



GRAND RIVER SOCCER PARK JSP16-20

GRAND RIVER SOCCER PARK JSP 16-20

Consideration at the request of City of Novi and Suburban Showplace, LLC for Planning Commission's approval of a same-side driveway spacing waiver for the improvements associated with the Grand River Soccer Park located in the I-1, Light Industrial Zoning District, on the south side of Grand River Avenue, west of Taft Road. The applicant is proposing two soccer fields and associated parking on site.

Required Action

Approval of the driveway spacing waiver associated with the Preliminary Site Plan previously approved by the Planning Commission.

REVIEW	RESULT	DATE	COMMENTS
Traffic	Approval recommended	05-19-16	<ul style="list-style-type: none">• Subject to a same-side driveway spacing waiver (minimum of 275 feet required, approximately 261 and 232 feet provided)

Motion sheet

Approval – Driveway Spacing Waiver

In the matter of Grand River Soccer Park, JSP 16-20, motion to **approve** the Driveway Spacing Waiver (minimum of 275 feet required, approximately 261 and 232 provided) and is associated with the previously approved Preliminary Site Plan.

This motion is made given the existing locations of driveways along Grand River Avenue, and the limited space available on site to place a driveway, and 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.

MAPS
Location
Zoning
Future Land Use
Natural Features

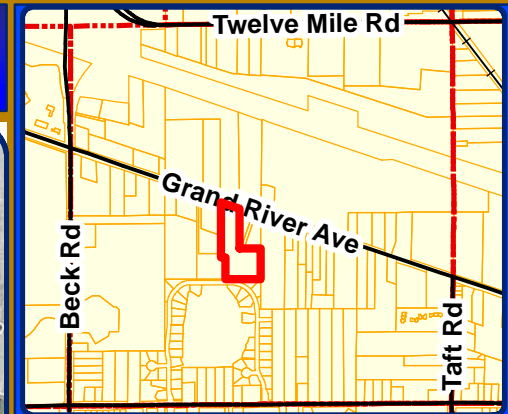
JSP 16-20 Grand River Soccer Park

Location



Subject Property

Section 16



Legend

 Sections



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Sri Komaragiri
Date: 05/20/16
Project: JSP 16-20 Grand River Soccer Park
Version #: 1



1 inch = 167 feet

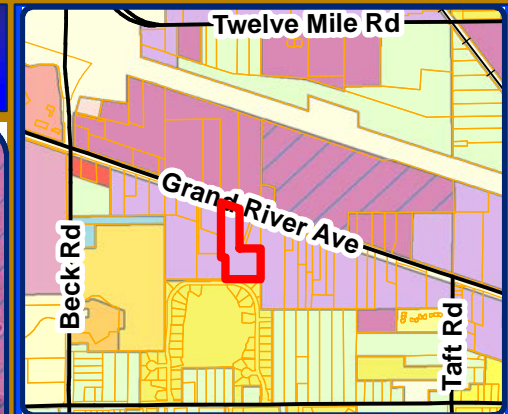
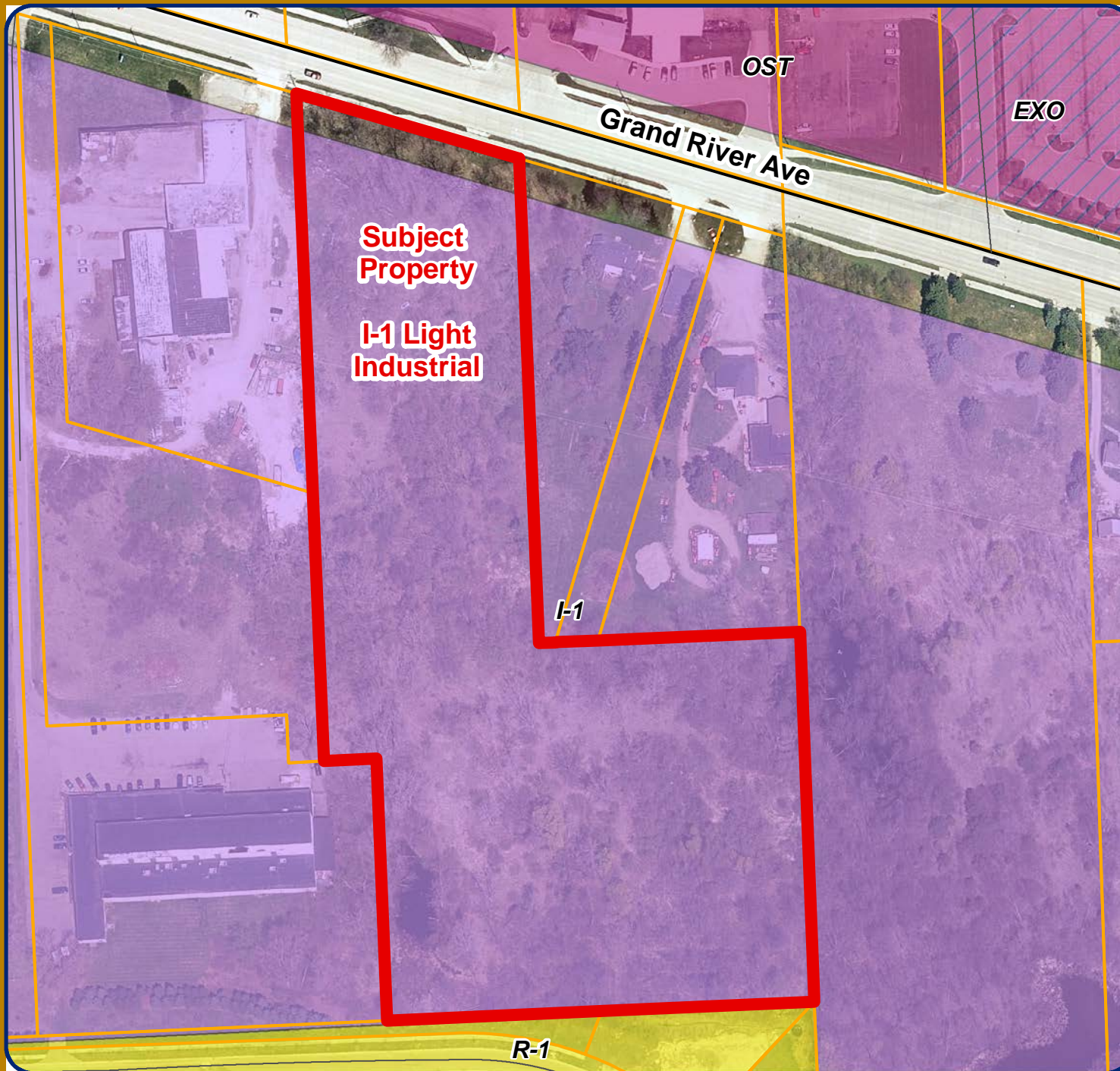


MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

JSP 16-20 Grand River Soccer Park

Zoning



Legend

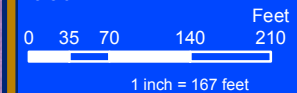
- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-2: One-Family Residential
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-2: Community Business District
- B-3: General Business District
- EXO: OST District with EXO Overlay
- FS: Freeway Service District
- I-1: Light Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology



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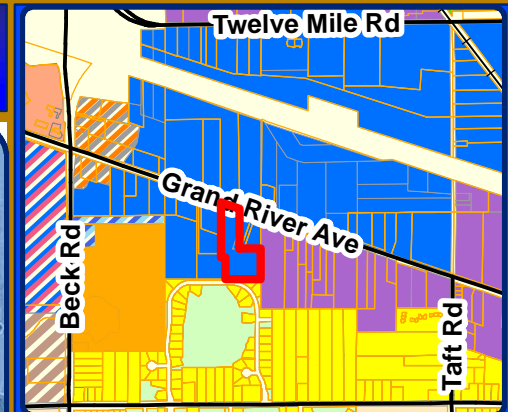
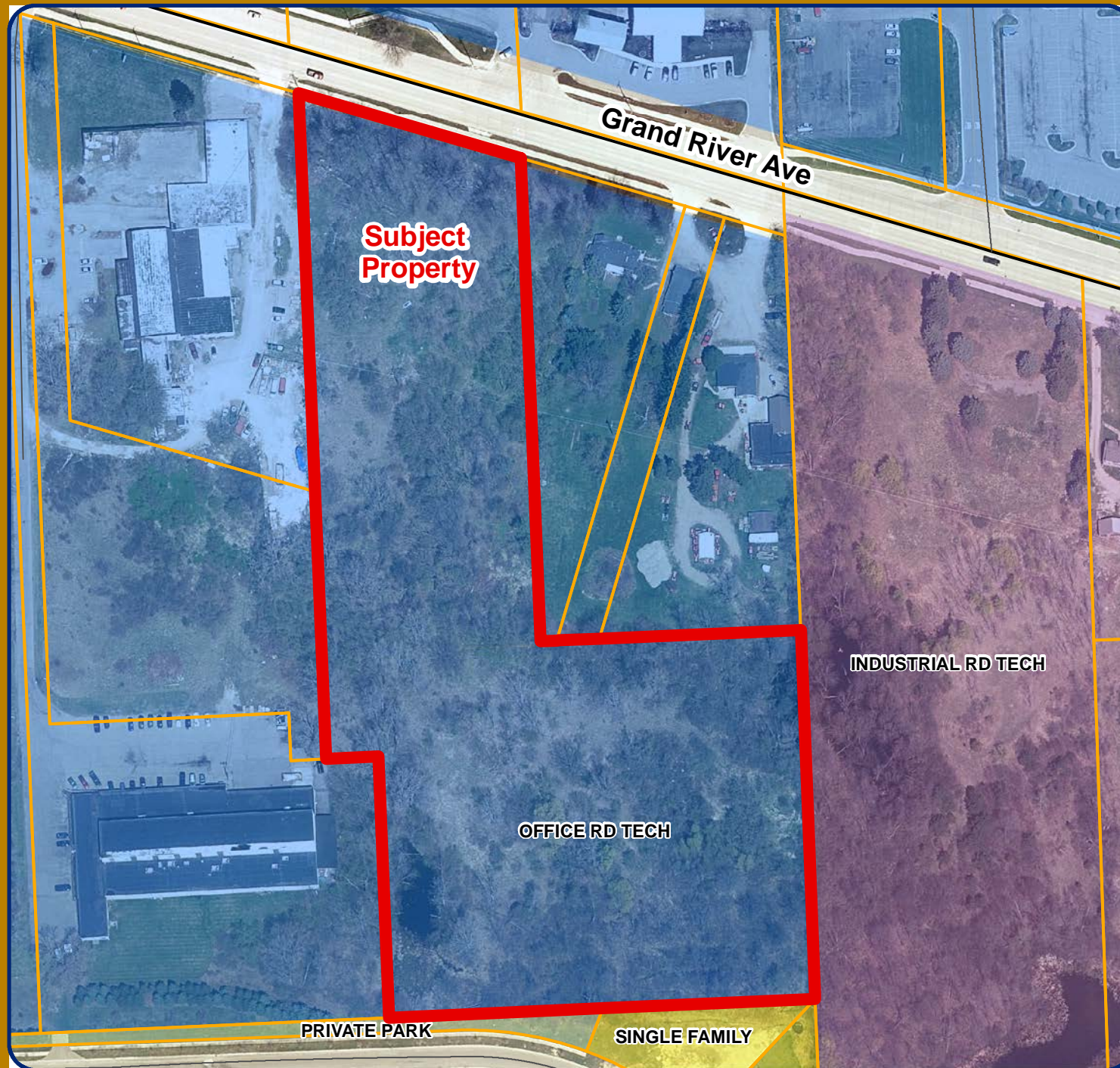


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JSP 16-20 Grand River Soccer Park

Future Land Use



Legend

- SINGLE FAMILY
- MULTIPLE FAMILY
- SUBURBAN LOW-RISE
- COMMUNITY OFFICE
- OFFICE RES DEV TECH
- OFFICE COMMERCIAL
- OFFICE RD TECH w/RETAIL OVERLAY
- INDUSTRIAL RES DEV TECH
- LOCAL COMMERCIAL
- EDUCATIONAL FACILITY
- PUBLIC PARK
- PRIVATE PARK



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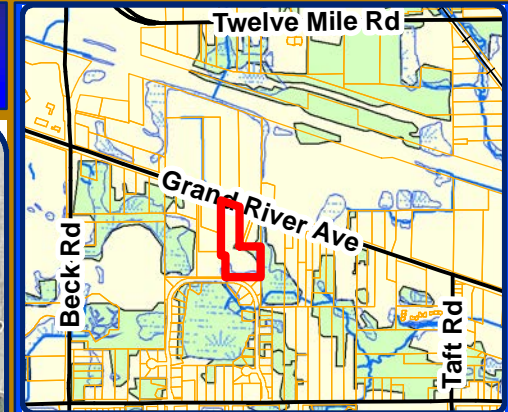
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JSP 16-20 Grand River Soccer Park

Natural Features



**Subject
Property**



Legend

-  Wetlands
-  Woodlands



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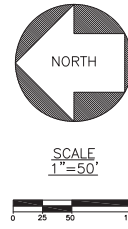
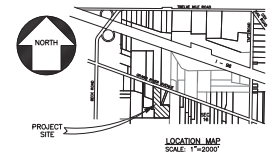


