

cityofnovi.org

CITY of NOVI CITY COUNCIL

Agenda Item 3
September 22, 2014

SUBJECT: Approval of Zoning Ordinance Text Amendment 18.270 to amend the City of Novi Zoning Ordinance at Article 19, "I-1, Light Industrial District", Section 1905, "Required Conditions" and Article 23A "Planned Office Service Technology District", Section 2303A, "Required Conditions", to permit and regulate above-ground storage tanks. **FIRST READING**

SUBMITTING DEPARTMENT: Department of Community Development, Planning Division *Burd*

CITY MANAGER APPROVAL: *PA*

BACKGROUND INFORMATION:

The applicant, Somnio Global, is proposing modifications to Zoning Ordinance Article 23A, OST Planned Office Service Technology District, in order to permit above ground storage tanks in the OST District. As requested in the application materials, above ground storage tanks would be permitted in the OST District with the same "Required Conditions" as currently set forth in Article 19, I-1, Light Industrial district, Section 1905, with two principal modifications to the ordinance standards:

- Removal of the 600 gallon maximum size limit per storage tank.
- Allow screening wall materials to be consistent with the exterior building wall materials as permitted for the primary building, instead of allowing only masonry materials for the screen wall.

Currently, the Zoning Ordinance does not specifically allow outside above-ground storage tanks in the OST District, but staff has learned that some tenants within the OST District have a need for storage tanks for various fuels that are used in support of research and development activities taking place inside these research and development buildings. One such tenant is Somnio Global, a company that has recently taken occupancy of the former Husky Building on the south side of Twelve Mile Road, east of Taft Road, located in the OST District.

Somnio Global representatives indicated a need for a 3000 gallon liquid nitrogen tank, and two 1000 gallon diesel fuel tanks to support the research and testing activities inside the building, including diesel engine efficiency technology, plasma coating systems, and thermoplastic product development. A plan for tanks and an enclosure has been provided, and is attached to this packet. On the Somnio Global site, the nitrogen tank is shown to be 20 feet tall, and the diesel fuel tanks are between four and six feet tall. All will be fully screened from view, and located behind (on the south side) the building.

Modifications to both OST and I-1 Districts

As noted, the applicant submitted a text amendment for the Office Service Technology District that closely matches the allowance Novi currently has for above-ground storage tanks in the Light Industrial District. Staff has completed a review of the proposed amendment and recommends approval with some suggested modifications to the proposed text, along with some changes to the existing text in the Light Industrial District.

The attached strike-through version of the ordinance details the changes proposed, including the two modifications noted above, and the following requirements and conditions:

- Tanks shall be permitted only as an accessory to an otherwise permitted use.
- Tanks shall be located in the rear yard or interior side yard.
- Tanks shall be in compliance with the city's adopted Fire Prevention Code, as well as any applicable state and federal regulations related to such use.
- Tanks shall be screened with a wall not less than one foot higher than the height of the storage tank.

Staff Review

Staff recommends approval of the draft ordinance, as modified in the attached strike-through version, to permit and regulate above ground storage tanks in the OST District and to update the language in the existing I-1 District, for the following reasons:

1. Developments in the OST Planned Office Service Technology District are intended to protect the most desirable use of land in accordance with a well-considered plan, to protect the character and established pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to protect the City's tax revenue. The inclusion of the staff recommended language would ensure the proposed use would not affect adjacent properties.
2. The OST Planned Office Service Technology District is intended to encourage and allow development of high tech, multi-use office/laboratory/production uses. The District is designed to permit the application of high tech, multi-use activities having accessory, warehousing, assembly, production and manufacturing activities. The request to permit above ground storage tanks is a reasonable and logical accessory use to the uses encouraged in this district and would encourage development of Research and Development facilities in the district.
3. The Fire Marshal has reviewed the proposed ordinance amendments and has no objections to the changes, as the changes will not alter the adopted fire prevention codes or impact the department's ability to enforce the code during the inspection or plan review process.
4. Modification of the standards in both the Light Industrial and the Planned Office Service Technology District will allow for consistent application of the standards when tanks are needed as an accessory to an otherwise permitted use in these districts.

