



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**March 26, 2014 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 Anthony, Member Baratta, Member Giacobetti, Member Greco, Member Lynch, Chair Pehrson; Member Zuchlewski

**Absent:** Member Anthony (Excused), Member Baratta (Excused)

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Sara Roediger, Planner; Kristen Kapelanski, Planner; Adam Wayne, Engineer; David Beschke, Landscape Architect; Tom Schultz, City Attorney; Matt Carmer, City's Environmental Consultant; Pete Hill, City's Environmental Consultant.

## APPROVAL OF AGENDA

**Motion to approve the March 26, 2014 Planning Commission agenda. *Motion carried 5-0.***

## CONSENT AGENDA

**Motion to approve the Consent Agenda. *Motion carried 5-0.***

### 1. BERKSHIRE POINT JSP13-47

Approval of the request of Ivanhoe Companies for Revised Phasing Plan approval. The subject property is located in Section 18, on the west side of Wixom Road, south of Grand River Avenue in the RM-1, Low Density Low-Rise Multiple-Family Residential District (with a Planned Rezoning Overlay). The subject property is 29.20 acres and the applicant is proposing to revise the previously approved phasing plan of an 86 unit single-family residential development from a three-phase plan to a one-phase plan.

**In the matter of Berkshire Pointe, JSP13-47, motion to approve the Revised Phasing Plan based on and subject to the finding 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 revised Final Site Plan. This motion is made because the plan is otherwise in compliance with the PRO Agreement and PRO Concept Plan, Article 4, Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.***

## PUBLIC HEARINGS

### 1. BECK NORTH LOT 56, JSP14-07

Public hearing at the request of Amson Dembs Development for Preliminary Site Plan, Special Land Use Permit, Woodland Permit, and Stormwater Management Plan approval. The subject property is located in Section 4, on the north side of Cartier Drive in the I-1, Light Industrial District. The subject property is approximately 5.5 acres and the applicant is proposing an 88,904 square foot speculative industrial building in the Beck North Corporate Park.

**In the matter of Beck North Lot 56, JSP14-07, motion to adjourn the public hearing to be continued on April 9, 2014. *Motion carried 5-0.***

2. **CASA LOMA, JSP13-52**

Public hearing at the request of Interphase Land Development for Preliminary Site Plan utilizing the Open Space Preservation Option with a Site Condominium, Wetland Permit, Woodland Permit and Stormwater Management Plan approval. The subject property is 14.91 acres in Section 32, located at 21633 Beck Road on the west side of Beck Road, north of Eight Mile Road in the RA, Residential Acreage District. The applicant is proposing a ten unit single-family residential development using the Open Space Preservation Option.

In the matter of Casa Loma, JSP13-52, motion to approve the Preliminary Site Plan utilizing the Open Space Preservation Option with a Site Condominium based on and subject to the following:

- a. The Planning Commission has made the determination that the parallel plan is acceptable and, based on that plan, has determined the maximum number of dwelling units that would be permitted under the OSP Option is twelve units;
- b. The Planning Commission has made the determination that the Open Space Preservation Option Plan satisfies the intent of the Open Space Preservation Option;
- c. Administrative DCS variance for the placement of franchise utilities outside of rear lot lines;
- d. City Council DCS variance for the lack of a second water main connection;
- e. City Council DCS variance to defer construction of the water main stud;
- f. City Council DCS variance for the proposed cul-de-sac geometry;
- g. City Council DCS variance for the reduced boulevard width, 24' required, 22' provided;
- h. 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 Article 3, 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 Casa Loma, JSP13-52, motion to approve the Wetland Permit based on and subject to the following:

- a. Applicant providing the required conservation easement;
- b. 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 5-0.*

In the matter of Casa Loma, JSP13-52, motion to approve the Woodland Permit based on and subject to the following:

- a. Planning Commission waiver to permit greater credit for upsized woodland replacement plantings, which is hereby granted;
- b. 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 5-0.*

In the matter of Casa Loma, JSP13-52, motion to approve the Stormwater Management Plan, 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.*

**MATTERS FOR CONSIDERATION**

1. **TOWN CENTER STUDY APPROVAL**

Motion to approve the Town Center Area Study, as presented. *Motion carried 5-0.*

2. **APPROVAL OF THE JANUARY 29, 2014 PLANNING COMMISSION MINUTES**

Motion to approve the January 29, 2014 Planning Commission Minutes. *Motion carried 5-0.*

3. APPROVAL OF THE MARCH 12, 2014 PLANNING COMMISSION MINUTES

Motion to approve the March 12, 2014 Planning Commission Minutes. *Motion carried 5-0.*

SUPPLEMENTAL ISSUES

1. PLACEMAKING STRATEGY DEVELOPMENT TRAINING

Discussion of the Placemaking Strategy Development Training tentatively scheduled for May 8<sup>th</sup> and May 22<sup>nd</sup>.

ADJOURNMENT

The meeting was adjourned at 7:40 PM.

Please note: Actual Language of motions subject to review.