



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

JULY 9, 2014 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 or about 7:00 PM.

ROLL CALL

Present: Member Baratta, Member Giacometti, Member Greco, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: Member Anthony (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Sara Roediger, Planner; Sara White, Planner; Jeremy Miller, Engineer; Brian Coburn, Engineering Manager; David Beschke, Landscape Architect; Gary Dovre, City Attorney.

APPROVAL OF AGENDA

Motion to approve the July 9, 2014 Planning Commission agenda. *Motion carried 6-0.*

PUBLIC HEARING

1. ZONING ORDINANCE TEXT AMENDMENT 18.269

Public Hearing for Planning Commission's recommendation to City Council for an ordinance to amend Ordinance No. 97-18 as amended, the City of Novi Zoning Ordinance at Article 12, OSC, Office Service Commercial District, Section 1203, Required Conditions: In order to allow Outdoor Display Areas in conjunction with a permitted General Hospital Use.

Motion to postpone action on Zoning Ordinance Text Amendment 18.268 in order to receive revised language as discussed by the Planning Commission. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. ADAMS NORTH TECH CENTRE, JSP14-0029

Consideration for approval of Preliminary Site Plan and Stormwater Management Plan. The subject property is 6.70 acres in Section 1 of the City of Novi and located at the northeast corner of Cabot Drive and MacKenzie Drive in the OST, planned Office, Service, Technology district. The applicant is proposing a 53,039 square foot speculative office building.

In the matter of Adams North Tech Center, JSP14-29, motion to approve the Preliminary Site Plan based on and subject to the following:

- a) **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 Final Site Plan;**
- b) **Planning Commission waiver of street tree requirement due to the location of underground utilities, subject to the applicant providing an equal number of trees on-site to supplement landscaping, which is hereby granted; and**
- c) **Applicant to work with city staff and city attorney's office at the time of Final Site Plan to determine the mechanism needed to insure landscaping and sidewalk improvements along future master planned Cabot Drive extension upon construction.**

This motion is made because the plan is otherwise in compliance with Article 23A, Article

24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.
Motion carried 6-0.

In the matter of Adams North Tech Center, JSP14-29, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters 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 6-0.*

2. SET PUBLIC HEARING FOR AUGUST 13, 2014 FOR TEXT AMENDMENT 18.270 ABOVE GROUND STORAGE TANKS IN OST, PLANNED OFFICE SERVICE TECHNOLOGY DISTRICTS

Motion to set public hearing for Text Amendment 18.270 for above ground storage tanks in the OST, Planned Office Service Technology District for August 13, 2014. *Motion carried 6-0.*

3. PLANNING COMMISSIONER OFFICERS AND COMMITTEES

Officers:

Motion by Member Lynch, seconded by Member Greco to elect Mark Pehrson as Chairperson of the Planning Commission.

Motion by Member Lynch, seconded by Member Baratta to elect David Greco as Vice-Chairperson of the Planning Commission.

Motion by Member Baratta, seconded by Member Greco to elect Mike Lynch as Secretary of the Planning Commission.

Motion by Member Baratta, seconded by Member Zuchlewski:

ROLL CALL VOTE ON PLANNING COMMISSION OFFICER MOTIONS NOTED ABOVE MADE BY MEMBER BARATTA AND SECONDED BY MEMBER ZUCHEWSKI.

Motion to elect the Planning Commission Officers as noted above. *Motion carried 6-0.*

Committees:

The Planning Commission worked together as a group to determine the following committee appointments.

- Administrative Liaison Committee: Member Greco, Member Lynch, Chair Pehrson
- CIP & Budget Planning Studies Committee: Member Giacometti, Member Lynch, and Member Zuchlewski (Alternate)
- Environmental and Walkable Novi Committee: Member Baratta, Member Giacometti, Member Zuchlewski
- Implementation Committee: Member Anthony, Member Greco, Chair Pehrson
- Main Street Committee: Member Giacometti, Member Zuchlewski
- Master Plan & Zoning Committee: Member Giacometti, Member Lynch, Chair Pehrson
- Rules Committee: Member Baratta, Member Greco, Chair Pehrson

Motion by Member Greco, seconded by Member Baratta:

ROLL CALL VOTE ON PLANNING COMMISSION COMMITTEE SELECTIONS NOTED ABOVE MADE BY MEMBER GRECO AND SECONDED BY MEMBER BARATTA.

Motion to appoint Planning Commission Committee members as noted above. *Motion carried 6-0.*

4. APPROVAL OF THE JUNE 11, 2014 PLANNING COMMISSION MINUTES

Motion to approve the June 11, 2014 Planning Commission Minutes. *Motion carried 6-0.*

ADJOURNMENT

The meeting was adjourned at 7:59 PM.

Please note: Actual Language of motions subject to review.