



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

November 13, 2019 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 7:01 PM.

ROLL CALL

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

Absent: Member Avdoulos

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

APPROVAL OF AGENDA

Motion to approve the November 13, 2019 Planning Commission Agenda. Motion carried 6-0.

PUBLIC HEARINGS

1. KEFORD COLLISION AND TOWING JSP 18-31

Public hearing at the request of Keford Collision & Towing for Planning Commission's approval of the Preliminary site plan, Wetland permit, and Storm water management plan. The subject property is currently zoned I-2 (General Industrial) with an associated Planned Rezoning Overlay (PRO) Agreement. The subject property is approximately 7.61 acres and is located on the south side of Grand River Avenue between Taft Road and Novi Road in Section 15. The applicant proposes to use the existing building for an auto body collision repair shop along with an accessory use of car rental services and to install an enclosed storage yard in the rear yard for towed vehicles of up to 160 spaces.

In the matter of Keford Collision and Towing JSP 18-31, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. The applicant shall include the revised demarcation plan sent via email dated 10-31-19 as part of the final site plan submittal, to maintain a clear fire lane in the outside storage yard area;
- b. The site plan shall be subject to conditions of the Keford Collision and Towing Planned Rezoning Overlay agreement;
- c. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters, as well as all of

the terms and conditions of the PRO Agreement as approved, with these items 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 6-0.*

In the matter of Keford Collision and Towing JSP 18-31, 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 6-0.*

In the matter of Keford Collision and Towing JSP 18-31, motion to approve the Storm Water 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 6-0.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE OCTOBER 30, 2019 PLANNING COMMISSION MINUTES.

Motion to approve the October 30, 2019 Planning Commission Minutes. *Motion carried 6-0.*

ADJOURNMENT

The meeting was adjourned at 7:15 PM.

*Actual language of the motions subject to review.