Planning Commission Action

The Planning Commission held a public hearing on this matter on August 13, 2014 and heard from the applicant, the Vice President of Operations at Somnio Global regarding the need for the need for outside fuel tanks for that company's operations, especially in light of the company's plans to increase the research and development activities at that site. Somnio Global currently has temporary approval for tanks at that location.

At the public hearing, two additional companies voiced support for the proposed ordinance amendments. Novi Manufacturing has been in business for over 50 years, and is currently located in Novi. The Operations Manager indicated that Novi Manufacturing has a need to have larger storage tanks than the 600 gallon capacity the Light Industrial district currently allows, especially when the company is in full production. Additionally, a prospective tenant at 41000 Vincenti Court will be seeking an opportunity in alternative fuel engine design and development, and emission certification within that building. Several tanks are needed for that operation, including one tank that will be 18,000 gallons.

The Planning Commission discussed the matter and supported the recommended ordinance language, noting that advances in technology and manufacturing require various fuels to be stored outside of buildings. The Planning Commission members voiced concerns and assurances that all of the proper safety precautions will be in place as new tanks are reviewed. All relevant Planning Commission meeting minutes are attached.

RECOMMENDED ACTION: APPROVAL OF FIRST READING of Zoning Ordinance Text Amendment 18.270 to amend the City of Novi Zoning Ordinance at Article 19, "I-1, Light Industrial District", Section 1905, "Required Conditions" and Article 23A "Planned Office Service Technology District", Section 2303A, "Required Conditions", to permit and regulate above-ground storage tanks for the reasons provided in staff's report.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				
Council Member Fischer				

	1	2	Y	N
Council Member Markham				
Council Member Mutch				
Council Member Wrobel				

**APPLICANTS PROPOSED
ORDINANCE AMENDMENTS**



30th July 2014
Planning Commission
City of Novi
45175 Ten Mile Road
Novi, MI 48375 USA

Re: Ordinance No. 97-18 Language Amendment 23A OST Planned Office Service Technology District.

To whom it may concern:

Somnio Global L3C ("Somnio") is an advanced scientific accelerator dedicated to commercializing innovative technologies with substantive social impact. Somnio's focus is in the areas of energy, environment, education and empathy. The organization is expanding rapidly and its Global headquarters have recently located to 45145 W. 12 Mile Road in Novi. This facility is being equipped with office and administration space, research and testing facilities, analytical laboratories, and light prototype manufacturing development. The nature of the product research is diverse and includes diesel engine efficiency technology, plasma coating systems and thermoplastic product development.

Somnio strongly supports the proposed Amendment language revisions for Outdoor placement of above-ground storage tanks to the OST Zoning District. Outdoor above-ground storage tanks are critical to the continued success of Somnio's research and development activities and necessary to provide the bulk materials as needed during the these operations.

The proposed outdoor above-ground storage tanks at the Somnio facility would be screened to comply with the proposed Amendment language, installed to meet all local and state building and fire code regulations and any necessary access gates and passages would be secured.

We appreciate the Planning Commissions consideration of the proposed Amendment language.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Steve Annear", written over a faint circular stamp or watermark.

Steve Annear
Vice President, Operations
248-574-5508

cc. Kevin Kane

From: KaneGroup@aol.com [mailto:KaneGroup@aol.com]
Sent: Thursday, August 07, 2014 11:00 AM
To: Roediger, Sara
Cc: stevea@somnioglobal.com; jrichardson@sustainablewaterworks.org
Subject: Re: Additional Info

Sara: Not sure we can pull together a letter this morning but let me attach a few drawings and better explain the intent of what Somnio would be planning on if we are fortunate enough to have the language revisions adopted. It would be acceptable to use to print and include this email.

