



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

April 9, 2014 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 or about 7:00 PM.

ROLL CALL

Present: Member Anthony, Member Baratta, Member Giacometti, Member Lynch, Chair Pehrson

Absent: Member Greco (excused), Member Zuchlewski (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Sara Roediger, Planner; Kristen Kapelanski, Planner; Adam Wayne, Engineer; David Beschke, Landscape Architect; Tom Schultz, City Attorney; Pete Hill, City's Environmental Consultant.

PLEDGE OF ALLEGIANCE

Member Baratta led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Lynch, seconded by Member Baratta:

VOICE VOTE ON THE AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BARATTA:

Motion to approve the April 9, 2014 Planning Commission Agenda. Motion carried 5-0.

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

CORRESPONDENCE

There was no Correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

Deputy Director McBeth had nothing to report.

CONSENT AGENDA - REMOVALS AND APPROVAL

There were no Consent Agenda items.

PUBLIC HEARINGS

1. BECK NORTH LOT 56, JSP14-07

Public hearing at the request of Amson Dembs Development for Preliminary Site Plan, Special Land Use Permit, Woodland Permit, and Stormwater Management Plan approval. The subject property is located in Section 4, on the north side of Cartier Drive in the I-1, Light Industrial District. The subject property is approximately 5.5 acres and the applicant is proposing an 88,904 square foot speculative industrial building in the Beck North Corporate Park.

Planner Roediger said the applicant is proposing to construct a roughly 89,000 square foot speculative industrial building at the terminus of Hudson Drive on Cartier Drive in the Beck North Corporate Park. The site is bordered by multiple family apartments to the north, and vacant land and various office and industrial uses on all other sides. The subject property is zoned I-1, Light Industrial and is bordered by RM-1

Low-Density Multiple-Family to the north and Light Industrial in all other directions. The Future Land Use map indicates Industrial, Research and Development and Technology uses for the subject property with Multiple-Family and Private Park uses to the north and Industrial, Research and Development and Technology uses for the other surrounding properties. As you can see the site is heavily wooded and the entire site contains regulated woodlands that will require a significant amount of woodland replacements. 622 replacement trees are required. The applicant has proposed 61 replacement trees on the site, and will contribute to the tree fund or provide additional replacements for the remaining credits.

The applicant is proposing a speculative building with associated parking and landscaping. Because this is a speculative building, the applicant has requested that the noise impact requirement be addressed once a tenant has been identified. Because this site is adjacent to a residential district to the north, industrial/research uses require special land use approval and the Planning Commission should consider the provisions listed in Section 2516.2.c of the Zoning Ordinance. Also, because this site is adjacent to a residential district to the north, the applicant will need to obtain Zoning Board of Appeal variances for the location of the loading docks to face a residential district and to exceed the building height adjacent to a residential district. Because the site is heavily buffered by existing regulated woodlands and wetlands both on and off the site, and because the closest residential building is located over 700 feet away, staff supports the requested variances. All reviews recommend approval of the plan, with the landscape review noting that the applicant has requested a waiver from the required berm along the northern property line, which would be supported by staff to preserve existing woodlands with the condition that a conservation easement is provided.

In addition, the east and north façades will require a façade 9 waiver for the overage of CMU, which is also supported by staff because of the amount of screening provided by natural vegetation. The applicant has also submitted the required material sample board, which complies with Ordinance requirements. This evening the Planning Commission is asked to continue and then close the public hearing, and then to approve the Special Land Use, Preliminary Site Plan, Woodland Permit and Stormwater Management Plan.

Mathew Quinn, on behalf of Amson Dembs, said you'll recall when we were here last time, we got a start on this. I will acknowledge, after the presentation by the City tonight that we're in full agreement with the review letters from the staff and consultants. We acknowledge the fact that we'll have to go to the Zoning Board of Appeals for the two variances and with the staff's support we would expect those would be granted. The one regarding the loading dock location, if you look at the plan and see where the loading dock is, the residents are on the top of that drawing. There's really no other place to put the loading dock and with the screening and hundreds of feet separating the residential, no one will ever see it. As far as the height variance, with this I-1 being adjacent to residential, your ordinance says 25-foot max. With our rooftop equipment, we're a little over 36 feet and therefore we're asking for that variance to be granted too. Again this is supported by the staff, because the nearest residences are over 700 feet away. As far as the waivers and the berm, we're going to maintain the natural features in that area so it certainly wouldn't make sense to put in a berm there. In addition, staff and your consultants support the section 9 waiver too. The one modification that I noted from the last meeting is related to the woodland permit, and tonight in the proposed motion, we agree with it. It will allow my client a little more flexibility. It allows him to plant onsite, within the subdivision, and to plant on other properties that he owns or develops in the city. We totally support that. After that is accomplished, the balance would be paid into the tree preservation fund. So I have Mr. Ryan and the architect here today to answer any questions you may have concerning this project.

