



PLANNING COMMISSION

Action Summary

CITY OF NOVI

Regular Meeting

June 28, 2017 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 Anthony, Member Avdoulos, Member Giacometti, Chair Pehrson, Member Zuchlewski, Member Greco

Absent: Member Lynch (absent excused)

Also Present: Barbara McBeth, City Planner; Tom Schultz, City Attorney; Kirsten Mellem, Planner; Rick Meader, Landscape Architect; Theresa Bridges, Staff Engineer;

APPROVAL OF AGENDA

Motion to approve the June 28, 2017 Planning Commission Agenda. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. BOLINGBROKE JSP17-34

Consideration at the request of Singh Development, LLC for approval of Preliminary Site Plan, Site Condominium, Woodland Permit, and Stormwater Management Plan. The subject property is located in Section 10 at the intersection of Novi and Old Novi Roads, north of 12½ Mile Road and is zoned R-4, One Family Residential. The applicant is proposing to develop the 19.78 acre parcel to 46 single-family, detached residential site condominiums.

In the matter of Bolingbroke JSP17-34, motion to approve the Preliminary Site Plan with Site Condominium based on and subject to the following:

- a. Landscape waiver (Section 5.5.3.B.ii-iii) for insufficient berm along that portion of Novi Road fronting the stormwater detention basin, which is hereby granted;
- b. Landscape waiver (Section 5.5.3.B.ii-iii) for insufficient berm along 12 ½ Mile Road in order to preserve the natural wooded buffer along the entire frontage and the applicant will provide a conservation easement over the wooded frontage, which is hereby granted;
- c. Landscape waiver (Section 5.5.3.E.i.c and LDM 1.d) for less street trees along 12 ½ Mile Road in order to preserve the existing natural landscape, which is hereby granted;
- d. Design and Construction Standards variance (City Code Section 11-194) for eyebrow design;

- e. Design and Construction Standards variance (Chapter 7 of Engineering Design Manual) for meandering sidewalk along 12 ½ Mile Road to maintain existing trees;
- f. Applicant will provide a discernable barrier and signage as determined appropriate by the Wetland Consultant along the wetland buffer that is proposed on lots 2, 3, and 4 to prevent encroachment;
- g. Applicant will provide a discernable barrier and signage as determined appropriate by the Landscape Architect along the non-access greenbelt easement that is proposed along lots 1 to 14 and 39 to 46 in order to prevent loss of natural vegetation;
- h. The findings of compliance with Ordinance standards in the staff and consultant review letters, the conditions and items listed in those letters, and with these items being addressed on the revised 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 Bolingbroke JSP17-34, 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 Electronic Stamping Set. 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 Bolingbroke JSP17-34, 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 Electronic Stamping Set. 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*

2. INTRODUCE TEXT AMDENDMENT 18.285 – OFF-STREET PARKING SPACES

Set public hearing for Text Amendment 18.285 to update Section 5.2.12, Off-street Parking Spaces, to modify the minimum off-street parking requirements to better meet the needs of the City's current and future land uses.

Motion to set a public hearing for consideration of the proposed amendments and other comments as noted at tonight's meeting. *Motion carried 6-0.*

ADJOURNMENT

The meeting adjourned at 7:23 p.m.

**Actual language of the motions subject to review.*