



PLANNING COMMISSION

Action Summary

CITY OF NOVI

Regular Meeting

May 24, 2017 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 Avdoulos, Member Giacometti, Chair Pehrson, Member Zuchlewski

Absent: Member Greco (absent excused), Member Lynch (absent excused)

Also Present: Barbara McBeth, City Planner; Gary Dovre, City Attorney; Kirsten Mellem, Planner; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Theresa Bridges, Staff Engineer; Sterling Frazier, Traffic Consultant; and Pete Hill, ECT Consultant

APPROVAL OF AGENDA

Motion to approve the May 24, 2017 Planning Commission Agenda, as amended, to remove Eberspacher America Preliminary Site Plan and Stormwater Management Plan from the Consent Agenda for discussion. *Motion carried 5-0*

CONSENT AGENDA - REMOVALS AND APPROVAL

1. ADAMS NORTH TECHNOLOGY CENTER JSP 17-40

Approval of the request of Northern Equities Group for Preliminary Site Plan and Stormwater Management Plan approval. The subject parcel is located in Section 1 at the northeast corner of Cabot Drive and MacKenzie Drive. It is approximately 6.70 acres and zoned OST (Office, Service, Technology). The applicant is proposing a 53,039 square foot speculative office building within the Haggerty Corridor Corporate Park.

In the matter of Adams North Technology Center JSP17-40, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver from Section 5.5.3.B for lack of required street trees due to the location of underground utilities, subject to the applicant providing an equal number of trees on-site to supplement landscaping, which is hereby granted;
- b. Applicant to work with city staff and city attorney's office at the time of Final Site Plan to determine the mechanism needed to insure landscaping and sidewalk improvements along future master planned Cabot Drive extension upon construction;
- c. 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 Adams North Technology Center JSP17-40, 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

PUBLIC HEARINGS

1. BUILDING NO. 2 DRIVE THROUGH AT NOVI TOWN CENTER JSP 17-08

Public hearing at the request of Novi Town Center Investors, LLC for Building No. 2 Drive Through at Novi Town Center JSP 17-08, for Planning Commission's recommendation to the City Council for approval of Special Land Use Permit, Preliminary Site Plan and Storm Water Management Plan. The subject property is zoned Town Center District (TC). It is located in Novi Town Center in Section 14, on the northeast corner of Grand River Avenue and Novi Road. The applicant is proposing to reconstruct the existing parking lot on the south west end of Novi Town Center in order to construct a drive-through lane for a future coffee shop. A 48 square foot addition along with outdoor seating is also proposed. A Special Land Use Permit is required in order to permit Drive-Through restaurants in the TC Town Center District.

In the matter of Building No. 2 Drive Through at Novi Town Center JSP 17-08, motion to postpone the consideration of the Special Land Use Permit, Preliminary Site Plan, and Storm water Management Plan to the meeting on June 14, 2017 based on applicant's request.

Motion carried 5-0

2. BECK NORTH UNIT 54 JSP 16-36

Public hearing at the request of Dembs Development, Inc. for Special Land Use, Preliminary Site Plan, and Stormwater Management Plan approval. The subject parcel is located in Section 4, east of Nadlan Drive and north of West Road. It is approximately 5.02 acres and zoned I-1 (Light Industrial). The applicant is proposing to build a 67,000 square foot speculative building in the Beck North Corporate Park with associated site improvements.

In the matter of Beck North Unit 54 JSP16-36, motion to postpone action on the request to give time for the developer and city staff to work together to resolve the issue of a screening barrier, in terms of whether it is wall, berm, vegetation, trees or some combination thereof between the closest point of the industrial property and the residential homes, as well as the other issues that were mentioned. Once that is completed the request will come back on the Planning Commission's agenda.

Motion carried 5-0

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

1. EBERSPAECHER – PARKING EXPANSION JSP17-18

Approval of the request of Nowak & Fraus Engineers on behalf of Eberspaecher America for Preliminary Site Plan and Stormwater Management Plan approval. The subject parcel is located in Section 12, west of Haggerty Road and south of Thirteen Mile Road. It is approximately 8.21 acres and zoned OST (Office Service Technology). The applicant is proposing an additional 66 parking spaces as part of reconfiguring the existing parking lot and converting existing vacant land to parking spaces.

In the matter of Eberspaecher – Parking Expansion JSP17-18, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver from Section 5.5.3.C for reduction of required parking lot landscaping due to lack of space on site (25 required; 12 provided), which is hereby granted;
- b. Applicant shall replace missing tree in northern island of the existing parking lot;
- c. Applicant shall remove invasive phragmites from the pond edges in late summer/early fall;

- 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 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 Eberspaecher – Parking Expansion JSP17-18, 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

ADJOURNMENT

The meeting adjourned at 8:02 p.m.

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