The drawing date 6/2/14 is the proposed screen wall location to the rear along the railroad tracks. The screened enclosure would comply with the screen wall ordinance language and made of material textures and colors compatible to the existing building facade as noted in the 7/30/14 Somnio support letter. The proposed nitrogen tank is approximately 20' tall on the pad and the screen wall being proposed would be 22'-6" tall to match the existing building height in this location. The diesel tanks are between 4'-6' tall. All the other future exterior mechanical and process equipment being considered for the screened area would be below the top of the screen wall height. However, no design or layout information has been developed for this future equipment. Attached is an existing drawing of the building elevations in this area with the tanks shown but the proposed screen wall is not shown.

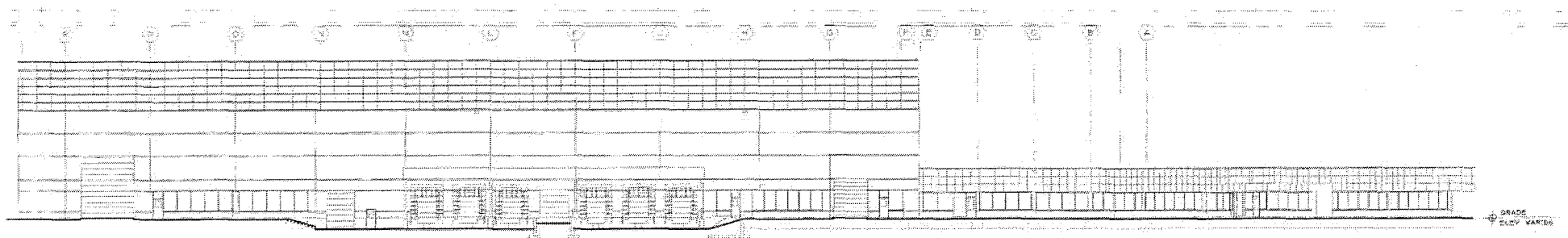
The drawing dated 6/23/14 is the tank locations used for the Temporary Special Use Permit that was granted at the Public Hearing on 7/22/14. It was determined these proposed tank locations have satisfactory existing landscape and berm screening at this time for the Temporary Special Use Permit. The tanks will be secured by a chain link fence and installed to comply with state and local Building and Fire Code requirements and any other items noted on the permits.

The nitrogen tank being proposed is 3,000 gallons (liquid) and one of the 1,000 gallon fuel tanks will have Class #2 diesel and the other will have Heavy Diesel (bunker) which is typically Class #3.

Please let me know what additional information we can provide in the time you have prior to the Commission packages going out.

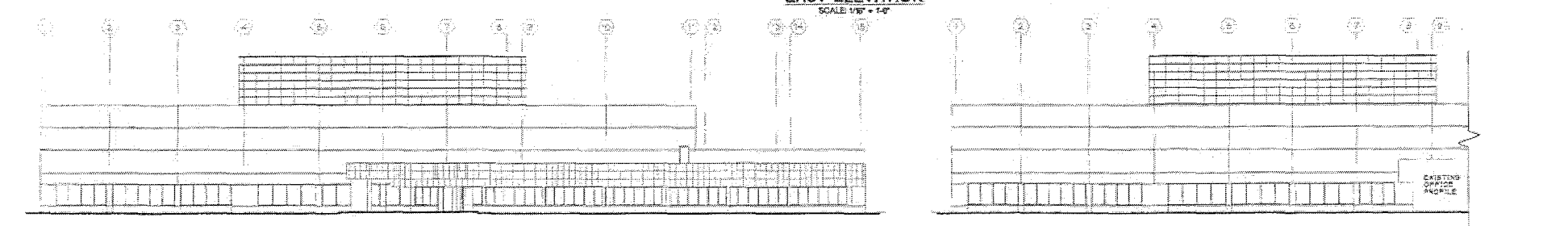
Thanks! Kevin

Kevin J. Kane, AIA
the Kane Group, Inc
101 Washington Ave. #321
Grand Haven, Michigan 49417
kane@kane.com
Cell: 616-402-2399



