



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

MARCH 25, 2015 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 or about 7:00 PM.

ROLL CALL

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

Absent: Member Anthony (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Kristen Kapelanski, Planner; Sri Komaragiri; Planner; Jeremy Miller, Engineer; Ben Croy, Engineer; Tom Schultz, City Attorney.

APPROVAL OF AGENDA

Motion to approve the March 25, 2015 Planning Commission agenda. *Motion carried 5-0.*

CONSENT AGENDA

Motion to approve the Consent Agenda. *Motion carried 6-0.*

1. NEPTUNE CENTER JSP14-10

Consideration of the request of Dorchen/Martin Associates, Inc. for Neptune Center for Preliminary Site Plan and Stormwater Management Plan approval. The subject property 3.9 acres located in Section 15 of the City of Novi at 44300 Grand River Avenue on the north side of Grand River Avenue, in the I-2, General Industrial District. The applicant is proposing a 20,000 square foot office and industrial facility.

PUBLIC HEARINGS

1. APPROVAL OF 2015-2021 CAPITAL IMPROVEMENTS PROGRAM

Public hearing and consideration for adoption of the 2015-2021 Capital Improvement Program.

In the matter of the 2015-2021 Capital Improvement Program, motion to approve the Capital Improvement Program Fiscal Years 2015-2021 as proposed by staff with the following recommendations to City Council concerning infrastructure projects.

1. Consolidate all Beck Road roadway and intersection projects into one project that widens the stretch between Eight Mile & Ten Mile roads by FY 2017-18 (project #s 132-01, 142-01, 132-25, 136-02)
2. Schedule the completion of all roadway reconstruction projects with a PASER score of two or lower in FY 2015-16, including:
 - a. Meadowbrook Road between I-96 & 12 Mile Road (project #112-02)
 - b. Novi Road between 12 Mile & 13 Mile roads (project #102-03)
 - c. Karim Blvd (project #082-18)

3. Improve roadway capacity and traffic flow in the town center district by completing the following projects before FY 2017-18:
 - a. Crescent Blvd. Rehabilitation (project #082-10)
 - b. Crescent Blvd Extension between Grand River Avenue & Novi Road (project #082-03)
 - c. Southwest Quadrant Ring Road Flint Street, Novi Road and Grand River (project #092-50)
4. Fund and complete the top twenty sidewalk gaps identified by the Non-Motorized Master Plan (NMMP) by Fiscal Year 2017-18 which would require the following additions to the CIP:
 - a. Segment 80B – North side of Ten Mile Road between Meadowbrook & Willowbrook Estates which is ranked fifth by the NMMP
 - b. Segment 82B – West side of Haggerty between Pavilion Court and Nine Mile Road which is ranked 14th by the NMMP
 - c. Segment 64 - Sidewalk east of Taft between Ten Mile & Eleven Mile roads which is ranked 16th by the NMMP
 - d. Segments 87, 113 and 116 – South side of Nine Mile Road between Chelsea and Taft and the north side between Meadowbrook and Venture which are collectively ranked 20th by the NMMP.

These recommendations are made to address the infrastructure need for roadway capacity and non-motorized thoroughfare safety associated with the rapid pace of residential development currently underway in Novi. *Motion carried 6-0.*

2. BRIGHTMOOR CHRISTIAN CHURCH: BUILDING AND PARKING LOT EXPANSION JSP15-07

Public hearing at the request of Brightmoor Christian Church for Special Land Use Permit, Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located on the north side of Thirteen Mile, west of M-5 in Section 1. The 40-acre Church property at 40800 Thirteen Mile Road is zoned RA, Residential Acreage. The applicant is proposing to expand the existing Church building to include a new worship space, church offices, parking and associated site improvements.

In the matter of Brightmoor Christian Church: Building and Parking Lot Expansion, JSP15-07, motion to approve the Special Land Use permit based on the following findings:

1. Relative to other feasible uses of the site:
 - a. The proposed use will not cause any detrimental impact on existing thoroughfare based on the findings of the Traffic Impact Study;
 - b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities given the size of the new use, and that they are not adding any additional demand than anticipated;
 - c. The proposed use is compatible with the natural features and characteristics of the land because the plan does not impact any existing natural features;
 - d. The proposed use is compatible with adjacent uses of land (given there is no change in existing use and the Planning Commission finds that the increased height will be compatible with, and will not have a material negative impact upon, existing and planned uses located on adjacent and surrounding properties, taking into consideration the size and configuration of the site and the proposed building(s), the size and nature of the improvements on the adjacent and surrounding properties, the aesthetic quality of the proposed building(s), including design, exterior materials, and landscaping, and any other relevant

- aspects of the site or proposed building(s);
 - 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 existing use);
 - f. The proposed use will promote the use of land in a socially and economically desirable manner;
 - 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;
2. The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed; and
 3. The petitioner to work with adjacent property owners to screen the bus parking from the adjacent properties with additional landscaping.

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.

Motion carried 5-1.

In the matter of Brightmoor Christian Church: Building and Parking Lot Expansion, JSP15-07, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. The findings of compliance with Ordinance standards as listed in Section 4.10.5 to allow a building up to 65 feet in height on sites exceeding 30 acres.
- b. Landscape waiver to permit the reduction in minimum requirements for Interior Parking Lot Landscape Calculations as listed in Section 5.5.3.C by 17 trees due to plenty of existing and proposed landscape on site, which is hereby granted;
- c. The applicant will work with the City's Landscape Architect to determine the location for replacing the 58 existing trees that will be removed for this construction;
- d. The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed; and

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. *Motion carried 6-0.*

In the matter of Brightmoor Christian Church: Building and Parking Lot Expansion, JSP15-07, motion to approve the Stormwater Management Plan, based on and subject to:

- a. 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 6-0.*

3. LITTLE BIRDS MONTESSORI GROUP DAY CARE JSP15-09

Public Hearing of the request of Little Birds Montessori for Special Land Use permit approval. The subject property is located in Section 22, at 24620 Taft Road, on the east side of Taft Road, north of Ten Mile Road in the R-4, One-Family Residential District. The subject property is approximately 0.65 acres and the applicant is proposing operate a Montessori based group day care home in their existing residence.

In the matter of Little Birds Montessori, JSP15-09, motion to deny the Special Land Use permit for the reasons that it is not in compliance with the Ordinance including the following:

- a. That it will cause a detrimental impact on the existing thoroughfare for the reason it is in the location of heavily trafficked areas at the same time as the proposed use and

the backing in and coming out of the single family residence with that many automobiles may cause an impact.

- b. It is not consistent with the goals, objectives and recommendations of the city's master plan for land use as it is a residential area and the use is too intensive at this particular location;
- c. It is not in harmony with the purposes and does not conform with the applicable site design regulations in the zoning district in which it is located because of it being a school for 12 children in a residential area and it will be sandwiched between two homes.

Motion carried 6-0.

4. ZONING ORDINANCE TEXT AMENDMENT 18.274

Public Hearing for Planning Commission's recommendation to the City Council for an ordinance to amend the City of Novi Zoning Ordinance at Article 4, Use Standards, Section 4.82, Residential Dwellings; in order to reconcile the standards for multiple-family uses for mixed use developments and non-mixed use developments.

Motion to recommend approval of Zoning Ordinance Text Amendment 18.274 to the City Council. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE FEBRUARY 25, 2015 PLANNING COMMISSION MINUTES

Motion to approve the February 25, 2015 Planning Commission minutes with Chair Pehrsons modifications. *Motion carried 6-0.*

ADJOURNMENT

The meeting was adjourned at 9:12 PM.

Please note: Actual Language of motions subject to review.