Member Lynch read the correspondences.

Nick Wiks, of Hudson Drive, supports this plan with two conditions. The woodland on the south side must be kept to preserve the pleasant view of Kistler of 30208 Hudson Drive. Also, the entrances are to be

located west of Hudson/Cartier junction, at least the main entrance.

Member Anthony had some verification questions for staff. When a new tenant is chosen for here, they will go through the noise testing and making sure that it does comply with the city's noise ordinance correct? Originally, when I looked at this, and I have a home in Novi myself where it's wooded and in the winter when the leaves drop, you can see through it, I was at first concerned with that. So I pulled out the maps and a ruler to look at the distances to see how far it is from residential through that buffer area. 700 feet really is a considerable distance. With that, I think the city staff has done a good job in making the recommendation in being consistent with the intent of what we want for the City of Novi and with your efforts as well to preserve the woodland and insure our tree replacement there. The second part that I looked it, at first I was concerned with the loading dock being in the back in that same buffer area. When I look closer at it, it's on the back wall, but towards the side and if you look at the angle of how the apartment building are set up, it really isn't a direct view. So I think that was a good call as well. I'm glad that the Zoning Board of Appeals will be the one who gets to look at that for a waiver. So after I looked at this, this is something that I certainly would support.

Member Baratta said I echo much of what Mr. Anthony said. I also looked at the potential for light pollution from the back, whether it would affect the apartments and I don't think it will either. I think the 700 feet with trees and the landscaping in there would prevent that. As far as the noise, I don't think that's going to be an issue either. Other than that I think it's a good project. I think it fits within that area and I would support the project.

Moved by Member Anthony and seconded by Member Baratta:

ROLL CALL VOTE THE SPECIAL LAND USE PERMIT APPROVAL MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER BARATTA:

In the matter of Beck North Lot 56, JSP14-07, motion to approve the Special Land Use permit based on the following findings:

a. Relative to other feasible uses of the site:

- The proposed use will not cause any detrimental impact on existing thoroughfares as indicated in the traffic review letters;
- Subject to satisfying the requirements in the Engineering Review the proposed use will not cause any detrimental impact on the capabilities of public service and facilities because the plan adequately addresses and provides for water and sanitary sewer service and management of stormwater volumes;
- Based on the number of trees being removed relative to the size of the building area, and because this is the location of a significant portion of the trees within Phase II of the Beck North Corporate Park, the Planning Commission finds that in order for the proposed use to be compatible with the natural features and characteristics of the land, the development of this parcel must be in full compliance with the Woodlands Ordinance in terms of tree replacements, in a manner that is acceptable to the City, which may include replacement of trees either on properties within the Beck North Corporate Park or on other properties owned/developed by the applicant;
- The proposed use is compatible with adjacent uses of land as indicated in the staff and consultant review letters;
- The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;
- The proposed use will promote the use of land in a socially and economically desirable manner;
- 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.

This motion is made because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

Moved by Member Anthony and seconded by Member Baratta:

ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER BARATTA:

In the matter of Beck North Lot 56, JSP14-07, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. 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;
- b. The applicant will address the noise impact requirements prior to approval of the building permits;
- c. Planning Commission waiver of the required berms in the locations of existing woodlands with the condition that a conservation easement is provided is hereby granted;
- d. Planning Commission Section 9 façade waiver for the overage of CMU on the east and north facades is hereby granted as:
 - The proposed facades will be significantly screen by both on and off-site natural vegetation, and
 - The request is generally in keeping with the intent and purpose of Section 2520.
- e. Zoning Board of Appeals variance for the location of the loading dock as depicted which is supported by staff because the site is heavily buffered by existing regulated woodlands and wetlands both on and off the site, the closest residential building is located over 700 feet away, and the loading zone is recessed from the northernmost wall.
- f. Zoning Board of Appeals variance for the building height as depicted which is supported by staff because the site is heavily buffered by existing regulated woodlands and wetlands both on and of the site, and because the closest residential building is located over 700 feet away.

