



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**February 9, 2022 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 Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Absent Excused: Member Avdoulos

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Christian Carroll, Planner; Ben Peacock, Planning Assistant

## APPROVAL OF AGENDA

**Motion to approve the February 9, 2022 Planning Commission Agenda. Motion carried 6-0.**

## PUBLIC HEARINGS

### 1. LITTLE GEMS OF NOVI GROUP DAYCARE HOME JSP21-48

Public hearing at the request of Little Gems Novi for Special Land Use approval. The subject property contains 0.24 acres and is located in Section 26, west of Meadowbrook Road, south of Ten Mile Road. The site is part of the Orchard Hills West Subdivision. The applicants would like to operate a Montessori based group daycare in their existing residence for no more than twelve children, which is a Special Land Use in the R-4 Zoning District. The applicants have run a daycare with up to 6 children for several years at this location.

**In the matter of Little Gems of Novi Group Daycare Home, JSP21-48, motion to deny the Special Land Use permit because the site does not comply with the following ordinance standards, which are qualifying conditions:**

**a. Relative to other feasible uses of the site:**

- i. The proposed use is not compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, because the proposed use lacks the proper site acreage, site screening, and access; and**

**b. Lack of secure fencing and screening in the backyard as required by Section 4.12.A.i of the Zoning Ordinance; and**

**c. The subject site is only 0.24 acres, which is below the minimum requirement as required by Section 4.12.A.ii of the Zoning Ordinance; and**

**d. The subject site does not abut a major thoroughfare as required by Section 4.12.A.vii**

of the Zoning Ordinance.

*Motion carried 6-0*

#### **MATTERS FOR CONSIDERATION**

**1. INTRODUCTION TO TEXT AMENDMENT - SELF-STORAGE FACILITIES**

Introduction of Text Amendment 18.299 to update Section 4.51, Self-Storage Facilities, to allow for climate-controlled multi-story self-storage facilities throughout the City of Novi as a special land use in the I-1, Light Industrial, Zoning District, and as permitted by right in the I-2, General Industrial, Zoning District.

**Motion to set a public hearing for Text Amendment 18.299 for a future Planning Commission meeting. *Motion carried 6-0.***

#### **ADJOURNMENT**

**Motion to adjourn the February 9, 2022 Planning Commission meeting. *Motion carried 6-0.***

The meeting adjourned at 7:50 PM.

\*Actual language of the motion subject to review.