



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

September 13, 2023 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 Avdoulos, Member Dismondy, Member Lynch, Member Roney, Member Verma

Absent Excused: Member Becker, Chair Pehrson

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; James Hill, Planner; Rick Meader, Landscape Architect; Doug Necci, Façade Consultant, Adam Yako, Plan Review Engineer; Saumil Shah, Traffic Consultant

APPROVAL OF AGENDA

Motion to approve the September 13, 2023 Planning Commission Agenda. Motion carried 5-0.

PUBLIC HEARINGS

1. JSP23-02 STATION FLATS

Resume the public hearing from June 21st at the request of Cypress Partners, LLC for recommendation to the City Council for Amendment of the Consent Judgment that governs development of the property. The subject property is located on the east side of Wixom Road, south of Grand River Avenue (Section 17). The applicant is proposing 157 apartment units in a four-story building. The Consent Judgment permits 100,000 square feet of retail use conforming to the B-2 Community Business standards on the subject parcel. The proposed use is most consistent with the RM-2 High-Density Multiple Family Residential District.

In the matter of JSP23-02 Station Flats, motion to recommend denial of the proposed Amendment to the Consent Judgment and Concept Plan for the following reasons:

- 1. The proposed use is not consistent with the City's Master Plan for Land Use and the Consent Judgment for the property.**
- 2. The proposed development is not consistent with the requirements of the Zoning Ordinance for multiple-family developments as evidenced by the number of deviations and variances indicated in the staff and consultant's review letters.**
- 3. Future residents would not be adequately buffered from the adjacent commercial uses. The proposed use is generally inconsistent with existing surrounding development in terms of building relationships, access, and parking locations. The infill location's odd configuration does not lend itself to creating a harmonious relationship between the uses.**

Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. JSP22-59 GODDARD SCHOOL ANNEX

Consideration at the request of Doeting Education Co. and Goddard School of Novi for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 17 of the City on the north side of Grand River Avenue and south side of Twelve Mile Road, east of Wixom Road. It is zoned B-3, General Business. The applicant is proposing an addition to the existing Goddard School to accommodate an anticipated increase in enrollment from 154 to 274 students.

In the matter of Goddard School Annex, JSP22-59, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. The Planning Commission modifying the requirement of Section 4.12.2.ii.a to allow for a deficiency in outdoor play area size compared to the requirements of the Zoning Ordinance. The Ordinance requires 150 square feet per person cared for, and the Goddard School is anticipated increased enrollment to 274, which would require 41,400 square feet of outdoor play area. The applicant is providing 16,030 square feet. The modification is hereby granted because the applicant has provided justification by staggering the times that children are outside playing so that there are no more than 94 children playing outside at one time, providing a ratio of 170 square feet per student.**
- b. The Zoning Board of Appeals granting a variance from Section 4.12.2.ii.b of the Zoning Ordinance for having greater than 50% of the front yard and exterior side yard consist of parking because the site is constrained by having two frontages, the operations in regard to care of the children is taking place in the rear yard between the building and 12 Mile Road, where there is no parking or pick-up/drop-off of children, and the surrounding B-3 uses have similar parking situations.**
- c. The Zoning Board of Appeals granting a variance from Section 4.19.1 for constructing an accessory building in a front yard due to the site having two frontages.**
- d. The City Council granting a Design and Construction Standards variance from Section 11- 256 (b) for not installing a sidewalk all the way to the property line along Grand River Avenue because the applicant does not want to interfere with the existing wetland and will pay into the sidewalk fund in lieu of constructing the sidewalk/boardwalk.**
- e. The City Council granting a Design and Construction Standards variance from Section 11- 256 (b) for not installing a sidewalk along 12 Mile Road because the applicant does not want to interfere with the existing wetland and will pay into the sidewalk fund in lieu of constructing the sidewalk/boardwalk.**
- f. Landscape waiver for the deficiency in greenbelt berm provided along 12 Mile Road to protect the existing wetland.**
- g. Landscape waiver for the deficiency in greenbelt berm height along Grand River Avenue because a hedge is planted along the top of the berm.**
- h. Landscape waiver for the deficiency in greenbelt plantings along Grand River Avenue in order to preserve the wetland.**
- i. Landscape waiver deficiency in street trees along Grand River in order to preserve the wetland.**
- j. Landscape waiver for lack of street trees along 12 Mile Road to protect the wetland – supported if a boardwalk is used as a sidewalk not supported if that section of wetland is filled to build a sidewalk.**

- k. 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 5-0.

In the matter of Goddard School Annex JSP22-59, 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 5-0.

2. **APPROVAL OF THE 2024 PLANNING COMMISSION REGULAR MEETING SCHEDULE**

Motion carried 5-0.

3. **APPROVAL OF THE AUGUST 30, 2023 PLANNING COMMISSION MINUTES**

Motion to approve the August 30, 2023 Planning Commission minutes. *Motion carried 5-0.*

ADJOURNMENT

Motion to adjourn the September 13, 2023 Planning Commission meeting. *Motion carried 5-0.*

Meeting adjourned at 8:44 PM.

*Actual language of the motion sheet subject to review.