This motion is made because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 of Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

Moved by Member Anthony and seconded by Member Baratta:

ROLL CALL VOTE ON THE WOODLAND PERMIT APPROVAL MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER BARATTA:

In the matter of Beck North Lot 56, JSP14-07, motion to approve the Woodland Permit based on and subject to the following:

- a. The findings for compliance with Ordinance standards in the staff and consultant review letters and the conditions and items listed in those letters and the conditions and items listed in those letters and in the Special Land Use approval being addressed on the Final Site Plan.
- b. Full replacement of the trees being removed in accordance with the ordinance; provided, however, that the applicant shall be permitted to replace the trees on other properties within the Beck North Corporate Park development, or on other properties owned/developed by the applicant.
- c. Replacement trees will be planted or payment will be made to the tree fund within three years.

This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

Moved by Member Anthony and seconded by Member Baratta:

ROLL CALL VOTE ON THE STORMWATER MANGEMENT PLAN APPROVAL MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER BARATTA:

In the matter of Beck North Lot 56, JSP14-07, motion to approve the Stormwater Management Plan 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 5-0.*

2. ROSE SENIOR LIVING AT PROVIDENCE, JSP13-81

Public hearing at the request of Edward Rose and Sons for recommendation to City Council for approval of a Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan. The subject property is 23.61 acres in Section 17 of the City of Novi and located on the north side of Eleven Mile Road and west of Beck Road. The applicant is proposing a 182 unit senior living facility.

Planner Kapelanski said the applicant is proposing to develop a 182 unit senior living facility on 23.6 acres of property near the northwest corner of Eleven Mile Road and Beck Road adjacent to the Providence Hospital ring road. The new parcel would be created from the existing Providence Hospital property and the land is currently vacant. The proposed parcel is surrounded mostly by vacant land and the existing hospital grounds with single-family residential uses to the south. The subject property is currently zoned for the Planned Suburban Low Rise Overlay District with an underlying zoning of R-3. The applicant is utilizing the provisions in the PSLR Overlay District for the development. The site is bordered by R-3 zoning to the north, RM-2 zoning on the east side of Beck Road and R-3 zoning with a PSLR Overlay to the west and south. The future land use map indicates PSLR Overlay uses for the proposed parcel and the properties to the east, west and south with multiple-family uses planned on the east side of Beck Road and office/commercial uses planned to the north. There are significant woodland and wetland areas on the site that cover a majority of the property. The applicant is proposing woodland and wetland impacts and mitigation as part of the project.

The applicant is proposing a 182 unit senior living facility with both congregate care and assisted living units using the PSLR Overlay District provisions. Recreation features for the residents along with associated landscaping and infrastructure are also proposed. Additionally, the applicant has offered a pathway easement for the anticipated public trail connection from Beck Road through the site. This district was put in place within the last few years to act as a transitional zoning between the higher-intensity hospital uses to the north and the lower-intensity single-family residential uses to the south. Uses that would not be allowed in the underlying single-family zoning are permitted provided they meet the required design standards intended to maintain the residential character of the area.

Planner Kapelanski continued stating the planning review recommends approval of the concept plan as the plan meets the intent of the PSLR Overlay District for the reasons outlined in the review letter. The applicant is requesting several deviations from the PSLR Overlay provisions. Deviations may be granted by City Council and included in the PSLR Overlay Agreement provided "there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District." The applicant has provided a thorough narrative describing the need for each deviation and the proposed safeguards. Deviations are needed for the following: to allow front yard parking and a minimum berm height of 2 feet, to exceed the maximum building length and height, to allow carports in an interior side yard, to allow both a business sign and entranceway sign and a deviation to allow an access drive on a section line

collector road. Staff supports or does not object to all of the noted deviations.

