



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

December 7, 2022 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 Avdoulos (Acting Chair), Member Becker, Member Dismondy, Member Roney

Absent Excused: Member Lynch, Chair Pehrson, Member Verma

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Christian Carroll, Planner; Rick Meader, Landscape Architect; Douglas Repen, Environmental Consultant

APPROVAL OF AGENDA

Motion to approve the December 7, 2022 Planning Commission Agenda. Motion carried 4-0.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. 123.NET FIBER HUT JSP22-49

Approval at the request of Moiseev/Gordon Associates, Inc., for Preliminary Site Plan approval for a new 200 square foot telecommunication shelter. The subject property is 5.98 acres and is located at 48735 Grand River Avenue in Section 17, south of Grand River Avenue and east of Wixom Road. The southern portion of the property is zoned I-1, Light Industrial and the northern portion is zoned B-3, General Business.

In the matter of 123.Net Fiber Hut, JSP22-49, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. **Zoning Board of Appeals Variance from Section 3.1.19.D for a front yard building setback of 30 feet (40 feet required) as recommended by staff because the building is minimal in size and is screened;**
- b. **Zoning Board of Appeals Variance from Section 4.19.1.B for the placement of an accessory building in the front yard as recommended by staff because the building will have a minimal impact on the overall design and intent of the site;**
- c. **Landscape Waiver for a placement of building foundation landscaping in a location other than around the base of the proposed building due to the site layout, which is hereby granted; and**
- d. **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.**

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 4-0.*

PUBLIC HEARINGS

1. MOE'S ON TEN JZ22-27 WITH REZONING 18.738

Public hearing at the request of David B. Landry for Planning Commission's recommendation to City Council for a Zoning Map amendment from Local Business (B-1) to General Business (B-3). The subject site is approximately 0.9 acres and is located on the south side of Ten Mile Road and west of Haggerty Road (Section 25). The applicant is not proposing any changes to the site and plans on continuing operating the site as a sit-down restaurant.

In the matter of Moe's on Ten, JZ22-27, with Zoning Map Amendment 18.738 motion to recommend approval to City Council to rezone the subject property from Local Business (B-1) to General Business (B-3) for the following reasons:

- 1. The proposed General Business (B-3) Zoning District meets the intent of the 2016 Master Plan for the Community Commercial future land use, and if approved will allow the use to be a legal conforming use as a sit-down restaurant in the General Business zoning district;**
- 2. The Master Plan for Land Use objective to support and strengthen existing businesses is fulfilled by allowing an existing business to continue its use;**
- 3. The Master Plan for Land Use objective to maintain quality architecture and design throughout the City is fulfilled because Moe's on Ten is a long-term, identifiable and unique business in Novi;**
- 4. There will be no negative impact on public utilities as a result of the rezoning request as stated in the Engineering memo, and no anticipated changes to the traffic to the traffic patterns as a result of the rezoning request;**
- 5. A waiver of the Rezoning Traffic Study as the proposed rezoning is not expected to result in additional trips.**

Motion carried 4-0.

2. ELM CREEK PRO JZ22-28 WITH REZONING 18.737

Public hearing at the request of Toll Brothers, Inc. for initial submittal and eligibility discussion for a Zoning Map amendment from Office Service Technology (OST) and Low-Rise Multiple Family (RM-1) to Low-Rise Multiple Family (RM-1) with a Planned Rezoning Overlay. The subject site is approximately 23.7 acres of a larger 37-acre parcel and is located south of Twelve Mile Road, west of Meadowbrook Road (Section 14). The applicant is proposing to develop a 68-unit multiple-family residential development.

This agenda item was discussed, but a motion on the item was not required.

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE NOVEMBER 9, 2022 PLANNING COMMISSION MINUTES

Motion to approve the November 9, 2022 Planning Commission minutes. *Motion carried 4-0.*

ADJOURNMENT

Motion to adjourn the December 7, 2022 Planning Commission meeting. *Motion carried 4-0.*

The meeting adjourned at 7:52 PM.

*Actual language of the motion sheet subject to review.