



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

AUGUST 26, 2015 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 Greco, Member Giacometti, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: Member Anthony (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Sri Komaragiri, Planner; Chris Gruba, Planner; Rick Meader, Landscape Architect; Brian Coburn, Engineer; Tom Schultz, City Attorney; Matt Carmer, Environmental Consultant; Pete Hill, Environmental Consultant

APPROVAL OF AGENDA

Motion to approve the August 26, 2015 Planning Commission agenda. *Motion carried 6-0.*

CONSENT AGENDA - REMOVALS AND APPROVAL

PUBLIC HEARING

1. DIXON MEADOWS JSP 14-46 WITH REZONING 18.709

Public hearing at the request of Pulte Homes for Planning Commission's recommendation to City Council for rezoning of property in Section 10, on the east side of Dixon Road, north of Twelve Mile Road from RA (Residential Acreage) to RM-1 (Low Density, Low-Rise Multiple-Family Residential) with a Planned Rezoning Overlay. The subject property is approximately 22.36 acres and the applicant is proposing a 95 unit single-family residential detached site condominium development.

In the matter of the request of Pulte Homes for Dixon Meadows JSP14-46 with Zoning Map Amendment 18.709 motion to postpone making a recommendation on the proposed PRO and Concept Plan to allow the applicant time to consider further modifications to the Concept Plan that would preserve existing trees, or provide additional usable open space on site, and to address density issues raised at the meeting, along with concerns raised by the Planning Commission, Staff, the City Attorney, and those issues noted at this evening's Public Hearing. This recommendation is made for the following reasons:

- a. The Planning Commission may wish to discuss with the applicant whether additional tree preservation on site may be possible, given the information that was provided regarding the extent of the required soil remediation, which does not include the entire site area. The applicant should also be prepared to substantiate the cost of remediation to the extent that it is a basis for seeking removal of trees in non-contaminated areas.
- b. The Concept Plan provides a very limited amount of common open space for the enjoyment by the residents, with the central playground/open space consisting of about 0.77 of an acre, or approximately 3.5 percent of the total site area. A comparable development, Berkshire Pointe, provides approximately 22 percent of the site in open space, some of which consists of preserved natural features.

- c. Given the relatively small size of the proposed lots, (the applicant has proposed a minimum lot size of 5,400 square feet and a minimum width of 45 feet), in addition to the proposed reduction in the minimum building setbacks, and the request to exceed maximum lot coverage standards of the R-4 zoning district, additional open space on the site may be appropriate for the residents to enjoy common area for recreational amenities, or for undisturbed open space. The initial plan reviewed at the Pre-Application meeting included additional pocket parks near the entrance, which have now been removed from the plan.
- d. While the Concept Plan does not provide as much open space as other comparable developments, the applicant has presented a reasonable alternative to the Master Plan's Single Family designation of the property from a maximum of 1.65 units/acre to a maximum of 4.4 units/acre since the development of single family detached homes at about 4.4 units to the acre provides a reasonable transitional use and density between the Liberty Park single family detached homes on the west side of Dixon Road (planned density of 15 units/acre) and the Carleton Forest attached condominiums to the east (planned density of 6.5 units/acre).
- e. The site will be adequately served by the public water supply, and the applicant will need to provide a further study of the capacity of the Section 10 pump station in order to propose and construct any improvements necessary to serve the expanded service area, as indicated in the August 4, 2015 Engineering Review memo.

Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. 45700 TWELVE MILE LLC JSP 15-49

Consideration at the request of 45700 Twelve Mile Road, LLC for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property is located in Section 9, on the north side of Twelve Mile Road between West Park Drive and the railroad tracks. The applicant is currently proposing Phase 2 improvements including: pave area for outdoor storage, restore the existing wetland buffer area, install storm water management facilities, install fencing and screening for outdoor storage area and provide curbing for parking and outdoor storage areas throughout the site.

In the matter of 45700 Twelve Mile LLC, JSP 15-49, motion to approve the Preliminary Site Plan based on and subject to the existing court orders in *City of Novi v Twelve West Properties, LLC*, Oakland County Circuit Court Case No. 2012-114324-CE, the terms and conditions thereof, and the following:

- a. Existing deviation with regards to deficient building side yard setback for Building 3 per section 3.1.18.D authorized to remain.
- b. Existing deviation with regards to deficient parking side yard setback per section 3.1.18.D and section 3.1.19.D authorized to remain.
- c. Existing deviation with regards to absence required end islands with landscaping and raised curbs at the end of all parking bays that abut traffic circulation aisles authorized to remain.
- d. Existing landscape deviation with regards to absence of required berm and buffer adjacent to Public right of way per section 5.5.3.B.ii and iii authorized to remain.
- e. Existing landscape deviation with regards to absence of required Right of way trees along Twelve Mile road frontage per section 5.5.3.E.i.c and LDM 1.d to remain.
- f. Existing landscape deviation with regards to exceeding the minimum allowed parking spaces between planning islands by 1 space per section 5.5.3.C.ii authorized to remain.
- g. Provide a payment to the City equal to the cost of the pathway (as approved by the City Engineer) for City use to construct pathways elsewhere in the City, due to applicant's request for administrative variance for absence of a pedestrian pathway along 12 Mile frontage, due to no existing pathways within 300 feet of the property.

- h. 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 6-0.*

In the matter of 45700 Twelve Mile LLC, JSP 15-49, motion to approve the Stormwater Management Plan based on and subject to the current Orders that exist in the City of Novi v Twelve West Properties, LLC, Oakland County Circuit Court Case No. 2012-114324-CE, the terms and conditions thereof, and 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 6-0.*

2. LYON TOWNSHIP DRAFT MASTER PLAN REVIEW

Motion to have Chair Pehrson sign the letter in support of the Lyon Township Draft Master Plan. *Motion carried 6-0.*

ADJOURNMENT

The meeting was adjourned at 8:18 PM.

Please note: Actual Language of motions subject to review.