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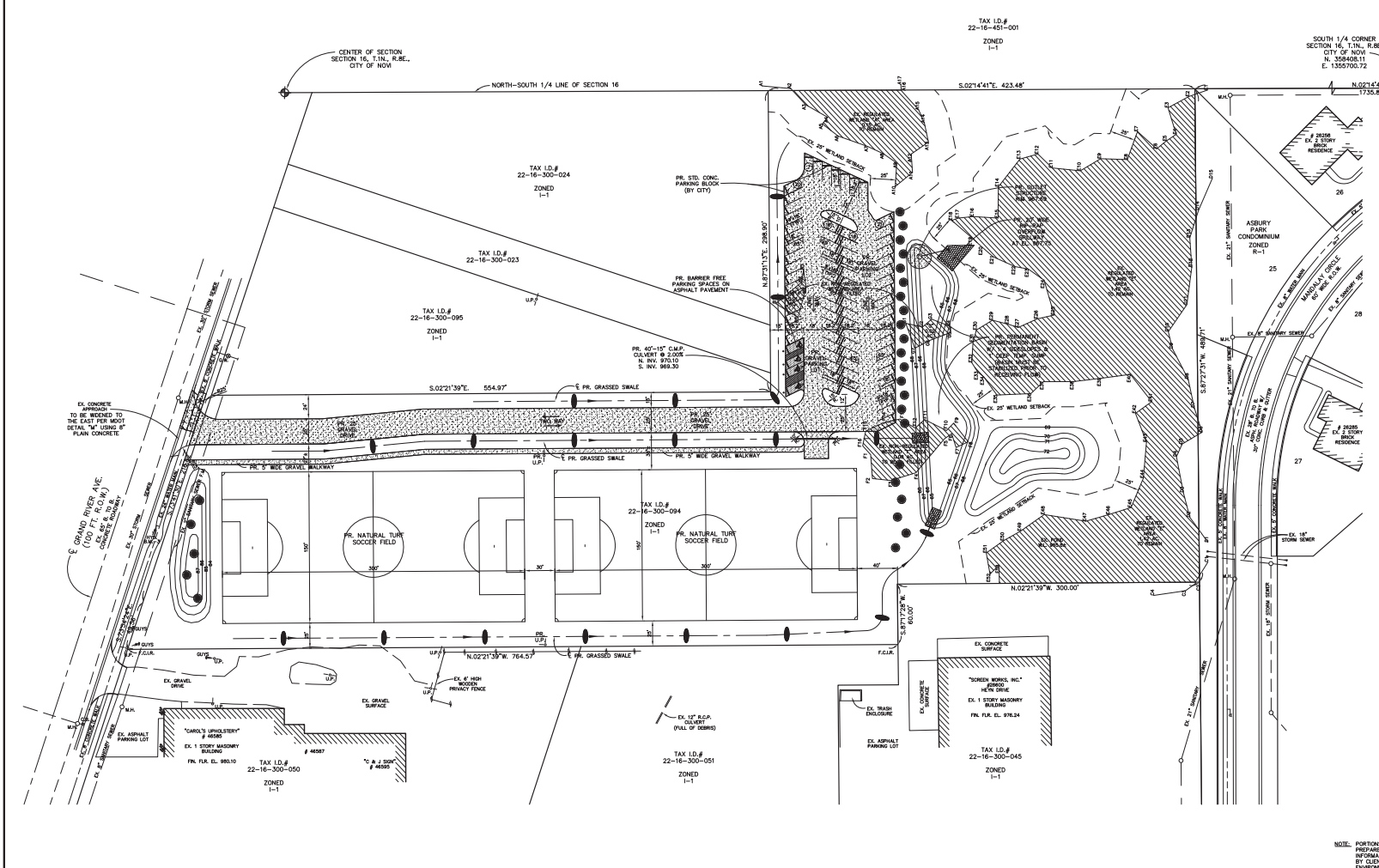
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SITE PLAN

(Full plan set available for viewing at the Community Development Department.)



- LEGEND**
- - - EXISTING ELEVATION
 - + 80.00 - PROPOSED ELEVATION (AND 800 FEET)
 - - - EXISTING CONTOUR (AND 800 FEET)
 - - - PROPOSED CONTOUR (AND 800 FEET)
 - U.P. - UTILITY POLE
 - D.U. - DRY WIRE
 - T.S. - TRAFFIC SIGN
 - F.W. - FIRE HYDRANT
 - S.V. - SATE VALVE
 - C.B. - CATCH BASIN
 - M.H. - MANHOLE
 - L.P. - LIGHT POLE
 - F.M. - FOUND MONUMENT
 - F.I. - FOUND IRON
 - S.I. - SET IRON
 - - EXISTING TREE NUMBER
 - - PROPOSED H.V. HIGH EXPOSED TREE (27 TOTAL)



BENCH MARKS

NOH B.M. 16-2 RAILROAD SPIKE IN EAST SIDE POWER POLE ON WEST SIDE OF DIRT ROAD, 402.2' NORTH OF GRAND RIVER AVENUE. ELEVATION 945.80

NOH B.M. 16-7 CHISEL SQUARE ON EAST SIDE LIGHT POLE BASE, 125' S SOUTH OF THE C/L OF GRAND RIVER AND 842' WEST OF C/L OF TAYLOR ROAD, ON WEST EDGE OF BIT PAVING LOT FOR GAYBEN'S BAR. ELEVATION 963.19

B.M. #3 ARROW ON HYDRAUT 40' S, 100' WEST OF THE C/L OF GRAND RIVER AND 125' S, 100' WEST OF THE NORTHWEST CORNER OF THIS SITE. ELEVATION 963.14

PROPERTY DESCRIPTION

PART OF THE WEST 1/2 OF SECTION 16, T.1N., R.1E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED DISTANT FROM THE SOUTH 1/4 CORNER OF SECTION 16, N.02°14'41"W. ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 16, 1726.83 FEET TO THE POINT OF BEGINNING, THENCE S.87°17'30"W. ALONG THE NORTH LINE OF ASBURY PARK CONDOMINIUM, 489.71 FEET; THENCE N.02°21'39"E. 300.00 FEET; THENCE S.87°17'30"W. 610.00 FEET; THENCE N.02°21'39"E. 364.27 FEET TO THE SOUTH 50 FT. RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE S.73°54'24"E. 48.86 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S.73°54'24"E. 214.00 FEET; THENCE S.02°14'41"W. 544.97 FEET; THENCE ALMOST N/S. 288.80 FEET TO THE NORTH-SOUTH 1/4 LINE OF SECTION, THENCE ALONG SAID SECTION LINE S.02°14'41"W. 423.44 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN 90 FT. OR 8.38 ACRES, PARCEL IS SUBJECT TO EASEMENTS OF RECORD, RESTRICTIONS, AND RIGHTS OF WAY TO THE PUBLIC. (TAX I.D.# 22-16-300-094)

GENERAL SITE DATA

SITE AREA: 345,371 SQ. FT. OR 8.38 ACRES (GROSS & NET)

SITE ZONING: I-1 (LIGHT INDUSTRIAL)

USE: COMMUNITY USE, SOCCER FIELDS PARK WITH ASSOCIATED GRAVEL DRIVE, COMMUNITY USE, SOCCER FIELDS PARK WITH ASSOCIATED GRASSLAND USE, OCCASIONAL OFFICE PARKING, USE FROM MEDIOCRINE SUBURBAN COLLECTION SHOWPLACE SITE.

