



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

JULY 8, 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, Chair Pehrson, Member Lynch, Member Zuchlewski

Absent: Member Anthony (excused), Member Greco (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Sri Komaragiri; Planner; Jeremy Miller, Engineer; Rick Meader, Landscape Architect; 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 Giacometti and seconded by Member Baratta:

Motion to approve the July 8, 2015 Planning Commission Agenda. Motion carried 5-0

AUDIENCE PARTICIPATION

No one in the audience wished to participate and the audience participation was closed.

CORRESPONDENCE

There was no correspondence

COMMITTEE REPORTS

There were no committee reports

COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

Nothing to report

CONSENT AGENDA – REMOVALS AND APPROVAL

1. MAGNA SEATING OF AMERICA JSP15-46

Public hearing at the request of MSA Technology Partners LLC for Preliminary Site Plan, Woodland Permit and Stormwater Management Plan approval. The subject property is located in Section 1, north of Thirteen Mile Road and east of Cabot Drive. The subject property is approximately 11.68 acres and the applicant is proposing to construct a 3-story office building, consisting of 130,000 square feet of office space, 35,000 square feet of laboratory space, and 5,000 square feet of high bay space, and associated site improvements to house the Magna Seating headquarters.

Planner Sri Komaragiri stated that the subject property is located in Haggerty Corridor Corporate Park between M-5 and Haggerty Road north of Thirteen Mile. The proposed location is north of Ryder Systems and the Harman Becker headquarters.

The subject property is zoned OST Office Service Technology and is surrounded by the same zoning on all sides. The Future Land Use map indicates Office Research Development and Technology for the subject property and the surrounding properties. The proposed use is compatible with our Future Land Use Map.

There are no regulated wetlands on the property. There are some regulated woodlands within the proposed development.

The applicant is proposing to construct a 3-story office building that contains engineering, sales and marketing and research and development activities and associated site improvements to house the Magna Seating headquarters. Magna Seating will be relocating from their existing location south of Thirteen Mile Road. The proposed development will create 164 new jobs, with 305 jobs retained within the City of Novi

The proposed site plan is in general conformance with the ordinance requirements except for few items noted in the motion sheet. The proposed plans indicate outdoor storage next to the loading docks on sheet C 4.0. The elevations indicate that it is not screened on all sides. The applicant has indicated that the space will be used to recycle papers and other items. Further detail has not been provided at this point. Staff would like the future plans to provide more detail and the plans to comply with all screening and applicable ordinance requirements. According to our recent update to the City Code Article XI Non-motorized facilities, all sidewalks along City arterials and collectors shall be six feet in width. The applicant is proposing a 5 foot sidewalk. Staff would also recommend providing a second connection to the public sidewalk along Cabot drive at the north entrance.

Planning recommends approval provided additional comments to be addressed during Final Site plan. Landscape also recommends approval with a suggested waiver to permit the reduction of the Right of Way trees between the existing sidewalk and the curb along Cabot Drive due to the existing overhead power line and DTE easement and other factors noted by the applicant.

Engineering, Woodlands and Traffic Engineering also recommend approval with additional comments to be addressed during Final Site Plan. The applicant expressed his intent in the response letter to address those comments during the Final Site Plan review.

Façade notes that the application is in full compliance with the Façade Ordinance and a Section 9 Waiver is not required. The applicant has provided a sample board which is shared with the Commission tonight. The Fire Marshal also recommends approval with additional comments to be addressed during Final Site Plan.

The Planning Commission is asked to approve the preliminary site plan, woodland permit and stormwater management plan.

The applicant, Matthew Sosin of Northern Equities, said they are really excited to bring a great building and great tenant to the corporate park. He feels that the design of the building fits with all the buildings of the park, as does Magna's use of the building.

Chair Pehrson said that this is a public hearing, and asked if anyone in the audience wished to

Speak. Seeing none, he asked if there was any written correspondence. Seeing none, Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission.

Member Lynch said he supports this request.

Member Baratta asked the planner about additional parking spaces that appear to be shown on the south and east sides of the site.

Planner Komaragiri responded that those parking spaces are shown in excess of what is required. The applicant understands that he would have to come back to the Commission if he wants to expand the parking.

