



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**September 14, 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

Absent – Excused: Member Verma

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Humna Anjum, Plan Review Engineer; James Hill, Planner

## APPROVAL OF AGENDA

**Motion to approve the September 14, 2022 Planning Commission Agenda. Motion carried 6-0.**

## PUBLIC HEARINGS

### 1. TERRA JSP 21-12 TERRA PRO SECOND AMENDMENT

Public hearing at the request of Cambridge of Novi, LLC for Planning Commission's recommendation to the City Council for the Second Amendment to the previously approved Terra Planned Rezoning Overlay (PRO) Plan, JSP17-52 and JSP 21-12, and associated with Zoning Map Amendment 18.718. The subject property is approximately 30.14-acres and is located east of Napier Road and on the north side of Nine Mile Road (Section 29, 30). The applicant proposed a 41-unit single-family ranch housing development. The current amendment is requested as the applicant is seeking to eliminate previously proposed sidewalk connections in two locations and to pay into the Tree Fund for 51 woodland tree credits rather than planting them on site to the north of units 27-36 as previously proposed.

**In the matter of the request of Cambridge of Novi, LLC, for Terra JSP 21-12, motion to recommend denial to the City Council for an amendment to previously approved Planned Rezoning Overlay (PRO) plan and agreement for two of the requested changes, based on the following:**

- 1. The asphalt sidewalk connection to the ITC Trail helps to further the goals of non-motorized connectivity in the City and was presented as a public amenity at the time the PRO Agreement was approved.**
- 2. The applicant should attempt to find alternate on-site locations for the 51 woodland credits. Any remaining tree credits that cannot feasibly be planted on site may be paid into the Tree Fund.**

**Motion carried 5-1.**

In the matter of the request of Cambridge of Novi, LLC, for the Terra JSP 21-12 with Zoning Map Amendment 18.718, motion to recommend approval to the City Council for an amendment to the previously approved Planned Rezoning Overlay (PRO) plan to allow a deviation from Subdivision Ordinance Section 4.05 and Design and Construction Standards Section 11-256(b) for the absence of approximately 110 feet of sidewalk along the south side of Villa Court. *Motion carried 6-0.*

#### **MATTERS FOR CONSIDERATION**

1. **APPROVAL OF THE 2023 PLANNING COMMISSION REGULAR MEETING SCHEDULE**

Motion to approve the 2023 Planning Commission Regular Meeting Schedule. *Motion carried 6-0.*

2. **APPROVAL OF THE AUGUST 10, 2022 PLANNING COMMISSION MINUTES**

Motion to approve the August 10, 2022 Planning Commission minutes. *Motion carried 6-0.*

#### **ADJOURNMENT**

Motion to adjourn the September 14, 2022 Planning Commission meeting. *Motion carried 6-0.*

The meeting adjourned at 8:00 PM.

\*Actual language of the motion sheet subject to review.