SITE PARKING REQUIRED: 30 SPACES/FOOTBALL FIELD x 2 FIELDS = 60 SPACES

SITE PARKING PROVIDED: 80 SPACES INCLUDING 4 BARBER FREE SPACES

SITE LIGHTING: NO SITE LIGHTING CURRENTLY PROVIDED.

SITE SOILS: BARRETT AND CAPAC SANDY LOAMS & HUGHSON AND ADMAN MUCKS BASED ON SOIL CONSERVATION MAPS.

SITE REGULATED WETLANDS EXIST ON THE SITE PER CITY OF NOVI WETLANDS MAP & KING & MACGREGOR WETLAND DELINEATION. PROPOSED CONSTRUCTION INCLUDES FILLING OF 0.11 ACRES OF NON-REGULATED WETLAND AREAS AND NO FILLING OF REGULATED WETLAND AREAS.

SITE REGULATED WOODLANDS EXIST ON THE SITE PER CITY OF NOVI WOODLANDS MAP. PROPOSED CONSTRUCTION INCLUDES CLEARING OF APPROXIMATELY 5 ACRES OF WOODLANDS BELIEVED TO BE OF MINIMAL VALUE. WOODLANDS REPLACEMENT TO BE PER CITY OF NOVI ORDINANCE.

SITE FLOODPLAIN: PER NATIONAL FLOOD INSURANCE RATE MAPS, NUMBER 24125C0260F, CITY OF NOVI, OAKLAND COUNTY, MEDIAN DATED SEPTEMBER 20, 2004, SUBJECT PARCEL IS INDICATED AS ZONE X - AREAS DETERMINED TO BE OUTSIDE 1% ANNUAL CHANCE FLOODPLAIN.

NOTE: THE OUTFITTING AND OPERATION OF THIS FACILITY IS TO BE THE RESPONSIBILITY OF THE CITY OF NOVI PARKS AND RECREATION DEPARTMENT, INCLUDING, BUT NOT LIMITED TO, THE PROVISION OF ALL NECESSARY UTILITIES, SIGNAGE, PARKING, AND OTHER NECESSARY INFRASTRUCTURE AND RESTROOM FACILITIES.

SITE IMPROVEMENT QUANTITIES

40,442 S.F. - PROPOSED 8" MOTI 21AA AGGREGATE SURFACE (OR ASPHALT MILLING) ON COMPACTED SUBGRADE FOR DRIVE & PARKING LOT AREAS

3,086 S.F. - PROPOSED 6" MOTI 21AA AGGREGATE SURFACE (OR ASPHALT MILLING) UNCOMPACTED SUBGRADE FOR WALKWAY AREA

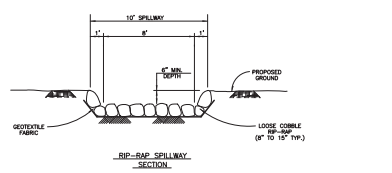
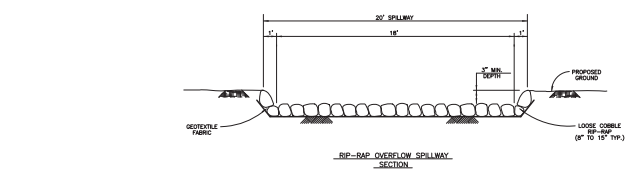
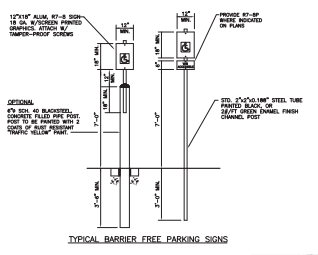
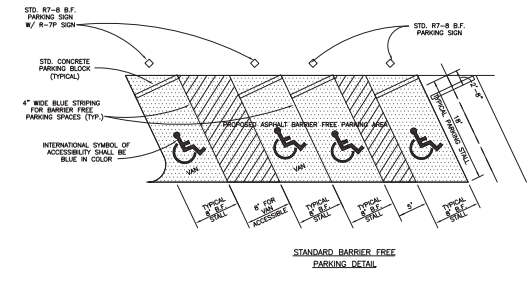
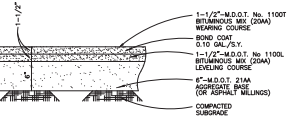
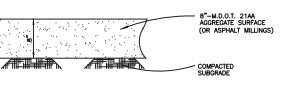
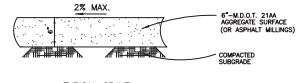
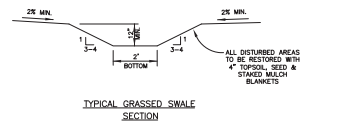
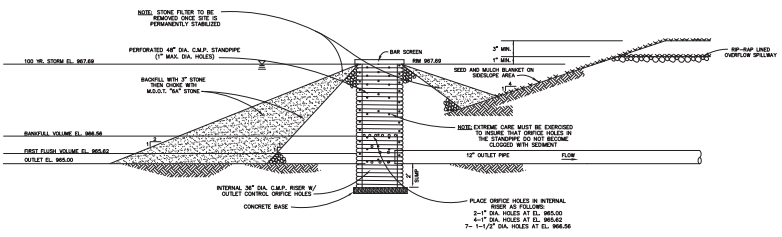
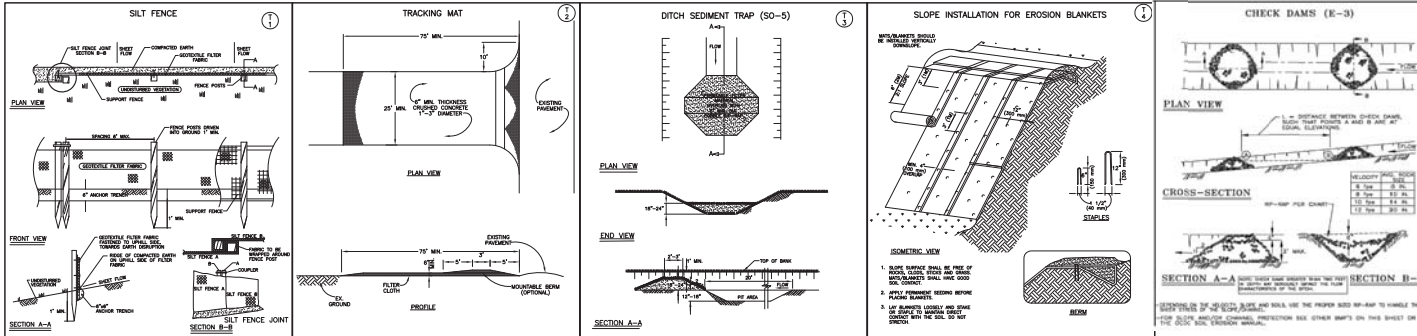
542 S.F. - PROPOSED 8" PLAN CONCRETE APPROACH OR CONCRETE WALKS ON 8" MOTI NO. 21AA AGGREGATE BASE

39 L.F. - PROPOSED 6" MOTI 21AA AGGREGATE SURFACE ON 8" MOTI 21AA AGGREGATE BASE (OR ASPHALT MILLING)

NOTE: PORTIONS OF SITE TOPOGRAPHIC INFORMATION SHOWN FROM TOPOGRAPHIC MAP PREPARED BY KOTZKE & ASSOCIATES & PROVIDED BY CLIENT. SITE BOUNDARY INFORMATION SHOWN FROM SURVEY PREPARED BY GSG GROUP, INC. & PROVIDED BY CLIENT. SITE WETLAND DELINEATION PERFORMED BY KING & MACGREGOR ENVIRONMENTAL, INC. & PROVIDED BY CLIENT.

