



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

November 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 Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Christian Carroll, Planner; Humna Anjum, Plan Review Engineer

APPROVAL OF AGENDA

Motion to approve the November 9, 2022 Planning Commission Agenda. Motion carried 7-0.

PUBLIC HEARINGS

1. **LUXOR ESTATES, JSP20-09**

Public Hearing at the request of RA Chiesa Architects, PC for approval of the Preliminary Site Plan, Site Condominium, Stormwater Management Plan, and Section 9 Façade Waiver. The subject property is currently vacant and approximately 1.82 acres. It is located east of Beck Road, south of Nine Mile Road in the RM-1, Low-Density Multiple-Family Zoning District, which permits two-family residential units subject to the standards and regulations of the RT Two-Family Residential District. The applicant is proposing six two-family attached housing units with a proposed density of 3.9 units per net acre.

In the matter of Luxor Estates, JSP20-09, motion to approve the Preliminary Site Plan and Site Condominium based on and subject to the following:

- a. **Zoning Board of Appeals Variance from Section 3.1.6.D for exceeding the maximum lot coverage permitted by all buildings by 3% and 21% (28%, 28%, and 46% proposed, 25% maximum)**
- b. **Landscape waiver for the lack of screening berms along the north and east property lines contingent upon an opaque fence or wall being added to the eastern portion of the site and a staggered line of shrubs added along northern property line, which is hereby granted;**
- c. **Landscape waiver for a deficiency in the required 40-foot non-access greenbelt along Beck Road (35 feet proposed) because the size of the site limits the space available to meet the requirement, which is hereby granted;**
- d. **Waiver from Section 11.216.d.1.d for same-side driveway spacing (about 155 feet proposed, 230 feet required) because the driveway spacing is maximized from the south, which is hereby granted;**

- e. **Administrative approval from City Engineer for a variance from the Engineering Design Manual Section 7.4.2.C.1 for not meeting the minimum distance of 15 feet from back of curb to outside edge of sidewalk;**
- f. **Section 9 Façade Waiver for an overage of asphalt shingles on the north and west facades (51-55% proposed, 50% maximum) because the proposed buildings are in context with the surrounding area with respect to percentages of materials used and overall aesthetic quality, which is hereby granted;**
- g. **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 Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

In the matter of Luxor Estates, JSP20-09, 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 7-0.*

2. 22585 EVERGREEN COURT, PBR22-0262

Public hearing at the request of Cranbrook Custom Homes for consideration of a Woodland Use Permit and Wetland Use Permit at 22585 Evergreen Court. The property is also known as Lot 3 in Evergreen Estates, which is located north of Nine Mile Road and west of Garfield Road in Section 30 of the City. The applicant is requesting the removal of five regulated woodland trees and to fill 697 cubic yards of city-regulated wetland in order to construct a single-family residential structure.

Motion to approve Woodland Use Permit, PBR22-0262, for the removal of five regulated woodland trees within an area mapped as City Regulated Woodland on Lot 3 of Evergreen Estates for the construction of a single-family residence. The approval is subject to on-site tree replacements to the extent possible and payment into the City's Tree Fund for any outstanding Woodland Replacement Credits, along with any other conditions as listed in the Woodland Consultant's review letter. *Motion carried 7-0.*

Motion to approve Wetland Use Permit, PBR22-0262, for the filling of 697 cubic yards of city-regulated wetland within an area mapped as City Regulated Wetland on Lot 3 of Evergreen Estates for the construction of a single-family residence. The approval is subject to any conditions listed in the Wetland Consultant's review letter. *Motion carried 7-0.*

3. 43546 COTTISFORD ROAD, PBR22-0362

Public hearing at the request of Jeremy Hilliard for consideration of a Woodland Use Permit at 43546 Cottisford Road. The property is located north of Nine Mile Road and west of Novi Road in Section 27 of the City. The applicant is requesting the removal of thirty-eight regulated woodland trees in order to construct a single-family residential structure.

Motion to approve Woodland Use Permit, PBR22-0362, for the removal of thirty-eight regulated woodland trees within an area mapped as City Regulated Woodland at 43546 Cottisford Road for the construction of a single-family residence. The approval is subject to on-site tree replacements to the extent possible and payment into the City's Tree Fund for any outstanding Woodland Replacement Credits, along with any other conditions as

listed in the Woodland Consultant's review letter. *Motion carried 7-0.*

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE SEPTEMBER 28, 2022 PLANNING COMMISSION MINUTES**

Motion to approve the September 28, 2022 Planning Commission minutes. *Motion carried 7-0.*

ADJOURNMENT

Motion to adjourn the November 9, 2022 Planning Commission meeting. *Motion carried 7-0.*

The meeting adjourned at 8:10 PM.

*Actual language of the motion sheet subject to review.