



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

December 11, 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: Chair Pehrson, Member Avdoulos, Member Becker, Member Dismondy, Member Lynch, Member Roney, Member Verma

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Ben Nelson, Project Engineer

APPROVAL OF AGENDA

Motion to approve the December 11, 2024 Planning Commission Agenda. Motion carried 7-0.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. JSP19-34 TAFT KNOLLS III

Approval of the request of Trowbridge Companies for Taft Knolls III for a one-year Final Site Plan extension. The site plan proposes a 13-unit single-family residential development on the east side of Taft Road, north of Ten Mile Road.

In the matter of JSP19-34 Taft Knolls III, motion to approve a one-year extension of the Final Site Plan approval. Motion carried 7-0.

2. JSP24-19 GENTHERM PATIO PERGOLA AND COVERED PATHWAY

Approval of the request of Brian Hughes of Northern Equities Group on behalf of Gentherm for a Section 9 Façade waiver. The subject parcel is 5.94 acres and is located at 28875 Cabot Drive in the Haggerty Corridor Corporate Park in the OST, Office Service Technology district. The request is to construct a wooden pergola and covered pathway on the patio at the rear of the building.

In the matter of JSP24-19, motion to approve a Section 9 Façade waiver. Motion carried 7-0.

PUBLIC HEARINGS

1. JSP24-13 QUICK PASS CAR WASH

Public Hearing at the request of Novi Road Management, LLC for Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan approval to build a Quick Pass Car Wash.

In the matter of Quick Pass Car Wash JSP24-13, motion to Postpone action on this matter in order to allow the applicant the opportunity to satisfactorily address the following issues:

- a. Wetland boundaries have not been flagged on the site in accordance with Chapter 12 of the Code of Ordinances.
- b. The requested Section 9 Façade waivers are not consistent with the standards and intent of the Façade Ordinance. The applicant shall bring the design into greater conformity with the ordinance.

Motion carried 7-0.

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE OCTOBER 30, 2024 PLANNING COMMISSION MINUTES**

Motion to approve the October 30, 2024 Planning Commission Minutes. *Motion carried 7-0.*

2. **APPROVAL OF THE NOVEMBER 13, 2024 PLANNING COMMISSION MINUTES**

Motion to approve the November 30, 2024 Planning Commission Minutes. *Motion carried 7-0.*

ADJOURNMENT

Motion to adjourn the December 11, 2024 Planning Commission meeting. *Motion carried 7-0.*

Meeting adjourned at 7:52 PM.

*Actual language of the motion sheet subject to review.