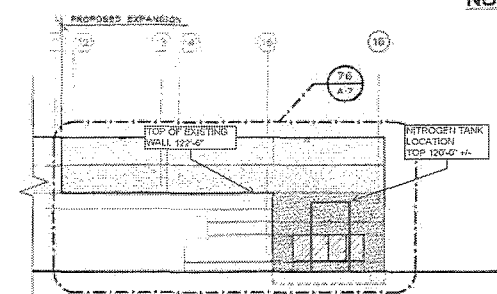
EAST ELEVATION
SCALE 1/8" = 1'-0"

GRADE
ELEV VARIES

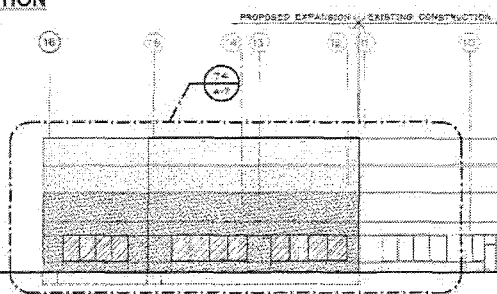


NORTH ELEVATION
SCALE 1/8" = 1'-0"

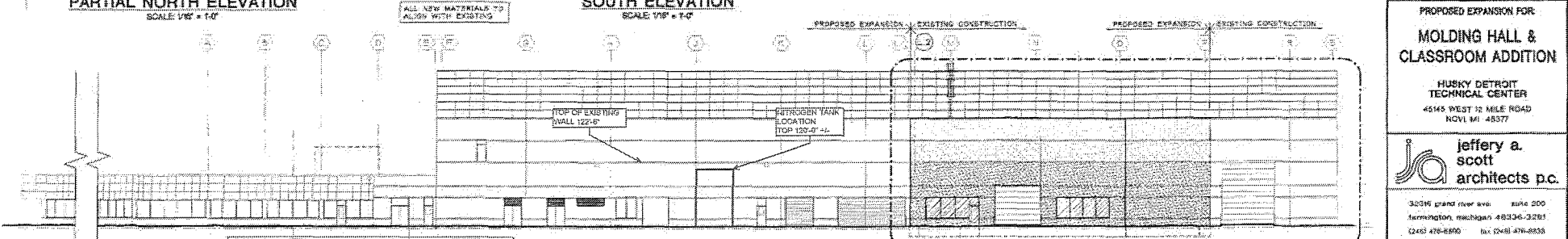
PARTIAL NORTH ELEVATION
SCALE 1/8" = 1'-0"



PARTIAL NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

ALL NEW BUILDING MATERIALS
SHALL MATCH EXISTING.

ALL NEW MATERIALS TO
ALIGN WITH EXISTING

RECORD
DRAWING
CIVIL ENGINEER
9/25/25

PROPOSED EXPANSION FOR:
MOLDING HALL & CLASSROOM ADDITION

HUSKY DETROIT
TECHNICAL CENTER
45145 WEST 12 MILE ROAD
NOVI MI 48377

jeffery a. scott architects p.c.

30296 grand river ave. suite 200
farmington, michigan 48334-3261
(248) 476-8500 fax (248) 476-8538

0408 A-6

SOMNIO GLOBAL L3C
45145 W. 12 Mile Road
Novi, Michigan 48377

APPLICATION FOR TEXT AMENDMENT

ZONING ORDINANCE ARTICLE 23A. OST PLANNED OFFICE SERVICE TECHNOLOGY

Note: Proposed language is similar to the language and format used in ARTICLE 19. I-1 LIGHT INDUSTRIAL with minor modifications.

Add the following to Sec. 2303A. Required Conditions:

The following uses may be conducted outside of a completely enclosed building:

Outdoor placement of above-ground storage tanks and accessory to an otherwise permitted use. Placement and use of the above-ground storage tanks shall be in compliance with the City's adopted fire prevention code and any State of Michigan regulations related to such use.

