



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

NOVEMBER 8, 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 7:02 PM.

ROLL CALL

Present: Member Anthony, Member Avdoulos Member Greco, Member Lynch, Chair Pehrson, Member Zuchlewski

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Darcy Rechtien, Staff Engineer; Beth Saarela, City Attorney

AUDIENCE PARTICIPATION

PUBLIC HEARINGS

1. ERHARD BMW OF NOVI ZONING MAP AMENDMENT 18.719

Public hearing at the request of Rogvoy Architect, PC for Planning Commission's recommendation to City Council for a Zoning Map amendment, from NCC (Non-Center Commercial) and OS-1 (Office Service) to GE (Gateway East). The subject property is comprised of two parcels totaling 9.48 acres. It is located on the southwest corner of Grand River Avenue and Meadowbrook Road (Section 23).

In the matter of the request of Erhard BMW of Novi with Zoning Map Amendment 18.719, motion to recommend approval to City Council to rezone the subject property from NCC (Non-Center Commercial) and OS-1 (Office Service) to GE (Gateway East) for the following reasons:

- a. The rezoning request fulfills one of the Master Plan for Land Use objectives by fostering a favorable business climate;
- b. The rezoning is a recommended land use for the subject property by 2016 Master Plan for Land Use and will be consistent with the zoning to the west;
- c. The rezoning provides an opportunity for developing the subject property in conformance with Master Plan for Land Use recommendations;
- d. The rezoning would increase combined development potential of two separate parcels which are currently zoned different from each other;
- e. The rezoning puts to use a vacant parcel and will not have impact on public utilities; and
- f. The rezoning is the first step in the process; the applicant will still need to seek the required.

Motion carried 5-1.

2. SPEEDWAY JSP17-63 WITH REZONING 18.720

Public hearing at the request of McBride Dale Clarion, for Planning Commission's Recommendation to City Council for a Planned Rezoning Overlay Concept Plan associated with a Zoning Map amendment, to rezone from OST (Office Serve Technology) and B-3 (General Business) to B-3 (General Business). The subject property

is approximately 2.03 acres and is located on the southwest corner of Haggerty Road and Fourteen Mile Road (Section 1). The applicant is proposing a rebuild and expansion of the existing Speedway fuel station including a 4,608 square foot convenience store and 5,400 square foot fuel canopy over 8 double-sided fuel dispensers.

In the matter of Speedway JSP17-63 with Rezoning 18.720, motion postpone making a recommendation on the proposed PRO and Concept Plan to rezone the subject property f from OST (Office Serve Technology) and B-3 (General Business) to B-3 (General Business). This recommendation is made for the following reasons:

- a. **To allow the applicant time to work with staff the proposed driveway along proposed deceleration lane as discussed in the review letters.**

Motion carried 6-0.

3. VILLA D'ESTE JSP17-52 WITH REZONING 18.718

Public hearing at the request of Cambridge of Novi, LLC for Planning Commission's Recommendation to City Council for a Planned Rezoning Overlay Concept Plan associated with a Zoning Map amendment, to rezone from RA (Residential Acreage) to R-1 (One-Family Residential). The subject property is approximately 51 acres and is located east of Napier Road and on the north side of Nine Mile Road (Section 29, 30). The applicant is proposing a 56-unit single-family housing development (for sale).

In the matter of Villa D'este JSP17-52 with rezoning 18.718, motion to recommend denial to the City Council to rezone the subject property from RA (Residential Acreage) to R-1 (One-Family Residential) with a Planned Rezoning Overlay Concept Plan, based on the followings:

- a. **The proposed rezoning is not consistent with the recommendations of 2016 Master Plan for Land Use.**

Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. INTRODUCE TEXT AMENDMENT 18.286 – RESTAURANTS IN B-1

Set public hearing for Text Amendment 18.286 to update Section 3.1.10, B-1, Local Business District, Principal permitted uses for the purpose of allowing restaurants in the B-1, Local Business Districts throughout the City of Novi.

2. HILTON TRU HOTEL JSP 17-54

Consideration at the request of Great Lakes Hospitality Group for Planning Commission's approval of Preliminary Site Plan and Storm Water Management Plan. The subject property is located on the south side of Thirteen Mile Road and east of M-5 in section 12. The site measures approximately 3.58 acres. The applicant is proposing to construct a four story 98 room hotel. The site layout proposes associated parking, loading and bike facilities. Site access is provided off of Thirteen Mile Road.

In the matter of Hilton Tru Hotel JSP 17-54, motion to approve the Preliminary Site Plan with a Section 9 waiver, based on and subject to the following:

- a. **Section 9 Waiver for the overage of CMU(0% allowed, 22% on east, 28% on west, 25% on north and 25% on south proposed) and Laminated Plastic Panels (0% allowed, 13% on east, 1% on west, 4% on north and 4% on south proposed), which is hereby granted;**
- b. **The applicant shall revise the drawings to indicate stacked bond pattern for the CMU at the time of final site plan submittal**
- c. **Landscape waiver from Section 5.5.3.B.ii for absence of required street trees along Thirteen Mile frontage due to existing water main , which is hereby granted;**

- d. Landscape waiver from Section 5.5.3.B.ii for absence of required street trees within M-5 frontage as we haven't required other projects to provide M-5 or I-96 street trees, which is hereby granted;
- e. Landscape waiver from Zoning Sec. 5.5.3.B.ii for not meeting minimum requirements for height and crest width of required berm along Thirteen Mile frontage due to existing swale, which is hereby granted;
- f. Landscape waiver from Zoning Sec. 5.5.3.B.ii for absence of berm along entire M-5 frontage where a wall is not proposed, due to existing berm within M-5 right-of-way existing site topography, which is hereby granted;
- g. Landscape waiver from Zoning Sec. 5.5.3.B.ii for providing a retaining wall in lieu of required berm for an approximate length of eighty feet along M-5 frontage due to site topography, which is hereby granted;
- h. Landscape waiver from section Zoning Sec. 5.5.3.C.iv for reduction of parking lot perimeter trees due to conflict with the proposed retaining wall geotextile supports, which is hereby granted;
- i. The applicant to provide the required right turn taper lane at the time of final site plan submittal;
- j. The applicant to provide the required right turn taper lane at the time of final site plan submittal; and
- k. 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 3.1.5, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Hilton Tru Hotel JSP 17-54, motion to approve the Stormwater Management Plan based on and subject to the following:

- a. 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 6-0.*

AUDIENCE PARTICIPATION

ADJOURNMENT

The meeting was adjourned at 10:11 P.M.

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