

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

March 8, 2017

Proceedings taken in the matter of the PLANNING COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Wednesday, March 8, 2017.

BOARD MEMBERS

Mark Pehrson, Chairperson

Michael Lynch

David Greco

Tony Anthony

ALSO PRESENT:

Barbara, McBeth, City Planner

Elizabeth Saarela, City Attorney

Kirsten Mellem, Planner

Certified Shorthand Reporter, Diane Szach

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Novi, Michigan.

Wednesday, March 8, 2017

7:00 p.m.

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CHAIRPERSON PEHRSON: Call to order  
the March 8th regular meeting of the Novi Planning  
Commission.

Kirsten, can you call the roll?

MS. MELLEEM: Member Anthony?

MR. ANTHONY: Here.

MS. MELLEEM: Member Avdoulos.

CHAIRPERSON PEHRSON: Absent,  
excused.

MS. MELLEEM: Member Giacobetti?

CHAIRPERSON PEHRSON: Absent,  
excused.

MS. MELLEEM: Member Greco?

MR. GRECO: Here.

MS. MELLEEM: Member Lynch?

MR. LYNCH: Here.

MS. MELLEEM: Chair Pehrson?

CHAIRPERSON PEHRSON: Here.

MS. MELLEEM: Member Zuchlewski?

1 CHAIRPERSON PEHRSON: Absent,  
2 excused.

3 With that, if we could rise for  
4 the Pledge of Allegiance, and it would be my honor to  
5 hear Mr. Lynch lead us in that.

6 (Pledge recited.)

7 CHAIRPERSON PEHRSON: Thank you.  
8 Look for a motion to approve the agenda or any  
9 modifications thereof.

10 MR. GRECO: Motion to approve.

11 MR. ANTHONY: Second.

12 CHAIRPERSON PEHRSON: All those in  
13 favor?

14 THE BOARD: Aye.

15 CHAIRPERSON PEHRSON: No one  
16 opposed. We have an approved agenda.

17 That brings us to our first  
18 audience participation. Seeing no one in the  
19 audience, I'm going to take a wild stab that no one  
20 wants to speak. So we'll close the first audience  
21 participation.

22 Any correspondence?

23 MR. GRECO: No correspondence.

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CHAIRPERSON PEHRSON: Committee

reports?

The City Planner report.

Ms. McBeth.

MS. MCBETH: Thank you. Good

evening.

I just wanted to report that at the February 27th City Council meeting, City Council approved the first reading of the zoning map amendment for the property that's located at the southwest corner of Twelve Mile and Taft Road. That was a rezoning from RA (residential acreage) to OST (planned office service technology.) We expect that will go back for a second meeting soon.

CHAIRPERSON PEHRSON: Very good.

MS. MCBETH: Thank you.

CHAIRPERSON PEHRSON: Under our first public hearing, it's a Text Amendment 18.284 for outdoor display and above ground storage tanks. That's a public hearing for the consideration of Text Amendment 18.284 to allow outdoor display in the OSC, Office Service Commercial District, and to allow above ground storage tanks in the OST, Planned Office

1 Service Technology District.

2 Kirsten.

3 MS. MELLEME: Good evening.

4 So the proposed ordinance  
5 amendment address two previously approved text  
6 amendments from 2014 that were inadvertently excluded  
7 from the Clearzoning Ordinance reformatting, and is  
8 therefore going through the process to reinstate the  
9 ordinance language.

10 The first one is to allow  
11 Outdoor Display in connection with a permitted General  
12 Hospital use, making it a temporary special land use  
13 reviewed by the Building Official. At the February 8,  
14 2017 Planning Commission meeting to set the public  
15 hearing the members asked for clarification on whether  
16 a billboard vehicle would be allowed on the display  
17 pad. A billboard vehicle would not be permitted, the  
18 text amendment states that only "one sign shall be  
19 permitted to be located on the display of no greater  
20 than two square feet in area. All other signs as  
21 defined in Chapter 28 of the City Code are  
22 prohibited."

23 The second item is to allow

1 outdoor placement of above ground storage tanks in OST  
2 with the same conditions as required in I-1 with three  
3 modifications proposed. The three modifications are  
4 removal of the size limit per storage tank, limiting  
5 the location of tanks, and allowing the screening wall  
6 material to match the primary building materials.

7 There were no additional changes  
8 from the previously approved language currently  
9 proposed.

10 The Planning Commission is asked  
11 tonight to hold the required public hearing and make a  
12 recommendation to the City Council, who will  
13 ultimately approve or deny the amendment, and may  
14 propose alterations as well. Staff is available to  
15 answer any questions you may have regarding the  
16 proposed amendment.

17 CHAIRPERSON PEHRSON: Thank you.

18 I'll open it up to the audience  
19 for their participation.

20 Seeing no one, we'll close the  
21 audience participation.

22 Any memos or letters?

23 MR. GRECO: No memos, letters or

1 correspondence.

2 CHAIRPERSON PEHRSON: Then we'll  
3 close the audience participation and turn it over to  
4 the Planning Commission for their consideration.

