



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**January 15, 2020 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 Ferrell, Member Gronachan, Member Lynch, Member Maday, Chair Pehrson

Absent: Member Anthony

Also Present: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Sri Komaragiri, Senior Planner; Rick Meader, Landscape Architect; Kate Richardson, Staff Engineer; Thomas Schultz, City Attorney; Pete Hill, Environmental Consultant; Josh Bocks, Traffic Engineering Consultant; Doug Necci, Façade Consultant

## APPROVAL OF AGENDA

**Motion to approve the January 15, 2020 Planning Commission Agenda. Motion carried 6-0.**

## MATTERS FOR CONSIDERATION

### 1. OAK POINTE CHURCH ADDITION JSP19-44

Consideration at the request of Oak Pointe Church, for Preliminary Site Plan and Storm Water Management Plan approval. The subject property is located in Section 19 north of Ten Mile Road and west of Wixom Road, and is zoned RA, Residential Acreage. The applicant is seeking approval to construct a 16,596 square foot addition (Phase 4A) on the east side of the existing church building, as well as an additional 11,512 square foot (Phase 4B) future expansion. Modifications of the previous Phasing Plan are also proposed.

**In the matter of Oak Pointe Church Addition, JSP19-44, motion to approve the Preliminary Site Plan and revised Phasing Plan based on and subject to the following:**

- a. Fourteen previously approved bicycle parking spaces shall be included on the Final Site Plan submittal;
- b. Landscape waiver for location of building foundation landscaping away from building, *as it will be located nearby, and total required area shall be provided, which is hereby granted;*

- c. A Section 9 façade waiver for an overage of Perforated Corrugated Metal Panels on the south, east and north facades of the addition, *because the design is consistent with the intent and purpose of the ordinance, which is hereby granted;*
- d. 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.

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 Oak Pointe Church Addition, JSP19-44, motion to approve the Storm Water Management Plan, 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. GUERNSEY FARMS DAIRY REMODEL JSP 19-41**

Consideration at the request of McGuire Brothers, LLC for Planning Commission's approval of Preliminary Site Plan and Storm Water Management plan. The subject property is located eastside of Novi Road north of Eight Mile Road. The applicant is proposing to make some interior changes to restaurant seating layout and outdoor seating area. The plan also proposes a number of changes to exterior site layout and traffic circulation by reducing the number of curb cuts along Novi Road. It also proposes an alternate location for 'Welcome to Novi' sign along its frontage.

In the matter of Guernsey Farms Dairy Remodel JSP 19-41, motion to approve the Preliminary Site Plan based on and subject to the following:

1. Landscape waiver from Sec. 5.5.3.B.ii for lack of berm along Novi Road due to lack of space from existing conditions, which is hereby granted;
2. Landscape waiver from Sec. 5.5.3.B.ii for reduction in required greenbelt width for areas where *the deficiency is an existing condition*, which is hereby granted;
3. The applicants shall revise the plans to comply with greenbelt landscaping for other areas where the deficiency is not due to an existing condition;
4. Landscape waiver from Section 5.5.3.B.ii, iii for not providing street trees due to lack of room within the Novi Road right-of-way for trees, which is hereby granted;
5. Landscape waiver from Sec. 5.5.3.F.ii.B(2) for reduction in number of interior parking perimeter trees based on the revised landscape plan submitted on January 09, 2019, which is hereby granted;
6. Landscape waiver from Sec. 5.5.3.F.ii.B(2) for reduction in number of parking lot perimeter trees, provided the applicant shall work with the City's landscape architect to provide better growing conditions for the proposed trees along the perimeter of the outdoor seating area, which is hereby granted;
7. Landscape waiver for exceeding the maximum number of parking spaces between landscape end islands. A maximum of 15 is allowed, the plans propose 17, which is hereby granted;
8. Planning Commission waiver for not meeting the minimum distance requirements for opposite side driveway spacing per Section 11.216 and Figure IX.12 of the City's Code of Ordinances, which is hereby granted;
9. Planning Commission waiver for the use of painted islands in place of raised end islands and curbs, which is hereby granted;

10. Planning Commission waiver for not meeting the minimum requirements for access path to bicycle parking. A minimum of 6 feet is required, 5 feet is existing), which is hereby granted;
11. A section 9 waiver is required for Overage of EIFS (25% maximum allowed, 41% on West façade and 59% on South façade proposed), which is hereby granted;
12. Subject to Zoning Board of Appeals variance for lack of raised curbs around the landscape islands as shown on the site plan;
13. A City Council variance for use of bumper blocks in lieu of raised curb;
14. The applicant shall work with the City to identify an alternate acceptable location for relocation of the existing Welcome to Novi sign;
15. The applicant shall designate the parking spaces opposite the southern entrance for employee parking to avoid conflicts with the incoming traffic;
16. The findings of compliance with Ordinance standards in the staff and consultant review letters and the remaining items listed in those letters 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 Guernsey Farms Dairy Remodel JSP 19-41, motion to approve the Storm Water 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.*

**3. SAKURA NOVI JZ19-31 WITH REZONING 18.732**

Consideration at the request of Robert B. Aikens & Associates, LLC and Robertson Brothers Homes for Planning Commission's recommendation to City Council for a Zoning Map amendment from Office Service (OS-1), Office Service Commercial (OSC) and Light Industrial (I-1) to Town Center-1 (TC-1) with a Planned Rezoning Overlay. The subject property is approximately 15.59 acres and is located north of Grand River Avenue, south of Eleven Mile Road and east of Town Center Drive (Section 23). The applicant is proposing to develop the property as an Asian-themed mixed-use development.

In the matter of Sakura Novi, JZ19-31, with Zoning Map Amendment 18.732, motion to postpone making a recommendation to the City Council to rezone the subject property from Office Service (OS-1), Office Service Commercial (OSC) and Light Industrial (I-1) to Town Center-1 (TC-1) with a Planned Rezoning Overlay Concept Plan. This motion is made for the following reasons:

1. To allow the applicant time to provide additional details as indicated in the staff and consultant review letters;
2. To allow the applicant time to determine details such as wetland mitigation, woodland discrepancies;
3. To allow the applicant to work with staff to resolve some of the deviations requested;
4. To allow additional time for the applicant to submit additional evidence/information in support of the public benefits to be achieved through this development and to justify the proposed ordinance deviations and the intent of the Section 7.13.2.D.ii that the proposed PRO rezoning would be in the public

interest and the benefits to the public of the proposed PRO rezoning would clearly outweigh the detriments.

5. The applicant shall have the opportunity to clarify through a modified submittal if any PRO conditions are being offered under the PRO provisions of the Zoning Ordinance. *Motion carried 6-0.*

4. **INTRODUCE TEXT AMENDMENT 18.292 – INSTRUCTIONAL CENTERS IN OS-1**

Set a public hearing for Text Amendment 18.292 to update the Zoning Ordinance to allow 'instructional centers' as an allowable use in the OS-1, Office Service District throughout the City of Novi subject to conditions and related changes.

Motion to set a public hearing for Text Amendment 18.292 to consider amending the City of Novi Zoning Ordinance as presented this evening. *Motion carried 6-0.*

5. **APPROVAL OF THE DECEMBER 11, 2019 PLANNING COMMISSION MINUTES.**

Motion to approve the December 11, 2019 Planning Commission Minutes. *Motion carried 6-0.*

**ADJOURNMENT**

The meeting was adjourned at 8:35 PM.

\*Actual language of the motions subject to review.