



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**July 13, 2016 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 7:03 PM.

## ROLL CALL

**Present:** Member Baratta, Member Giacometti, Member Lynch, Chair Pehrson, Member Zuchlewski  
Member Anthony

**Absent:** Member Greco (excused)

**Also Present:** Barbara McBeth, City Planner; Sri Komaragiri, Planner; Kirsten Mellem, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Tom Schultz, City Attorney

## APPROVAL OF AGENDA

**Motion to approve the July 13, 2016 Planning Commission Agenda. *Motion carried 6-0.***

## PUBLIC HEARING

### 1. COVINGTON ESTATES JSP15-02

Public hearing at the request of Biltmore Land, LLC for Covington Estates Residential Unit Development for Preliminary Site Plan, Site Condominium, Woodlands Permit and Storm Water Management Plan approval located in section 31 of the City of Novi, north of Eight Mile Road and west of Garfield Road. The applicant is proposing a Residential Unit Development (RUD) on a 48.83 acre parcel to construct 38 single-family residential units. The applicant is proposing a gated community.

**In the matter of Covington Estates, JSP 15-02, motion to approve the Preliminary Site Plan with Site Condominium based on and subject to the following:**

- a) **The applicant agrees that the temporary emergency access will terminate on completion of the development of the property to the east, when the emergency access between lots 12 and 13 in Covington Estates will become active and permanent; and**
- b) **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 the RUD agreement, Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.***

**In the matter of Covington Estates, JSP 15-02, motion to approve the Woodland Permit 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 the RUD agreement and Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.***

**In the matter of Covington Estates, JSP 15-02, 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 the**

RUD agreement and Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

## MATTERS FOR CONSIDERATION

### 1. DAIFUKU JSP16-23

Consideration at the request of Northern Equities for approval of Preliminary Site Plan, and Stormwater Management Plan approval. The subject property is 7.36 acres located in Section 1 of the City of Novi and located north of Thirteen Mile Road and east of Cabot Drive. The applicant is proposing to construct a 2-story office building, consisting of 76,547 square foot office space and associated site improvements for office and research use for Daifuku North America Holding Company's headquarters.

In the matter of Daifuku, JSP16-23, motion to approve the Preliminary Site Plan based on and subject to the following:

- a) Planning Commission waiver to permit the reduction of parking lot setbacks 20 feet required, 1 foot provided as listed in Section 3.1.23.D. based on Section 3.6.2.Q. due to improved use of the site and because the modification of the setback requirements does not reduce the total area of setback on a site below the minimum setback area requirements for the subject property, which is hereby granted;
- b) Landscape waiver to permit the absence of required berm along the section of frontage south of the Cabot Road as listed in Section 5.5.3.B.ii due to conflict with existing detention basin side-slopes, which is hereby granted;
- c) Landscape waiver to permit the reduction of required berm along Cabot Drive frontage and the Right of Way greenbelt tree quantities, (17 large trees required, 0 provided and 45 sub canopy trees required, 0 provided) between the existing sidewalk and the proposed parking lot along Cabot Drive as listed in Section 5.5.3.B.ii due to the ITC easement, which is hereby granted;
- d) Landscape waiver to permit the reduction of the number of canopy trees provided within parking lot islands as listed in Section 5.5.3.C. (113 trees required, approximately 100 provided) due to the same ITC easement, which is hereby granted;
- e) Applicant to work with the City's landscape architect to replace all the existing woodland replacement trees, (7 trees proposed to be removed) onsite that conform to the woodland replacement requirements; and
- f) 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 the Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Daifuku, JSP16-23, 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 6-0.*

### 2. APPROVAL OF THE JUNE 8, 2016 PLANNING COMMISSION MINUTES

Motion to approve the June 8, 2016 Planning Commission Minutes. *Motion carried 6-0.*

## ADJOURNMENT

The meeting was adjourned at 7:38 P.M.

Please note: Actual Language of motions subject to review.