



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

November 14, 2018 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 Anthony, Member Avdoulos, Member Greco, Member Hornung, Member Lynch, Chair Pehrson

Absent: Member Maday (excused)

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Lisa Anderson, City Attorney

APPROVAL OF AGENDA

Motion to approve the November 14, 2018 Planning Commission Agenda.
Motion carried 6-0.

PUBLIC HEARINGS

1. VILLA D'ESTE JSP17-52

Public hearing at the request of Cambridge Homes, Inc. for Planning Commission approval Preliminary Site Plan, Phasing Plan, Wetlands Permit, Woodlands Permit, and Storm Water Management approval. The subject property is currently zoned R-1 (One-Family Residential) with a planned rezoning overlay associated with a zoning map amendment from RA (Residential Acreage) to R-1 (One-Family Residential). The subject property is approximately 50-acres and is located east of Napier Road and on the north side of Nine Mile Road (Section 29, 30). The applicant is proposing a 41-unit single-family ranch housing development (for sale).

In the matter of Villa D' Este JSP17-52, motion to approve the Preliminary Site Plan and Phasing 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, as well as all of the terms and conditions of the PRO Agreement as approved, with these items 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 Villa D' Este JSP17-52, motion to approve the Wetland Permit 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 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Villa D' Este JSP17-52, motion to approve the Woodland Permit 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Villa D'Este JSP17-52, 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 it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. NOVI CORPORATE CAMPUS PARCEL 1 JSP18-43

Consideration of the request of Dembs Development for Preliminary Site Plan and Storm Water Management Plan approval for a new 93,320 square foot Research/Development/Office building. The subject property contains 6.6 acres and is located in Section 9, north of Twelve Mile Road and east of West Park Drive, in the I-1, Light Industrial District.

In the matter of Novi Corporate Campus Parcel 1 JSP18-43, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Waiver from Section 5.5.3.C.(3) of the Zoning Ordinance for not providing 8 perimeter trees along the western island due to a conflict with an existing water main, which is hereby granted;
- b. Revised submittal of the Traffic Impact Study to adequately address the comments in the traffic consultant's review letter at the time of Final Site Plan;
- c. 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 Novi Corporate Campus Parcel 1 JSP18-43, 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. **APPROVAL OF THE OCTOBER 24, 2018 PLANNING COMMISSION MINUTES**

Motion to approve the October 24, 2018 Planning Commission Meeting Minutes.
Motion carried 6-0.

ADJOURNMENT

The meeting was adjourned at 7:38 PM.

**Actual language of the motions subject to review.*