



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

September 11, 2024 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 Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Absent Excused: Member Avdoulos

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Dan Commer, Planner; Ben Nelson, Plan Review Engineer; Rick Meader, Landscape Architect

APPROVAL OF AGENDA

Motion to approve the September 11, 2024 Planning Commission Agenda. Motion carried 6-0.

PUBLIC HEARINGS

1. **COMMUNITY FINANCIAL CREDIT UNION JSP24-08**

Public Hearing at the request of Level 5 Construction LLC for Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan approval to build a Community Financial Credit Union. The subject parcel is zoned TC, Town Center District and is located at the northeast corner of Crescent Boulevard and Grand River Avenue. The applicant is proposing a 3,000 square foot building on 1.57 acres of land.

In the matter of Community Financial Credit Union JSP24-08, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. **ZBA variance for deficiency of 3 parking spaces (20 spaces required, 17 proposed).**
- b. **Landscape waiver for the 364 square foot landscape area provided at the southwest corner of the site instead of a location at the building foundation, as supported by staff since the proposed landscaping provides an attractive element near the corner of the property.**
- c. **Section 9 Façade Waiver for an overage of cast-in-place concrete (2-4% proposed, 0% permitted), as supported by staff due to small amount that it is proposed and because the decorative element of the proposed concrete meets the intent and purpose of the ordinance.**
- 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 6-0.

In the matter of Community Financial Credit Union JSP24-08, motion to approve the Woodland Permit 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter Community Financial Credit Union JSP24-08, 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 the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE 2025 PLANNING COMMISSION REGULAR MEETING CALENDAR**

Motion to change the August meeting dates on the proposed 2025 Planning Commission regular meeting calendar to August 6th and August 20th and approve the calendar. *Motion carried 6-0.*

2. **APPROVAL OF THE AUGUST 28, 2024 PLANNING COMMISSION MINUTES**

Motion to approve the August 28, 2024 Planning Commission minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the September 11, 2024 Planning Commission meeting. *Motion carried 6-0.*

Meeting adjourned at 7:15 PM.

*Actual language of the motion sheet subject to review.