



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

JANUARY 14, 2015 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 or about 7:00 PM.

ROLL CALL

Present: Member Giacometti, Member Greco, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: Member Anthony (excused), Member Baratta (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Kristen Kapelanski, Planner; Sri Komaragiri, Planner; Gary Dovre, City Attorney

APPROVAL OF AGENDA

Motion to approve the January 14, 2015 Planning Commission revised agenda. *Motion carried 5-0.*

CONSENT AGENDA

Motion to approve the Consent Agenda. *Motion carried 5-0.*

1. NHK INTERNATIONAL ADDITION

Consideration at the request of Dembs Development, Inc for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property is located in Section 9, north of Twelve Mile Road, west of West Park Drive in the I-1, Light Industrial District. The subject property is approximately 4.02 acres and the applicant is proposing to expand the existing 45,052 square foot one story building by adding approximately 5,000 square foot space. The entire building space will be further renovated in the interior to accommodate new offices for NHK international.

PUBLIC HEARINGS

MATTERS FOR CONSIDERATION

1. WEST OAKS I RENOVATION

Consideration of the request of West Oaks Renovation for recommendation of approval to the City Council of the Preliminary Site Plan and Stormwater Management Plan. The subject property is 20.12 acres in Section 15 of the City of Novi and located at 43741 West Oaks Drive in the RC, Regional Center district. The applicant is proposing a 17,291 sq. ft. addition on the north and west sides of the existing center with associated parking and landscaping.

In the matter of West Oaks 1 Renovation, JSP 14-57, motion to recommend approval of the Preliminary Site Plan to the City Council based on and subject to the following:

- a) Zoning Board of Appeals variances are required for the deficient building setback in the northern yard (100 ft. required, 70 ft provided) and western yard (100 ft. required, 68 ft. provided);
- b) Zoning Board of Appeals variance required to permit a loading zone in the exterior side yard;
- c) The applicant providing the required canopy tree in the proposed interior parking lot island; and
- 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 West Oaks I Renovation, JSP14-57, motion to recommend approval of the Stormwater Management Plan to the City Council based on and subject to:

- 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 5-0.*

3. APPROVAL OF THE DECEMBER 10, 2014 PLANNING COMMISSION MINUTES

Motion to approve the December 10, 2014 Planning Commission Minutes. *Motion carried 5-0.*

ADJOURNMENT

The meeting was adjourned at 7:11 PM.

Please note: Actual Language of motions subject to review.