



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

July 27, 2016 7:00 PM

Council Chambers | Novi Civic Center | 45175 W. Ten
Mile (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:03 PM.

ROLL CALL

Present: Member Baratta, Member Giacometti, Member Greco, Member Lynch, Member Zuchlewski,

Absent: Chair Pehrson (excused), Member Anthony (excused)

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Dave Gillam, City Attorney

APPROVAL OF AGENDA

Motion to approve the July 27, 2016 Planning Commission Agenda. *Motion carried 5-0.*

PUBLIC HEARING

1. DIXON MEADOWS JSP 14-46

Public hearing at the request of Pulte Homes for Planning Commission approval of the Preliminary Site Plan with Site Condominium, Phasing Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The property is subject to a Planned Rezoning Overlay (PRO) Plan and Agreement. The subject property is currently zoned RT (Two-Family Residential) with a Planned Rezoning Overlay. The subject property is approximately 22.36 acres and is located on the east side of Dixon Road, north of Twelve Mile Road (Section 10) and the applicant is proposing a development of a 90-unit single-family residential detached site condominium.

In the matter of Dixon Meadows JSP14-46, motion to approve the Preliminary Site Plan with Site Condominium 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, as well as all of the terms and conditions of the PRO Agreement as approved, with these items being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Dixon Meadows JSP14-46, motion to approve the Phasing 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 Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-1.*

In the matter of Dixon Meadows JSP14-46, motion to approve the Wetland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code

of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Dixon Meadows JSP14-46, 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; and This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Dixon Meadows JSP14-46, 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 it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

2. SUBURBAN COLLECTION SHOWPLACE EXPANSION JSP 16-12

Public Hearing at the request of TBON, LLC for Planning Commission's recommendation to City Council for approval of Special Land Use, Preliminary Site Plan, Wetlands Permit and Stormwater Management Plan. The request is for an expansion of the building and parking lot for land within the OST, Planned Office Service Technology District, and in the OST, Planned Office Service Technology District with an EXO, Exposition Overlay District. The subject property is located in section 16, north of Grand River Avenue and west of Taft Road. The applicant is proposing to expand the existing showplace exposition facility by adding a 175,815 square foot building addition, with associated parking lot and other site improvements. The site plan is proposing an off-street parking lot on an adjacent OST-zoned property to serve the exposition facility. Off-street parking lots on another site require a Special Land Use Permit.

In the matter of Suburban Collection Showplace Expansion, JSP 16-12, motion to recommend approval to City Council for the Special Land Use Permit based on the following findings:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares as indicated in the submitted Major Event Traffic Plan and based on the findings from Traffic review;
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities as indicated in the submitted Community Impact Statement and in the staff and consultant review letters ;
- c. The proposed use is compatible with the natural features and characteristics of the land because the plan is not proposing major impacts to existing features;
- d. The proposed use is compatible with adjacent uses of land given the type of use and the surrounding development
- e. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use given there is no change in permitted use for EXO Overlay districts and Office Service and Technology district;
- f. The proposed use will promote the use of land in a socially and economically desirable manner; and
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

This motion is made because the plan is otherwise in compliance with Article 4.4, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Suburban Collection Showplace Expansion, JSP 16-12, motion to recommend approval to City Council for the Preliminary Site Plan with EXO Overlay based on and subject to City

Council approval of the following waivers proposed and Design and Constructions Standards variances:

