



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**MAY 27, 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 Giacometti, Member Lynch, Chair Pehrson, Member Zuchlewski,

**Absent:** Member Anthony (excused), Member Baratta (excused), Member Greco (excused)

**Also Present:** Barbara McBeth, Community Development Deputy Director; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Tom Schultz, City Attorney

## APPROVAL OF AGENDA

Motion to approve the May 27, 2015 Planning Commission agenda. *Motion carried 4-0.*

## PUBLIC HEARING

### 1. 13 MILE/NOVI ROAD AREA STUDY

Public Hearing for Planning Commission's recommendation to the City Council to consider the recommendations of the 13 Mile/Novi Road Area Study for a possible change in the approved land use. The subject property is located on south side of 13 Mile Road and east side of Novi Road and measures approximately 21 acres.

Motion to forward the study to the City Council. The Planning Commission has no objections to either of the recommendations that were provided in the study, or anything else that the City Council might do, that provides an alternative to the commercial use that is currently approved. *Motion carried 4-0.*

## MATTERS FOR CONSIDERATION

### 1. TAWHEED CENTER OF NOVI, JSP15-35

Consideration of the request of TCNN for Preliminary Site Plan approval. The subject property is located in Section 27 at 24101 Novi Road on the south side of Ten Mile Road, west of Novi Road, in the OS-1, Office Service District. The subject property is 2.2 acres and the applicant is proposing to remove an existing canopy over the former drive-up lanes, re-stripe the existing parking lot and seek approval to land bank eight parking spaces.

In the matter of Tawheed Center of Novi, JSP15-35, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. With regard to the proposed landbanked parking, Planning Commission finding that:
  - i. The applicant has demonstrated through substantial evidence that the specified occupant and building use will require less parking than what is required by the Zoning Ordinance;

- ii. Parking will not occur on any street or driveway;
  - iii. Parking will not occur on any area not approved and developed for parking;
  - iv. Parking will not occur on that area where parking construction has been landbanked until such time as that area is constructed for such parking;
  - v. The requested parking landbanking will not create traffic or circulation problems on or off site; and
  - vi. The requested parking landbanking will be consistent with the public health, safety and welfare of the City and the purposes of the Zoning Ordinance;
- b. Planning Commission waiver to allow barrier free access aisle in lieu of raised end islands, which is hereby granted;
  - c. Planning Commission waiver to allow absence of two required sub canopy trees in Novi Road Right of Way contingent upon Road Commission of Oakland County decision on applicant's request, which is hereby granted;
  - d. 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 3.1.21, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

2. **ZONING ORDINANCE TEXT AMENDMENT 18.275**

Consideration for Planning Commission's recommendation to the City Council for an ordinance to amend the City of Novi Zoning Ordinance at Article 3, Zoning Districts, Section 3.14, I-1 Light Industrial district required conditions; in order to allow outside storage associated with otherwise permitted light industrial uses.

**Motion to recommend approval to the City Council of the ordinance amendment as written, further clarifying that 100 percent opacity will be required for outside uses abutting residential.**  
*Motion carried 4-0.*

**ADJOURNMENT**

The meeting was adjourned at 9:43 PM.

Please note: Actual Language of motions subject to review.