



## PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI  
Regular Meeting  
**June 24<sup>th</sup>, 2020 7:00 PM**  
Remote Meeting  
45175 W. Ten Mile (248) 347-0475

In accordance with Executive Order 2020-48, this meeting was held remotely.

### CALL TO ORDER

The meeting was called to order at 7:00 PM.

### ROLL CALL

Present: Member Anthony, Member Gronachan, Member Lynch, Member Maday,  
Chair Pehrson

Absent: Member Avdoulos, Member Ferrell

Staff: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Madeleine Kopko,  
Planning Assistant; Rick Meader, Landscape Architect; Kate Richardson, Staff  
Engineer; Elizabeth Saarela, City Attorney; Pete Hill, City Environmental  
Consultant

### APPROVAL OF AGENDA

**Motion to approve the June 24, 2020 Planning Commission Agenda. *Motion carried 5-0.***

### PUBLIC HEARINGS

#### **1. GREAT OAKS INDUSTRIAL PARCEL 1, JSP 19-35**

Public hearing at the request of Hillside Investments for Preliminary Site Plan, Special Land Use Permit, Wetland Permit, Woodland Permit and Storm Water Management Plan approval for a new 98,650 square foot speculative building for research & development, manufacturing or warehouse uses. The subject property is approximately 20 acres and is located in Section 9, north of Twelve Mile Road and west of West Park Drive. The southern portion of the site is zoned I-1, Light Industrial District and the northern portion is zoned I-2, General Industrial District.

**In the matter of Great Oaks Industrial Parcel 1 JSP19-35, motion to approve the Special Land Use permit based on the following findings:**

- a. The applicant states possible uses could include research and development, manufacturing, or warehouse, which are special land uses in the I-1 Light Industrial district when they abut a residential district.
- b. If a manufacturing or warehouse tenant is to occupy the site, a noise analysis subject to the standards of Section 5.14.10.B. shall be submitted to the Community Development Department for evaluation prior to occupancy. Research and development tenants shall submit a noise impact statement to the Community Development Department for evaluation prior to occupancy.

c. Relative to other feasible uses of the site:

1. The proposed use will not cause any detrimental impact on existing thoroughfares (*Traffic impacts will be similar to other uses that could be developed by-right in the I-1 District. A right turn taper is proposed*);
2. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*because there is adequate capacity in the public services and this area is planned for Industrial use.*);
3. The proposed use is compatible with the natural features and characteristics of the land (*because the proposed building will mostly be constructed on an area formerly used as a golf range, the impacts on existing regulated woodlands or wetlands are minimized.*);
4. The proposed use is compatible with adjacent uses of land (*because the existing adjacent uses are also industrial and the residentially zoned properties to the south have been vacant for several years.*);
5. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use (*It complies with the goal that recommends supporting growth of new businesses in the city*);
6. The proposed use will promote the use of land in a socially and economically desirable manner (*Future tenants will be able to expand operations and offer employment to a greater number of people.*); and
7. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located. (*Both statements are true when considering the applicant has agreed to make changes to bring several deviations into conformance as described in their response letter.*)

This motion is made because the plan is otherwise in compliance with Article 3.1.5, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Great Oaks Industrial Parcel 1 JSP19-35, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. A section 9 waiver is requested for the underage of brick (30% minimum required, 29% on South, 19% on West, 22% on East and 24% on North façade proposed) *because the combination of other masonry materials proposed will bring the percentage to approximately 30%, which is hereby granted*; and
- 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.

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 Great Oaks Industrial Parcel 1 JSP19-35, 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 5-0.*

In the matter of Great Oaks Industrial Parcel 1 JSP19-35, motion to approve the Woodland Permit based on and subject to the following:

- a. The regulated tree count shall be updated to reflect all trees determined to be subject to regulation under the Woodland Protection Ordinance by the City's environmental consultant as indicated in the applicant's response letter;
- b. 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 Great Oaks Industrial Parcel 1 JSP19-35, 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.*

#### MATTERS FOR CONSIDERATION

1. APPROVAL OF THE JUNE 10, 2020 PLANNING COMMISSION MINUTES.

Motion to approve the June 10, 2020 Planning Commission Meeting minutes. *Motion carried 5-0.*

#### ADJOURNMENT

The meeting was adjourned at 7:37 PM.

\*Actual language of the motion subject to review.