



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

April 10, 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: Barb McBeth, City Planner; Beth Saarela, City Attorney; James Hill, Planner; Rick Meader, Landscape Architect

APPROVAL OF AGENDA

Motion to approve the April 10, 2024 Planning Commission Agenda. Motion carried 6-0.

PUBLIC HEARINGS

1. **PSLU24-02 WE ROCK THE SPECTRUM KID'S GYM**

Public hearing at the request of Oliver Olasis, LLC, for Special Land Use approval to operate an indoor recreation area specialized for children who are neurodiverse within a unit of an existing shopping center. The subject unit totals 6,444 square feet and is located at 22104 Novi Road in Section 35, south of Nine Mile Road and east of Novi Road. The site is subject to a consent judgement that requires special land use approval for this specific use and size.

In the matter of We Rock the Spectrum Kid's Gym, PSLU24-02, motion to approve the Special Land Use Permit based on and subject to the following:

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 (as it is being operated out of an existing building).**
- 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 serve existing and planned uses in the area (no impacts to utilities are anticipated).**
- iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats (no impacts to existing natural features are proposed).**
- 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.

- v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use (as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi).
- vi. The proposed use will promote the use of land in a socially and economically desirable manner (as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi).
- vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

- 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 Electronic Stamping Set submittal.

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.*

MATTERS FOR CONSIDERATION

1. JSP23-41 EL CAR WASH

Consideration of El Car Wash for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is 1.22 acres in size and is located on the north side of Grand River Avenue, east of Wixom Road. The subject property is zoned B-3 General Business. The applicant is proposing to demolish the former PNC bank building and construct a 3,700 square foot, drive-thru car wash.

In the matter of El Car Wash, JSP23-41, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. The Zoning Board of Appeals granting a variance from Section 3.10.3 of the Zoning Ordinance for proposing an overhead door facing a major thoroughfare (Grand River Avenue) because there is existing and proposed landscaping to screen the overhead door from Grand River Avenue.
- b. 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.
- c. Landscape waiver for one missing landscape tree, as discussed during the meeting.

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 El Car Wash, JSP23-41, 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.*

2. JSP23-39 GUERNSEY COOLER/FREEZER ADDITION

Consideration of Guernsey Cooler/Freezer Addition for Preliminary Site Plan and Stormwater

Management Plan approval. The subject property is located on the east side of Novi Road north of Eight Mile Road. The applicant is proposing to add on to the existing building to incorporate more storage space for their product, in addition to some parking lot changes.

In the matter of Guernsey Cooler Freezer Addition JSP 23-39, motion to approve the Preliminary Site Plan based on and subject to the following:

1. Landscape waiver for lack of berm in greenbelt, as a hedge is being added, which is hereby granted.
2. Landscape waiver for exceeding the maximum number of parking spaces between landscape end islands. A maximum of 15 is allowed, the plans propose 25, as space is required for truck-turning movement, which is hereby granted.
3. Landscape waiver from Sec. 5.5.3.D for deficiency in foundation landscaping, as most of the required remaining area is being provided in the northwest corner, which is hereby granted.
4. Landscape waiver from Sec. 5.5.3.F.ii.B(2) for deficiency of interior parking perimeter trees, as it's an existing condition that is being improved, which is hereby granted.
5. Landscape waiver from Sec. 5.5.3.F.ii.B(2) for reduction in number of parking lot perimeter trees, which is hereby granted.
6. Landscape waiver for lack of a berm in the greenbelt, as a hedge is being provided, which is hereby granted.
7. Landscape waiver for a deficiency in subcanopy trees, as there is a lack of space between the road and the existing parking lot, which is hereby granted.
8. Subject to Zoning Board of Appeals variance for parking lot setback for the side yard facing north as shown on the site plan, as it is an existing nonconformity that is slightly being enlarged.
9. Subject to Zoning Board of Appeals variance for parking lot setback for the front yard facing west as shown on the site plan, as it is an existing nonconformity that is slightly being enlarged.
10. The findings of compliance with Ordinance standards in the staff and consultant review letters and the remaining 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 Guernsey Cooler Freezer Addition JSP 23-39, 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.*

3. JSP23-29 GRAND DINER

Consideration of Grand Diner for Preliminary Site Plan approval. The subject property is located on the north side of Grand River Avenue and south side of 12 Mile Road, east of Wixom Road. The applicant is proposing a minor addition to the building footprint, in addition to an outdoor patio and a new entrance and exit off of 12 Mile Road.

In the matter of The Grand Diner, JSP23-29, motion to approve the Preliminary Site Plan based on and subject to the following:

1. Landscape waiver for deficient berm width in greenbelt, as it is an existing condition, which is hereby granted.
2. Landscape waiver for lack of required greenbelt landscaping west of parking lot, as it is an existing condition, which is hereby granted.
3. Landscape waiver for lack of greenbelt berms along both frontages, as it is an existing condition, which is hereby granted.
4. Landscape waiver for deficiency in foundation landscaping, as the applicant has committed to bring the site up to the standards of the original approved plan, which is hereby granted.
5. Section 9 Façade waiver for the overage of EIFS on the west elevation, 25% permitted, 40% proposed, as it provides the north, south, and west elevations with consistent facades, which is hereby granted.
6. The findings of compliance with Ordinance standards in the staff and consultant review letters and the remaining 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.

4. APPROVAL OF THE MARCH 20, 2024 PLANNING COMMISSION MINUTES

Motion to approve the MARCH 20, 2024 Planning Commission minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the April 10, 2024 Planning Commission meeting. *Motion carried 6-0.*

Meeting adjourned at 7:46 PM.

*Actual language of the motion sheet subject to review.