All such storage tanks must be enclosed or screened from public view. Such screening shall consist of a wall not less than one (1) foot higher than the height of the storage tank placed therein, which completely conceals the tank from public view. The inside dimensions of the enclosure shall be such as will permit adequate access to the tank, as well as completely enclose the tank so that it does not project outside of the enclosure.

Screening materials shall consist of those materials permitted under the exterior building wall material standards contained in Section 2520, herein. Other materials may be used for the gate or doorway to the enclosure.

Add to the end of 2303A. Required Conditions, 6.:

Except that dumpsters may be permitted outdoors where property screened pursuant to the requirement of this Ordinance, as amended, or revised.

**PROPOSED ORDINANCE AMENDMENTS
STRIKE VERSION**

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 14- 18 – 270

AN ORDINANCE TO AMEND ORDINANCE NO. 97-18 AS AMENDED, THE CITY OF NOVI ZONING ORDINANCE, AMENDING SECTION 1905 OF THE I-1, LIGHT INDUSTRIAL DISTRICT AND SECTION 2303A OF THE OST, PLANNED OFFICE SERVICE TECHNOLOGY DISTRICT TO PERMIT AND REGULATE ABOVE GROUND STORAGE TANKS.

THE CITY OF NOVI ORDAINS:

Part I.

That Ordinance No. 97-18, the City of Novi Zoning Ordinance, as amended, 19, I-1 Light Industrial District, is hereby amended to read as follows:

Sec. 1905. - Required Conditions

All uses within the I-1 District shall comply with the following required conditions:

1.
 - a. Except as provided in subpart (b), below, all uses shall be conducted wholly within a completely enclosed building.
 - b. The following uses may be conducted outside of a completely enclosed building:
 - (1) Off-street parking.
 - (2) Outdoor placement of above-ground storage tanks as follows:
 - (i.) ~~of not more than a six hundred gallon capacity per tank and~~shall be accessory to an otherwise permitted use.
 - (ii.) shall be located in a non-required rear or interior side yard.
 - (iii.) ~~Placement and use of the above-ground storage tanks~~ shall be in compliance with the city's adopted fire prevention code and any applicable State of Michigan and federal regulations related to such use.
 - (iv.) ~~All such storage tanks shall must~~ be enclosed ~~or and~~ screened from public view as follows:-
 - (1) Such screening shall consist of a wall not less than one (1) foot higher than the height of the storage tank placed therein, which completely conceals the tank from public view.
 - (2) The inside dimensions of the enclosure shall be such as will permit adequate access to the tank, as well as completely enclose the tank so that it does not project outside of the enclosure.
 - (3) Screening materials shall consist of masonry, ~~consisting of these materials~~ permitted under the exterior building wall material standards contained in Section 2520, herein, or reinforced concrete. Other materials may be used for the gate or doorway to the enclosure.

Part II.

That Ordinance No. 97-18, the City of Novi Zoning Ordinance, as amended, 23A, OST Planned Office Service Technology District, is hereby amended to read as follows:

Sec. 2303A. – Required Conditions.

6. The outdoor storage of goods or materials shall be prohibited, unless otherwise permitted in this Section.
8. Outdoor placement of above-ground storage tanks as follows:
 - a. Shall be accessory to an otherwise permitted use.
 - b. Shall be located in a non-required rear or interior side yard.
 - c. Shall be in compliance with the city's adopted fire prevention code and any applicable State of Michigan and federal regulations related to such use.
 - d. Shall be enclosed and screened from public view as follows:
 - i. Such screening shall consist of a wall not less than one (1) foot higher than the height of the storage tank placed therein, which completely conceals the tank from public view.
 - ii. The inside dimensions of the enclosure shall be such as will permit adequate access to the tank, as well as completely enclose the tank so that it does not project outside of the enclosure.
 - iii. Screening materials shall consist of materials permitted under the exterior building wall material standards contained in Section 2520, herein, or reinforced concrete. Other materials may be used for the gate or doorway to the enclosure.

