



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

November 15, 2023 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 Becker, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Absent Excused: Member Avdoulos, Member Dismondy

Staff: Barb McBeth, City Planner; Beth Saarela, City Attorney; James Hill, Planner; Rick Meader, Landscape Architect; Adam Yako, Plan Review Engineer

APPROVAL OF AGENDA

Motion to approve the November 15, 2023 Planning Commission Agenda. Motion carried 5-0.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. **OAK POINTE CHURCH ADDITION AND PATIO JSP23-21**

Approval of the request of Oak Pointe Church JSP23-21, Preliminary Site Plan for a building addition for a children's play area totaling approximately 1,000 square feet, and a patio addition. The subject parcel is in Section 20 of the city, east of Napier Road, west of Wixom Road, and north of Ten Mile Road. The property is zoned RA, Residential Acreage and the initial multiple phase site plan for the property was approved in 2001.

In the matter of JSP23-21, motion to approve the Preliminary Site Plan. Motion carried 5-0.

PUBLIC HEARINGS

1. **TEXT AMENDMENT 18.303**

Public hearing of the staff-initiated request for Planning Commission's recommendation to the City Council regarding Text Amendment 18.303 to provide the option to expand nonconforming uses under special circumstances, subject to special land use consideration by the Planning Commission.

In the matter of Text Amendment 18.303 motion to recommend approval of the text amendment to City Council. Motion carried 5-0.

2. **TEXT AMENDMENT 18.304**

Public hearing of the staff-initiated request for Planning Commission's recommendation to the City Council regarding Text Amendment 18.304 to update and clarify language pertaining to home occupations in the City.

In the matter of Text Amendment 18.304 motion to recommend approval of the text amendment to City Council. Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. AUDI SERVICE CENTER JSP23-40

Consideration of Audi Service Center for Preliminary Site Plan and Stormwater Management Plan approval. The subject property contains 8.15 acres and is located in Section 24 of the City. The subject building is located behind the proposed Porsche building. The applicant is proposing to demolish a portion of the former Chrysler service center and renovate the existing building to result in an approximately 21,979 square foot building to serve as Audi's service center. Some parking lot and site improvements are also proposed.

In the matter of Audi Service Center, JSP23-40, motion to approve the Preliminary Site Plan based on and 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 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 5-0.

In the matter of Audi Service Center, JSP23-40, 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 5-0.

2. APPROVAL OF THE OCTOBER 11, 2023 PLANNING COMMISSION MINUTES

Motion to approve the October 11, 2023 Planning Commission minutes. *Motion carried 5-0.*

ADJOURNMENT

Motion to adjourn the November 15, 2023 Planning Commission meeting. *Motion carried 5-0.*

Meeting adjourned at 7:28 PM.

*Actual language of the motion sheet subject to review.