



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

JULY 23, 2014 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 Anthony, Member Greco, Member Lynch, Member Zuchlewski

Absent: Member Baratta (excused), Member Giacometti (excused), Chair Pehrson (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Sara White, Planner; Jeremy Miller, Engineer; Gary Dovre, City Attorney.

APPROVAL OF AGENDA

Motion to approve the July 23, 2014 Planning Commission agenda. *Motion carried 4-0.*

MATTERS FOR CONSIDERATION

1. TOWN CENTER FOUNTAIN SHOPS, JSP14-24

Consideration of the request of Novi Town Center Investors for recommendation of approval to the City Council of Preliminary Site Plan and Stormwater Management Plan. The subject property is 47.77 acres in Section 14 of the City of Novi and located at the intersection of Ingersol Drive and Crescent Boulevard in the TC, Town Center district. The applicant is proposing a 7,108 square foot retail building.

In the matter of Town Center Fountain Shops, JSP14-24, motion to recommend approval of the Preliminary Site Plan to the City Council based on and subject to the following:

- a) 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;
- b) Building setback reduction from 50 feet to 20 feet along Crescent Boulevard since the plan meets the standard of Ordinance Section 1603.4; and
- c) Waiver of 3' decorative wall along rights of way to allow views of the proposed decorative landscaping and amenities.

This motion is made because the plan is otherwise in compliance with Article 23A, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

In the matter of Town Center Fountain Shops, JSP14-24, motion to recommend approval of the Stormwater Management Plan to the City Council 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. *Motion carried 4-0.*

2. ZONING ORDINANCE TEXT AMENDMENT 18.269

Planning Commission's recommendation to the City Council of an ordinance to the amend Ordinance No. 97-18 as amended, the City of Novi Zoning Ordinance at Article 12, OSC, Office

Service Commercial District, Section 1203, Required Conditions: In order to allow Outdoor Display Areas in conjunction with a permitted General Hospital Use.

Motion to recommend approval to the City Council of Zoning Ordinance Text Amendment 18.269, as revised. *Motion carried 4-0.*

3. **APPROVAL OF THE JULY 9, 2014 PLANNING COMMISSION MINUTES**

Motion to approve the July 9, 2014 Planning Commission Minutes. *Motion carried 4-0.*

ADJOURNMENT

The meeting was adjourned at 7:29 PM.

Please note: Actual Language of motions subject to review.