



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**March 13, 2013 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 Lynch, Chair Pehrson, Member Gutman, Member Zuchlewski

**Absent:** Member Greco, Member Prince

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Beth Kudla-Saarela, City Attorney; Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Adam Wayne, Engineer.

## APPROVAL OF AGENDA

Motion to approve the March 13, 2013 Planning Commission agenda. *Motion carried 5-0.*

## PUBLIC HEARINGS

### 1. DETROIT METROPOLITAN CREDIT UNION, JSP12-69

Public hearing at the request of Stucky Vitale Architects for a recommendation to the City Council regarding the Preliminary Site Plan, Woodland Permit and Stormwater Management Plan. The subject property is located in Section 23 at the northeast corner of the intersection of Main Street and Novi Road in the TC-1, Town Center District. The development area is 0.83 acres and the applicant is proposing an approximately 3,000 sq. ft. Detroit Metropolitan Credit Union.

**In the matter of Detroit Metropolitan Credit Union, JSP12-69, motion to recommend approval of the Preliminary Site Plan to the City Council, subject to the following:**

- a. City Council approval to permit a decorative fence with brick piers along the rights-of-way in lieu of a brick wall; and
- b. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan.

This motion is made because it is otherwise in compliance with 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 Detroit Metropolitan Credit Union, JSP12-69, motion to recommend approval to the City Council of the Woodland Permit, subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan submittal. 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 Detroit Metropolitan Credit Union, JSP12-69, motion to recommend approval to the City Council of the Stormwater Management Plan, subject to the conditions and items listed in the staff and consultant review 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 Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.***

## MATTERS FOR CONSIDERATION

### 1. THE CHEESECAKE FACTORY, JSP13-14

Consideration of the request of TRM Architecture for the recommendation to City Council regarding the Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 14 at 27500 Novi Road within the Twelve Oaks Mall in the RC, Regional Center District. The applicant is

proposing to modify the existing façade and outdoor eating area of Space E-121 in the Twelve Oaks Mall.

In the matter of The Cheesecake Factory, JSP13-14, motion to recommend approval of the Preliminary Site Plan to the City Council, subject to approval of a Section 9 waiver to allow an underage of brick and an overage of EIFS on the east façade. This motion is made because it is otherwise in compliance with Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

2. APPROVAL OF THE JANUARY 9, 2013 PLANNING COMMISSION MINUTES

Motion to approve the January 9, 2013 Planning Commission Minutes. *Motion carried 5-0.*

3. APPROVAL OF THE FEBRUARY 13, 2013 PLANNING COMMISSION MINUTES

Motion to approve the February 13, 2013 Planning Commission minutes. *Motion carried 5-0.*

**ADJOURNMENT**

The meeting was adjourned at 7:15 PM.

Please note: Actual Language of motions subject to review.