



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

April 27, 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 Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Absent – Excused: Member Avdoulos

Staff: Barbara McBeth, City Planner; Tom Schultz, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Victor Boron, Plan Review Engineer; Douglas Repen, Environmental Consultant; Doug Necci, Façade Consultant

APPROVAL OF AGENDA

Motion to approve the April 27, 2022 Planning Commission Agenda. Motion carried 6-0.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. SCENIC PINES, JSP18-76

Approval of the request of Singh Development LLC for a one-year extension of the Final Site Plan (1st request). The subject property is located south of South Lake Drive and east of West Park Drive in the R-4, One-Family Residential Zoning District and Section 3 of the city. The site plan proposes a 25-unit residential site condominium utilizing the One-Family Cluster Option. Final Site Plan approval was granted May 20, 2020.

Motion to approve the one-year Final Site Plan extension for JSP18-76 Scenic Pines. Motion carried 6-0

PUBLIC HEARINGS

1. TOWNES OF MAIN STREET JSP 20-35

Public hearing at the request of Singh Development for JSP 20-35 Townes of Main Street for recommendation to the City Council for approval or denial of Preliminary Site Plan, Phasing Plan, Wetland Permit, and Storm Water Management Plan. The subject property is zoned TC-1 (Town Center One) and is approximately 17.7 acres. It is located north and south of Main Street, east of Novi Road, in Section 23. The applicant is proposing a multifamily development with 192 townhouse-style apartments. The site improvements include a private street network, surface parking, and related open space amenities. The applicant is proposing construction in three phases.

In the matter of Townes at Main Street JSP20-35, motion to recommend approval to City Council the Preliminary Site Plan based on and subject to the following:

1. The applicant shall provide a fully signed and recordable amendment to the Main Street Area Reciprocal Parking, Access, Stormwater, and Public/Private Utilities Agreement, and any other documents identified by the City Attorney's office, in a form and manner acceptable to the City before or at the time of final site plan submittal to assure that all parties to those existing agreements are amenable to the changes proposed by the applicant. This preliminary site plan approval (and all related land development approvals) is null and void in the event such document(s) is not provided when and as required, and no final site plan will be approved by the City unless such document(s) is provided to the City.
2. City Council determination per Section 4.82.2.b. for allowing an increase of maximum number of rooms allowed (642 allowed, 960 proposed) based on the following findings:
 - i) That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
 - ii) That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
3. Waiver of the requirement to submit a Traffic Impact Statement, as the 2018 Traffic Impact Statement prepared by AECOM included this area in its assumptions.
4. A section 9 waiver for the following deviations is hereby granted, as the overall appearance of the buildings would not be significantly improved by strict application of the percentage listed in the Ordinance, and the more prominent facades along Main Street will meet the standards:
 - a. not providing the minimum required brick and stone (50% required) on the front (43% proposed) and side (32% proposed) facades for Buildings 1-7 and 17-32 and rear (20% proposed) facades for all buildings.
 - b. exceeding the maximum allowed percentage of lap siding (50% allowed) on side (buildings 1-7 and 17-32 only) and rear (all buildings) facades (proposed: side – 60% and rear – 55%), provided vinyl siding is not permitted;
 - c. not providing the minimum required brick (30% required) on the front elevations for Buildings 1-7 and 17-32 (20% proposed).
 - d. not providing the minimum required brick (30% required) on the rear elevations for all buildings (20% proposed);
5. Landscape waiver from Sec. 5.5.3.B.ii for lack of berm between the site and adjacent commercial and industrial uses as the applicant proposes a brick wall to provided alternate screening;
6. Landscape waiver from Sec. 5.5.3.B.ii for reduction in required greenbelt width and number of trees along Trans-X Drive;
7. Landscape waiver from Sec. 5.5.3.B.ii for deficiency in required greenbelt trees along the south side of Main Street due to conflicts with underground utilities;
8. Landscape waiver from Section 5.5.3.F.ii to allow a reduction in the total number multifamily unit trees provided (576 required, 287 provided) with the condition that 15% of the total unit trees are substituted with fruiting/flowering shrubs (at a ratio of 6 shrubs/tree = 518 shrubs) are added to the plans;
9. Landscape waiver from Sec 5.5.3.D. for deficiency in foundation landscaping coverage along the interior drives as landscaping added to sides of buildings makes up for the shortage;
10. Landscape waiver from Sec. 5.5.3.E.ii. for the use of subcanopy trees up to 30% of the unit landscaping trees (25% maximum required) as there is limited room for canopy trees;
11. Waiver from section 5.7.3.E. to allow an increase of average to minimum light level

ratio for the site (4:1 maximum allowed, 4.81 provided).

12. Waiver from section 5.7.3.K for not meeting the minimum light levels in various parking and walkway areas (0.2-foot candles required, some areas 0.0 foot candles);
13. The followings would require Zoning Board of Appeals approval:
 - a. variance from section 3.6.2.H to allow a 20-foot building setback adjacent to RM-2 District (117 feet required).
 - b. variance from section 5.10 to allow perpendicular parking on a major drive.
14. 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 Townes at Main Street JSP20-35, motion to approve the Phasing 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 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 Townes at Main Street JSP20-35, motion to approve the Wetland Permit based on and subject to the following:

- a. The off-site wetland mitigation plans showing mitigation to be constructed within the City of Novi in accordance with Chapter 12 of the Code of Ordinances being provided in the Final Site Plan submittal,
- b. 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 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Townes at Main Street JSP20-35, 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 APRIL 13, 2022 PLANNING COMMISSION MINUTES

Motion to approve the April 13, 2022 Planning Commission Meeting Minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the April 27, 2022 Planning Commission meeting. *Motion carried 6-0.*

The meeting adjourned at 8:12 PM.

*Actual language of the motion subject to review.