



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

JANUARY 14, 2015 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 Greco, Member Lynch, Chair Pehrson, Member Zuchlewski

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

Also Present: Barbara McBeth, Community Development Deputy Director; Kristen Kapelanski, Planner; Sri Komaragiri, Planner; Gary Dovre, City Attorney

PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Lynch and seconded by Member Greco:

VOICE VOTE ON THE AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GRECO:

Motion to approve the January 14, 2015 Planning Commission Agenda. *Motion carried 5-0.*

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

CORRESPONDENCE

There was no Correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

Community Development Deputy Director McBeth stated that the reformatting of the zoning ordinance is officially in place and a version of it can be viewed online. There will be a training session on how to use it in the near future. There have not been many changes to the ordinance itself but there will be new sections and new ways to find the regulations. There will be a meeting one evening Mid-February, possibly a joint meeting with the Zoning Board of Appeals to do some review and for training. An email will be going out with this information. She also stated that the motion sheets in the members' packets have been modified to reflect the new numbers associated with the reformatted zoning ordinance. Additionally, the text amendment discussed in December that had to do with the height of churches in Residential Zoning Districts went to

the City Council for its first reading. It was approved, although there were some questions, so the staff will follow up with City Council prior to the second reading.

CONSENT AGENDA - REMOVALS AND APPROVAL

1. NHK International Addition

Consideration at the request of Dembs Development, Inc for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property is located in Section 9, north of Twelve Mile Road, west of West Park Drive in the I-1, Light Industrial District. The subject property is approximately 4.02 acres and the applicant is proposing to expand the existing 45,052 square foot one story building by adding approximately 5,000 square foot space. The entire building space will be further renovated in the interior to accommodate new offices for NHK international.

Moved by Member Lynch and seconded by Member Giacobetti:

VOICE VOTE ON THE CONSENT AGENDA APPROVAL, MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GIACOPETTI:

Motion to approve the Consent Agenda. *Motion carried 5-0.*

PUBLIC HEARINGS

MATTERS FOR CONSIDERATION

1. West Oaks I Renovation

Consideration of the request of West Oaks Renovation for recommendation of approval to the City Council of the Preliminary Site Plan and Stormwater Management Plan. The subject property is 20.12 acres in Section 15 of the City of Novi and located at 43741 West Oaks Drive in the RC, Regional Center district. The applicant is proposing a 17,291 sq. ft. addition on the north and west sides of the existing center with associated parking and landscaping.

Planner Kapelanski stated that the applicant is proposing to demolish a portion of the existing West Oaks 1 shopping center and construct an additional 17,291 square feet on the north and west sides of the existing center. The development area is adjacent to various retail and restaurant developments. The subject property is zoned RC, Regional Center and is border by RC zoning to the north, east and west with C, Conference zoning to the south. The future land use map indicates Regional Commercial uses for the subject property and surrounding properties with PD2 uses planned to the north and south and a small area of public use. There are no natural features on the property. The applicant is proposing an approximately 17,000 square foot addition with associated landscaping and parking. The planning review recommends approval of the plan as it generally meets the requirements of the ordinance. Zoning Board of Appeals variances are required for the deficient northern and western building setbacks and to allow a loading zone in the exterior side yard. Staff supports these variances given the existing development of the site. The landscape review recommends approval noting the applicant must provide a canopy tree in all proposed parking lot islands which they have agreed to do in the provided response letter. The engineering, traffic, façade and fire reviews all recommend approval of the plan noting items to be addressed on the final site plan submittal. Site plans in the RC district showing a building addition greater than 10,000 square feet must be approved by the City Council. The Planning Commission is asked to make a recommendation to approve or deny the preliminary site plan and storm water management plan.

Chair Pehrson called the applicant to the front to address the Planning Commission.

Ross Gallentine, Project Manager, 31500 Northwestern Highway, Farmington Hills, stood before the board. He stated that is very excited to bring a high end national retailer to Novi. There is a signed lease with the company, and part of the lease agreement is that they cannot give out information of who that company is until a certain point in time. Gander Mountain is going to downsize, David's Bridal is being moved to the east into the old Gander Mountain space, and then David's Bridal will be torn down for the addition for the national retailer. The architect and civil engineer are also present for the meeting today. They will be happy to answer any additional questions that he is not able to answer.

Moved by Member Greco and seconded by Member Lynch:

ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

In the matter of West Oaks 1 Renovation, JSP 14-57, motion to recommend approval of the Preliminary Site Plan to the City Council based on and subject to the following:

- a) Zoning Board of Appeals variances are required for the deficient building setback in the northern yard (100 ft. required, 70 ft provided) and western yard (100 ft. required, 68 ft. provided);
- b) Zoning Board of Appeals variance required to permit a loading zone in the exterior side yard;
- c) The applicant providing the required canopy tree in the proposed interior parking lot island; 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 5-0.*

Moved by Member Greco and seconded by Member Lynch:

ROLL CALL VOTE ON THE STORMWATER MANAGEMENT PLAN APPROVAL MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

In the matter of West Oaks I Renovation, JSP14-57, motion to recommend approval of the Storm water 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 5-0.*

2. APPROVAL OF THE DECEMBER 10, 2014 PLANNING COMMISSION MINUTES

Moved by Member Lynch and seconded by Member Greco:

VOICE VOTE ON THE DECEMBER 10, 2014 PLANNING COMMISSION MINUTES APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GRECO:

Motion to approve the December 10, 2014 Planning Commission Minutes. *Motion carried 5-0.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no Consent Agenda Removals.

MATTERS FOR DISCUSSION

There were no Matters for Discussion.

SUPPLEMENTAL ISSUES

There were no Supplemental Issues.

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

ADJOURNMENT

Moved by Member Lynch and seconded by Member Greco:

VOICE VOTE ON MOTION TO ADJOURN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GRECO:

Motion to adjourn the January 14, 2015 Planning Commission meeting. *Motion carried 5-0.*

The meeting was adjourned at 7:11 PM.

Transcribed by Stephanie Ramsay

January 21, 2015

Date Approved: January 28, 2015

Richelle Leskun, Planning Assistant
Signature on File