



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting
June 9th, 2021 7:00 PM
Remote Meeting
(248) 347-0475

As authorized under the open meetings act, MCL 15.261, ET SEQ., this meeting will be held remotely.

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL - Pursuant to the State of Michigan Open Meetings Act, all members shall identify their physical location by stating the county, city, and state from which he or she is attending the meeting remotely.

Present: Member Avdoulos- City of Novi, Oakland County, MI; Member Dismondy- City of Novi, Oakland County, MI; Member Lynch- City of Novi, Oakland County, MI; Chair Pehrson- City of Novi, Oakland County, MI; Member Roney- City of Novi, Oakland County, MI; Member Verma- City of Novi, Oakland County, MI

Absent: Member Becker (absent excused)

Staff: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Christian Carroll, Planner; Kate Richardson, Plan Review Engineer; Rick Meader, Landscape Architect; Madeleine Daniels, Planning Assistant; Beth Saarela, City Attorney

APPROVAL OF AGENDA

Motion to approve the June 9, 2021 agenda with the modification to bring forward the Matters for Consideration first, before the public hearings. Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. RAGING CYCLES PARKING STUDY JSP21-11

Consideration of the request of Raging Cycles for Shared Parking Study approval. The subject property is located in Section 16, at 46035 Grand River Avenue, east of Beck Road in the I-1, Light Industrial District. The subject property is approximately 6.4 acres. The applicant is proposing to occupy a 13,000 square foot space as an online motorcycle parts retailer.

In the matter of Raging Cycles, JSP21-11, motion to approve the Shared Parking Study, based on and subject to the following:

- a. Prior to receiving a Certificate of Occupancy, Staff will update and the applicant shall sign a revised agreement indicating no new tenants may occupy any portion of the site until additional parking is provided or an updated parking study approved that demonstrates sufficient parking is available to accommodate all tenants on the site;**

- b. The recommendations of the study preparer for restriping of parking spaces and designating the two spaces currently signed for no parking as a loading/unloading zone shall be completed on site prior to occupancy of the building;
- c. Outdoor storage is not permitted, and would only be permitted if a site plan and Special Land Use permit were reviewed and approved by the Planning Commission;
- d. In-person retail sales shall be prohibited.

This motion is made because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

2. APPROVAL OF THE MAY 12, 2021 PLANNING COMMISSION MINUTES

Motion to approve the May 12, 2021 Planning Commission Meeting Minutes. *Motion carried 6-0.*

PUBLIC HEARINGS

1. FOUNTAIN VIEW PROFESSIONAL CENTER JSP19-22

Public Hearing at the request of Acqaira Reality Holdings for approval of the Preliminary Site Plan, Woodland Use Permit, and Stormwater Management Plan. The subject property contains 5.45 acres and is located in Section 10, on the east side of Dixon Road, north of Twelve Mile Road. The applicant is proposing to construct three medical office buildings. Building A is proposed to be a total of 13,300 square feet and one-story in height. Building B is proposed to be a total of 27,940 square feet and two stories in height. Building C is proposed to be a total of 8,725 square feet and one-story in height.

In the matter of Fountain View Professional Center, JSP19-22, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Zoning Board of Appeals variance to allow the placement of two dumpsters in the interior side yard because the proposed location is not in conflict with the adjacent site and will be screened, which is hereby granted;
- b. Landscape waiver for a lack of a screening berm between residential and commercial because it will allow for less impact on the wetland area, which is hereby granted;
- c. Landscape waiver for a lack of canopy trees on the south side of the detention basin and not located 10 feet from permanent water levels because it will help avoid overcrowding the area with trees, which is hereby granted;
- d. Same side driveway spacing waiver of 91 feet (230 feet required, 139 feet proposed) for the entrance driveway off Twelve Mile Road because the required driveway spacing is unattainable due to the existing driveways in the area, which is hereby granted;
- e. Same side driveway spacing waiver of 45 feet (125 feet required, 80 feet proposed) for the entrance driveway off Dixon Road because the required driveway spacing is unattainable due to the existing driveways in the area, which is hereby granted;
- f. Section 9 Façade Waiver for an overage of EIFS on Building A because brick has since been added to all facades to comply more closely with the ordinance requirement for a minimum of 30% brick, which is hereby granted;
- g. Section 9 Façade Waiver for an underage of brick and overage of stone on Building B and Building C because it meets the intent of the ordinance requirement for 30% brick, which is hereby granted; and
- h. 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 6-0.*

In the matter of Fountain View Professional Center, JSP19-22, motion to approve the Woodland Use Permit 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Fountain View Professional Center, JSP19-22, motion to approve the 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 6-0.*

2. IXL LEARNING CENTER OF NOVI JSP21-03

Public Hearing at the request of IXL Learning Center for a request to amend the Planned Unit Development (PUD) Agreement & Area Plan for the Maples of Novi. The subject property contains 30.32 acres and is located in Section 2, on the south side of Fourteen Mile Road, east of Novi Road. The applicant is proposing to repurpose the entire clubhouse into an education center for children and will, at a minimum, maintain the existing golf course as open space.

In the matter of IXL Learning Center of Novi, JSP19-22, motion to postpone the request to amend the Maples of Novi Planned Unit Development Agreement and Area Plan to allow the applicant the opportunity to address the comments and concerns received at the Planning Commission's public hearing, and the remaining items that staff had requested.

ADJOURNMENT

The meeting was adjourned at 9:57 PM.

*Actual language of the motion subject to review.