

# PLANNING COMMISSION 2012 ANNUAL REPORT

Prepared for consideration  
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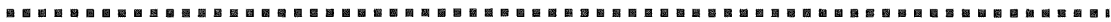
The duties of the Novi Planning Commission are authorized by State Statute. The Mayor nominates appointees to the seven-member Planning Commission, with the approval of the City Council, for a term of three years. Members are volunteers from a cross-section of the community and serve without pay. Three members are appointed each June for terms beginning in July. The Planning Commission meets twice per month on Wednesdays at 7:00 p.m. (Specific dates and times are listed in the City calendar and are subject to change). All meetings are open to the public and televised on the local cable station, Channel 13, as well as shown live on the city's webpage.

The Planning Commission as a whole held a total of 15 meetings in 2012. Some highlights from the Commission's actions in 2012 are as follows.

## ORDINANCE AMENDMENTS

- Planning Commission Public Hearing and favorable recommendation to the City Council to amend the City of Novi Zoning Ordinance for a **Retail Service Overlay and Office District Text Amendment 18.254** as follows:
  - Delete Article 23, OS-2, Planned Office Service District to eliminate an unused district;
  - Amend Article 12, OSC, Office Service Commercial District to add permitted uses previously referenced in Article 23;
  - Amend Article 23A, OST, Planned Office Service Technology District to add uses and conditions previously referenced in Article 23, add minor changes to provide clarity, and add Principal Permitted Uses Subject to Special Conditions to provide for a set of Retail Service Overlay provisions for those areas identified in the Master Plan for Land Use;
  - Amend Article 24, Schedule of Regulations to remove references to the OS-2 District; and
  - Amend Article 2, Construction of Language and Definitions, Zoning Districts and Maps, to correct listed districts.
- Planning Commission Public Hearing for recommendation to the City Council for a zoning ordinance amendment at Article 23A, OST, Planned Office Service Technology District, Section 2302A, Retail Service Overlay uses permitted subject to special conditions; in order to **expand the areas where the retail service overlay is permitted to the area east of M-5 and north of 12 Mile Road.**

- Planning Commission Public Hearing for recommendation to the City Council for a zoning ordinance amendment at Article 25, General Provisions, Section 2524, **Outdoor Restaurants**; in order to revise the approval process and provisions for outdoor seating.
- Planning Commission Public Hearing for recommendation to the City Council for a zoning ordinance amendment at Article 16, TC and TC-1 Town Center Districts, Section 1600, intent and Section 1602, Principal uses permitted subject to special conditions: in order to **permit drive-through restaurants in the TC-1 Town Center Zoning District**.
- Planning Commission Public Hearing for recommendation to the City Council for a zoning ordinance amendment at Article 25, General Provisions, Section 2505.14(e)3 Automotive Service Establishment, Public Garage: in order to **update the formula for calculating parking requirements for this use**.
- Planning Commission Public Hearing for recommendation to the City Council to amend Article 30, "Administration and Enforcement," Section 3004, "Temporary Special Exception and Temporary Special Land Use Permits,"; **In order to add a timeframe for submitting an application and to provide regulations relating to Temporary Tents in connection with an Outdoor Recreation Facility**.
- Planning Commission Public Hearing for recommendation to the City Council to amend the City of Novi Zoning Ordinance at several locations: In Order to Provide Consistent Ordinance Language and Updated Definitions Pertaining to **Automobile Repair and Maintenance-Related Uses**.
- Planning Commission Public Hearing for recommendation to the City Council to amend Chapter 28, "Signs" of the City of Novi Code to update Ordinance Language pertaining to **Gasoline Station and Automobile Repair Uses**
- Planning Commission Public Hearing for recommendation to the City Council for an ordinance to amend the City of Novi Zoning Ordinance at Article 25, General Provisions, Section 2516, Site Plan Review(all districts); in order to allow **administrative approval of Site Plans proposing a reduction in building size from a previously approved plan**.
- Planning Commission Public Hearing for recommendation to the City Council for an ordinance to amend the City of Novi Zoning Ordinance at Article 25, General Provisions, Section 2505, Off-Street Parking Requirements; in order to provide standards for the location and design of **Plug-in Electric Vehicle Charging Stations and Spaces** in all Parking areas.
- Planning Commission Public Hearing for recommendation to the City Council for a Zoning Ordinance text amendment at Article 25, General Provisions, Section 2511, Exterior Lighting; in order to **modify the standards for lighting at residential development entrances on major thoroughfares**.
- Planning Commission Public Hearing for recommendation to the City Council for a Zoning Ordinance text amendment at Article 25, General Provisions, Section 2508, Uses Not Otherwise Included within a Specific District; in order to **modify the standards for communication antennas**.



