



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**June 8, 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, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Christian Carroll, Planner; Rick Meader, Landscape Architect; Ben Peacock, Planning Assistant

## APPROVAL OF AGENDA

**Motion to approve the June 8, 2022 Planning Commission Agenda. Motion carried 7-0.**

## MATTERS FOR CONSIDERATION

### 1. ARAMCO RESEARCH CENTER JSP22-19

Consideration at the request of Aramco Americas, for Preliminary Site Plan approval. The subject property is located in Section 4, east of Hudson Drive and north of West Road, and is zoned I-1, Light Industrial. The applicant is proposing to install outdoor storage tanks with liquid hydrogen and natural gas in the existing parking area on the south side of the building.

**In the matter of Aramco Research Center, JSP22-19, motion to approve the Preliminary Site Plan based on and subject to the following:**

- a. The City's Zoning Ordinance states such outdoor storage shall be in compliance with any applicable state and federal regulations;
- b. Waivers from Ordinance screening requirements are needed in order to be in compliance with NFPA standards which prohibits liquid hydrogen tanks greater than 600 gallons to be enclosed on all sides and requires a vent stack to extend above the screening enclosure, which is hereby granted;
- c. Property combination shall be completed prior to Final Stamping Set approval in order to comply with setback requirements;
- d. 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 7-0.*

### 2. JSP21-33 MAPLE MEDICAL OFFICE

Consideration at the request of AJSS Property, LLC, for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property is approximately 0.42 acres and is located east of Novi Road and south of Fourteen Mile Road in the RA, Residential Acreage, Zoning District with a Planned Unit Development (PUD). The Maples of Novi PUD Agreement & Area Plan was recently amended to allow this site to be reviewed under the B-1, Local Business, Zoning District. The applicant is proposing to remove the existing tennis courts on the site and construct a 2,558 square foot medical office.

**In the matter of Maple Medical Office, JSP21-33, motion to approve the Preliminary Site Plan based on and subject to the following:**

- a. **The site shall be reviewed under the B-1, Local Business, Zoning District standards as listed in the executed Second Amendment to the Maples of Novi Planned Unit Development Agreement and Area Plan;**
- b. **Landscape waiver for the lack of required street trees along Novi Road due to utility conflicts, which is hereby granted;**
- c. **Landscape waiver for the lack of a berm or wall between a commercial use and residentially zoned property because the use is a sufficient distance from the nearest residential unit, which is hereby granted;**
- d. **Landscape waiver for the lack of foundation landscaping on two sides of the building visible from Novi Road, which is hereby granted;**
- e. **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 7-0.***

**In the matter of Maple Medical Office, JSP21-33, 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 7-0.***

### **3. JSP21-32 VIBE CREDIT UNION HEADQUARTERS MAINTENANCE & SITE IMPROVEMENTS**

Consideration at the request of Nowak & Fraus Engineers, for approval of a Revised Landscape Plan. The subject property is approximately 9.84 acres and is located west of Cabaret Drive and south of Twelve Mile Road in the OST, Office Service Technology, Zoning District. The applicant is proposing landscape changes to the site as part of minor site improvements that require Planning Commission consideration.

**In the matter of Vibe Credit Union Headquarters Maintenance & Site Improvements, JSP21-32, motion to approve the Revised Landscape Plan based on and subject to the following:**

- a. **The proposed revised landscape plan is a significant change to the site and does not qualify for administrative approval as listed in Section 6.1.C.v of the Zoning Ordinance;**
- b. **The proposed revised landscape plan does not meet the standards of Section 5.5.3.5.E.iii of the Zoning Ordinance, which permits minor changes in site landscaping to be approved by the Landscape Architect when there is no reduction in the quality of plant materials or no significant change in size or location of plant material, and therefore staff has determined that the plan must be reviewed by the Planning Commission, due to the removal of 10 mature trees**

from the Twelve Mile Road and Cabaret Drive frontage and the following being planted:

- i. 10 new woodland replacement trees at the rear of the property; and
- ii. 13 greenbelt plantings on Twelve Mile Road and Cabaret Drive

The Planning Commission can approve the change if it finds that the woodland replacement trees and the greenbelt plantings proposed meet the current standards of the Woodland Protection Ordinance, Zoning Ordinance, Landscape Design Manual, and all other applicable provisions;

- c. The relocated woodland replacement trees shall be placed in the proposed woodland conservation easement located in the rear of the site;
- d. Landscape waiver for the lack of required parking lot landscape trees along the south parking lot due to potential overcrowding of trees, which is hereby granted;
- e. 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 Stamping Set.

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 7-0.*

**4. APPROVAL OF THE MAY 11, 2022 PLANNING COMMISSION MINUTES**

*Motion to approve the May 11, 2022 Planning Commission minutes. Motion carried 7-0.*

**ADJOURNMENT**

*Motion to adjourn the June 8, 2022 Planning Commission meeting. Motion carried 7-0.*

The meeting adjourned at 7:36 PM.

\*Actual language of the motion subject to review.