



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting

November 13, 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 Dismondy, Member Roney, Member Verma

Absent Excused: Member Lynch, Chair Pehrson

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Dan Commer, Planner; Rick Meader, Landscape Architect

PLEDGE OF ALLEGIANCE

Member Becker led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Dismondy and seconded by Member Roney to approve the November 13, 2024 Planning Commission Agenda.

VOICE VOTE ON MOTION TO APPROVE THE NOVEMBER 13, 2024 PLANNING COMMISSION AGENDA MOVED BY MEMBER DISMONDY AND SECONDED BY MEMBER RONEY. Motion carried 5-0.

AUDIENCE PARTICIPATION

Acting Chair Avdoulos invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Acting Chair Avdoulos closed the first public audience participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee reports.

CITY PLANNER REPORT

There was no City Planner Report.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. JSP20-09 LUXOR ESTATES

Approval of the request of RA Chiesa Architects, PC for the one-year extension of the Preliminary Site Plan approval. The subject property is located east of Beck Road, south of Nine Mile Road on a 1.82 acre parcel in the RM-1, Low-Density Multiple-Family Zoning District. The Preliminary Site Plan was approved by the Planning Commission on November 9, 2022 for six two-family attached housing units.

Motion to approve JSP20-09 Luxor Estates made by Member Dismondy and seconded by Member Roney.

In the matter of JSP20-09 Luxor Estates, motion to approve a one-year extension of the Final Site Plan approval. Motion carried 5-0.

PUBLIC HEARINGS

There was no Public Hearing

MATTERS FOR CONSIDERATION

1. JSP24-18 LINEAGE CARPORTS ADDITION

Consideration at the request of Madison Energy Holdings LLC for Preliminary Site Plan approval. The subject property is located north of Twelve Mile Road and west of West Park Drive on a 14.27 acre parcel within the I-2 General Industrial Zoning District. The applicant is proposing to construct two structurally-attached solar collectors to two new carports on their existing parking lot on the north side of the existing building.

Planner Dan Commer stated that a Preliminary Site Plan was submitted to the City's Plan Review Center by Madison Energy Holdings LLC on behalf of Lineage Inc. to construct two new carports with structurally-attached solar collectors in an existing parking lot behind Lineage headquarters at 46500 Humboldt Drive. The subject property is located north of Twelve Mile Road and west of West Park Drive.

Lineage, Inc. (formerly Lineage Logistics) was founded in 2012 and is headquartered here in Novi. Lineage is an international warehousing and supply chain logistics company that is transforming the global food supply chain to fight food insecurity and eliminating waste at their facilities around the world. They currently employ more than 26,000 people throughout North America, Europe, and Asia. Madison Energy Holdings is a trusted clean energy infrastructure partner for leading organizations and communities in their journey to a more sustainable future.

The current zoning of the site is I-2 General Industrial District. The I-2 General Industrial District is designed primarily for manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. In this case, the site abuts additional I-2 parcels to the south and east, I-1 Light Industrial to the north and west.

The Future Land Use Map shows Heavy Industrial for the properties immediately to the south, and Industrial, Research, Development, and Technology to the north, east, and west. A future public park is shown on the Future Land Use Map along the east side of West Road.

The applicant is requesting two landscape waivers from the Planning Commission. One for 4 parking bays that have 17 contiguous spaces without a landscaped island with canopy trees, and another for the lack of 13 interior parking lot trees. Both are supported by staff contingent on the relocation of a transformer to a place on-site that will not require the removal of a tree on the southeast corner of the parking lot. The applicant has acknowledged in their response letter to the landscape review that they will relocate the transformer to an area that will not impact the tree in their subsequent submittal.

The applicant will also require two variances from the Zoning Board of Appeals for the proposed width of the two carports exceeding the maximum width permitted (40 feet maximum permitted, 52.5 feet proposed), and for the carports which exceed the allowable height (12 ft maximum permitted, ~17 ft average height proposed). This is due to the design of the carport structures, and the extra width needed to cover not only the parking spaces, but also the existing sidewalk that runs along the front of the parking spaces. Both variances are supported by staff.

The Planning Commission is asked to consider approval or denial of the Preliminary Site Plan. Representatives for the applicant are present to discuss the project and answer any questions. Staff is also available for questions.

Acting Chair Avdoulos invited the applicant to address the Planning Commission.

Brittany Allen from PEA group located at 58105 Van Dyke Avenue Washington Township, MI addressed the Planning Commission. Brittany Allen was joined by Becky Klein who is also with PEA Group and Nick Perge with MEI who is the applicant. Brittany Allen stated they had read through the staff comments and they take no objections to any of the comments listed the review letter. They do plan on resubmitting a plan set that fully complies with all of the comments. Brittany Allen stated they are looking for the waiver for the landscaping and we do plan on going to the ZBA for the canopy variances. Brittany Allen stated she would be happy to answer any questions.

Acting Chair Avdoulos turned the matter over to the Planning Commission

Member Becker stated that he would like to know if the solar panels are providing power to the main building and if they will provide power to the charging stations in the parking lot.

Brittany Allen stated that there are some electrical vehicle charging stations located under the southerly canopy. She stated there are eight stations.

Member Becker stated that he liked the idea of a carport that also helps collect energy and put it into the grid. He stated he was in favor of the request for the waiver of the parking lot trees.

Member Dismondy stated that he had no comment.

Member Verma inquired if the EV ports would be intended for the general public or only for people in the office.

Brittany Allen stated that the EV stations are intended only for the employees and visitors to the site and are not intended for the general public.

Member Roney thanked the chairman and stated as far as he could tell there is not anything like this in the city.

City Planner Barbara McBeth stated that it seems like a positive move and had anticipated at some point carports would allow for solar panels on top of them and changes to allow this were incorporated into a recent ordinance amendment.

Member Roney stated that he thinks it is a brilliant idea and he is in full support.

Acting Chair Avdoulos stated that he too appreciates any sustainability and green initiatives to help provide green energy. He stated he appreciates seeing this.

Motion to approve JSP24-18 Lineage Carports Addition made by Member Dismondy and seconded by Member Roney.

In the matter of Lineage Carports Addition, JSP24-18, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver for 4 parking bays that have 17 contiguous spaces without a landscaped island with canopy trees – supported by staff.**
- b. Landscape waiver for the lack of 13 interior parking lot island trees – supported for 12 trees in islands to be occupied by the solar panels, not for the tree to be transplanted from the southeast corner island.**
- c. ZBA variance for the proposed width of the two carports exceeding the maximum width permitted (40 feet maximum permitted, 52.5 feet proposed). This additional width is proposed because the carports will cover not only the parking spaces, but also an existing sidewalk that runs along the front of the parking spaces – supported by staff.**
- d. ZBA variance for the carports which exceed the allowable height (12 ft maximum permitted, ~17 ft average height proposed). This is due to the design of the carport structures, and the extra width needed to cover not only the parking spaces, but also the**

- existing sidewalk that runs along the front of the parking spaces – supported by staff.
- e. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the revised 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.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

There were no supplemental issues or training updates.

AUDIENCE PARTICIPATION

Acting Chair Avdoulos invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing no one, Acting Chair Avdoulos closed the final audience participation.

ADJOURNMENT

Motion to adjourn the November 13, 2024 meeting made by Member Roney.

VOICE VOTE ON MOTION TO ADJOURN THE NOVEMBER 13, 2024 PLANNING COMMISSION MEETING MADE BY MEMBER RONEY. *Motion carried 5-0.*

Meeting adjourned at 7:13 PM.