



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**February 22, 2023 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, Member Becker, Chair Pehrson, Member Roney  
Absent Excused: Member Dismondy, Member Lynch, Member Verma  
Staff: Barbara McBeth, City Planner; Tom Schultz, City Attorney; Lindsay Bell, Senior Planner; Ben Peacock, Planner

## APPROVAL OF AGENDA

**Motion to approve the February 22, 2023 Planning Commission Agenda. Motion carried 4-0.**

## PUBLIC HEARINGS

### 1. 2023-2029 CAPITAL IMPROVEMENT PROGRAM

**In the matter of 2023-2029 Capital Improvement Program, motion to adopt the 2023-2029 Capital Improvement Plan as presented. Motion carried 4-0.**

### 2. PARADISE PARK PARTIAL REZONING JZ22-31 WITH REZONING 18.739

Public hearing at the request of Paradise Park for Planning Commission's recommendation to City Council for a Zoning Map amendment from Office Service Technology (OST) to Light Industrial (I-1). The subject site is approximately 4.14 acres of an 8.03-acre site and is located at 45799 Grand River Avenue, which is on the south side of Grand River Avenue and west of Taft Road (Section 16). The applicant has indicated that the proposed rezoning is being requested to make the zoning consistent throughout the entirety of the property.

**In the matter of Paradise Park Partial Rezoning, JZ22-31, with Zoning Map Amendment 18.739 motion to recommend approval to City Council to rezone the subject property from Office Service Technology (OST) to Light Industrial (I-1) for the following reasons:**

- 1. The proposed Light Industrial (I-1) Zoning District meets the intent of the 2016 Master Plan for the Industrial Research Development Technology future land use;**
- 2. The Master Plan for Land Use objective to support and strengthen existing businesses is fulfilled as the proposed rezoning promotes the continued success of an existing business;**
- 3. The Master Plan for Land Use objective to maintain quality architecture and design throughout the City is fulfilled because Paradise Park is an attraction that is unique to the region;**
- 4. There will be no negative impact on public utilities as a result of the rezoning request as stated in the Engineering memo, and no anticipated changes to the traffic patterns as a result of the rezoning request;**

5. **The Rezoning Traffic Impact Study has demonstrated that the proposed rezoning will not degrade the level of service of the local road network below acceptable levels.**

***Motion carried 4-0.***

**3. TOWNES OF MAIN STREET JSP 20-35**

Public hearing at the request of Singh Development for JSP 20-35 Townes of Main Street for a revised Wetland Permit. 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 received City Council approval of their Preliminary Site Plan for a multifamily development with 192 townhouse-style apartments on May 23, 2022. On April 27, 2022 Planning Commission approved the wetland permit with the condition that wetland mitigation plans in compliance with the Code of Ordinances be provided at the time of Final Site Plan submittal. The applicant now proposes wetland mitigation through the purchase of bank credits outside the city.

**In the matter of Townes at Main Street JSP20-35, motion to deny the Wetland Permit for the following reasons:**

- a. **The plan is not in compliance with Chapter 12 of the Code of Ordinances.**
- b. **The applicant has offered alternatives that would comply with the ordinance standards.**
- c. **Allowing developers to purchase wetland mitigation credits outside the City, if permitted with increased regularity, would not allow the City to enjoy for the benefits that wetlands provide, including floodwater management, plant and wildlife habitat, open space, passive recreation and filtering of runoff pollutants.**

***Motion carried 4-0.***

**MATTERS FOR CONSIDERATION**

**1. INTRODUCTION TO TEXT AMENDMENT – 2023 SITE PLAN AND DEVELOPMENT MANUAL**

Set public hearing for Text Amendment 18.300 to update Section 6.1, Site Plan Review (All Districts), to reference the updated Novi Site Plan and Development Manual, dated 2023. The manual has been updated to reflect current processes and practices, and in particular the new Planned Rezoning Overlay ordinance adopted in 2021.

**In the matter of Introduction to Text Amendment – 2023 Site Plan and Development Manual, motion to set a public hearing pending availability on the agenda. *Motion carried 4-0.***

**2. APPROVAL OF THE FEBRUARY 8, 2023 PLANNING COMMISSION MINUTES**

**Motion to approve the February 8, 2023 Planning Commission minutes. *Motion carried 4-0.***

**ADJOURNMENT**

**Motion to adjourn the February 22, 2023 Planning Commission meeting. *Motion carried 4-0.***

The meeting adjourned at 7:52 PM.

\*Actual language of the motion sheet subject to review.