



PLANNING COMMISSION

AGENDA

CITY OF NOVI

Regular Meeting

January 12, 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, Chair Pehrson, Member Roney, Member Verma

Absent Excused: Member Becker, Member Dismondy, Member Lynch

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Humna Anjum, Plan Review Engineer; Ben Peacock, Planning Assistant

APPROVAL OF AGENDA

Motion to approve the January 12, 2022 Planning Commission Agenda. Motion carried 4-0.

PUBLIC HEARINGS

1. CATHOLIC CENTRAL STEM ADDITION JSP21-44

Public hearing at the request of Catholic Central High School for Planning Commission's approval of revised Special Land Use Permit, Preliminary Site Plan, Woodland Permit and Stormwater Management Plan. The subject property is zoned R-4 One Family Residential, R-1 One Family Residential, and I-1 Light Industrial and is located in Section 18, west of Wixom Road and south of Twelve Mile Road. The applicant is proposing to construct a 54,545 square foot addition to the main school building to house their Science Technology Engineering and Mathematics (STEM) classrooms and labs. Existing parking areas would be reconfigured.

In the matter of Catholic Central STEM Addition JSP21-44, motion to approve the Revised Special Land Use permit based on the following findings:

a. Relative to other feasible uses of the site:

- i. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. The applicant states student enrollment will not increase as a result of the new**

addition, and only 4-6 additional staff are expected, and therefore traffic will not increase in any significant way. No changes to exterior drives are proposed with this project.

- ii. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
 - iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats because *the addition will be built on an area previously used for parking lots. Woodland replacement trees previously planted near the school building will be removed and replaced elsewhere on site and be placed in conservation easements.*
 - iv. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, *because the use of the property has been and will remain a school and the number of students is not increasing.*
 - v. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use, *because it complies with Future Land Use map designation of Educational Facility.*
 - vi. The proposed use will promote the use of land in a socially and economically desirable manner, *because the investment in school facilities creates jobs.*
 - vii. The proposed use was previously approved by the Planning Commission for Special Land Use permit at this location. The addition represents a physical expansion of the use, and therefore revision of the previous permit. A variance will be required for the height of the building at certain points, but otherwise the dimensional requirements of the ordinance are met.
- b. Waiver of the requirement for a Noise Impact Statement, *as there are no new outdoor uses proposed, and the rooftop HVAC units will be screened with a noise threshold at the property line, which is hereby granted.*

This motion is made because the plan is otherwise in compliance with Article 3.1.5, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

In the matter of Catholic Central STEM Addition JSP21-44, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. This approval applies to STEM Addition only, future phases depicted on the Master Plan will require additional approvals.
- b. Landscaping waiver from Section 5.5.3.C. for absence of a tree in the northwest parking lot island, *as utility conflicts do not allow for a tree and shrubs are proposed instead, which is hereby granted.*
- c. Landscaping waiver from Section 5.5.3.C. for absence of accessway perimeter trees where *utility conflicts do not allow for trees, which is hereby granted.*
- d. Landscaping waiver from Section 5.5.3.C. for a deficiency of 8 parking lot perimeter trees in the east parking lot *where there is limited room due to the presence of existing trees, which is hereby granted.*
- e. Landscaping waiver from Section 5.5.3.C. for parking bays greater than 15 spaces without an island, *as the existing conditions are being improved, which is hereby granted*
- f. Traffic waiver from Section 5.16.1 for the deficiency in the number of bicycle parking spaces (4 new spaces proposed), *as the existing 8 spaces are not fully*

utilized and most of the student population commutes from longer distances, which is hereby granted.

- g. A Zoning Board of Appeals variance to allow the 48.5 foot building height at the main entrance, and 38.5 foot building height at the robotics room.**
- h. 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 Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

In the matter of Catholic Central STEM Addition JSP21-44, 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 4-0.*

In the matter of Catholic Central STEM Addition JSP21-44, 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 it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE DECEMBER 8, 2021 PLANNING COMMISSION MINUTES.

Motion to approve the December 8, 2021 Planning Commission Meeting Minutes. *Motion carried 4-0.*

ADJOURNMENT

Motion to adjourn the January 12, 2022 Planning Commission meeting. *Motion carried 4-0.*

The meeting adjourned at 7:30 PM.

*Actual language of the motion subject to review.