



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

April 24, 2013 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 Greco, Member Lynch, Chair Pehrson, Member Prince, Member Zuchlewski

Absent: Member Anthony, Member Gutman

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Adam Wayne, Engineer; David Beschke, Landscape Architect; Gary Dovre, City Attorney

APPROVAL OF AGENDA

Motion to approve the April 24, 2013 Planning Commission agenda. *Motion carried 5-0.*

PUBLIC HEARINGS

1. ANDELINA RIDGE, JSP13-12

Public hearing at the request of Pinnacle- Novi 12 LLC for Preliminary Site Plan utilizing the Open Space Preservation Option, Phasing Plan, Woodland Permit, Wetland Permit and Stormwater Management Plan approval. The subject property is 64.0 acres in Section 18 of the City of Novi and located south of Twelve Mile Road and east of Napier Road in the R-4, One Family Residential District. The applicant is proposing a 146 unit development using the Open Space Preservation Option.

In the matter of Andelina Ridge, JSP13-12, motion to approve the Preliminary Site Plan with Open Space Preservation Option based on and subject to the following:

- a. City Council waiver to allow unpaved eyebrows;
- b. Planning Commission waiver for the lack of berm along the south property line;
- c. Planning Commission waiver for the lack of berm along the Twelve Mile Road frontage;
- d. Planning Commission waiver to allow greater credit for upsized woodland replacement plantings; and
- e. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 4, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the ordinance. *Motion carried 5-0.*

In the matter of Andelina Ridge, JSP13-12, motion to approve the Phasing Plan based on and subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Article 4, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Andelina Ridge, JSP13-12, motion to approve the Wetland Permit based on and subject to the conditions and items listed in the staff and consultant review 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 Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Andelina Ridge, JSP13-12, motion to approve the Woodland Permit, based on and subject to Planning Commission waiver to allow greater credit for upsized woodland replacement plantings, and subject to the conditions and items listed in the staff and consultant review letters

being addressed on the Final Site Plan. This motion is made because it is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

2. **ZONING ORDINANCE TEXT AMENDMENT 18.266 LIQUOR LICENSE REQUIREMENTS**

An ordinance to amend ordinance no. 97-18 as amended, the City of Novi Zoning Ordinance, Article 25, "General Provisions," to add Section 2525, "Service of alcoholic beverages; special use approval required," to require special use approval for the sale of alcohol for consumption on premises.

In the matter of Text Amendment 19.266, motion to recommend approval of the version of Text Amendment 18.266 requiring an administrative special land use hearing to be held by the staff described in the ordinance language. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. **INTERIOR ENVIRONMENTS, JSP13-18**

Consideration of the request of Interior Environments for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 17 at 48700 Grand River Avenue, on the north side of Grand River Avenue, east of Wixom Road, in the B-3, General Business District. The subject property is 1.36 acres and the applicant is proposing to expand the parking area, update the façade and make other minor improvements.

In the matter of Interior Environments, JSP13-18, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. With regard to the proposed landbanked parking, Planning Commission finding that:
 - i. The applicant has demonstrated through substantial evidence that the specified occupant and building use will require less parking than what is required by the Zoning Ordinance;
 - ii. Parking will not occur on any street or driveway;
 - iii. Parking will not occur on any area not approved and developed for parking;
 - iv. Parking will not occur on that area where parking construction has been landbanked until such time as that area is constructed for such parking;
 - v. The requested parking landbanking will not create traffic or circulation problems on or off site; and
 - vi. The requested parking landbanking will be consistent with the public health, safety and welfare of the City and the purposes of the Zoning Ordinance;
- b. Applicant receiving a variance from the Zoning Board of Appeals in order to allow landbanking parking on a site requiring less than 45 spaces;
- c. Applicant receiving a variance from the Zoning Board of Appeals for the deficient exterior side yard setback (20' required, 12' provided)
- d. City Council waiver to allow an uncurbed parking lot;
- e. Administrative waiver for the lack of a 25' vegetative buffer around the stormwater basin; and
- f. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 15, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Interior Environments, JSP13-18, motion to approve the Stormwater Management Plan, based on and subject to the following:

- a. Administrative waiver for the lack of 25' vegetative buffer around the stormwater basin; and
- b. The conditions and items listed in the staff and consultant review 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. **CHILI'S RE-IMAGING, JSP13-23**

Approval of the request of GHA Architecture/Development for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 36 at 20901 Haggerty Road on the west

side of Haggerty Road, north of Eight Mile Road in the OSC, Office Service Commercial District. The applicant is proposing to update the existing façade including repainting the brick, trim and metal screens and adding fabric awnings to the building.

In the matter of Chili's Re-Imaging, JSP13-23, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Section 9 waiver for the overage of painted brick, wood siding, fabric awnings and metal roof screens;
- b. Applicant clarifying the color, intensity and method of integration of all LED accent lighting; and
- c. The conditions and items listed in the staff and consultant review letters being addressed on the next plan submittal.

The motion is made because the plan is otherwise in compliance with Article 12, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

3. APPROVAL OF THE APRIL 3, 2013 PLANNING COMMISSION MINUTES.

Motion to approve the April 3, 2013 Planning Commission Minutes. Motion carried 5-0.

MATTERS FOR DISCUSSION

SUPPLEMENTAL ISSUES

AUDIENCE PARTICIPATION

ADJOURNMENT

The meeting was adjourned at 7:48 PM.

Please note: Actual Language of motions subject to review.