## REZONINGS

- Planning Commission Public Hearing on the request of **Pinnacle Homes** for recommendation to the City Council for **rezoning** of property in Section 18, located on the south side of Twelve Mile Road, east of Napier Road, from the RA, Residential Acreage District and R-1, One-Family Residential District, to the R-4, One-Family Residential District. The subject property is 64.0 acres.
- Planning Commission Public Hearing on the request of **Beck Ten Land, LLC** for recommendation to the City Council for **rezoning** of property in Section 20, on the northwest corner of Beck Road and Ten Mile Road from R-1, One-Family Residential to R-3, One-Family Residential with a Planned Rezoning Overlay. The subject property is approximately 24.24 acres.
- Planning Commission Public Hearing for a City-initiated rezoning for recommendation to City Council for rezoning of the **Bosco Family property** in Section 20, located at the southwest corner of Eleven Mile Road and Beck Road, from the RA, Residential Acreage to the PSLR, Planned Suburban Low-Rise Overlay District. The subject property is 7.4 acres.



## SITE PLANS

- Planning Commission consideration of the request of **Hyatt Place at the Suburban Collection Showplace** for a recommendation to City Council for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located north of Grand River Avenue and west of Taft Road at the existing Suburban Collection Showplace site, in Section 16 of the City. The property totals 48.23 acres and the applicant is proposing a 6-story, 128 room hotel.
- Planning Commission consideration of the request of **Toll Brothers, Inc.** for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located north of Ten Mile Road, west of Wixom Road, in Section 19 of the City. The property totals 10.047 acres and the applicant is proposing 22 single-family residential units in the Island Lake subdivision.
- Planning Commission Public Hearing and consideration of the request of BRIVAR Construction Company for **Collex Collision** for Preliminary Site Plan, Woodland Permit and Stormwater Management Plan approval. The subject property is located at 25100 Novi Road on the east side of Novi Road, north of Ten Mile Road, in Section 23 of the City. The property totals 4.33 acres and the applicant is proposing to construct a 21,600 square foot building.
- Planning Commission Public Hearing and consideration of the request of NADLAN LLC for **Beck North Unit 41** for Preliminary Site Plan, Woodland Permit and Stormwater Management Plan approval. The subject property is located the west side of Hudson Drive across from Nadlan Court, in Section 4 of the City. The property totals 4.38 acres and the applicant is proposing a 70,756 square foot building with associated parking and landscaping.
- Planning Commission consideration of the request of the City of Novi for Preliminary Site Plan approval for proposed improvements at **Pavilion Shore Park**.

The subject property is located north of Thirteen Mile Road and east of South Lake Drive, in the R-4, One Family Residential District. Proposed park improvements include walking paths, landscaping and a shoreline boardwalk.

- Planning Commission Public Hearing on the request of TCF Bank for recommendation to the City Council for Site Plan amendments to SP95-53, **Main Street Novi**, and to consider Novi Main Street Condominium and Main Market Condominium, SP12-16 for a recommendation to the City Council for dissolution of the two condominiums. The property is located south of Grand River Avenue and east of Novi Road, and is approximately 20 acres.
- Planning Commission consideration of the request of **Maple Place** Investment, LLC for Maples Place for revised Preliminary Site Plan, Phasing Plan and Stormwater Management Plan approval. The subject property is located on the south side of 14 Mile Road and east of Novi Road, in Section 2 of the City. The property totals 3.46 acres and the applicant is proposing to alter the configuration of and uses permitted in the previously approved outlots of the Maples Place shopping center.
- Planning Commission consideration of the request of **Novi Crescent LLC** for Preliminary Site Plan and Stormwater Management Plan approval, SP12-24. The subject property is located in Section 15, north of Crescent Boulevard and west of Novi Road, in the TC, Town Center District. The subject property is approximately 1.29 acres and the applicant is proposing to demolish the **existing Big Boy restaurant** and construct a 10,000 square foot building consisting of restaurant and retail space.
- Planning Commission Public Hearing for the request of the **Kroger Company of Michigan** for Special Land Use and Preliminary Site Plan approval for seasonal outdoor sales. The subject property is located at 47650 Grand River Avenue at the northwest corner of Grand River Avenue and Beck Road, in the B-2, Community Business District. The applicant is proposing to occupy a space along the front of the existing Kroger grocery store in the West Market Square shopping center for outdoor sales of plant materials and produce.
- Planning Commission consideration of the request of NADLAN LLC for revised Preliminary Site Plan, and revised Stormwater Management Plan approval for **Beck North, Lot 49 (fka Lot 41)**. The subject property is located the west side of Hudson Drive across from Nadlan Court, in Section 4 of the City. The property totals 3.62 acres and the applicant is proposing a 54,960 square foot building with associated parking and landscaping.
- Planning Commission Public Hearing on the request of Wilson Road Group on behalf of **Brightmoor Christian Church** for Preliminary Site Plan approval, Special Land Use permit approval, Woodland permit approval, and Stormwater Management Plan approval. Brightmoor Christian Church is located in Section 1, at 40800 Thirteen Mile Road, on the north side of Thirteen Mile Road just west of M-5, in the RA, Residential Acreage District. The subject property is approximately 40.1 acres and the applicant is proposing to expand the existing parking area by 365 spaces to a total of 903 spaces.
- Planning Commission Public Hearing on the request of Boss Engineering on behalf of HEFCO Properties for **South University** for Preliminary Site Plan approval, Woodland permit approval, and Stormwater Management Plan approval.

