4.12.A.vii of the Zoning Ordinance.**

**ROLL CALL VOTE TO DENY THE SPECIAL LAND USE FOR JSP21-48 LITTLE GEMS OF NOVI GROUP DAYCARE HOME MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY.**

**Motion to deny the Special Land Use for JSP20-27 Griffin Novi to City Council. Motion carried 6-0.**

## **MATTERS FOR CONSIDERATION**

### **1. INTRODUCTION TO TEXT AMENDMENT - SELF-STORAGE FACILITIES**

Introduction of Text Amendment 18.299 to update Section 4.51, Self-Storage Facilities, to allow for climate-controlled multi-story self-storage facilities throughout the City of Novi as a special land use in the I-1 Light Industrial, Zoning District, and as permitted by right in the I-2 General Industrial, Zoning District.

Planner Carroll said before you tonight is a proposed text amendment to Section 4.51 of the Zoning Ordinance, which regulates the use standards for Self-Storage Facilities. The applicant is GHK Development, who is looking to potentially develop a self-storage facility on the current Novi Bowl site. Self-Storage facilities are permitted by right in the I-2 General Industrial district and as a special land use in the I-1 Light Industrial district. The applicant could not be here tonight, but he sends his regards. Over the past few years, the City has seen increased interest in climate controlled multi-story self-storage facilities from multiple parties. The current self-storage ordinance does not allow for multi-story climate-controlled buildings, so the proposed project would not be feasible without an amendment to the ordinance. The current ordinance standards are more directly related to traditional self-storage use of single-story, fenced-in lots with an office. The applicant has submitted two proposed text amendments, listed as option #1 and option #2 in your packet, and there is a third staff option as well that provides some additional standards. The first option provided by the applicant splits the ordinance into two

sections. The first section would stay the same, maintaining the traditional self-storage facility regulations, and a second section would be added as provisions for climate-controlled facilities. The second applicant-provided option has everything listed under the same section with some additional text changes. The staff option takes a similar route as the first applicant-provided option, but it adds some provisions based on conditions of some surrounding communities. Some of the items to note are the building setbacks would be consistent with the zoning district, there would be some additional screening requirements, the lot size is reduced a bit, there would be an allowance of additional building height, and there would be an allowance of facilities near residential areas if they meet certain conditions as listed within the draft amendment. The Planning Commission is asked tonight to provide direction to staff on this request and to consider setting a Public Hearing for an upcoming meeting. Staff is available to answer any questions.

Member Dismondy said in my career, I do commercial real estate finance, and this asset class is one of the easier things to finance now. You'll probably start seeing a lot of these pop up in the metro Detroit area and around the country. It's interesting because it is progressive. This is the next step for climate-controlled storage. Additionally, we are going to start seeing big box retail buildings that lost a tenant being retrofitted by storage companies. I don't know if we'd like to consider that as a part of this amendment, or if we would rather focus on the amendment as it pertains to this particular developer.

Member Lynch said that is a good point – why not get it all done at once? I'm happy with the draft recommended by the staff, but Commissioner Dismondy brings up a good idea. We're going to have to address this sooner or later, and we know that reuse is going to become necessary in certain areas. If the staff would be open to it, I'd like to see Commissioner Dismondy's recommendation considered.

City Planner McBeth said that is an interesting idea, though we haven't looked into it at all. Our recommendation is somewhat tagging onto the applicant's request, and they are eager to take the next steps following a decision on the amendment. I wonder if we should consider this idea as we move forward with the Master Plan and as we think about what to do with our aging malls and other locations.

Member Lynch said I just don't want this to fall off the table, considering everything that is going on in the market right now.

Member Becker said does the owner of the proposed development also own the self-storage that is immediately to the south of Novi Bowl?

Planner Carroll said that it is a different company.

Member Becker asked because I don't know, and not because I'm challenging it, is there a reason why we are suggesting language that establishes a minimum acreage of 5 acres for single story buildings but a minimum of 3 acres for multistory buildings?

Planner Carroll said 5 acres is the current requirement, so that was left in for traditional units. The 3-acre requirement was based on research of other communities and their requirement for lot size for these types of facilities.

Member Becker asked is there a need for the suggested ordinance text to address what is required for a development that includes both single and multi-story temperature-controlled buildings? It seems like we are treating them as if it will be one or the other. Will this apply for a developer who wants to do both?

Planner Carroll said I know that both are covered either way. That is a good question, though, and it is something we can look into.

Member Becker said we mention climate control storage as if it were only feasible in a multistory building. Could this become an issue if an applicant comes to us with a proposal for a single-story building, which set of requirements are applicable?

Planner Carroll said that is something else that staff will have to investigate.

Member Roney said the suggestion is to schedule a public hearing. The public hearing would be on the storage unit amendment overall. It wouldn't be on the property itself, correct?

City Planner McBeth confirmed that Member Roney's statement was correct.

Member Verma asked are they going to demolish the Novi Bowl building to construct their own building?

Planner Carroll said if I'm not mistaken, a portion of it is supposed to be renovated.

City Planner McBeth said we have seen a couple of plans for that, but unfortunately the applicant is not here tonight to answer that. We will have information on whether it is partial renovation or a completely new building for the public hearing.

Motion made by Member Lynch and seconded by Member Verma.

**ROLL CALL VOTE TO SET A PUBLIC HEARING FOR TEXT AMENDMENT 18.299 FOR A FUTURE PLANNING COMMISSION MEETING MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER VERMA.**

***Motion to set a public hearing for Text Amendment 18.299 for a future Planning Commission meeting. Motion carried 6-0.***

**CONSENT AGENDA REMOVALS FOR COMMISSION ACTION**

There were not any consent agenda items.

**SUPPLEMENTAL ISSUES/TRAINING UPDATES**

City Planner McBeth said just a reminder, we have that joint training between the Zoning Board of Appeals and the Planning Commission on March 2 in the evening. The two groups will meet at the beginning, and then they will split up to discuss items specific to each group.

**AUDIENCE PARTICIPATION**

Nobody wished to speak during the final audience participation.

**ADJOURNMENT**

Motion made by member Lynch.

**VOICE VOTE TO ADJOURN THE FEBRUARY 9, 2022 PLANNING COMMISSION MEETING MOVED BY MEMBER LYNCH.**

***Motion to adjourn the February 9, 2022 Planning Commission meeting. Motion carried 6-0.***