

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: BARBARA MCBETH, AICP, DEPUTY DIRECTOR
OF COMMUNITY DEVELOPMENT
SUBJECT: TEXT AMENDMENT 18.269 DISPLAY PADS IN OSC DISTRICT
DATE: JULY 1, 2014

Attached is a proposed ordinance amendment submitted by Providence Park Hospital that would allow for outdoor display areas in the OSC, Office Service Commercial zoning district. Staff understands that Providence Park and the Varsity Lincoln dealership are interested in teaming up to provide vehicle display pads at Providence Park in order to highlight and recognize the donation of vehicles by the dealership for use at the hospital campus. Although the proposed text amendment would allow for display of other donations - art, vehicles, or similar - we understand that the display pads would initially be used in a manner similar to the display pads for vehicles currently provided at the Suburban Collection Showplace.

The proposed ordinance amendment contains a number of conditions, including:

- Limitation on the number of display pads;
- Display must be compatible with the use of the general hospital campus and the existing building and improvements;
- Maintenance of corner clearance areas;
- compliance with outdoor lighting standards;
- Limitation on signage provided;
- Hard-surface material to be used for the display pads; and
- Administrative approval of the site plan for the location of the pads.

Following last month's Planning Commission meeting when the topic was first presented, Planning staff and the City Attorney's office have provided modifications to the proposed ordinance language to further clarify the intent of Subsection 2.b, which had initially read: "The display must be complementary to the use of the general hospital campus". The proposed language now uses generally accepted zoning ordinance language: "The display must be compatible with the use of the general hospital campus and the existing building and improvements located thereon".

The applicant has also provided the attached overall plan of the campus showing two locations for the concrete pads.

The Planning Commission set the public hearing for the proposed ordinance amendment at the June 11th meeting. Relevant draft meeting minutes are attached. The Planning Commission is now asked to hold the public hearing, and provide a recommendation that will be forwarded to the City Council for reading and adoption.

If any Commission Member has any questions related to this request, please feel free to contact me.

PROPOSED ORDINANCE AMENDMENTS – STRIKE VERSION

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. _____

AN ORDINANCE TO ORDINANCE NO. 97-18 AS AMENDED, THE CITY OF NOVI ZONING ORDINANCE, ARTICLE 12, "OSC OFFICE SERVICE COMMERCIAL DISTRICT," SECTION 1203, "REQUIRED CONDITIONS," IN ORDER TO ALLOW CERTAIN OUTDOOR DISPLAYS IN CONNECTION WITH A PERMITTED GENERAL HOSPITAL USE.

THE CITY OF NOVI ORDAINS:

PART I. That Article 12, "OSC Office Service Commercial District," Section 1203, "Required Conditions," is hereby amended as follows:

Sec. 1203. Required Conditions.

To promote the most desirable use of land in the OSC District in accordance with a well conceived plan, to provide stability of commercial development, to strengthen the economic base of the City, to protect the character and pattern of desirable development, to conserve the value of land and building, and to protect the City's tax revenue, the following special conditions shall be met by all uses precedent to location in an OSC District:

1. [Unchanged]
2. They shall be located within a completely enclosed building except for outdoor restaurant seating, off-street parking and public open space or park areas. Outdoor storage and display shall be prohibited except that in conjunction with a permitted general hospital use that is otherwise in compliance with this Article, a display area for use by donors in recognition of a donation of money, goods or services (e.g., art, vehicles, or the like) shall be permitted subject to the following:
 - a) No more than two display areas no greater in area than 20' x 15' in connection with the general hospital use;
 - b) The display must be compatible with the use of the general hospital campus and the existing building and improvements located thereon;
 - c) Required corner clearances shall be provided at all intersections and drive aisles;
 - d) Lighting shall comply with the requirements of Section 2511, Exterior Lighting;
 - e) No freestanding signage shall be permitted and only one sign shall be permitted to be located on the display of no greater than two (2) square feet in area;
 - f) Display pads shall be required and shall be constructed of concrete or asphalt or other similar hard-surface material approved by the Department of Community

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Development. The location and materials for the display pad shall be subject to administrative site plan approval pursuant to Section 2516 of this ordinance.