South University is located in Section 14, at 41555 Twelve Mile Road, at the southwest corner of Twelve Mile Road and Meadowbrook Road, in the OST, Office Service Technology District. The subject properties are approximately 6.7 combined acres and the applicant is proposing to expand the existing parking area by 109 spaces to a total of 330 spaces.

- Planning Commission consideration of the request of Cahen Architectural Group for **Twelve Mile Crossing at Fountain Walk** for a recommendation to the City Council for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 15, at 44275 Twelve Mile Road, south of Twelve Mile Road and west of Donelson Drive, in the RC, Regional Center District. The subject property is approximately 67.2 acres and the applicant is proposing to add a 57,793 retail building with associated parking and landscaping near the center of the existing Twelve Mile Crossing at Fountain Walk development.
- Planning Commission consideration of the request of Blair Bowman for recommendation to the City Council for Preliminary Site Plan and Stormwater Management Plan approval of an **automotive research lot for vehicle testing and as overflow parking space for the existing Suburban Collection Showplace**. The subject property is located in Section 16, at 26925 Taft Road at the southwest corner of Taft Road and I-96, in the OST, Office Service Technology District with the EXO, Exposition Overlay.
- Planning Commission recommendation to the City Council for consideration of the request of **Walmart Stores** East LP, Inc. for a recommendation to City Council regarding the **revised landscape plan** for the east portion of the site bordering Town Center Drive. The subject property is located in Section 14, at the northwest corner of Eleven Mile Road and Town Center Drive, in the TC, Town Center District. The subject property is approximately 12.8 acres and the applicant has constructed an approximately 149,000 square foot Walmart store. The applicant has installed landscaping in accordance with the previously-approved plan. The applicant has now proposed additional landscape screening between the loading zone and Town Center Drive to confirm the sufficiency of the planting plan in lieu of a decorative wall or fence.
- Planning Commission consideration of the request of Beck Ten Land, LLC, for Preliminary Site Plan and Stormwater Management Plan approval for **Valencia Estates Subdivision**. The subject property is located in Section 20, on the northwest corner of Beck Road and Ten Mile Road in the R-3, One-Family Residential District (with a Planned Rezoning Overlay). The subject property is 24.24 acres and the applicant is proposing a 38 unit single-family residential development with access provided from Beck Road.
- Planning Commission consideration of the request of Landplan Engineering, for Preliminary Site Plan and Stormwater Management Plan approval for a proposed **Kroger Fuel Station**. The subject property is located in Section 4 at 47045 Pontiac Trail, south of Pontiac Trail and east of Beck Road in the B-3, General Business District. The subject property is 1.08 acres and the applicant is proposing a fuel station consisting of 7 dual customer fuel pumps and a 207 square foot service kiosk.
- Planning Commission consideration of the request of Carrier Real Estate, LLC, for Preliminary Site Plan and Stormwater Management Plan approval for a **parking**

**lot expansion at 46820 Magellan Drive.** The subject property is located south of West Road and east of Beck Road in the I-1, Light Industrial District. The subject property is 3.06 acres and the applicant is proposing to add 20 parking spaces to the site by eliminating existing grass areas and relocating existing landscaping.



**REPORTS OR SPECIAL PROJECTS**

- Planning Commission Public Hearing and consideration of the **2012-2018 Capital Improvement Program.**
- Planning Commission Public Hearing and recommendation to the City Council for consideration of the **Ten Mile and Meadowbrook Road Commercial Rehabilitation Area Plan.** The Area Plan includes the sixteen commercial properties around the intersection of Ten Mile Road and Meadowbrook Road.
- Planning Commission review and discussion of the Staff Report prepared for the City's **One-Family Residential Development Options.**
- Planning Commission review and discussion of the Staff Report prepared to update and identify details of the City's **Commercial Land Uses.**