



## PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

**JANUARY 28, 2015 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 Baratta, Member Giacometti, Member Greco, Member Lynch

**Absent:** Member Anthony (excused), Chair Pehrson (excused), Member Zuchlewski (excused)

**Also Present:** Kristen Kapelanski, Planner; Sri Komaragiri, Planner; Jeremy Miller, Engineer; Gary Dovre, City Attorney

### PLEDGE OF ALLEGIANCE

Member Baratta led the meeting attendees in the recitation of the Pledge of Allegiance.

### APPROVAL OF AGENDA

Moved by Member Lynch and seconded by Member Giacometti:

### VOICE VOTE ON THE AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GIACOPETTI:

**Motion to approve the January 28, 2015 Planning Commission Agenda. *Motion carried 4-0.***

### AUDIENCE PARTICIPATION

No one in the audience wished to speak.

### CORRESPONDENCE

There was no Correspondence.

### COMMITTEE REPORTS

There were no Committee Reports.

### COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

The Community Development Director was not present so Planner Kapelanski took her place. She stated that at the last meeting the City Council approved the second reading of the Text Amendment for the additional height for churches. It will go into effect shortly. The West Oaks I Renovation Preliminary Site Plan and Stormwater Management were also approved.

### CONSENT AGENDA - REMOVALS AND APPROVAL

There was no consent agenda.

## **PUBLIC HEARINGS**

### **1. Novi Corporate Campus Parcel 2 JSP14-60**

Public Hearing at the request of Dembs Development, Inc for the approval of the Preliminary Site Plan, Wetlands Permit, Woodlands Permit and Stormwater Management Plan. The subject property is located in Section 9, north of Twelve Mile Road, east of West Park Drive in the I-1, Light Industrial District. The current submittal, Novi Corporate Campus Parcel 2, is approximately 4.85 acres and includes a one-story 52,500 square foot speculative office/warehouse building with accessory parking facilities on Lot 2 in the Novi Corporate Campus development.

Planner Komaragiri stated that the subject property, identified as Parcel 2 in Novi Corporate Park development, is approximately 4.85 acres in size. It is located in Section 9, north of Twelve Mile Road, east of West Park Drive. The current site is zoned I-1, Light Industrial district and is bordered by OST Office Service Technology on the North and South and I-1 Light Industrial on the East and West. The Future Land Use map indicates Office Research Development and Technology Uses for the subject property and the surrounding properties. The proposed project site contains three areas of the City Regulated Wetlands. Although all are not indicated on the City of Novi's Regulated Wetland and Woodlands maps, the determination of additional regulated wetlands on site was made based on a recent on-site wetlands delineation done by King & MacGregor Environmental. There is a small portion of regulated woodlands of moderate quality located on the western edge of the property.

The applicant is proposing to build a one-story 52,500 square foot speculative office/warehouse building with accessory parking facilities on Lot 2 in the Novi Corporate Campus development. The applicant also indicated a possibility of a second story with an additional 12,340 square foot office space area on their architectural drawings. The parking on site is accounted for the maximum 64,840 square foot office/warehouse space on the site plan. The planning review recommends approval of this site plan. The applicant has submitted the required materials sample board as requested by the façade review. The applicant is proposing 32 on-site woodland replacement trees for the 27 regulated trees that are proposed to be removed. The applicant is currently working with the MDEQ to obtain a permit and has agreed to work with the City to address all wetland review comments during the final site plan. The wetlands and woodlands review also recommends approval. All the other reviews including landscape, engineering, traffic and fire all recommend approval of the plan with additional items to be addressed on the final site plan. The Planning Commission is asked to hold a public hearing and approve or deny the site plan, storm water management plan, wetland permit and woodland permit.

Vice Chair Greco asked if anyone would like to address the Planning Commission on behalf of the applicant.

Glen Jones, Development Director with Dembs Development, stood before the board. He stated that he was there to present the project before the Planning Commission. He is excited about the potential further development of the Twelve Mile Gateway to Novi. This development is speculative and they have a lot of interest in it. Nobody they can name at this time. Also present at the meeting are the consultants, Tom Gizoni, Civil Engineer with Alpine Engineering and Chip Faudie, Architect with Faudie Architecture. He stated that he would be happy to answer any questions that the Planning Commission has for him.

