



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting
March 23, 2022 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 Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Christian Carroll, Planner; Rick Meader, Landscape Architect; Ben Peacock, Planning Assistant

APPROVAL OF AGENDA

Motion to approve the March 23, 2022 Planning Commission Agenda. Motion carried 7-0.

PUBLIC HEARINGS

1. SELF-STORAGE FACILITIES TEXT AMENDMENT 18.299

Public hearing at request of the applicant, GHK Development, for Planning Commission's recommendation to City Council of Text Amendment 18.299 in order to amend Section 4.51 of the Zoning Ordinance, Self-Storage Facilities. This would allow for climate-controlled self-storage facilities.

In the matter of Text Amendment 18.299, motion to recommend approval to City Council to amend the Zoning Ordinance at Section 2.2, Definitions; at Section 4.51, Self-Storage Facilities; and at Section 5.2.12, Off-Street Parking Requirements as shown in the staff option draft amendment. Motion carried 7-0.

MATTERS FOR CONSIDERATION

1. O'REILLY AUTO PARTS DRAINAGE AND PAVEMENT IMPROVEMENTS JSP21-35

Consideration of O'Reilly Auto Parts Drainage and Pavement Improvements at the request of Oston A. Service Company for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject site contains 2.03 acres and is located at 43131 Grand River Avenue, east of Novi Road, and south of Grand River Avenue, in Section 23. The applicant is proposing exterior site improvements that include the resurfacing of a large majority of the parking lot, the addition of curbing, the addition of a drainage basin, and overall improvements to the site design.

In the matter of O'Reilly Auto Parts Drainage & Pavement Improvements, JSP21-35, motion

to approve the Preliminary Site Plan based on and subject to the following:

- a. The applicant shall combine the two parcels prior to the approval of the Final Stamping Set because the lack of a combined parcel could lead to noncompliance of parking setbacks and standards;
- b. Landscape waiver for a deficiency in parking lot interior landscaping area and trees because the applicant is proposing significant improvements to the existing site, which is hereby granted;
- c. Landscape waiver for a parking bay with 19 contiguous spaces because the applicant is proposing significant improvements to the existing site, which is hereby granted;
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those 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 7-0.*

In the matter of O'Reilly Auto Parts Drainage & Pavement Improvements, JSP21-35, motion to approve the Stormwater Management Plan subject to the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those 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 7-0.*

2. APPROVAL OF THE JANUARY 26, 2022 PLANNING COMMISSION MINUTES

Motion to approve the January 26, 2022 Planning Commission Meeting Minutes. *Motion carried 7-0.*

3. APPROVAL OF THE FEBRUARY 9, 2022 PLANNING COMMISSION MINUTES

Motion to approve the February 9, 2022 Planning Commission Meeting Minutes. *Motion carried 7-0.*

4. APPROVAL OF THE FEBRUARY 23, 2022 PLANNING COMMISSION MINUTES

Motion to approve the February 23, 2022 Planning Commission Meeting Minutes. *Motion carried 7-0.*

ADJOURNMENT

Motion to adjourn the March 23, 2022 Planning Commission meeting. *Motion carried 7-0.*

The meeting adjourned at 7:29 PM.

*Actual language of the motion subject to review.