



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

October 11, 2023 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (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 Lynch, Member Roney, Member Verma

Absent Excused: Chair Pehrson

Staff: Lindsay Bell, Senior Planner; Beth Saarela, City Attorney; James Hill, Planner; Rick Meader, Landscape Architect; Adam Yako, Plan Review Engineer

APPROVAL OF AGENDA

Motion to approve the October 11, 2023 Planning Commission Agenda. Motion carried 6-0.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. ARMENIAN CULTURAL CENTER JSP17-37

Approval of the request of Zeimet Wozniak & Associates, on behalf of the Armenian Community Center of Greater Detroit, for the one-year extension of the Final Site Plan and Special Land Use approval. The subject property is located in section 12, on the north side of Twelve Mile Road and east of Meadowbrook Road, in residential acreage (RA) zoning district. The project area is approximately 19.30 acres. A revised Special Land Use Permit was granted by the Planning Commission on October 14, 2020 to permit a Place of Worship, a daycare in a residential district, and a proposed Armenian Genocide Memorial structure within the courtyard.

In the matter of JSP17-37, motion to approve the one-year extension of Final Site Plan and Special Land Use approval.

Motion carried 6-0.

PUBLIC HEARINGS

1. ELM CREEK PRO JZ22-28 WITH REZONING 18.737

Public hearing at the request of Toll Brothers, Inc. for revised 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 37-acres and is located south of Twelve Mile Road, west of Meadowbrook Road (Section 14). The applicant is proposing to develop a two-phase 134-unit multiple-family townhome development.

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

2. BLM GROUP BUILDING EXPANSION JSP23-24

Public Hearing at the request of Dembs Development for approval of the Special Land Use Permit, Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan. The subject property is located in Section 4, on the north side of Cartier Drive in the I-1, Light Industrial District. The subject property is approximately 7.62 acres and the applicant is proposing an proposing a 63,608 square foot addition to an existing 75,162 square foot building in the Beck North Corporate Park.

In the matter of BLM Group Expansion, JSP23-24, motion to approve the Special Land Use permit based on the following findings:

- a. Relative to other feasible uses of the site:**
- The proposed use will not cause any detrimental impact on existing thoroughfares (as indicated in the traffic review letter);
 - Subject to satisfying the requirements in the Engineering and Fire Reviews the proposed use will not cause any detrimental impact on the capabilities of public services and facilities (because the plan adequately addresses and provides for water and sanitary sewer service and management of stormwater volumes);
 - Based on the number of trees being removed relative to the size of the building area, the proposed use is compatible with the natural features and characteristics of the land;
 - The proposed use is compatible with adjacent uses of land as it is an expansion of an existing business, which has not had a history of complaints and the residential buildings to the north are a significant distance away;
 - The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use;
 - The proposed use will promote the use of land in a socially and economically desirable manner because it is in an existing corporate park;
 - 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.

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 5-0 (Member Dismondy recused).

In the matter of BLM Group Expansion, JSP23-24, motion to approve the Preliminary Site Plan 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.** The applicant has addressed the noise impact requirements;
- c.** Planning Commission waiver of the required berms on the north side because it would result in additional woodland removals, and the residential buildings are buffered by existing woodlands, which is hereby granted;
- d.** Planning Commission waiver for the deficiency in greenbelt width on the southeast side, which is hereby granted;
- e.** Zoning Board of Appeals variance for the building setback at the southeast side of the addition due to the curve of the cul-de-sac;
- f.** Zoning Board of Appeals variance for the building height as depicted which is supported by staff because the site is heavily buffered by existing regulated woodlands both on and off the site, it matches the height of the existing building, and because the closest residential building is located over 700 feet away.

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 5-0 (Member Dismondy recused).

In the matter of BLM Group Expansion, JSP23-24, motion to approve the Woodland Permit 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 items listed in those letters and in the Special Land Use approval being addressed on the Final Site Plan;
- b. Full replacement of the trees being removed in accordance with the ordinance; provided, however, that the applicant shall be permitted to replace the trees on other properties within the Beck North Corporate Park development, or on other properties owned/ developed by the applicant.

This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.

Motion carried 5-0 (Member Dismondy recused).

In the matter of BLM Group Expansion, JSP23-24, motion to approve the Stormwater Management Plan, subject to:

- 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.

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 5-0 (Member Dismondy recused).

MATTERS FOR CONSIDERATION

1. **COMMERCE TOWNSHIP DRAFT MASTER PLAN REVIEW**

In the matter of Commerce Township Draft Master Plan Review, motion to authorize the Planning Commission Chair to sign and send a letter to the Commerce Township Planning Commission. *Motion carried 6-0.*

1. **APPROVAL OF THE SEPTEMBER 27, 2023 PLANNING COMMISSION MINUTES**

Motion to approve the September 27, 2023 Planning Commission minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the October 11, 2023 Planning Commission meeting. *Motion carried 6-0.*

Meeting adjourned at 8:09 PM.

*Actual language of the motion sheet subject to review.