Vice Chair Greco opened the public hearing. No one wished to speak and the public hearing

was closed. He then asked the Planning Commission if they had any questions for the applicant.

Member Baratta asked Mr. Jones if the sample board for the garage was what the project was going to look like.

Mr. Jones confirmed that it was.

Member Baratta asked to see the materials. He stated that it looked like there was a field block along with an aluminum composite material on the front features with tinted low glazing glass in the windows. Mr. Jones confirmed and Member Baratta stated that it would be a pretty building.

Moved by Member Lynch and seconded by Member Baratta:

**ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BARATTA:**

**In the matter of Novi Corporate Campus Parcel 2 JSP14-60, motion to approve the Preliminary Site 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 Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.***

Moved by Member Lynch and seconded by Member Baratta:

**ROLL CALL VOTE ON THE WETLAND PERMIT APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BARATTA:**

**In the matter of Novi Corporate Campus Parcel 2 JSP14-60, 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 4-0.***

Moved by Member Lynch and seconded by Member Baratta:

**ROLL CALL VOTE ON THE WOODLAND PERMIT APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BARATTA:**

**In the matter of Novi Corporate Campus Parcel 2 JSP14-60, 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 4-0.***

Moved by Member Lynch and seconded by Member Baratta:

**ROLL CALL VOTE ON THE STORMWATER MANAGEMENT PLAN APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BARATTA:**

In the matter of Novi Corporate Campus Parcel 2 JSP14-60, 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 it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

#### **MATTERS FOR CONSIDERATION**

##### **1. SET PUBLIC HEARING FOR FEBRUARY 25, 2015 FOR ZONING ORDINANCE TEXT AMENDMENT 18.272 TO UPDATE THE STANDARDS REGARDING FUELING STATIONS AND MINOR AUTOMOBILE SERVICE ESTABLISHMENTS**

Planner Kapelanski stated that the City has received a proposed amendment from Sovel Service Center to permit minor automobile service stations in the B-3 district. Staff is generally in support of the amendment but has made some revisions. In the B-3 district, an accessory minor automobile repair shop that pre-dates the ordinance may terminate its fueling operations provided the structure is not enlarged and the applicant does one of the following: eliminates a lawful non-conforming structure, installs additional landscaping, eliminates a curb cut or installs pedestrian paths. The Planning Commission is asked to schedule the public hearing for February 25, 2015.

Moved by Member Baratta and seconded by Member Lynch:

##### **VOICE VOTE TO SET THE PUBLIC HEARING FOR THE STAFF VERSION OF TEXT AMENDMENT 18.272 FOR FEBRUARY 25, 2015 MOTION MADE BY MEMBER BARATTA AND SECONDED BY MEMBER LYNCH:**

*Motion to set the public hearing for the staff version of Text Amendment 18.272 for February 25, 2015. Motion carried 4-0.*

##### **2. APPROVAL OF THE JANUARY 14, 2015 PLANNING COMMISSION MINUTES**

Moved by Member Lynch and seconded by Member Baratta:

##### **VOICE VOTE ON THE JANUARY 14, 2015 PLANNING COMMISSION MINUTES APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BARATTA:**

*Motion to approve the January 14, 2015 Planning Commission Minutes. Motion carried 4-0.*

#### **CONSENT AGENDA REMOVALS FOR COMMISSION ACTION**

There were no Consent Agenda Removals.

#### **MATTERS FOR DISCUSSION**

There were no Matters for Discussion.

#### **SUPPLEMENTAL ISSUES**

There were no Supplemental Issues.

#### **AUDIENCE PARTICIPATION**

No one in the audience wished to speak.

**ADJOURNMENT**

Moved by Member Lynch and seconded by Member Baratta:

**VOICE VOTE ON MOTION TO ADJOURN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BARATTA:**

**Motion to adjourn the January 28, 2015 Planning Commission meeting. *Motion carried 4-0.***

The meeting was adjourned at 7:13 PM.

Transcribed by Stephanie Ramsay  
January 29, 2015  
Date Approved: February 11, 2015

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Richelle Leskun, Planning Assistant  
Signature on File