- a. A section 9 façade waiver for the overage of Horizontal Rib Metal Panels (0 percent allowed, maximum provided: 15 percent on south, 5 percent on North, 3 percent on east and 8 percent on west elevations), Vertical Metal Panels (50 percent allowed, 60 percent provided on north and east side) and Split Faced CMU (10 percent allowed, provided: 15 percent on south, 35 percent on North, 24 percent on east and 43 percent on west).
- b. Applicant shall plant additional trees to address staff's comments with regards to Landscape screening requirements adjacent to I-96 right of way as determined by the City's Landscape Architect during a site visit after the installation of transplanted trees.
- c. A Landscape waiver to permit the absence of required landscaped area within the parking lot approximately 15,664 sf is required, 0 provided, as listed in Section 5.5.3.C.iii.
- d. A Landscape waiver to permit the absence of parking lot interior trees (approximately 209 canopy deciduous trees required, 0 provided), as listed in Section 5.5.3.C.iii.
- e. A Landscape waiver for exceeding the maximum number of contiguous spaces within a parking bay (15 maximum allowed, a maximum of 93 provided) as listed in Section 5.5.3.C.ii.i to allow for alternate use of parking lot as a Ride and Drive Automotive Research Lot and other activities;
- f. A Landscape waiver to permit the absence of parking perimeter trees along the western edge approximately 50 trees required, 35 provided, as listed in Section 5.5.3.C, chart footnote.
- g. A Landscape waiver to permit reduction of required foundation plantings as listed in Section 5.5.3.D 14,592 square foot required, 2,258 square foot provided due to the proposed use of outside concert venue.
- h. A City Council Waiver to allow painted end islands in lieu of required end islands as listed in Section 5.3.12.
- i. City Council variance from Sec. 11-216 (c) (8) of Novi City Code for absence of a right turn taper and/or lane along Grand River Avenue; and the need for installation of the warranted right turn taper and/or lane shall be revisited within two (2) years from the date of the Certificate of Occupancy of the new building addition or sooner if City Engineer determines the need based on available crash data, or based on a diminished level of service identified by the City during major events as identified in the METP (Major Event Traffic Plan). At that time, the applicant shall provide an operational analysis of the subject driveways during major events until that date or additional information requested which will be reviewed by the City's Traffic Engineer for further recommendations regarding the need for installation of the warranted right turn taper and/or lane.
- j. Applicant to work with the Road Commission for Oakland County (RCOC) to meet the requirements for road improvements within Grand River Avenue Right of way.
- k. A City Council Waiver to allow Major Event Traffic Plan in lieu of required Traffic Impact Study due to the unique and non-routine operations associated with Suburban Collection Showplace and the development of a Major Event Traffic Plan should serve as a suitable replacement.
- l. A Zoning Boards of Appeals variance from Section 3.1.15.D to reduce the front yard setback from 100 feet to varied range from 85 feet to 98 feet due to recessed building design.
- m. A Zoning Boards of Appeals variance from Section 3.1.15.D to reduce the parking side setback from 20 feet to a varied range from 0 feet to 15 feet to allow for construction of parking lot across multiple properties.
- n. A Zoning Boards of Appeals variance from Section 5.3.12 to allow absence of parking lot end islands within off-street parking area to allow for alternate use of parking lot as a Ride and Drive Automotive Research Lot.
- o. A Zoning Boards of Appeals variance from Section 5.7 to allow for increase of maximum allowed illumination levels along property lines adjacent to non-residential districts as the development is expanded among multiple properties owned by the applicant.

- p. A Zoning Boards of Appeals variance from Section 5.2.12.C. to allow reduction of minimum required parking spaces to be provided on site 2,979 spaces required, 2,951 spaces provided.
- q. A Zoning Boards of Appeals variance from Section 5.2.3. to allow increase of minimum distance 300 feet required, approximately 450 feet provided.
- r. 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 Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. SET PUBLIC HEARING ZONING ORDINANCE TEXT AMENDMENT 18.276

Set public hearing for the August 24, 2016 Planning Commission meeting for Text amendment 18.276, to consider amending the City of Novi Zoning Ordinance in order to incorporate recommendations provided in the Town Center Area Study.

Motion to set public hearing for Zoning Ordinance Text amendment 18.276 for October 26, 2016.
Motion carried 5-0.

ADJOURNMENT

The meeting was adjourned at 8:38 P.M.

Please note: Actual Language of motions subject to review.