



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

March 20, 2024 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Member Avdoulos, Member Becker, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Absent Excused: Member Dismondy

Staff: Barb McBeth, City Planner; Beth Saarela, City Attorney; James Hill, Planner

APPROVAL OF AGENDA

Motion to approve the March 20, 2024 Planning Commission Agenda. Motion carried 6-0.

PUBLIC HEARINGS

1. JSP23-37 CULVER'S

Public Hearing at the request of Union Pacific Holdings for recommendation to the City Council for Preliminary Site Plan with a PD-2 Option, Special Land Use, and Stormwater Management Plan approval. The subject property is located at the northwest corner of Novi Road and West Oaks Drive in Section 15 and totals approximately 1.69 acres. The applicant is proposing to develop a 4,160 square foot Culver's restaurant with a drive-thru. The applicant will be utilizing the Planned Development 2 (PD-2) option to propose a drive-thru and is proposing to vacate and move a portion of Karevich Drive so that it traverses around the site.

In the matter of JSP23-37 Culver's motion to postpone making a recommendation of the Special Land Use Permit, Preliminary Site Plan, and Stormwater Management Plan in order to allow the applicant time to further review items discussed during the public hearing, provide a response letter to staff reviews, provide another revised Preliminary Site Plan submittal and Traffic Impact Study, and to work toward greater compliance with the requirements of the Zoning Ordinance. Motion carried 6-0.

2. JSP23-44 NOVI METHODIST PLAY AREA

Public Hearing at the request of Radiance Montessori, LLC, for consideration of Preliminary Site Plan and Special Land Use approval. The subject property totals approximately 5.01 acres and is located in Section 26, south of Ten Mile Road and west of Meadowbrook Road. The applicant is proposing to operate a Montessori day care center out of a portion of the existing church and install an approximately 1,200 square-foot, fenced-in play area. Special Land Use approval is required for a day care center in the RA Residential Acreage District.

In the matter of Novi Methodist Play Area, JSP23-44, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Planning Commission approval to modify play area size requirement based on applicant justification through Section 4.12.2.i.a – applicant is seeking waiver of 1,600 square feet (at least 2,800 square feet required, 1,200 square feet proposed) *supported because the applicant has shown that the proposed number of children playing outside at one time in the proposed play area size is permitted by the state standards and regulations.*
- b. 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 submittal.

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 Methodist Play Area, JSP23-44, motion to approve the Special Land Use Permit based on and subject to the following:

- a. Relative to other feasible uses of the site:
 1. 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 *(as it does not generate additional traffic and adequate stacking has been provided).*
 2. 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 serve existing and planned uses in the area *(no impacts to utilities are anticipated).*
 3. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats *(no impacts to existing natural features are proposed).*
 4. 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 *(the play area is being constructed in an existing play area).*
 5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *(as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi).*
 6. The proposed use will promote the use of land in a socially and economically desirable manner *(as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi).*
 7. 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.
- b. Waiver from the Noise Impact Statement requirement because the play area is being constructed in an existing play area. *Supported because the location of the new, fenced-in play area is away from the neighboring residences.*
- c. 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 submittal.

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.*

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE MARCH 6, 2024 PLANNING COMMISSION MINUTES**

Motion to approve the MARCH 6, 2024 Planning Commission minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the March 20, 2024 Planning Commission meeting. *Motion carried 6-0.*

Meeting adjourned at 7:32 PM.

*Actual language of the motion sheet subject to review.