



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

March 27, 2019 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 Anthony, Member Greco, Member Lynch, Member Maday, Chair Pehrson

Absent: Member Avdoulos, Member Hornung

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell, Planner; Kate Richardson, Staff Engineer; Thomas Schultz, City Attorney; Pete Hill, Environmental Consultant

APPROVAL OF AGENDA

Motion to approve the March 27, 2019 Planning Commission Agenda. *Motion carried 5-0.*

PUBLIC HEARINGS

1. LAKESHORE PARK COMMUNITY BUILDING JSP19-16

Public hearing at the request of NSA Architects, Engineers, Planners on behalf of City of Novi for Lakeshore Park Community Building JSP 19-16 For Preliminary Site Plan, Woodlands Permit, and Storm Water Management approval. The subject property is currently zoned R-4 (One-Family Residential). The subject property is located along South side of South Lake Drive and west of Old Novi Road in Section 3. The applicant is proposing to redevelop approximately 7.7 acres of a total 32.73-acre site in the entrance area to Lakeshore Park. The modifications include an addition of approximately 6,258 square foot community building and other park improvements. The entrance drive includes an addition of bike lane to connect to the mountain biking trails.

In the matter of Lakeshore Park Community Building JSP 19-16, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. The plan does not meet the Ordinance requirements for the following items:
 - i. The proposed dumpster is proposed in the interior side yard to locate it away from the adjacent residential properties (rear yard is required);
 - ii. The proposed transformer is proposed in the interior side yard due to proximity to mechanical/electrical room (rear yard is required);
 - iii. The percentage of Brick does not meet the minimum required for the Community building to attain to attain qualities of cottage/lakeside

- vernacular architecture (30 percent minimum required, 0 percent provided on all facades);
- iv. The percentage of Standing Seam Metal Roof exceeds the maximum amount allowed to attain qualities of cottage/lakeside vernacular architecture (25 percent maximum allowed, Proposed 58 percent on north, 35 percent on east, 31 percent on west);
 - i. The plan does not propose a landscape berm and street trees along South Lake Drive due to the existing topography and preservation of existing trees;
 - ii. Some foundation landscaping area is located away from the building due to the building layout;
 - 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. Per the Commission's discussion, the applicant, the City, will work with Staff and the residents to provide increased screening where necessary for the neighbors, including four-seasons screening.

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 Lakeshore Park Community Building JSP 19-16, 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 Lakeshore Park Community Building JSP 19-16, 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. GOLLING MASERATI & ALFA ROMEO JZ19-02 WITH Rezoning 18.728

Public hearing at the request of Dorchen/Martin Associates for Planning Commission's recommendation to City Council for rezoning of property in Section 24, located on the south side of Grand River Avenue, west of Joseph Drive from NCC (Non-Center Commercial) to B-3 (General Business). The subject property is approximately 5.25 acres.

In the matter of the request of Golling Maserati & Alfa Romeo, JZ19-02, with Zoning Map Amendment 18.728, motion to postpone making a recommendation on the proposed rezoning of the subject property from NCC (Non-Center Commercial) to B-3 (General Business) to the meeting on May 8, 2019. This motion is made to allow staff and the applicant time to advertise for another public hearing due to the failure of the posted rezoning signs to remain standing for the necessary length of time. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE MARCH 13, 2019 PLANNING COMMISSION MINUTES

Motion to approve the March 13, 2019 Planning Commission Meeting Minutes. *Motion carried 5-0.*

ADJOURNMENT

The meeting was adjourned at 8:32 PM.

**Actual language of the motions subject to review.*