



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

JULY 22, 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 Greco, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: Member Anthony (excused), Member Giacobetti (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Gary Dovre, City Attorney; Pete Hill, Environmental Consultant

APPROVAL OF AGENDA

Motion to approve the July 22, 2015 Planning Commission agenda. *Motion carried 5-0*

CONSENT AGENDA - REMOVALS AND APPROVAL

PUBLIC HEARING

1. WEST PARK DEVELOPMENT JSP15-30

Public hearing at the request of West Park Development for the approval of the Preliminary Site Plan, Wetlands Permit, Woodlands Permit and Storm water Management Plan under Roads and Utilities Construction Ordinance. The subject property is located south of Grand River Avenue and west of Beck Road in Section 17. The 31-acre property is zoned I-1, Light Industrial and the applicant is proposing to wetland fill and mitigation, construction of the Access Roadway to serve the developable parcels on the site including associated mass grading, storm water management, site utilities, Grand River Avenue access approach, berms, landscaping and emergency access connection to Providence Parkway.

In the matter of West Park Development JSP15-30, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. **Landscape waiver to permit the reduction of the Right of Way trees between the existing sidewalk and the curb along Grand River Avenue and Proposed West Parkway Drive as listed in Section 5.5.3.B.ii in order to preserve the regulated wetland area and in consideration of the potential conflict with existing power line easement, as determined by the City's Landscape Architect during final site plan review and based on additional information requested, which is hereby granted to the extent required for compliance with Road Commission of Oakland County requirements and the power line easements;**
- b. **Landscape waiver to permit the reduction of the Greenbelt planting requirements along Grand River Avenue and Proposed West Parkway Drive as listed in Section Sec. 5.5.3.E.i.c in order to preserve the regulated wetland area and in consideration of the potential conflict with existing power line easement, as determined by the City's Landscape Architect during final site plan review and based on additional information requested, which is hereby granted to the extent required for compliance with Road Commission of Oakland County requirements and the power line easements;**

- c. A City Council variance from the requirement in Section 11-256(c) of the City Code of Ordinances that a sidewalk be provided on both sides of a new street.
- d. This approval does not waive the City's authority to require turn lanes at the intersections of the proposed West Parkway Drive with Grand River Avenue and/or Providence Parkway, or turn lanes/tapers at driveways on West Parkway Drive based on additional information on future building use and future traffic volumes.
- 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 5-0*

In the matter of West Park Development JSP15-30, 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 5-0*

In the matter of West Park Development JSP15-30, 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 5-0*

In the matter of West Park Development JSP15-30, 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 5-0*

2. SHOWPLACE FAIRGROUNDS CONNECTION SP15-51

Public hearing at the request of Showplace Fairgrounds Connection for the approval of the Preliminary Site Plan, Wetlands Permit and Storm water Management Plan. The subject property is located north of Grand River Avenue and west of Taft Road in Section 16. The applicant is proposing to fill an existing wetland/ditch near the west property line and install a 24 inch diameter culvert on the subject property.

In the matter of Showplace Fairgrounds Connection JSP 15-51, motion to approve the Preliminary Site 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 Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0*

In the matter of Showplace Fairgrounds Connection JSP 15-51, 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 5-0*

In the matter of Showplace Fairgrounds Connection JSP 15-51, 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 5-0*

MATTERS FOR CONSIDERATION

1. COMMERCE TOWNSHIP DRAFT MASTER PLAN REVIEW

Motion to have Chair Pehrson sign the letter in support of the Commerce Township Draft Master Plan.
Motion carried 5-0

2. APPROVAL OF THE JULY 8, 2015 PLANNING COMMISSION MINUTES

Motion to approve the July 8, 2015 Planning Commission minutes. *Motion carried 5-0*

3. APPROVAL OF THE MAY 27, 2015 PLANNING COMMISSION MINUTES

Motion to approve the May 27, 2015 Planning Commission minutes. *Motion carried 5-0*

ADJOURNMENT

The meeting was adjourned at 7:37 PM.

Please note: Actual Language of motions subject to review.