



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

SEPTEMBER 30, 2015 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, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: Member Anthony (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Matt Carmer, Environmental Consultant; Paula Johnson, Traffic Engineering Consultant; Rod Arroyo, Clearzoning; Gary Dovre, City Attorney.

APPROVAL OF AGENDA

Motion to approve the September 30, 2015 Planning Commission Agenda. Motion carried. 6-0

CONSENT AGENDA - REMOVALS AND APPROVAL

PUBLIC HEARING

1. CITYGATE MARKET PLACE JSP 15-21

Public hearing at the request of Grand Beck Partners LLC for approval of the Preliminary Site Plan, Woodlands Permit, Wetlands Permit and Storm water Management Plan. The subject property is located in Section 16, on the southeast corner of Citygate Drive and Beck Road. The applicant is proposing to construct a 6,241 sq. ft. building with a retail space and two fast food restaurant spaces (with associated parking, landscaping and storm water facilities) utilizing the Retail Service Overlay Option. A drive-through is proposed for one of the restaurant spaces.

In the matter of Citygate Market Place, JSP 15-21, motion to deny the Preliminary Site Plan because the plan is not in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. Motion carried 5-1

In the matter of Citygate Market Place, JSP 15-21, motion to deny the Wetland Permit because the plan is not in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 6-0

In the matter of Citygate Market Place, JSP 15-21, motion to deny the Woodland Permit because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 6-0

In the matter of Citygate Market Place, JSP 15-21, motion to deny the Stormwater Management Plan because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 6-0

2. NOVI TEN TOWNHOMES JSP 14-18

Public hearing at the request of Toll Brothers for approval of the Preliminary Site Plan, Woodlands Permit, Wetlands Permit and Storm water Management Plan. The subject property is located in Section 26, east of Novi Road and south of Ten Mile Road. The applicant is proposing to construct a 93 unit multiple-family residential development on a 20.09 acre property.

In the matter of Novi Ten Townhomes, JSP 14-18, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. **Applicants shall provide pedestrian style lighting along the frontage of City streets, including but not limited to Nick Lidstrom Drive according to approved Planned Rezoning Overlay Agreement:**
 - a. **Pedestrian lighting shall be shown on the preliminary site plan, and reviewed by the Planning Commission to determine that the style, number, and location of fixtures are acceptable to the City, and further subject to additional modifications as approved administratively to the location and style of the light at the time of Final Site Plan Review.**
- b. **Construction of an off-site pathway for public use to the Novi Dog Park commencing from the site's southeast corner along the rear property line of Novi Sport's Club and a connection to the existing according to approved Planned Rezoning Overlay Agreement as per the following conditions:**
 - a. **Pathway easements in a form acceptable to the City shall be provided to the City for dedication for public use of the pathways prior to the start of construction.**
- c. **All public pathway improvements to be completed prior to occupancy.**
- d. **Pedestrian Lighting will be located outside of Public Rights-of-Way, at locations to be reviewed and approved by the City Engineer.**
- e. **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 6-0*

In the matter of Novi Ten Townhomes, JSP 14-18, 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 6-0*

In the matter of Novi Ten Townhomes, JSP 14-18, 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 Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0*

In the matter of Novi Ten Townhomes, JSP 14-18, 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 6-0*

3. DUNHILL PARK JSP 15-13

Public hearing at the request of Hunter Pasteur Homes Dunhill Park LLC for Planning Commission's recommendation to the City Council for rezoning of property in Section 32, located at the northwest corner of Beck Road and Eight Mile Road from RA (Residential Acreage) To R-3 (One-Family Residential) with a Planned Rezoning Overlay (PRO). The subject property is approximately 23.76-acres and the applicant is proposing to construct a 32 unit single family residential development in a cluster arrangement with frontage on and access to Eight Mile Road.

In the matter of the request of Hunter Pasteur Homes Dunhill Park LLC for Dunhill Park JSP15-13 with Zoning Map Amendment 18.711 motion to postpone making a recommendation on the proposed PRO and Concept Plan to allow the applicant time to consider further modifications to the Concept Plan that would preserve natural features, or provide additional usable open space on site, and to further substantiate the public benefits that are being offered. This recommendation is made for the following reasons:

- Unlike other recent development plans submitted for review, the Concept Plan provides no parkland on the site, with the open space provided primarily devoted to an on-site detention ponds and wetland mitigation areas.
- Additional information is needed regarding the proposed environmental cleanup of the site, including a discussion of implications on future development, in order to supplement the information provided as a part of the response letter from the applicant and to support the assertion that the cleanup would be considered a significant public benefit.
- Contrary to the applicant's assertion, the proposed landscaping provided at the intersection and along Eight Mile Road and Beck Road frontages is not considered an enhancement over the ordinance standards.
- Further information is needed regarding the proposed contributions to the ITC Sports Park, which have been identified by the applicant as a PRO Condition supporting approval of the request.
- Further clarity is needed regarding whether the applicant will install the Eight foot wide concrete sidewalks along Eight Mile and Beck Roads, or whether the sidewalks will be installed by the City as a part of a public project.
- There are a number of outstanding issues noted in the woodland and wetland review letters, including reflagging and verification of the wetlands, review of alternate layouts to minimize impacts to the natural features, and clarification of calculations provided.
- There are a number of outstanding issues noted in the Engineering Review letter that need to be addressed on subsequent submittals.
- To allow for the applicant to consider changing the requested rezoning from R-3 to R-1, as discussed at this public hearing.

Motion carried 6-0

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE AUGUST 26, 2015 PLANNING COMMISSION MINUTES

Motion to approve the August 26, 2015 Planning Commission minutes. *Motion carried 6-0*

ADJOURNMENT

The meeting was adjourned at 8:34 PM.

Please note: Actual Language of motions subject to review.