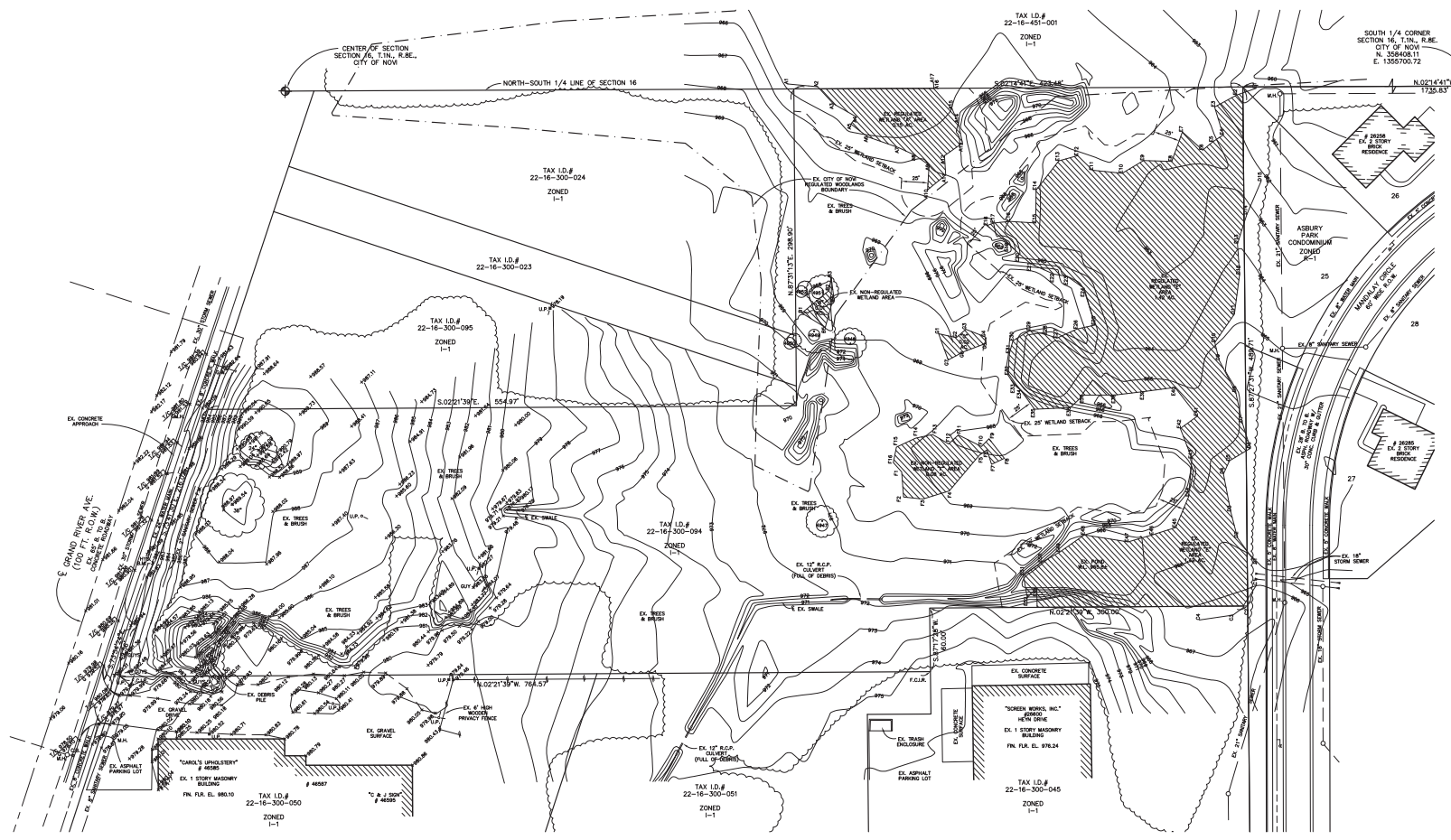
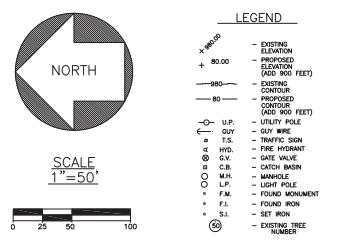


CLIENT: SERVMAN, LLC 46100 GRAND RIVER AVE. NOVI, MICHIGAN 48374 PHONE: 248/348-5600	REVISIONS REVISED 05/11/16 - PER CITY OF NOVI REVIEW REVISED 05/17/16 - PER CITY OF NOVI REVIEW REVISED 05/23/16 - PER CITY OF NOVI REVIEW REVISED 06/07/16 - PER CITY OF NOVI REVIEW	PROPOSED GRAND RIVER SOCCER PARK IN SECTION 16 CITY OF NOVI OAKLAND COUNTY	Environmental engineers, Inc. 18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075 PHONE: 248/424-9510 FAX: 248/424-2954	CLIENT PROJECT NO: 1616 DATE ISSUED: 05/04/16 SHEET NO.: C-1
	72 HOURS BEFORE TO BE CALLED MISS DE 1-800-467-1191 (TOL FREE)			
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CLIENT: SERVMAN, LLC 46100 GRAND RIVER AVE. NOVI, MICHIGAN 48374 PHONE: 248/348-5600	REVISIONS	REVISED 06/07/16 - PER CITY OF NOVI REVIEW	PROPOSED		CITY OF NOVI	GRAND RIVER SOCCER PARK	MICHIGAN	SITE ENGINEERING DETAILS	CLIENT PROJECT NO. 1616	PROJECT NO.
				18620 WEST TEN MILE ROAD SOUTHPFIELD, MICHIGAN 48075						DATE REVISION
			OAKLAND COUNTY			Environmental engineers, Inc.		18620 WEST TEN MILE ROAD SOUTHPFIELD, MICHIGAN 48075	72 HOURS BEFORE YOU GO CALL MESSOR 1-800-462-9711	





BENCH MARKS

NOV B.M. 16-2
RAILROAD SPIKE IN EAST SIDE POWER POLE ON WEST SIDE OF
DWT ROAD, 402.2' NORTH OF GRAND RIVER AVENUE.
ELEVATION 945.80

NOV B.M. 16-7
CHISEL SQUARE ON EAST SIDE LIGHT POLE BASE, 102.5' SOUTH
OF THE C/L OF GRAND RIVER AND 847.8' WEST OF C/L OF TAT
ROAD, ON WEST EDGE OF BIT PAVING LOT FOR GAYBEN'S BARR.
ELEVATION 963.19

