



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

FEBRUARY 11, 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 or about 7:00 PM.

ROLL CALL

Present: Member Anthony, Member Baratta, Member Giacometti, Member Greco, Chair Pehrson, Member Zuchlewski

Absent: Member Lynch (excused)

Also Present: Barbara McBeth, Planning Director; Kristen Kapelanski, Planner; Sri Komaragiri, Planner; Jeremy Miller, Engineer; Gary Dovre, City Attorney; Matt Carmer, Environmental Consultant; Pete Hill, Environmental Consultant; Maureen Peters, Traffic Engineer Consultant; Matt Klowan, Traffic Engineer Consultant.

APPROVAL OF AGENDA

Motion to approve the February 11, 2015 Planning Commission agenda. *Motion carried 6-0.*

CONSENT AGENDA

Motion to approve the Consent Agenda. *Motion carried 6-0.*

1. DICE HOLDINGS BUILDING RENOVATION JC14-0154

Consideration at the request of DICE holdings for approval of the Section 9 Façade Waiver. The subject property is located in Section 22, on Novi Road, north of Ten Mile Road, in the B-3, General Business District. The subject property is approximately 4.68 acres and the applicant is proposing alterations to the existing façade.

PUBLIC HEARINGS

1. CHAMBERLAIN CROSSINGS JSP14-82

Public hearing at the request of Park Place South of Novi, LLC for Preliminary Site Plan utilizing the Open Space Preservation Option, Woodland Permit, Wetland Permit and Stormwater Management Plan approval. The subject property is 16.61 acres in Section 31 of the City of Novi and located at 21550 Napier Road on the east side of Napier Road, south of Nine Mile Road in the RA, Residential Acreage District. The applicant is proposing a 12 unit development using the Open Space Preservation Option.

In the matter of Chamberlin Crossings, JSP14-82, motion to approve the Preliminary Site Plan with Open Space Preservation Option based on and subject to the following:

- a. Planning Commission waiver for the lack of a berm, lack of a greenbelt and lack of greenbelt plantings in areas of preserved wetlands along Napier Road which is hereby granted;
- b. Applicant providing the required pathway along both sides of Chamberlin Court; and
- 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.

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 Chamberlin Crossings, JSP14-82, 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Chamberlin Crossings, JSP14-82, 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 Chamberlin Crossings, JSP14-82, 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 is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

2. VALENCIA SOUTH JSP13-75 WITH REZONING 18.706

Public hearing of the request of Beck South LLC for Planning Commission's recommendation to City Council for rezoning of property in Section 29, on the southwest corner of Beck Road and Ten Mile Road from R-1, One-Family Residential to R-3, One-Family Residential with a Planned Rezoning Overlay. The subject property is approximately 41.31 acres.

In the matter of the request of Valencia South JSP13-75 with Zoning Map Amendment 18.706 motion to postpone consideration until the February 25, 2015 Planning Commission Meeting agenda in order for the applicant to consider and provide details on the following items:

- a. Elevation and drainage as they relate to adjacent properties;
- b. Impacts on adjacent properties' septic systems and wells;
- c. Applicant consideration of the creation of a conservation easement area bordering the existing developments to the south and west to be planted with woodland replacement plantings;
- d. Applicant consideration or further detail provided on the ability of the neighboring developments to the south and west to connect into the City sewer and water systems.

Motion carried 5-1.

MATTERS FOR CONSIDERATION

1. SUNBELT RENTAL BUILDING ADDITION JSP14-0068

Consideration at the request of Ideal Contracting for the approval of the Preliminary Site Plan. The subject property is located in Section 17, south of Grand River Avenue, east of Wixom Road and west of Beck Road in the I-2, General Industrial District. The applicant is proposing to expand the existing 10,353 SF construction equipment rental space by adding 6,250 SF three (3) bay pre-manufactured metal building addition for equipment repair and related parking and landscape improvement. The applicant is not proposing any storm water improvements on site.

In the matter of Sunbelt Building Rental Addition JSP14-68, motion to approve the Preliminary Site Plan and Section 9 Façade Waiver based on and subject to the following:

- a. To allow the overage of Ribbed Metal, EIFS and Embossed Metal Panels on the basis that the Ribbed Metal Panels and EIFS are existing materials and therefore do not represent a violation of the Façade Ordinance;
- b. The plan is generally consistent with the intent and purpose of Section 5.15 of the Zoning Ordinance; and
- 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.

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.*

2. APPROVAL OF THE JANUARY 28, 2015 PLANNING COMMISSION MINUTES

Motion to approve the January 28, 2015 Planning Commission minutes. *Motion carried 6-0.*

ADJOURNMENT

The meeting was adjourned at 9:09 PM.

Please note: Actual Language of motions subject to review.