



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**June 22, 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 PM.

## ROLL CALL

**Present:** Member Baratta, Member Giacometti (arrived at 7:05), Member Lynch, Chair Pehrson, Member Zuchlewski

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

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

## APPROVAL OF AGENDA

**Motion to approve the June 22, 2016 Planning Commission Agenda. Motion carried 4-0.**

## CONSENT AGENDA

### 1. PINE RIDGE JSP16-17

Approval at the request of Acqira Realty Holdings for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 22, north of Ten Mile Road and west of Novi Road. The subject property is approximately 4.54 acres and in the B-3, General Business District. The applicant is proposing to remodel the existing façade for Pine Ridge, a multi-tenant shopping plaza, along with some landscaping improvements.

**In the matter of Pine Ridge Façade JSP 16-17, 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 EIFS material (25% allowed; 57% & 51% provided) and the underage of Brick material (30% minimum; 29% provided) because the proposed alteration will significantly improve the overall appearance of the building and is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted;
- b. The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed. *Motion carried 4-0.*

## PUBLIC HEARING

### 1. ROSE SENIOR LIVING AT PROVIDENCE JSP13-81

Public hearing at the request of Edward Rose and Sons for recommendation to the City Council for approval of a revised Planned Suburban Low-Rise (PSLR) Overlay Development Agreement application and revised Concept Plan, and conditional approval of the Preliminary Site Plan. The property is located on the west side of Beck Road north of Eleven Mile Road. The applicant is proposing to add a seven-bay garage building to the west side of the property which is currently being developed as a 182 unit senior living facility with both congregate care and assisted living accommodations.

**In the matter of Rose Senior Living at Providence, JSP13-81, motion to recommend approval of the Revised Concept Plan and to conditionally approve the Preliminary Site Plan (pending City**

Council's action to approve the Revised Concept Plan and Revised PSLR Overlay Agreement) based on the following findings, City Council deviations, and conditions:

- a. The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community;
- b. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of the use will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment;
- c. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties;
- d. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of the PSLR regulations;
- e. City Council deviation for the following:
  1. City Council approval of a deviation of the ordinance standards to reduce the setback of the proposed garage from the property line; and
- f. 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 the approved PSLR Overlay Agreement and PSLR Overlay Concept Plan, Section 3.1.27, Section 4.19, Section 4.20, Section 4.70, Section 4.73, Article 5.0, Article 6.0, and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

#### MATTERS FOR CONSIDERATION

1. **DRAFT UPDATE FOR MASTER PLAN FOR LAND USE**

Consideration of the Planning Commission for recommendation to City Council to approve the release of the 2016 Master Plan for Land Use Update to all the neighboring communities and interested parties for a 63-day review period as required by State Law, and in conjunction with the Thoroughfare Master Plan (TMP).

Motion to recommend that the City Council approve the release of the 2016 Master Plan for Land Use Update to all the neighboring communities and interested parties for a 63-day review period as required by State Law, and in conjunction with the Thoroughfare Master Plan (TMP). *Motion carried 4-1.*

2. **DRAFT FINAL REPORT FOR THOROUGHFARE MASTER PLAN**

Consideration of the Planning Commission for recommendation to City Council to approve the release of the 2016 Thoroughfare Master Plan to all the neighboring communities and interested parties for a 63-day review period in conjunction with the 2016 Master Plan for Land Use Update.

Motion to recommend that the City Council approve the release of the Thoroughfare Master Plan to all the neighboring communities and interested parties for a 63-day review period as required by State Law and in conjunction with the Master Plan for Land Use 2016 Update. *Motion carried 5-0.*

3. **APPROVAL OF THE MAY 25, 2016 PLANNING COMMISSION MINUTES**

Motion to approve the May 25, 2016 Planning Commission minutes. *Motion carried 5-0.*

#### ADJOURNMENT

The meeting was adjourned at 7:30 P.M.

Please note: Actual Language of motions subject to review.