B.M. #3
ARRON ON HOWARD 40' S, SOUTHWEST OF THE C/L OF GRAND
RIVER AND 122.5' SOUTHWEST OF THE NORTHWEST PROPERTY
CORNER OF THIS SITE.
ELEVATION 965.4

PROPERTY DESCRIPTION

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BEGINNING AT A POINT LOCATED DISTANT FROM THE SOUTH 1/4 CORNER OF SECTION 16, N.02°14'41"W, ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 16, 17,958.83 FEET TO THE POINT OF BEGINNING, THENCE S.87°27'07"W, ALONG THE NORTH LINE OF ASBURY PARK CONDOMINIUM, 489.71 FEET; THENCE N.02°27'30"W, 30,000 FEET; THENCE S.87°17'07"W, 61.00 FEET; THENCE N.02°27'30"W, 34,423 FEET TO THE SOUTH 50 FT. RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE S.73°54'24"E, 48.86 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S.73°41'07"E, 214.0 FEET; THENCE S.02°21'30"E, 554.87 FEET; THENCE N.02°21'30"E, 554.87 FEET TO THE NORTH-SOUTH 1/4 LINE OF SECTION, THENCE ALONG SAID SECTION LINE S.02°14'41"E, 423.48 FEET TO THE POINT OF BEGINNING, CONTAINING NEARLY 90 FT. OR 8.38 ACRES, PARCEL IS SUBJECT TO EASEMENTS OF RECORD, RESTRICTIONS, AND RIGHTS OF WAY TO THE PUBLIC. (TAX I.D.# 22-16-300-094)

TREE #	SCIENTIFIC NAME	COMMON NAME	DBH	COMMENT	SAVE/REMOVE
4067	QUERCUS BICOLOR	SWAMP WHITE OAK	11" 1"	FAIR	REMOVE
4068	ACER SACCHARINUM	SILVER MAPLE	12"	FAIR	REMOVE
4069	ACER SACCHARINUM	SILVER MAPLE	25"	FAIR	REMOVE
4070	ACER SACCHARINUM	SILVER MAPLE	41"	FAIR	REMOVE
4071	ACER SACCHARINUM	SILVER MAPLE	21"	FAIR	REMOVE
4072	PRUNUS SEROTINA	BURCK CHERRY	12"	POOR	REMOVE

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CLIENT: SERVMAN, LLC 46100 GRAND RIVER AVE. NOVI, MICHIGAN 48374 PHONE: 248/348-3600	REVISIONS	PROPOSED	CITY OF NOVI OAKLAND COUNTY MICHIGAN	PROJECT NO. 1616	SHEET NO. TS-1
	REVISED 05/23/16 - PER CITY OF NOVI REVIEW	GRAND RIVER SOCCER PARK IN SECTION 16C			