Moved by Member Baratta and seconded by Member Lynch

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

In the matter of Magna Seating of America JSP15-46, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Increase the width of the sidewalk along Cabot drive to the minimum required (6 feet required, 5 feet provided) or request a Design Construction Standards variance from the City Council;
- b. The area next to the location in the rear yard shall not be used for outdoor storage, with the details of the applicant's disclosed use for a recycling program to be provided on the final site plan and compliance with all enclosure, screening and applicable City ordinance requirements;
- c. Landscape waiver to permit the reduction of the Right of Way trees (29 canopy trees required, 5 provided; 77 sub canopy trees required, 16 provided) between the existing sidewalk and the curb along Cabot Drive as listed in Section 5.5.3.B.ii due to the practical difficulties presented by the overhead power line and DTE easement, provided that the restrictions noted by the applicant are found to limit the landscaping to that proposed, which is hereby granted;
- d. 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, with the applicant requested to consider staff's recommendation for a sidewalk connection along Cabot Drive at the north entrance.

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*

Moved by Member Baratta and seconded by Member Lynch

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

In the matter of Magna Seating of America JSP15-46, 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*

Moved by Member Baratta and seconded by Member Lynch

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

In the matter of Magna Seating of America JSP15-46, 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 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. APPROVAL OF THE PLANNING COMMISSIONER OFFICERS AND COMMITTEES

Deputy Director McBeth said that the first meeting in July is the meeting that the Planning Commission chooses the Chairperson, Vice Chairperson and Secretary for the upcoming year, along with appointments to committees. Our suggestion is to first select the officers. In front of you is the list that members served on last year. All the members are happy with the committees that they were on last year and would like to remain on their designated committee.

Officers:

Motion by Member Lynch, seconded by Member Baratta to elect Mark Pehrson as Chairperson of the Planning Commission.

Motion by Member Lynch, seconded by Member Baratta to elect David Greco as Vice-Chairperson of the Planning Commission.

Motion by Member Baratta, seconded by Member Lynch to elect Mike Lynch as Secretary of the Planning Commission.

Motion by Member Baratta and seconded by Member Lynch

ROLL CALL VOTE ON PLANNING COMMISSION OFFICER MOTIONS NOTED ABOVE MADE BY MEMBER BARATTA AND SECONDED BY MEMBER LYNCH.

Motion to elect the Planning Commission Officers as noted above. *Motion carried 5-0*

Deputy Director McBeth said that all of the Commission members have filled in the Selection Form, and are seeking reappointment to the current Committee assignments.

Committees:

- **Administrative Liaison Committee: Member Greco, Member Lynch, Chair Pehrson**
- **CIP & Budget Planning Studies Committee: Member Giacometti, Member Lynch, Member Zuchlewski (Alternate)**
- **Environmental and Walkable Novi Committee: Member Baratta, Member Giacometti, Member Zuchlewski**
- **Implementation Committee: Member Anthony, Member Greco, Chair Pehrson**
- **Master Plan & Zoning Committee: Member Giacometti, Member Lynch, Chair Pehrson**
- **Rules Committee: Member Baratta, Member Greco, Chair Pehrson**

Motion to keep members in their present committees by Member Lynch and seconded by Member Baratta:

ROLL CALL VOTE ON PLANNING COMMISSION COMMITTEE SELECTIONS NOTED ABOVE MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BARATTA.

Motion to keep Planning Commission members in their current committee as noted above.
Motion carried 5-0.

2. APPROVAL OF THE JUNE 24, 2015 PLANNING COMMISSION MINUTES

Motion by Member Lynch and Seconded by Member Baratta

ROLL CALL VOTE ON THE APPROVAL OF THE JUNE 24, 2015 PLANNING COMMISSION MINUTES MADE BY MEMBER LYNCH SECONDED BY MEMBER BARATTA

Motion to approve the June 24, 2015 Planning Commission minutes. *Motion carried 5-0*

MATTERS FOR DISCUSSION

There were no matters for discussion

CONSENT AGENDA – REMOVALS AND APPROVAL

There were no removals or approvals to the consent agenda

SUPPLEMENTAL ISSUES

Chair Pehrson noted that he received a letter seeking Novi's comment on the Draft Commerce Township Master Plan. Deputy Director McBeth indicated that staff will review the Commerce Township Master Plan and report back at the next meeting.

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

ADJOURNMENT

Motion by Member Lynch and seconded by Member Zuchlewski

Motion to adjourn the July 8, 2015 Planning Commission meeting. *Motion carried 5-0*

The meeting was adjourned at 7:16 PM.

Please note: Actual Language of motions subject to review.

Transcribed by Richelle Leskun

Date Approved:

Richelle Leskun, Planning Assistant