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 _____, 2014.

ROBERT J. GATT, MAYOR

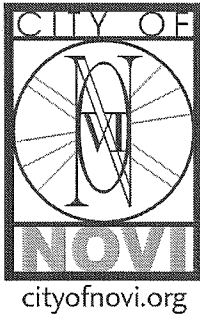
MARYANNE CORNELIUS, CITY CLERK

Ayes:
Nays:
Abstentions:
Absent:

PLANNING COMMISSION MINUTES

EXCERPT

AUGUST 13, 2014



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

August 13, 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 Giacometti, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: Member Anthony (excused), Member Baratta (excused), Member Greco (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Sara White, Planner; Jeremy Miller, Engineer; Brian Coburn, Engineering Manager; David Beschke, Landscape Architect; Gary Dove, City Attorney.

1. ZONING ORDINANCE TEXT AMENDMENT 18.270

Public Hearing for Planning Commission's recommendation to City Council for an ordinance to amend Ordinance No. 97-18 as amended, the City of Novi Zoning Ordinance Section 1905 of the I-1, Light Industrial District and Section 2303A of the OST, Planned Office Service Technology District to permit and regulate above ground storage tanks.

Deputy Director McBeth said the Community Development Department received a request for a proposed ordinance amendment submitted by Somnio Global that would allow for above ground storage tanks in the OST, Office Service Technology zoning district, with conditions similar to those currently in the I-1 Light Industrial Districts. Currently, the Zoning Ordinance does not allow outside above-ground storage tanks in the OST District, but staff has learned that some tenants within the OST District have a need for storage tanks for various fuels that are used in support of research and development activities taking place inside these Research and Development Buildings. One such tenant is Sonmio Global, a company that has recently taken occupancy of the former Husky Building on the south side of Twelve Mile Road, east of Taft Road, located in the OST District. The company indicated a need for a certain type of gas that needs to be stored outside of the building, in an above-ground tank. Planning Staff met with the applicants and indicated that a zoning ordinance text amendment is the best way to proceed in order to allow the permanent installation of an outside tank in the OST District.

The applicant submitted a text amendment that closely matches the allowance Novi currently has for above-ground storage tanks in the Light Industrial District. Staff has completed a review of the proposed amendment and recommends approval with some suggested modifications to the proposed text, along with some changes the existing text in the Light Industrial District. As requested in the application materials, above ground storage tanks would be permitted with the same required conditions as set forth in the Article 19, I-1 Light Industrial District with the following two exceptions: removal of the 600 gallon maximum size limit and elimination of the requirement for masonry materials for screening of the tanks, but instead allowing screening wall

materials that are consistent with the exterior building wall materials permitted for the primary building.

Let me summarize the proposed modifications recommended by planning staff. First, we recommend the removal of the 600 gallon capacity maximum. Staff has heard from several existing and proposed businesses that this number is not in keeping with today's business needs, which tend to be at least 1,000 gallons, with variations depending on the type of material being stored. Staff, including the Fire Marshal, have researched the original source of this 600 gallon capacity regulation and cannot identify a relevant purpose for this limit. A quick evaluation of similar communities in the region, including Troy and Auburn Hills, revealed that these communities allow outside above-ground storage tanks, but do not indicate a maximum size in the zoning ordinance. Language is also added to clarify that the tanks shall be enclosed and screened from view with a screening wall at least 1 foot taller than the storage tank. The expectation is that the screening materials will be consistent with the exterior building wall materials on the adjacent or primary building on the site.

Second, we recommend an addition of location and setback requirements for the above-ground storage tanks. The current regulations in the I-1 zoning district do not contain any requirements for the location and setback of the storage tanks. Staff recommends that an additional condition be added requiring all tanks to be located in a non-required rear or interior side yard. Staff is comfortable with the revised reference to the fire prevention code and any applicable state and federal regulations to address any potential safety concerns that may arise. The Planning Commission discussed this matter briefly on July 9th and set a Public Hearing for the ordinance amendment for tonight's Planning Commission meeting. The Commission is asked to hold the public hearing and forward a recommendation to the City Council, for reading and adoption.