3.-6. [Unchanged]

Forma

PART II. Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART III. Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IV. Repealer. All other Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART V. Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 102 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 a.m. to 5:00 p.m., local time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

Robert J. Gatt, Mayor

Maryanne Cornelius, City Clerk

Certificate of Adoption

I hereby certify that the foregoing is a true and complete copy of the ordinance adopted at the regular meeting of the Novi City Council held on the ____ day of _____, 2014.

Maryanne Cornelius, City Clerk

PROPOSED ORDINANCE AMENDMENTS – CLEAN VERSION

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. _____

**AN ORDINANCE TO ORDINANCE NO. 97-18 AS AMENDED,
THE CITY OF NOVI ZONING ORDINANCE, ARTICLE 12,
"OSC OFFICE SERVICE COMMERCIAL DISTRICT," SECTION
1203, "REQUIRED CONDITIONS," IN ORDER TO ALLOW
CERTAIN OUTDOOR DISPLAYS IN CONNECTION WITH A
PERMITTED GENERAL HOSPITAL USE.**

THE CITY OF NOVI ORDAINS:

PART I. That Article 12, "OSC Office Service Commercial District," Section 1203, "Required Conditions," is hereby amended as follows:

Sec. 1203. Required Conditions.

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1. [Unchanged]
2. They shall be located within a completely enclosed building except for outdoor restaurant seating, off-street parking and public open space or park areas. Outdoor storage and display shall be prohibited except that in conjunction with a permitted general hospital use that is otherwise in compliance with this Article, a display area for use by donors in recognition of a donation of money, goods or services (e.g., art, vehicles, or the like) shall be permitted subject to the following:
 - a) No more than two display areas no greater in area than 20' x 15' in connection with the general hospital use;
 - b) The display must be compatible with the use of the general hospital campus and the existing building and improvements located thereon;
 - c) Required corner clearances shall be provided at all intersections and drive aisles;
 - d) Lighting shall comply with the requirements of Section 2511, Exterior Lighting;
 - e) No freestanding signage shall be permitted and only one sign shall be permitted to be located on the display of no greater than two (2) square feet in area;
 - f) Display pads shall be required and shall be constructed of concrete or asphalt or other similar hard-surface material approved by the Department of Community

Development. The location and materials for the display pad shall be subject to administrative site plan approval pursuant to Section 2516 of this ordinance.

3.-6. [Unchanged]

PART II. Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART III. Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IV. Repealer. All other Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

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Robert J. Gatt, Mayor

Maryanne Cornelius, City Clerk

Certificate of Adoption

I hereby certify that the foregoing is a true and complete copy of the ordinance adopted at the regular meeting of the Novi City Council held on the ____ day of _____, 2014.

Maryanne Cornelius, City Clerk

**PLANNING COMMISSION
MEETING MINUTES - EXCERPT
JUNE 11, 2014**



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

June 11, 2014 7:00 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

ROLL CALL

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

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

Also Present: Barbara McBeth, Deputy Director of Community Development; Sara Roediger, Planner; Sara White, Planner; Brian Coburn, Engineering Manager; David Beschke, Landscape Architect; Doug Necci, Facade Consultant; Gary Dovre, City Attorney.

