



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

April 23, 2014 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 or about 7:00 PM.

ROLL CALL

Present: Member Anthony, Member Giacometti, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: Member Baratta (excused), Member Greco (Excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Sara Roediger, Planner; Kristen Kapelanski, Planner; Adam Wayne, Engineer; David Beschke, Landscape Architect; Beth Saarela, City Attorney; Pete Hill, City's Environmental Consultant; Matt Carmer, City's Environmental Consultant.

APPROVAL OF AGENDA

Motion to approve the April 23, 2014 Planning Commission agenda. *Motion carried 5-0.*

PUBLIC HEARINGS

1. ORCHARD HILLS NORTH, JSP14-01

Public hearing at the request of Mirage Development, LLC for Preliminary Site Plan with a Site Condominium, Wetland Permit, Woodland Permit and Stormwater Management Plan approval. The subject property is 9.1 acres in Section 26, located on the south side of Ten Mile Road, between Meadowbrook Road and the CSX railroad in the R-4, One-Family Residential District. The applicant is proposing a 12 unit single-family residential development.

In the matter of Orchard Hills North, JSP14-01, motion to approve the Preliminary Site Plan with a Site Condominium based on and subject to the following:

- a. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- b. City Council variance from Appendix C of the Subdivision Ordinance Section 4.05 of the City Code to permit a pedestrian pathway on only one side of the proposed road; and
- c. City Council variance from Section 11-194(a)(7) of the Design and Construction Standards of the City Code to permit a cul-de-sac street length greater than 800 ft.; and
- d. City Council variance from Section 11-194(a)(19)(a) of the Design and Construction Standards of the City Code to permit not provide a secondary access driveway; and
- e. City Council variance from Section 11.258(a) of the Design and Construction Standards of the City Code to permit a bicycle path to vary more than 1 foot from the future right-of-way; and
- f. City Council variance from Section 11-194(c) of the Design and Construction Standards of the City Code to permit less than 3 feet of cover to the top of the storm sewer; and
- g. Planning Commission waiver of the required berms in the locations of existing wetland and standing water; which is hereby granted; and
- h. Administrative variance from Appendix C of the Subdivision Ordinance Section 4.04(A)(1) of the City Code to not provide a stub street to adjacent property;
- i. Planning Commission waiver of berm height to allow a reduced berm height of three to four feet because of the landscaping that is proposed; which is hereby granted; and
- j. Applicant will work with staff to construct a pathway to the school west of lot 12 in accordance with the City's Non-motorized Master Plan.

This motion is made because the plan is otherwise in compliance with Article 4, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Orchard Hills North, JSP14-01, 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 5-0.*

In the matter of Orchard Hills North, JSP14-01, 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 5-0.*

In the matter of Orchard Hills North, JSP14-01, motion to approve the Stormwater Management Plan, subject to 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 Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

2. CZ CARTAGE, JSP13-70

Public hearing at the request of CZ Trucking Realty, LLC for Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan approval. The subject property is located in Section 17, south of Grand River Avenue and east of Wixom Road in the I-1, Light Industrial District. The subject property is 17.78 acres and the applicant is proposing to construct a parking area for 72 trailer trucks.

In the matter of CZ Cartage, JSP13-70, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Planning Commission waiver for interior parking lot landscaping which is hereby granted;
- b. Planning Commission waiver to allow more than 15 contiguous parking spaces without a landscape island which is hereby granted;
- c. City Council granting a DCS Variance for the lack of curbing and paving; and
- d. 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 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of CZ Cartage, JSP13-70, 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 5-0.*

In the matter of CZ Cartage, JSP13-70, motion to approve the Woodland Permit based on and subject to the following:

- a. 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; and
- b. Planning Commission approval of applicant's woodland delineation.

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 5-0.*

In the matter of CZ Cartage, JSP13-70, motion to approve the Stormwater Management Plan, subject to 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 Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. **DETROIT METROPOLITAN CREDIT UNION, JSP12-69**

Consideration of the request of Stucky Vitale Architects for a recommendation to City Council regarding the Preliminary Site Plan. The subject property is located in Section 23 at the northeast corner of the intersection of Main Street and Novi Road in the TC-1, Town Center District. The development area is 0.83 acres and the applicant has proposed a second story on the previously approved Detroit Metropolitan Credit Union.

In the matter of Detroit Metropolitan Credit Union, JSP12-69, motion to recommend approval of the Revised Preliminary Site Plan subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan. This motion is made because it is otherwise in compliance with Article 16, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

2. **APPROVAL OF THE APRIL 9, 2014 PLANNING COMMISSION MINUTES**

Motion to approve the April 9, 2014 Planning Commission Minutes. *Motion carried 5-0.*

SUPPLEMENTAL ISSUES

ADJOURNMENT

The meeting was adjourned at 7:57 PM.

Please note: Actual Language of motions subject to review.