



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

December 11, 2019 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 Ferrell, Member Gronachan, Member Maday, Chair Pehrson

Absent: Member Lynch

Also Present: Barbara McBeth, City Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Kate Richardson, Staff Engineer; Beth Saarela, City Attorney; Pete Hill, Environmental Consultant; Josh Bocks, Traffic Engineering Consultant, Patricia Thompson, Traffic Engineering Consultant

APPROVAL OF AGENDA

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

CONSENT AGENDA - REMOVALS AND APPROVALS

1. BALLANTYNE JSP13-43

Approval of the request of Singh Development for a third one-year extension of the Final Site Plan approval. The subject property is located north of Eight Mile Road and west of Garfield Road, in the RA, Residential Acreage Zoning District. The subject property is approximately 50.85 acres and the applicant is proposing to build a 41-unit Residential Unit Development (RUD) residential site condominium.

Motion to approve the third one-year extension of the Final Site Plan approval for Ballantyne JSP13-43. *Motion carried 6-0.*

PUBLIC HEARINGS

1. SAKURA NOVI JZ19-31 WITH REZONING 18.732

Public hearing 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 a revised submittal which reflects the changes shown on the phasing plan as received via email on December 4, 2019;
2. To allow the applicant time to determine details such as proposed parcel lines, wetland mitigation, woodland discrepancies;
3. To allow staff to review the revisions to the plans to identify any additional deviations and conditions that would be needed in the PRO Agreement, and evaluate any new information provided;
4. To allow the applicant to work with staff to reduce the number of deviations requested;
5. 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 public of the proposed PRO rezoning would clearly outweigh the detriments.
6. 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.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE NOVEMBER 13, 2019 PLANNING COMMISSION MINUTES.

Motion to approve the November 13, 2019 Planning Commission Minutes. Motion carried 6-0.

ADJOURNMENT

The meeting was adjourned at 8:10 PM.

*Actual language of the motions subject to review.