MATTERS FOR CONSIDERATION

2. SET PUBLIC HEARING FOR JULY 9, 2014 FOR TEXT AMENDMENT 18.269 – OUTDOOR DISPLAY IN OSC, OFFICE SERVICE COMMERCIAL DISTRICTS

Deputy Director McBeth said we provided a memo that indicates that Providence Park Hospital representatives have submitted a request for an ordinance amendment that would allow outdoor display areas in the OSC, Office Service Commercial zoning district. We believe the intent would be to allow limited areas for vehicle display at Providence Park Hospital, but it would also allow similar items to be displayed as a way to honor donations that are provided. The display pads would be similar to those vehicle display pads we've seen at the Suburban Collection Showplace. A number of conditions were included with the ordinance amendment including the limitation on the total number of display pads associated with the general hospital use, maintenance for corner clearance areas, compliance for outdoor lighting standards, limitation on signage, and approval by the Community Development Department of the site plan for the location of the pads and the hard surface material being used. If the Planning Commission feels that this amendment is appropriate to send forward, we would ask that you set a public hearing for July 9th.

Chair Pehrson said so as you drive by Providence currently, you're going to have some of the vehicles on display from Varsity and this would be an incorporation of those as well.

Deputy Director McBeth said that's correct. That would be what the applicant is looking for.

Member Baratta said I don't have a problem with the concept but I thought sub paragraph B was a little bit ambiguous. What page was that on in our package?

Planner Roediger said page 264.

Member Baratta said it says the display must be complementary to the use of a general hospital campus and I thought that was vague. If we wanted to put a car out in front, I don't think there's enough definition behind that. How does that relate to a general hospital campus? So I think we need a little bit more definition on B.

Deputy Director McBeth said we will work with the attorney's office and see if we can clarify that point, and with the applicant as well.

Member Giacometti said I want to make sure I understand. Are these for strictly for commercial purposes?

Deputy Director McBeth said from what I understand, Providence Park Hospital has been working with Varsity Lincoln for the donation of vehicles for certain uses associated with the hospital: transporting patients from one side of the campus to another or bringing patients to the campus. To honor that donation Providence Park Hospital was hoping to have those vehicles on display at certain locations. The request really was to allow outdoor display areas in the OSC district, where typically that kind of use would not be expected or allowed. So this ordinance amendment would allow for limited display areas in the OSC District.

Moved by Member Greco and seconded by Member Lynch:

VOICE VOTE ON SETTING THE PUBLIC HEARING FOR JULY 9TH APPROVAL MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

Motion to set the Public Hearing for the Outdoor Display Lots In the OSC District Text Amendment July 9th, 2014. Motion carried 5-0.

**APPLICANT'S PROPOSED
ORDINANCE AMENDMENT**

Sec. 1203. Required Conditions.

To promote the most desirable use of land in the OSC District in accordance with a well conceived plan, to provide stability of commercial development, to strengthen the economic base of the City, to protect the character and pattern of desirable development, to conserve the value of land and building, and to protect the City's tax revenue, the following special conditions shall be met by all uses precedent to location in an OSC District:

1. They generally do not create any significant objectionable influences. The normal operation incident to the use shall in no way diminish or impair property values within the district.
2. They shall be located within a completely enclosed building except for outdoor restaurant seating, off-street parking and public open space or park areas. Outdoor storage and display shall be prohibited except that in conjunction with a permitted general hospital use that is otherwise in compliance with this Article, a display area for use by donors in recognition of a donation of money, goods or services (e.g. art, vehicles, or the like) shall be permitted subject to the following:
 - a) No more than two display areas no greater in area than 20' x 15' connection with the general hospital use;
 - b) The display must be complementary to the use of the general hospital campus;
 - c) Required corner clearances shall be provided at all intersections and drive aisles;
 - d) Lighting shall comply with the requirements of Section 2511, Exterior Lighting;
 - e) No freestanding signage shall be permitted and only one sign shall be permitted to be located on the display of no greater than two (2) square feet in area;
 - f) Display pads shall be required and shall be constructed of concrete or asphalt or other similar hard-surface material approved by the Department of Community Development. The location and materials for the display pad shall be subject to administrative site plan approval pursuant to Section 2516 of this ordinance.

**OVERALL SITE PLAN
WITH TWO POSSIBLE LOCATIONS
FOR DISPLAY AREAS**

