



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI  
Regular Meeting  
**May 11, 2016 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 p.m.

## ROLL CALL

**Present:** Member Baratta, Member Greco, Member Lynch, Chair Pehrson, Member Zuchlewski

**Absent:** Member Anthony (excused), Member Giacometti (excused)

**Also Present:** Barbara McBeth, City Planner; Kirsten Mellem, Planner; Adrianna Jordan, Planner; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Beth Saarela, City Attorney

## APPROVAL OF AGENDA

Motion to approve the May 11, 2016 Planning Commission Agenda. Motion carried, 5-0.

## PUBLIC HEARINGS

### 1. EVERBROOK/LEARNING CARE ACADEMY JSP 15-57

Public hearing at the request of ICAP Development for approval of the Special Land Use Permit, Preliminary Site Plan, and Stormwater Management Plan. The subject property is located west of Beck Road and north of Eleven Mile Road in Section 17 on 4.15 acres. The applicant is proposing to construct a daycare facility in an 11,844 square foot free-standing building to serve 138 children and 22 staff members with site improvements including parking, storm water, landscape, and recreation area for kids. A daycare facility is considered a Special Land Use under PSLR overlay.

In the matter of Everbrook/Learning Care Academy, JSP15-57, motion to approve the Special Land Use Permit based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (as indicated by the Traffic Impact Study and as a result of the recommendations of that study);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities;
- c. The proposed use is compatible with the natural features and characteristics of the land (because the plan will not impact any existing natural features);

- d. The proposed use is compatible with adjacent uses of land (*because the proposed use conforms to the PSLR agreement and all standards for a day care center*);
- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use;
- f. The proposed use will promote the use of land in a socially and economically desirable manner; and
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

*This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. Motion carried, 4-0.*

In the matter of Everbrook/Learning Care Academy, JSP15-57, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Applicant shall seek City Council approval of a Design and Construction Standards variance on the proposed Beck Road deceleration lane; and
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the 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, 4-0.*

In the matter of Everbrook/Learning Care Academy, JSP15-57, 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 the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried, 4-0.*

## **ADJOURNMENT**

The meeting was adjourned at 7:13 p.m.

Please note: actual language of motions subject to review.