



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

DECEMBER 13, 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 7:00 PM.

ROLL CALL

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

Absent: Member Lynch (excused)

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell,
Planner; Rick Meader, Landscape Architect; Darcy Rechtiem, Staff
Engineer; Thomas Schultz, City Attorney

APPROVAL OF AGENDA

Motion to approve the December 13, 2017 Planning Commission Agenda. Motion carried 5-0.

CONSENT AGENDA

1. BALLANTYNE JSP 13-43

Consideration of the request of Singh Development for a one-year extension of the Final Site Plan approval. The subject property is located north of Eight Mile Road and west of Garfield Road, in the RA, Residential Acreage Zoning District. The subject property is approximately 50.85 acres and the applicant is proposing to build a 41-unit Residential Unit Development (RUD) residential site condominium.

Motion to approve one-year extension of Final Site Plan Approval for Singh Development. Motion carried 5-0.

PUBLIC HEARINGS

1. HADLEYS TOWING JSP 16-33

Public hearing at the request of The Hadleys Towing for Planning Commission approval of the Preliminary Site Plan, Phasing Plan, Woodland Permit, and Storm water Management Plan. The subject property is approximately 17.76 acres and is located on the south side of Grand River Avenue between Wixom Road and Beck Road (Section 17). Approximately 5.6 acres of the northerly portion of the property was rezoned from I -1 to I -2 with a PRO agreement. The applicant is proposing to develop the property as an outdoor storage yard to store towed vehicles. The applicant is proposing to develop the property in two phases. The first phase includes construction of 156 parking spaces and the future phase would include 115 spaces (total 271 spaces).

In the matter of Hadley Towing JSP 16-33, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. The applicant should revise the storm water management plan as shown in the attachment provided with the response letter dated December 8, 2017.
- b. The applicant should work with staff to further define the phasing lines shown in the phasing plan that was provided with the response letter dated December 8, 2017 in order to reduce the impacts to regulated woodlands.
- 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 5-0.*

In the matter of Hadley Towing JSP 16-33, motion to approve the Phasing 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 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 Hadley Towing JSP 16-33, motion to approve the Wetland Permit 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 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Hadley Towing JSP 16-33, motion to approve the Woodland Permit 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Hadley Towing JSP 16-33, motion to approve the Stormwater Management Plan, 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 it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

2. BERKSHIRE E-SUPPLY JSP 17-72

Public hearing at the request of Berkshire E-Supply for Preliminary Site Plan, Wetland Permit, Woodland Permit, and Storm water Management plan approval. The subject property is approximately 57.12 acres and is located at the southeast corner of M-5 and Fourteen Mile Road (Section 1). The applicant is proposing a two-story Headquarters office building (11,410 SF) and a single story Fulfillment Center and warehouse with mezzanines (169,640 SF) with associated site improvements such as parking, loading and landscaping.

In the matter of Berkshire E-Supply JSP17-72, motion to postpone the consideration of Preliminary Site Plan, Wetland Permit, Woodland Permit, and Storm water Management plan. This recommendation is made for the following reasons:

- a. **To allow the applicant time to work with staff with regards to landbank parking and proposed water main layout.**

Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE OCTOBER 11, 2017 PLANNING COMMISSION MINUTES

Motion to approve the October 11, 2017 Planning Commission Meeting minutes.
Motion approved 5-0.

AUDIENCE PARTICIPATION

ADJOURNMENT

The meeting was adjourned at 8:02 PM.

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