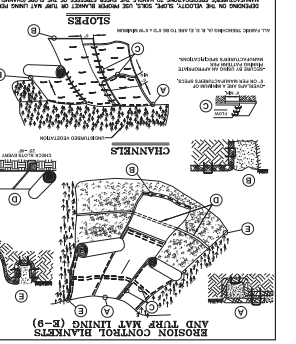
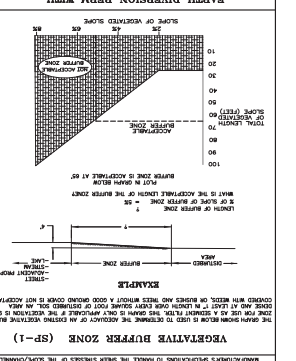
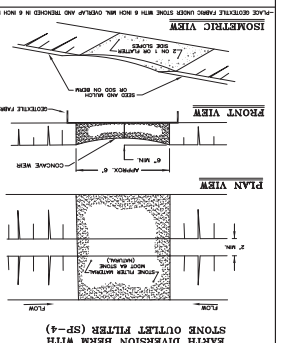
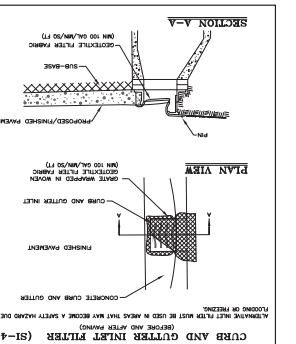
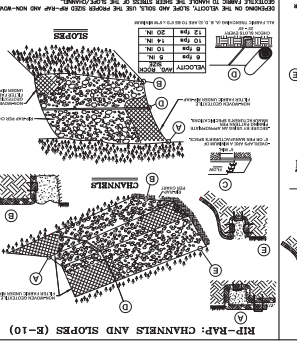
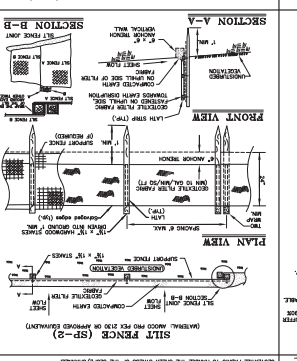
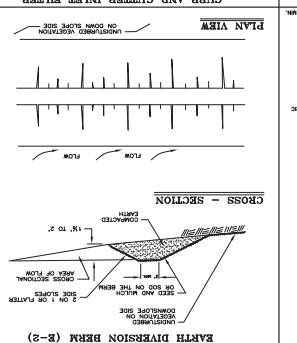
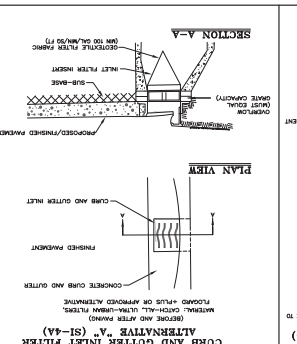
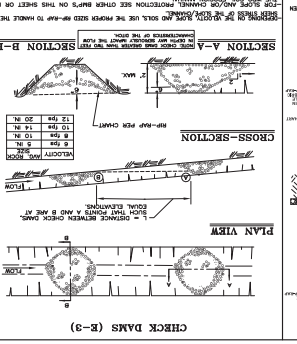
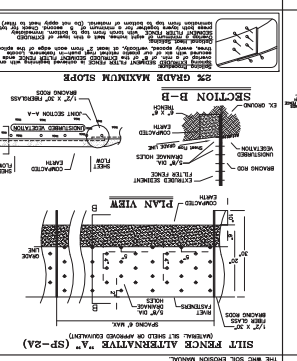
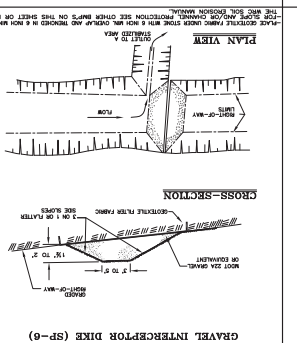
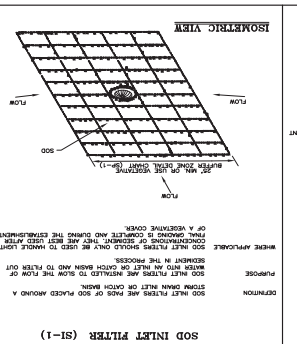
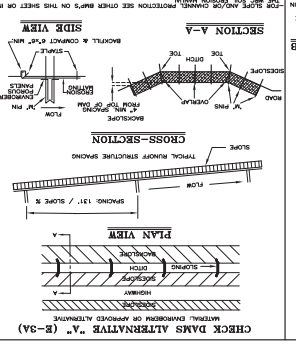
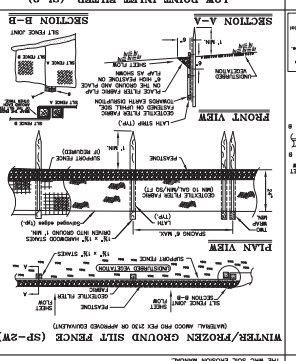
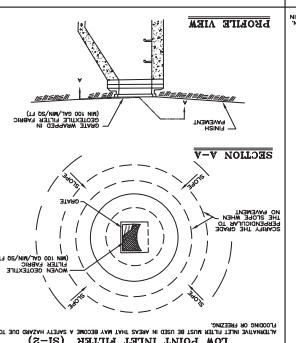
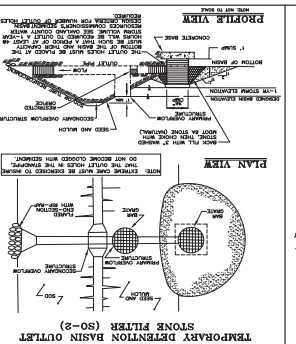
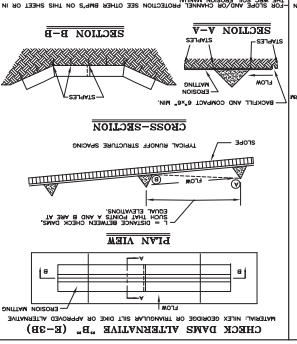
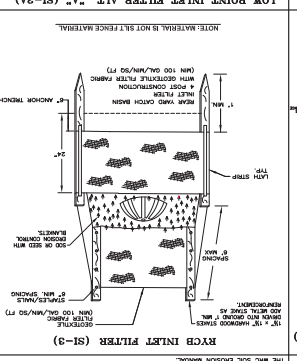
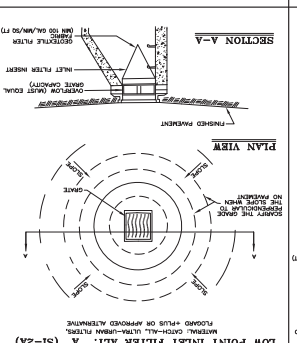
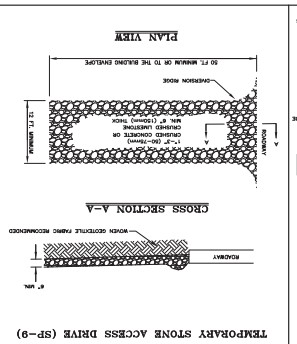
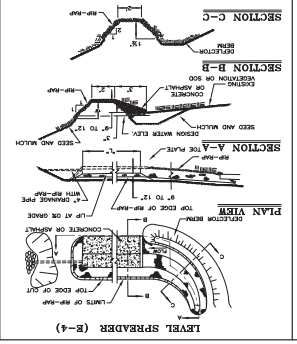
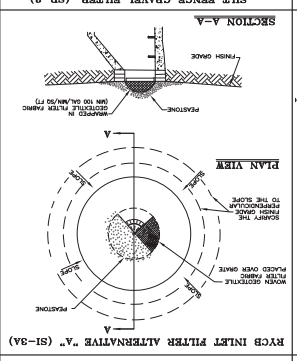
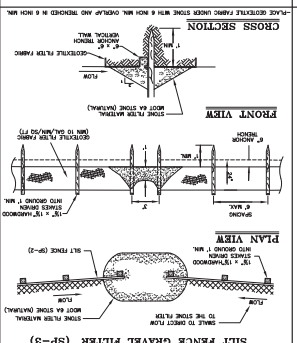
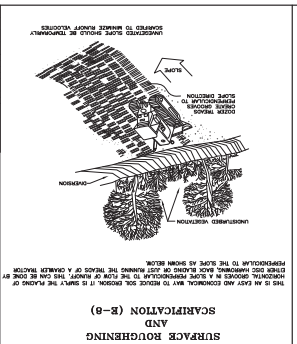
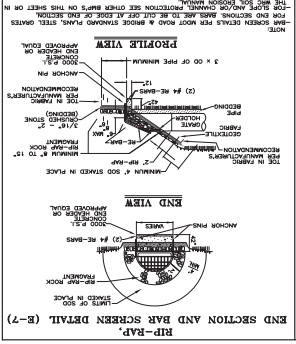
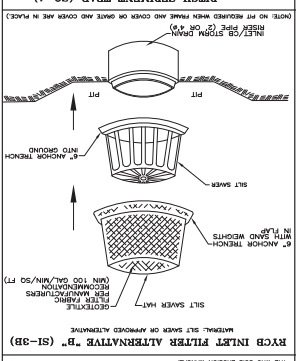
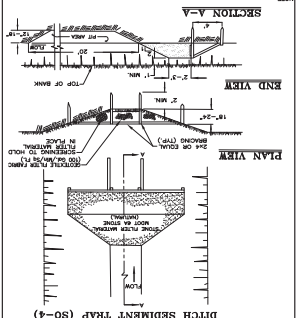


DATE:	1/1/2011
PROJECT:	WATER TREATMENT PLANT
SCALE:	AS SHOWN
DESIGNER:	WRC
CHECKER:	WRC
APPROVER:	WRC
REVISIONS:	
NO.	DESCRIPTION
1	ISSUED FOR CONSTRUCTION

SOIL EROSION AND SEDIMENTATION CONTROL

TO PROTECT WATER QUALITY AND WILDLIFE HABITAT, BY THE CONNECTION TO THE MAIN CHANNEL. SEDIMENTATION, APPROPRIATE BARS SHALL BE IMPLEMENTED. PATTERNS, LITTER AND DEBRIS, AND SOIL EROSION AND INCLUSIONS, SUCH AS TWIGS, BRUSH, BACTERIA AND FIBERS, GREASE AND OIL, NUTRIENTS, AND OTHER POLLUTANTS THAT COULD IMPAIR WATER QUALITY. MINIMIZE POLLUTION FROM STORM WATER RUNOFF THAT CAN MANAGEMENT PRACTICES (BMPs) CONTRACTORS SHALL SANITARY DEBRIS, STORM DRAINAGE AND STORM WATER BEST PRACTICES (BMPs) CONTRACTORS SHALL. WHILE PERFORMING WORK INCLUDING MAINTENANCE AND/OR THE CONSTRUCTION/MAINTENANCE OF ANY INFRASTRUCTURE INCLUDING ROADS, WATER MAINS, AND/OR OTHER UTILITY STRUCTURES.

NOTE: SEE OTHER SHEETS FOR DETAILS OF SOIL EROSION CONTROL.



