



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

August 10, 2022 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 Avdoulos, Member Becker, Member Dismondy, Chair Pehrson, Member Roney, Member Verma

Absent – Excused: Member Lynch

Staff: Barbara McBeth, City Planner; Tom Schultz, City Attorney; Christian Carroll, Planner; Madeleine Daniels, Planner; James Hill, Planner; Ben Peacock, Planning Assistant

APPROVAL OF AGENDA

Motion to approve the August 10, 2022 Planning Commission Agenda. Motion carried 6-0.

PUBLIC HEARINGS

1. 22609 MONTEBELLO COURT, PBR20-0272

Public Hearing at the request of Cristopher Naida for consideration of a Woodland Use Permit at 22609 Montebello Court. This property is also known as Lot 16 in Montebello Estates, which is located north of Nine Mile Road and west of Novi Road in Section 27 of the City. The applicant is requesting the removal of eight regulated woodland trees in order to receive approval of final grade for a single-family residential lot.

Motion to approve Woodland Use Permit, PBR20-0272, for the removal of eight regulated woodland trees within an area mapped as City Regulated Woodland on Lot 16 of Montebello Estates for the construction of a single-family residence. The approval is subject to on-site tree replacements to the extent possible and payment into the City's Tree Fund for any outstanding Woodland Replacement Credits, along with any other conditions as listed in the Environmental Consultant's review letter. Motion carried 6-0.

2. 47755 CASA LOMA COURT, PWD22-0009

Public Hearing at the request of Ryan Schrieber for consideration of a Woodland Use Permit at 47755 Casa Loma Court. This property is also known as Lot 5 in Casa Loma, which is located north of Eight Mile Road and west of Beck Road in Section 32 of the City. The applicant is requesting the removal of nineteen regulated woodland trees in order to plant alternative landscape plantings.

Motion to approve Woodland Use Permit, PWD22-0009, for the removal of nineteen

regulated woodland trees within an area mapped as City Regulated Woodland on Lot 5 of Casa Loma for the planting of alternative landscape plantings. The approval is subject to on-site tree replacements to the extent possible and payment into the City's Tree Fund for any outstanding Woodland Replacement Credits, along with any other conditions as listed in the Environmental Consultant's review letter. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. FOUNTAIN VIEW PROFESSIONAL CENTER JSP19-22

Approval of the request by Aquira Reality Holdings for a Revised Preliminary Site Plan and a Section 9 Façade waiver. The subject property contains 5.45 acres and is located in Section 10, on the east side of Dixon Road, north of Twelve Mile Road. The applicant is proposing to modify the façade of Building A, which is proposed to be a total of 13,300 square feet and one-story in height.

In the matter of Fountain View Professional Center, JSP19-22, motion to approve the Revised Preliminary Site Plan and Section 9 Façade Waiver based on and subject to the following:

- a. **Section 9 Façade Waiver for an overage of Burnished CMU on Building A installed in a running bond pattern in lieu of brick because it meets the intent of the ordinance, which is hereby granted;**
- b. **The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those 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. BRECKENRIDGE PLAZA JF22-01 – SECTION 9 WAIVER

Approval of the request of Big Rock Commercial Construction for a Section 9 Façade waiver for Breckenridge Plaza exterior remodel. The subject parcel is located in Section 35, east of Novi Road north of Eight Mile Road. It is zoned B-3, General Business. The existing building was constructed in 1987, prior to the adoption of the Façade Ordinance. The applicant proposes to update the building facade to replace the existing primary material with newer brick and stone, fiber cement panels, and flat metal canopies.

In the matter of the request of Big Rock Commercial Construction, for Breckenridge Plaza JF22-01, motion to approve a Section 9 Façade Waiver to allow an underage of brick (30% required, 8% proposed) and an overage of Fiber Cement Panels (25% maximum allowed, 32% proposed) because the proposed combination of brick and stone exceeds the minimum requirement of 30% which is consistent with the intent and purpose of the Façade Ordinance.

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.*

3. APPROVAL OF THE JULY 13, 2022 PLANNING COMMISSION MINUTES

Motion to approve the July 13, 2022 Planning Commission minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the August 10, 2022 Planning Commission meeting. *Motion carried 6-0.*

The meeting adjourned at 7:44 PM.

*Actual language of the motion sheet subject to review.