



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

March 6, 2024 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Member Avdoulos, Member Becker, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Absent Excused: Member Dismondy

Staff: Barb McBeth, City Planner; Beth Saarela, City Attorney; Heather Zeigler, Planner

APPROVAL OF AGENDA

Motion to approve the March 6, 2024 Planning Commission Agenda. Motion carried 6-0.

PUBLIC HEARINGS

1. 2024-2030 CAPITAL IMPROVEMENT PROGRAM

In the matter of 2024-2030 Capital Improvement Program, motion to approve the CIP document for Manager's Office use in the City Budget. Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. JSP23-14 FORMA BEAUTY SALON RENOVATION

Consideration of Forma Beauty Salon for a Section 9 Façade Waiver. The subject parcel is 0.57 acres and is in Section 15 of the city, west of Novi Road and north of Grand River Avenue. It is zoned TC, Town Center. The façade alterations impact the entire structure and represent an improvement to the façade in general.

In the matter of Forma Beauty Salon JSP23-14, motion to approve a Section 9 Façade Waiver to allow:

- i. **An underage of Brick & Stone on the east, front facing façade (38% proposed), and on the west, rear facing façade (37% proposed), where the ordinance minimum is 51%.**
- ii. **An overage of Flat Metal Panels on the east, front facing façade (62% proposed, 50% ordinance maximum).**
- iii. **An overage of Asphalt Shingles on the west, rear facing façade (56% proposed, 25% ordinance maximum).**
- iv. **An overage of Horizontal Siding on the west facing façade (7% proposed), the south facing façade (6% proposed), and the north facing façade (6% proposed), where the ordinance maximum is 0%.**

These approvals are based on and subject to the following:

- a. The deviations will not adversely affect the aesthetic quality of the building. The proposed alteration represents an improvement to the facades and is consistent with the intent and purpose of the Façade and TC Ordinances.
- b. The findings of compliance with Ordinance standards in the consultant review letter and the conditions and items listed in that letter 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.*

2. APPROVAL OF THE FEBRUARY 21, 2024 PLANNING COMMISSION MINUTES

Motion to approve the February 21, 2024 Planning Commission minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the March 6, 2024 Planning Commission meeting. *Motion carried 6-0.*

Meeting adjourned at 7:28 PM.

*Actual language of the motion sheet subject to review.