Chair Pehrson asked if the applicant had anything to add.

David Leer, Vice President of Operations at Somnio, said we considered this property about a year ago and the building had been vacant for a number of years. Since that time we have invested a lot of money and effort in restoring this site to what it once was including a lot of working on the landscaping. It is part of our objective to make it an absolute featured site in this area. We are very happy to be a resident of Novi. The business itself is growing quite quickly. We now are bringing our scientist for research and development activities onto the site as we restore it. We have about 30 people that are working there and I would expect over the next twelve months that that number would reach 100. So we are involved in several projects that are taking innovative technologies to market. That's our business model. Everything we do has a purpose and that is to commercialize great ideas. For us, our mission is all about those ideas having a really positive social impact and my preference would be a positive global social impact. We're investing a lot in the area and in the site so we really wish to get this consideration approved. We're working on things such as plastics recycling and projects around fuel efficiency and pollution reduction which requires days of import to our research activities. Most significantly, we're working on added manufacturing technologies that are cutting edge stuff, that really are going to change the way manufacturing is done. That requires gases. So in order for us to continue to ramp up your activities we're going to need to store more materials onsite. We're very confident and have expert adviser that are helping us. We're very confident that we can manage all the risks and hazards associated with the use of those materials. Kevin Kane will answer any technical questions around the motion is may be.

Chair Pehrson opened the public hearing. There were no public hearing responses. Chair Pehrson asked if anyone in the audience wished to comment.

Mathew Collins, Operations Manager of Novi Manufacturing, said we've been in business for over 50 years operating in Novi and we're here to support this proposal because we also know that this 600 gallon capacity is not enough to fulfill the needs that we have especially when we're in full production. We deal with motor vehicles as well. We manufacture trucks and trailers. So we just are here to support this and hoping it will be approved. Thank you.

Bob Natkin said I'm a consultant for a major automotive concern in California that is proposing to setup a research and development center. They're looking at a property at 41000 Vincenti Court. We will be doing alternative fuel engine design and development and emission certification. We have not purchased that property yet and the purchase of that property is contingent upon us being allowed to bring in a fuel farm that will supply our dyno facilities. We're going to need a lot more than 1,000 gallons. In fact the size of the tank that we were discussing for one tank is 18,000 gallons. If this is not viable for that site, I will move on to Plymouth or Ypsilanti. So I'm here to ask you to please consider this favorably because there is more business coming. We're hoping to have anywhere from 50 to 150 employees within the first 18 months and possibly scaling up from there.

Seeing no one else who wished to comment, Chair Pehrson closed the public hearing.

Member Lynch said actually I thought we reviewed this favorably prior and we were just looking for the follow-up at this public hearing. So I have no comments.

Member Zuchlewski said my only comment at all is there is apparently no size or it's 600 gallons right now and we're looking to go to 1,000 or 2,000. I guess I'm comfortable with that because I know the fire marshal is involved and we've got the tanks enclosed and the outside structure is going to match the structure of the buildings associated. So it seems to be the everything is covered. But the last gentleman who spoke, when he was talking about 18,000 gallons of fuel, I think there's a major transition here when you go from 1,000 or 2,000 to 18,000. I'm sure the fire marshal is going to have something to say about that. The regulations are completely different for a facility like that. I just didn't want someone to think that this is an unlimited amount of outside storage and that what is required for 1,000 is required for 18,000. I just didn't want that to happen because when you're talking about fuels and explosions this would be catastrophic. It's not like we got a fire. That was my only comment on it. I just didn't want 1,000 or 2,000 to get to be 18,000. And you make a business decision to say you're going to buy property that we can do 18,000. Member Zuchlewski said I think it just needs to be verified more than what we're doing here. That was my only comment.