5 Member Greco.

6 MR. GRECO: I'd like to make a  
7 motion to recommend approval to the City Council of  
8 Text Amendment 18.284, outdoor display and above  
9 ground storage tanks.

10 MR. LYNCH: Second.

11 CHAIRPERSON PEHRSON: There's a  
12 motion by Member Greco, second by Member Lynch.

13 Any other comments?

14 Kristen, call the roll.

15 MS. MELLEEM: Member Anthony?

16 MR. ANTHONY: Yes.

17 MS. MELLEEM: Chair Pehrson?

18 CHAIRMAN PEHRSON: Yes.

19 MS. MELLEEM: Member Greco?

20 MR. GRECO: Yes.

21 MS. MELLEEM: Member Lynch?

22 MR. LYNCH: Yes.

23 MS. MELLEEM: Motion passes four to

1 zero.

2 CHAIRPERSON PEHRSON: Next is the  
3 matters for consideration. Introduce text amendment  
4 18.821, Facade Ordinance Update, and it's to set a  
5 public hearing for Text Amendment 18.281 - to update  
6 Section 5.5, Exterior Building Wall Facade Materials,  
7 commonly known as the Facade Ordinance, and to update  
8 and clarify the requirements associated with facade  
9 materials.

10 Kirsten.

11 MS. MELLEEM: Yes.

12 CHAIRPERSON PEHRSON: Good evening  
13 again.

14 MS. MELLEEM: Good evening.

15 The proposed ordinance  
16 amendment addresses the section commonly referred to  
17 as the Facade Ordinance under Article 5: Site  
18 Standards, Section 5.15: Exterior Building Wall  
19 Facade Materials. Over the years it has come to the  
20 attention of staff and consultants that there are  
21 several areas where further clarification are needed  
22 as well as updates to include new materials available  
23 to applicants. Therefore, the following proposed



1 updates to the facade section of the ordinance reflect  
2 these needed changes.

3 Some of the items to highlight  
4 include:

5 Clarification that the use of  
6 color-changing illumination is prohibited.

7 Correcting an error in the slope  
8 of the roof in the ordinance.

9 Clarification in plain language  
10 that states painting of brick is prohibited. Staff  
11 and consultants have always interpreted the ordinance  
12 to such effect and are making it clear to applicants  
13 that this is the standard.

14 And updates to the schedule  
15 regulating facade materials and footnotes.

16 Also included in the packet is a  
17 list of the 2015-2016 Section 9 Facade Waivers that  
18 were proposed including the language of the motions  
19 and type of materials.

20 The Planning Commission is asked  
21 tonight to review the proposed amendments, and if  
22 acceptable, to set a public hearing. At that time the  
23 Planning Commission may make a recommendation to the

1 City Council, who will ultimately approve or deny the  
2 amendment, and may propose alterations as well. Staff  
3 is available to answer any questions you may have  
4 regarding the proposed amendment.

5 CHAIRPERSON PEHRSON: Thank you.

6 Turning it over to the Planning  
7 Commission for consideration.

8 Member Lynch.

9 MR. LYNCH: Yes. The only question  
10 I have is about the painting of the brick. Is it my  
11 understanding that painting of the brick -- painting  
12 brick has never been approved?

13 MS. MELLEM: Correct. The  
14 schedule -- the schedule of the materials says clay,  
15 natural brick, so the interpretation has always been  
16 that painted brick is not material that's approved.

17 MR. LYNCH: Does that apply  
18 throughout the city including the Town Center?

19 MS. MELLEM: Yes.

20 MR. LYNCH: And if somebody wanted  
21 to paint the brick, what would they do?

22 CHAIRPERSON PEHRSON: Ms. McBeth.

23 MS. MCBETH: They should come and

1 talk to the community development department, and we  
2 would provide a review of that, probably have our  
3 consultant weigh in on that as well. If they insisted  
4 that they wanted to do that, it might come to the  
5 Planning Commission for a waiver of that.

6 I think what the ordinance is  
7 saying here is trying to make it even more clear that  
8 we don't really want to see painted brick because it's  
9 a self-maintaining material. Our facade consultant  
10 may attend the public hearing and could handle  
11 specific questions at that time.

12 MR. LYNCH: All right. Thank you.  
13 That's it.

14 CHAIRPERSON PEHRSON: Thank you.

15 Does the change in the ordinance  
16 address some of the newer materials as well that we're  
17 now seeing come to the marketplace?

18 MS. MELLEME: Yes.

19 CHAIRPERSON PEHRSON: So that would  
20 give us some latitude for the -- so we don't look at  
21 this every year, we look at this every two, three,  
22 four or five, whatever. So materials are changing.  
23 Do we have language in there that allows maybe

1           administratively or -- to look at that newer material  
2           and make that part of the ordinance?

3                           MS. MELLEEM: I think Doug has  
4           addressed some of the newer materials in that schedule  
5           adding those. I think he usually looks at what the  
6           similar material is, if it's something that's an  
7           absolute new product, or what the intent of the  
8           product is. So we can add more clarifying language so  
9           that he's entitled to do that as a facade consultant  
10          if that what's your interested in.

