



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

May 8, 2024 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (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: Barb McBeth, City Planner; Beth Saarela, City Attorney; James Hill, Planner; Heather Ziegler, Planner

APPROVAL OF AGENDA

Motion to approve the May 8, 2024 Planning Commission Agenda. Motion carried 7-0.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. **JSP20-17 NOVI PROFESSIONAL VILLAGE BUILDINGS D & E PRELIMINARY SITE PLAN EXTENSION**

Approval of the request of Andrew Marougy for a one-year extension of the Preliminary Site Plan (2nd request). The subject property is located in Section 27, south of Ten Mile Road and west of Novi Road in the Office Service (OS-1) and One-Family Residential (R-4) zoning district(s). The applicant is proposing two 6,175 square feet professional office buildings, directly behind the three existing buildings on the property. The first one-year extension was granted on May 12, 2023.

In the matter of JSP20-17 Novi Professional Village Buildings D & E, motion to approve a one-year extension of the Final Site Plan approval. Motion carried 7-0.

PUBLIC HEARINGS

1. **JSP23-36 HERS MARKET AND ONEZO**

Consideration of Special Land Use at the request of Mizu, LLC. The subject property, 24100 Meadowbrook Road, is an approximately 6,017 square foot unit within an existing commercial condominium and is located in Section 25, south of Ten Mile Road and east of Meadowbrook Road. The applicant is proposing to operate a market and café within the unit. Special Land Use approval is required for a restaurant use in the B-1 Local Business District.

In the matter of Hers Market and OneZo, JSP23-36, motion to approve the Special Land Use Permit based on and subject to the following:

a. Relative to other feasible uses of the site:

- 1. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off street parking, off-street loading/unloading, travel times, and thoroughfare level of service (as it is an existing unit with shared parking in place).**

2. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area (*no impacts to utilities are anticipated*).
 3. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats (*no impacts to existing natural features are proposed*).
 4. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood (*the restaurant use complies with the size requirements of Section 4.91 – Restaurants within a Planned Commercial Center*).
 5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use (*as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi*).
 6. The proposed use will promote the use of land in a socially and economically desirable manner (*as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi*).
 7. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- b. The applicant will work with staff to restore the site landscaping to what was provided on the original landscape through an Electronic Stamping Set submittal and review.
 - c. 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 Electronic Stamping Set submittal.

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.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE APRIL 24, 2024 PLANNING COMMISSION MINUTES

Motion to approve the April 24, 2024 Planning Commission minutes. *Motion carried 7-0.*

ADJOURNMENT

Motion to adjourn the May 8, 2024 Planning Commission meeting. *Motion carried 7-0.*

Meeting adjourned at 7:26 PM.

*Actual language of the motion sheet subject to review.