Member Lynch said I do agree with the language and just so you know with my background in Ford and working with the dynos and there are specific requirements no matter what size fuel tanks that you have to abide by. So I do agree to remove the language that says 600. It's really dependent on the size itself. The fire marshal will have final say so in something like that. So I'm comfortable with that. They would be able to review each request by removing the 600 gallon limitation. I do agree that removing that limitation is a good idea. But nothing is going to get approved without the proper safety precautions.

Chair Pehrson said I agree with the language as well. It's a welcome change based upon the advances in technology and manufacturing for sure. I think this is a good step forward for Novi.

Moved by Member Lynch and seconded by Member Giacometti:

**ROLL CALL VOTE ON THE ZONING ORDINANCE TEXT AMENDMENT 18.270 APPROVAL MOTION
MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GIACOPETTI:**

**Motion to recommend approval to the City Council of Zoning Ordinance Text Amendment
18.270. Motion carried 4-0.**

**PLANNING COMMISSION MINUTES
JULY 9, 2014 – EXCERPT**

PLANNING COMMISSION MINUTES
July 9, 2014 7:00 PM

2. SET PUBLIC HEARING FOR AUGUST 13, 2014 FOR TEXT AMENDMENT 18.270 ABOVE GROUND STORAGE TANKS IN OST, PLANNED OFFICE SERVICE TECHNOLOGY DISTRICTS

Planner Sara Roediger said tonight we have another text amendment request. This one is from Somnio Global to allow for the above ground storage tanks in the OST Zoning District. We currently allow for outdoor above ground storage tanks in our I-1 and I-2 Industrial Districts. The applicant has indicated that they are a research and development business and have a growing need to have above ground storage tanks. The OST districts are generally located along I-96 and M-5. They are looking to add language that is very similar to what's in the I-1 Zoning District in terms of how it will be regulated. We're still working with the applicant and the City's attorney's office for any additional details or changes. We'll complete a review before the public hearing but we've attached what they have proposed and we're looking to schedule a public hearing on the August 13th meeting. I'm happy to hear any comments or questions you may have before then.

Member Greco said make sure that the applicant is here to tell us why they need this change. That would be what I'm most interested in is why they need this.

Chair Pehrson asked if there are size limitations that they're suggesting?

Planner Roediger said the current ordinance language in the I-1 District has a 600-gallon maximum. They are proposing to not have that. We're actually in discussions right now with the fire marshal to see if the 600-gallon is requirement is reasonable and if there's an alternative we could use because we are hearing from some businesses that that is an outdated standard in terms of today's needs. We're working that out with the fire marshal and we'll have that information for the public hearing.

Member Baratta said if they do put in a tank, is there some sort of berm or something they can put around this tank or will the fire code handle that?

Planner Roediger said we require a masonry wall or landscaping with the outdoor storage tanks. The one that comes to mind is at Beck North. They have a free standing storage enclosure that completely screens it for the masonry unit.

Member Baratta said it does screen it so when we're talking about screening that's more visual, I'm looking at more of safety issue in addition.

Planner Roediger said yes. Its security gated as well.

Member Zuchlewski said I have one more question, is this a gasoline or propane or oil tank?

Planner Roediger said it could be any of those things. It's for flammable material, which is coordinated with the fire department as to how to regulate it, to make sure it's secure, and that they have inventory of what's out there.

Member Zuchlewski said so it would be all inclusive and a mode of some kind so that the material doesn't seep out. It would be a contained type.

Planner Roediger said right, all in accordance to the fire code.

Moved by Member Greco and seconded by Member Baratta:

ROLL CALL VOTE TO SET THE PUBLIC HEARING FOR TEXT AMENDMENT 18.270 MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER BARATTA:

Motion to set public hearing for Text Amendment 18.270 for above ground storage tanks in the OST, Planned Office Service Technology District for August 13, 2014. Motion carried 6-0.