11                           CHAIRPERSON PEHRSON: Thanks.

12                           Anyone else?

13                           Member Greco.

14                           MR. GRECO: I don't think so.

15                           I would like to make a motion to  
16          set the Text Amendment 18.821 Facade Ordinance Update  
17          for a public hearing.

18                           MR. ANTHONY: Second.

19                           MS. MELLEEM: Can I correct that?  
20          It's 281. It's wrong on the --

21                           MR. GRECO: Okay. 18.281. Yes, I  
22          accept that in my motion.

23                           MR. ANTHONY: Second.

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CHAIRPERSON PEHRSON: So we have a motion by Greco and a second by Anthony.

Any other comments?

Kirsten, please.

MS. MELLEEM: Member Lynch?

MR. LYNCH: Yes.

MS. MELLEEM: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. MELLEEM: Member Anthony?

MR. ANTHONY: Yes.

MS. MELLEEM: Member Greco?

MR. GRECO: Yes.

MS. MELLEEM: Motion passes four to zero.

CHAIRPERSON PEHRSON: Next is the approval of the January 25, 2017 Planning Commission minutes.

Any changes, modifications?

MR. GRECO: I've reviewed it.

Motion to approve.

MR. ANTHONY: Second.

CHAIRPERSON PEHRSON: Motion by Greco, second by Anthony.

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Kirsten, please.

MS. MELLEM: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. MELLEM: Member Lynch.

MR. LYNCH: Yes.

MS. MELLEM: Member Greco?

MR. GRECO: Yes.

MS. MELLEM: Member Anthony?

MR. ANTHONY: Yes.

MS. MELLEM: Motion passes four to  
zero.

CHAIRPERSON PEHRSON: Next is the  
February 8, 2017 Planning Commission Minutes.

Any changes or modifications,  
motions?

MR. GRECO: No. I would like to  
make a motion for approval of the February 8th, 2017  
Planning Commission Minutes.

MR. ANTHONY: Second.

CHAIRPERSON PEHRSON: There's been  
a motion by Greco, second by Anthony.

Please call the roll.

MS. MELLEM: Member Lynch?

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MR. LYNCH: Yes.

MR. MELLEEM: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. MELLEEM: Member Greco?

MR. GRECO: Yes.

MS. MELLEEM: Member Anthony?

MR. ANTHONY: Yes.

MS. MELLEEM: Motion passes four to zero.

CHAIRPERSON PEHRSON: Matters for discussion.

Do you want to chat about this, Ms. McBeth.

MS. MCBETH: I would happy be to.

So on the table this evening is -- we presented a planning commission report to summarize some of the key development plans that were reviewed by the Planning Commission and/or the City Council in 2016.

As you recall it was a very busy year, lots of really good and interesting development plans. We've divided the report into different sections.

1                   The residential section comes  
2 first, and you'll probably recognize a lot of those  
3 names either under construction now or getting ready  
4 to start construction.

5                   Offices. Several large office  
6 buildings were also approved. The conference center,  
7 of course the Suburban Collection Show Place  
8 expansion, a gas station, industrial, and three  
9 daycare facilities.

10                  We also looked at the  
11 thoroughfare master plan which was adopted, and the  
12 master plan for Wendy's which we're going to be  
13 bringing back again now that we're going to have our  
14 full quorum back again.

15                  CHAIRPERSON PEHRSON: Thanks. It  
16 was a busy year.

17                  MS. MCBETH: It was. There were  
18 100 stampings, which means projects that made it all  
19 the way to completion as far as planning is concerned.

20                  CHAIRPERSON PEHRSON: It would be  
21 my recommendation that everybody on this board get a  
22 raise.

23                  Any supplemental issues?



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And our last audience participation.

Seeing one reluctant participant not wanting to participate, we'll close that, and look for a motion to adjourn.

MR. LYNCH: Motion to adjourn.

MR. GRECO: I'll second.

CHAIRPERSON PEHRSON: All those in favor?

THE BOARD: Aye.

(The meeting was adjourned at 7:11 p.m.)

3/8/2017

1 STATE OF MICHIGAN)

2 )SS.

3 COUNTY OF OAKLAND)

4 I, DIANE L. SZACH, a Notary Public within  
5 and for the above county and state, do hereby certify  
6 that the meeting was taken before me in the above  
7 entitled matter at the aforementioned time and place;  
8 that the meeting was stenographically recorded and afterward  
9 transcribed by computer under my personal supervision, and  
10 that the said meeting is a full, true and correct  
11 transcript.

12 I further certify that I am not connected by  
13 blood or marriage to any of the parties, or their  
14 attorneys or agents; that I am not an employee of  
15 either, nor financially interested in the action.

16 IN WITNESS WHEREOF, I have hereunto set my hand  
17 this 22nd of March, 2017.

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Diane L. Szach, CSR-3170  
Oakland County, Michigan  
My Commission Expires: 3/9/18

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