PLANNING REVIEW

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: DRIVEWAY SPACING WAIVER – GRAND RIVER SOCCER PARK
DATE: SEPTEMBER 9, 2016

The Planning Commission approved the Preliminary Site Plan for the Grand River Soccer Park at the June 8, 2016 meeting. The approval was subject to a number of waivers that were granted by the Planning Commission and was also subject to a number of variances to be considered by the City Council (see attached Planning Commission Action Summary from the June 8th meeting). On June 27th, the City Council approved the variances that had been identified at the time of Preliminary Site Plan Review, as a part of the "Agreement for Improvement and Occupancy of the Property".

At the time of Preliminary Site Plan Review, the City's Traffic Engineering Consultant indicated that additional information would be required at the time of Final Site Plan Review, including information regarding the driveway spacing along Grand River Avenue. When the Final Site Plan Review was submitted, it was determined that the driveway proposed on the subject site does not meet ordinance standards for the distance from the existing driveways to the east and west. For Grand River Avenue at this location, a minimum distance of 275 feet is required, while approximately 261 feet is provided from the existing driveway to the west and approximately 232 feet is provided from the existing driveway to the east. A driveway spacing waiver is requested from Section 11-216.D from the City of Novi Code of Ordinances.

Given the existing conditions along Grand River Avenue, with existing driveways already located to the east and west, and given the limited space available on site to place a driveway, the Planning Commission is asked to approve the driveway spacing waiver as indicated on the attached motion sheet.

PLANNING COMMISSION ACTION SUMMARY
JUNE 8, 2016



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

June 8, 2016 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 Baratta, Member Giacometti, Member Greco, Chair Pehrson,

Absent: Member Anthony (excused), Member Lynch (excused), Member Zuchlewski (excused)

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Planner; Rick Meader, Landscape Architect; Adam Wayne, Engineer; Dave Gillam, City Attorney; and Pete Hill, Environmental Consultant

APPROVAL OF AGENDA

Motion to approve the June 8, 2016 Planning Commission Agenda. *Motion carried. 4-0.*

MATTERS FOR CONSIDERATION

1. GRAND RIVER SOCCER PARK JSP 16-20

Consideration at the request of Suburban Showplace, LLC and the City of Novi for Planning Commission's approval of Preliminary Site Plan, Woodlands Permit, Wetlands Permit and Stormwater Management Plan. The subject property is currently zoned I-1, Light Industrial and is located in Section 16, west of Taft Road and south of Grand River Avenue. The applicant is proposing two soccer fields and associated parking on site.

In the matter of Grand River Soccer Park, JSP 16-20, motion to approve the Preliminary Site Plan based on and subject to the following waivers due to the temporary nature of primary and secondary uses proposed, and subject to City Council approval of Design and Constructions standard variances:

- a. Planning Commission finding based on Section 5.2.9. that the 79 proposed parking spaces for the proposed use are sufficient, as the use is not specifically mentioned in the requirements for off-street parking facilities of the zoning code;
- b. A Planning waiver to permit the absence of required bike racks 8 required, 0 provided until it is determined to be required by the City based on future use of the facilities;
- c. A Landscape waiver to permit the absence of the required berm and screening required between non-residential and residential uses R-1 One family residential to the South, none provided, as listed in Section 5.5.3.A;
- d. A Landscape waiver to permit the absence of required greenbelt plantings along Grand River Avenue frontage as listed in Section 5.5.3.B.ii.f 7 canopy and 11 sub canopy trees required; 0 provided, which is hereby granted; Berm is provided, the trees shown are required replacement trees;
- e. A Landscape waiver to permit the absence of the required Right of Way trees along Grand River Avenue 5 required, 0 provided as listed in Section 5.5.3.B.ii.f;
- f. A Landscape waiver for exceeding the maximum number of contiguous spaces within a parking bay 15 maximum allowed, 16, 20 and 21 provided as listed in Section 5.5.3.C.ii.i;
- g. A Landscape waiver to permit the absence of vehicular use area perimeter trees approximately 52 trees required, 0 provided, as listed in Section 5.5.3.C.iii Chart footnote;
- h. A Landscape waiver to permit the absence of parking lot interior trees approximately 28 trees required, 0 provided, as listed in Section 5.5.3.C.iii ;

- i. A Landscape waiver to permit the absence of required landscaped area within the parking lot approximately 2115sf is required, approximately 1300sf is provided, in non-curbed islands, as listed in Section 5.5.3.C.iii ;
- j. City Council variance from Sec. 11-239(b)(1),(2)of Novi City Code for absence of hard surface for parking lot and driveway;
- k. City Council variance from Sec. 11-239(b)(1),(2)of Novi City Code for absence of curb and gutter for parking lot and driveway;
- l. City Council variance from Sec. 11-239(b)(3) of Novi City Code for absence of pavement markings and layout including end islands;
- m. City Council variance from Sec. 11-239(b) (4) of Novi City Code for not meeting the minimum requirements for drainage and grading including storm water management;
- n. City Council variance from Sec. 11-216 (c) (8) of Novi City Code for absence of a right turn taper lane along Grand River Avenue;
- o. Applicant to work with the Road Commission for Oakland County (RCOC) to meet the requirements for road improvement within Grand River Avenue Right of way.
- p. 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 Grand River Soccer Park, JSP 16-20, motion to approve the Wetland 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 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried. 4-0.*

In the matter of Grand River Soccer Park, JSP 16-20, 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 Grand River Soccer Park, JSP 16-20, 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.*

2. SET PUBLIC HEARING ZONING ORDINANCE TEXT AMENDMENT 18.276

Set public hearing for the July 13, 2016 Planning Commission meeting for Text amendment 18.276, to consider amending the City of Novi Zoning Ordinance in order to incorporate recommendations provided in the Town Center Area Study.

Motion to table the matter of Text amendment 18.276, to consider amending the City of Novi Zoning Ordinance in order to incorporate recommendations provided in the Town Center Area Study, for further consideration at a future meeting. *Motion carried. 4-0.*

3. SET PUBLIC HEARING ZONING ORDINANCE TEXT AMENDMENT 18.277

Set public hearing for the July 13, 2016 Planning Commission meeting for Text amendment 18.277, to consider amending the City of Novi Zoning Ordinance in order to allow drive-through restaurants in the TC, Town Center Zoning District.

Motion to table the matter of Text amendment 18.277, to consider amending the City of Novi Zoning Ordinance in order to allow drive-through restaurants in the TC, Town Center Zoning District, for further consideration at a future meeting. *Motion carried. 4-0.*

4. APPROVAL OF THE APRIL 27, 2016 PLANNING COMMISSION MINUTES

Motion to approve the April 27, 2016 Planning Commission minutes. *Motion carried 4-0.*

5. APPROVAL OF THE MAY 11, 2016 PLANNING COMMISSION MINUTES

Motion to approve the May 11, 2016 Planning Commission minutes. *Motion carried 4-0.*

ADJOURNMENT

The meeting adjourned at 8:03 p.m.

Please note: Actual Language of motions subject to review.