



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**JANUARY 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 7:00 PM.

## ROLL CALL

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

**Absent:** None

**Also Present:** Barbara McBeth, Community Development Deputy Director; Sri Komaragiri, Planner; Kirsten Mellem, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Dave Gilliam, City Attorney

## PUBLIC HEARINGS

### 1. ARKIN BUILDING FOR MARTIN TECHNOLOGIES, JSP15-74

Public hearing at the request of Irwin Arkin, LLC on behalf of the current occupant Martin Technologies for approval of Preliminary Site Plan and Special Land Use Permit for Arkin Building for Martin Technologies, JSP 15-74. The subject property is currently zoned I-1, Light Industrial and is located in Section 26, east of Novi Road and North of Nine Mile Road. The applicant is requesting a Special Land Use Permit for proposing outside storage that is related to the current use of the existing building on site. No additional improvements to the site are being proposed.

**In the matter of Arkin Building for Martin Technologies, JSP15-74, motion to approve the Special Land Use permit based on and subject to the following:**

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (given there is no change to existing temporary use on site);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (given there is no change to existing use on site 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 contain any existing natural 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 (based on Planning Commission findings that the proposed use 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 any other relevant aspects of the site, per Special Land Use requirements per Section 3.14.1.B for Open Storage in non-residential properties);
- 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;
  - h. The proposed use is limited to outside storage of passenger cars and trucks (light duty vehicles, class 3, less than 14,000 pounds) only.
  - i. The petitioner will work with the adjacent property owner to the north to screen the vehicle parking from the adjacent property with additional landscaping.
  - j. The proposed use will not double-stack vehicles anywhere on the site.

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, 7-0.*

In the matter of Arkin Building for Martin Technologies, JSP15-74, 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 3.14.1.B.iv, listed in detail in the Planning Review Letter to allow non-residential Open Storage when conducted in conjunction with and accessory to an otherwise permitted use in the I-1 district;
- b. Planning Commission's approval of the modifications requested by the applicant to permit the absence of adequate screening from all adjacent properties as listed in section 3.14.1.B.iv, other than the conditions listed in the Special Land Use Permit motion above, given Planning Commission finds that the proposed use 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 any other relevant aspects of the site, which is hereby granted;
- c. 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; and
- d. The removal of double-stacking vehicles anywhere on the property, and the demonstration of such 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, 7-0.*

## MATTERS FOR CONSIDERATION

### 1. PAVILION SHORE PARK-REST ROOMS/SHELTER AREA, JSP 16-02

Consideration at the request of City of Novi for approval of Preliminary Site Plan, a Section 9 Façade waiver and Storm Water Management Plan for Pavilion Shore Park – Rest Rooms/Shelter Area, JSP 16-02. The subject property is located in Section 3 north of Thirteen Mile Road and east of South Lake Drive. The applicant is proposing to construct approximately 1,872 square feet building that will function as rest area and picnic shelter area for Pavilion Shore Park.

In the matter of Pavilion Shore Park-Rest Rooms/Shelter Area, JSP 16-02, motion to

approve the Preliminary Site Plan and a Section 9 Waiver, based on and subject to the following:

- a. To allow the underage of brick on all sides (30 percent minimum required, 0% proposed), overage of cementitious siding on east and west facades (50% maximum allowed, 66 and 62 percent proposed respectively), overage of Wood Trim on east and west facades (15 percent maximum allowed, 18 and 21 percent proposed respectively) and overage of Asphalt Shingles on north and south facades (25 percent maximum allowed, 86 percent proposed respectively) because the deviations are justified on the basis of historical context and the design is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted;
- b. Ordinance deviation for the front building setback for non-residential buildings (75 feet required, approximately 62 provided); and
- c. The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed.

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, 6-1.*

In the matter of Pavilion Shore Park-Rest Rooms/Shelter Area, JSP 16-02, 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, 7-0.*

#### **ADJOURNMENT**

The meeting was adjourned at 8:10 p.m.

Please note: Actual Language of motions subject to review.