



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

May 11, 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; Christian Carroll, Planner; Rick Meader, Landscape Architect; Humna Anjum, Plan Review Engineer; James Hill, Planner; Ben Peacock, Planning Assistant; Emily Hansen, Environmental Consultant

APPROVAL OF AGENDA

Motion to approve the May 11, 2022 Planning Commission Agenda. Motion carried 7-0.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. GRIFFIN FUNERAL HOME JSP17-13

Approval of the request of Novi Funeral Home, LLC for the third one-year extension of the Final Site Plan approval. The subject property is located south of Eleven Mile Road and west of Beck Road, in the RA, Residential Acreage Zoning District. The applicant is proposing to construct a 13,000 square foot building and associated site improvements for use as a funeral home. A special land use permit was granted in June of 2017.

Motion to approve the third one-year Final Site Plan extension for JSP17-13 Griffin Funeral Home. Motion carried 7-0.

PUBLIC HEARINGS

1. JSP21-34 AUDI OF NOVI

Public Hearing at the request of Lithia Motors, Inc. for approval of the Preliminary Site Plan, Special Land Use Permit, and Stormwater Management Plan. The subject property is approximately 3.91 acres and is located at the northwest corner of Ten Mile Road and Haggerty Road in the B-3, General Business Zoning District. The applicant is proposing to demolish a former Jaguar Car Dealership and redevelop the site in order to build an approximately 11,935 square foot two-story car dealership building to be used by Audi of Novi along with associated parking, vehicle inventory, and site improvements.

In the matter of Audi of Novi, JSP21-34, motion to approve the Special Land Use Permit

based on the following findings:

a) Relative to other feasible uses of the site:

- i. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service because the proposed use is compatible with the surrounding area and no new driveways are proposed on Ten Mile Road or Haggerty Road;
- ii. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area because the use of the site is not changing substantially from its previous use;
- iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats because the proposed use does not impact any regulated natural features;
- iv. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood because the proposed use is similar to the surrounding commercial and industrial uses;
- v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use because the proposed use is a compatible commercial development that provides economic value to the community;
- vi. The proposed use will promote the use of land in a socially and economically desirable manner because the proposed use is similar to the previous use and will add another dealership option to the surrounding area;
- vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this ordinance and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

In the matter of Audi of Novi, JSP21-34, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Zoning Board of Appeals Variance from Section 3.10.3.A of the Zoning Ordinance for two overhead doors on the south elevation of the building facing a major thoroughfare (Ten Mile Road) as recommended by staff because the overhead doors are properly screened and do not have a detrimental impact on ingress/egress to Ten Mile Road;
- b. Parking Setback Waiver of 5.72 feet (10 feet required, 4.28 feet required) along the north property line based on the Planning Commission finding that such modification will result in an improved use of the site provided that the proposed parking setback area of 34,279 square feet as calculated by the applicant exceeds the required parking setback area of 26,430 square feet, which is hereby granted;
- c. Landscape waiver for the lack of a greenbelt berm along Ten Mile Road contingent upon the existing hedge along the parking lot being maintained or replaced because the existing hedge provides proper screening, which is hereby granted;
- d. Landscape waiver for the lack of street trees along Ten Mile Road because of utility

- conflicts, which is hereby granted;
- e. Landscape waiver for the lack of greenbelt trees along Haggerty Road because of the conflict with the underground Buckeye Pipeline utility corridor, which is hereby granted;
 - f. Landscape waiver for the lack of street trees along Haggerty Road because of utility conflicts, which is hereby granted;
 - g. Landscape waiver for the lack of a berm or alternate screening for the parking lot along Haggerty Road contingent upon a hedge being provided because of the conflict with the underground Buckeye Pipeline utility corridor, which is hereby granted;
 - h. Landscape waiver for a deficiency in building foundation landscaping contingent upon landscaping area being provided elsewhere on the site because the footprint of the building does not provide enough space for the required foundation landscaping, which is hereby granted;
 - i. Section 9 Façade Waiver for an underage of brick on the south elevation (30% required, 0% provided) as determined by the City's Façade Consultant because the lack of brick on the south elevation is offset by the predominate use of brick on all other elevations and does not adversely affect the overall design of the building, which is hereby granted;
 - j. 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 Audi of Novi, JSP21-34, 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. 29906 BRUSH PARK COURT, PBR22-0008

Public Hearing at the request of Meridian Homes Construction, LLC, for consideration of a Woodland Use Permit at 29906 Brush Park Court. This property is also known as Lot 12 West Park Place Condominiums, which is located north of West Road and West of West Park Drive in Section 4 of the City. The applicant is requesting the removal of four regulated woodland trees in order to build a single-family structure on the lot.

Motion to approve Woodland Use Permit, PBR22-0008, for the removal of four regulated woodland trees within an area mapped as City Regulated Woodland on Lot 12 of the West Park Place Condominiums 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 Environmental Consultant's review letter. *Motion carried 7-0.*

3. 24190 TRAFALGAR COURT, PBR22-0054

Public Hearing at the request of Kensington Family Homes, LLC, for consideration of a Woodland Use Permit at 24190 Trafalgar Court. The site is located east of Beck Road and

south of Ten Mile Road in Section 28 of the City. The applicant is requesting the removal of forty-two regulated woodland trees in order to build a single-family structure on the lot.

Motion to approve Woodland Use Permit, PBR22-0054, for the removal of forty-two regulated woodland trees within an area mapped as City Regulated Woodland at 24190 Trafalgar Court 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 Environmental Consultant's review letter. Motion carried 7-0.

4. 24191 TRAFALGAR COURT, PBR22-0055

Public Hearing at the request of Kensington Family Homes, LLC, for consideration of a Woodland Use Permit at 24191 Trafalgar Court. The site is located east of Beck Road and south of Ten Mile Road in Section 28 of the City. The applicant is requesting the removal of seventy-nine regulated woodland trees in order to build a single-family structure on the lot.

To approve Woodland Use Permit, PBR22-0055, for the removal of seventy-nine regulated woodland trees within an area mapped as City Regulated Woodland at 24191 Trafalgar Court 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 Environmental Consultant's review letter. Motion carried 7-0.

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE APRIL 27, 2022 PLANNING COMMISSION MINUTES

Motion to approve the April 27, 2022 Planning Commission minutes. Motion carried 7-0.

ADJOURNMENT

Motion to adjourn the May 11, 2022 Planning Commission meeting. Motion carried 7-0.

The meeting adjourned at 8:07 PM.

*Actual language of the motion subject to review.