



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

June 8, 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 7:00 PM.

ROLL CALL

Present: Member Baratta, Member Giacometti, Member Greco, Chair Pehrson,

Absent: Member Anthony (excused), Member Lynch (excused), Member Zuchlewski (excused)

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Planner; Rick Meader, Landscape Architect; Adam Wayne, Engineer; Dave Gillam, City Attorney; and Pete Hill, Environmental Consultant

APPROVAL OF AGENDA

Motion to approve the June 8, 2016 Planning Commission Agenda. *Motion carried. 4-0.*

MATTERS FOR CONSIDERATION

1. GRAND RIVER SOCCER PARK JSP 16-20

Consideration at the request of Suburban Showplace, LLC and the City of Novi for Planning Commission's approval of Preliminary Site Plan, Woodlands Permit, Wetlands Permit and Stormwater Management Plan. The subject property is currently zoned I-1, Light Industrial and is located in Section 16, west of Taft Road and south of Grand River Avenue. The applicant is proposing two soccer fields and associated parking on site.

In the matter of Grand River Soccer Park, JSP 16-20, motion to approve the Preliminary Site Plan based on and subject to the following waivers due to the temporary nature of primary and secondary uses proposed, and subject to City Council approval of Design and Constructions standard variances:

- a. Planning Commission finding based on Section 5.2.9. that the 79 proposed parking spaces for the proposed use are sufficient, as the use is not specifically mentioned in the requirements for off-street parking facilities of the zoning code;
- b. A Planning waiver to permit the absence of required bike racks 8 required, 0 provided until it is determined to be required by the City based on future use of the facilities;
- c. A Landscape waiver to permit the absence of the required berm and screening required between non-residential and residential uses R-1 One family residential to the South, none provided, as listed in Section 5.5.3.A;
- d. A Landscape waiver to permit the absence of required greenbelt plantings along Grand River Avenue frontage as listed in Section 5.5.3.B.ii.f 7 canopy and 11 sub canopy trees required; 0 provided, which is hereby granted; Berm is provided, the trees shown are required replacement trees;
- e. A Landscape waiver to permit the absence of the required Right of Way trees along Grand River Avenue 5 required, 0 provided as listed in Section 5.5.3.B.ii.f;
- f. A Landscape waiver for exceeding the maximum number of contiguous spaces within a parking bay 15 maximum allowed, 16, 20 and 21 provided as listed in Section 5.5.3.C.ii.i;
- g. A Landscape waiver to permit the absence of vehicular use area perimeter trees approximately 52 trees required, 0 provided, as listed in Section 5.5.3.C.iii Chart footnote;
- h. A Landscape waiver to permit the absence of parking lot interior trees approximately 28 trees required, 0 provided, as listed in Section 5.5.3.C.iii ;

- i. A Landscape waiver to permit the absence of required landscaped area within the parking lot approximately 2115sf is required, approximately 1300sf is provided, in non-curbed islands, as listed in Section 5.5.3.C.iii ;
- j. City Council variance from Sec. 11-239(b)(1),(2)of Novi City Code for absence of hard surface for parking lot and driveway;
- k. City Council variance from Sec. 11-239(b)(1),(2)of Novi City Code for absence of curb and gutter for parking lot and driveway;
- l. City Council variance from Sec. 11-239(b)(3) of Novi City Code for absence of pavement markings and layout including end islands;
- m. City Council variance from Sec. 11-239(b) (4) of Novi City Code for not meeting the minimum requirements for drainage and grading including storm water management;
- n. City Council variance from Sec. 11-216 (c) (8) of Novi City Code for absence of a right turn taper lane along Grand River Avenue;
- o. Applicant to work with the Road Commission for Oakland County (RCOC) to meet the requirements for road improvement within Grand River Avenue Right of way.
- p. 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 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried. 4-0.*

In the matter of Grand River Soccer Park, JSP 16-20, motion to approve the Wetland 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 Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried. 4-0.*

In the matter of Grand River Soccer Park, JSP 16-20, 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 Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried. 4-0.*

In the matter of Grand River Soccer Park, JSP 16-20, 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 it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried. 4-0.*

2. SET PUBLIC HEARING ZONING ORDINANCE TEXT AMENDMENT 18.276

Set public hearing for the July 13, 2016 Planning Commission meeting for Text amendment 18.276, to consider amending the City of Novi Zoning Ordinance in order to incorporate recommendations provided in the Town Center Area Study.

Motion to table the matter of Text amendment 18.276, to consider amending the City of Novi Zoning Ordinance in order to incorporate recommendations provided in the Town Center Area Study, for further consideration at a future meeting. *Motion carried. 4-0.*

3. SET PUBLIC HEARING ZONING ORDINANCE TEXT AMENDMENT 18.277

Set public hearing for the July 13, 2016 Planning Commission meeting for Text amendment 18.277, to consider amending the City of Novi Zoning Ordinance in order to allow drive-through restaurants in the TC, Town Center Zoning District.

Motion to table the matter of Text amendment 18.277, to consider amending the City of Novi Zoning Ordinance in order to allow drive-through restaurants in the TC, Town Center Zoning District, for further consideration at a future meeting. *Motion carried. 4-0.*

4. APPROVAL OF THE APRIL 27, 2016 PLANNING COMMISSION MINUTES

Motion to approve the April 27, 2016 Planning Commission minutes. *Motion carried 4-0.*

5. APPROVAL OF THE MAY 11, 2016 PLANNING COMMISSION MINUTES

Motion to approve the May 11, 2016 Planning Commission minutes. *Motion carried 4-0.*

ADJOURNMENT

The meeting adjourned at 8:03 p.m.

Please note: Actual Language of motions subject to review.