The engineering review recommends approval of the concept plan noting a deviation would be required to allow construction of a stormwater detention basin over an existing sanitary sewer easement. Staff does not support this deviation and the applicant has agreed to revise the plan to comply with ordinance requirements. The landscape review recommends approval of the plan. Deviations have been requested to allow a screen wall in lieu of the required berm and for the lack of a four foot landscape bed around the entire building foundation. Staff supports these requests. The wetland review recommends approval of the plan stating an MDEQ Permit, a City of Novi Non-Minor Use Wetland Permit and an Authorization to Encroach into the 25 Foot Natural Features Setback will be required. As previously noted wetland mitigation is proposed and appears to meet the standards of the ordinance. The woodland review recommends approval of the plan noting a Woodland Permit is required. The applicant has proposed tree removals and plantings as part of the plan, which will be more closely examined during the site plan review process. The façade review recommends approval and finds that the proposed façade meets the intent of the district which is to maintain a residential character. The applicant has requested deviations to allow pedestrian entrances more than 60 feet apart and for an overage of asphalt shingles, both of which are supported. The traffic and fire reviews both recommend approval of the proposal.

Planner Kapelanski concluded noting similar to the PRO process, an applicant using the PSLR Overlay provisions is required to submit a concept plan for consideration by the Planning Commission and City Council following the public hearing. The City Council then tentatively approves the plan and the applicant must work with the City Attorney's office to draft an agreement outlining the proposal and any identified ordinance deviations. City Council would then approve the agreement and the applicant would proceed with the regular site plan review process. Future plan submittals would need to match the approved concept plan and PSLR Overlay Agreement provisions. There are several factors outlined in the PSLR Overlay Ordinance and included in the planning review letter that the Planning Commission should consider in making its recommendation. The Planning Commission is asked to hold the public hearing and make a recommendation to the City Council.

Peter Karadjoff, representing the applicant said we're excited about this opportunity to develop this assisted living and independent living program on our campus. It's been a part of the hospitals plan for a long time. We thoughtfully went out and did a market assessment to determine the need for a facility like this and it was demonstrated to be very strong. We're doing this project in concert with the Edward Rose company as we're developing this program and we've very thoughtfully selected a partner that met the standards that we had. We're very focused on the quality of the buildings that would be built and we looked closely at the program offerings and the way they took care of the people that were in their facilities. We flew to Minnesota and Tennessee to look at a couple other projects that they had. We talked to the residents and staff, and we came away with a very strong indication that this is going to be a great project led and managed by a great firm on our property.

Paul Mott, of Edward Rose and Sons, said we're pretty excited about this project. It's not very often you get an opportunity to work with a regional hospital like Providence Park. This is something that we've really enjoyed doing as well as working with the City of Novi and providing our services to the seniors in our community. We spend a lot of time ourselves looking for consultants. A major consultant, as far as operations, is Ecumen Associates out of Minneapolis. They've been working on providing the management services for this project. The lead consultant on this project has been HRC, our engineers. Pope Architects has worked extensively with Ecumen Associates in designing and developing a large number of senior assisted living facilities. Brooks Williamson is our wetlands consultant. King and Macgregor are our woodland consultants. It's been a team project all the way through.

We think that the project that we're proposing here is actually a perfect for this PSLR Overlay zoning. The

nature of the building has to have a residential feel to it just so that the residents will be comfortable. We think this is a real nice transition from the fairly massive architecture that you find on the Providence Park Campus to the single family residential that you find to the south. We're doing some extensive landscaping and we have quite a few recreational areas that we're going to provide to the residents. We are impacting quite a few trees, over 600 of them on the site. We've sited the property as far to the east as we can to minimize the amount of impact that we do have on the existing trees. There's a sewer easement that we had to deal with and then we had to bring it south because of the sewer easement. So we're very limited as to where we can locate this project on the site. In recognizing that, we have a number of wetland impacts that we have to deal with. We're planning some wetland mitigation. As far as the woodland impacts, a lot of the replacement trees are going to be provided along the future City path. We're kind of excited about this because what we're doing is recreating a forest edge which is really a habitat. We're doing some really unusual things and some exiting things that we think the City of Novi will really appreciate.

Dan Neudecker, of Pope Architects, said this is our third building with Edward Rose so it's been a good partnership. We did a little 3D flyby that I wanted to show everybody. We spent some time with staff and the design consultant working through the exterior façade, trying to meet the City's ordinances. They said we are asking for a deviation on the asphalt shingles, but we have added quite a bit of gable to the roof to give it more of a residential feel to try to help breakup the scale of the building. The majority of the exterior materials are a mixture of stone and brick. There is some cement board siding, limited to the third floor and portions of the second floor. As you can see, the building has quite a few wings and the wings themselves are within the 180 feet that we talked about. The overall building length wasn't an issue at 470 feet. It does have quite a bit of turning in and out and it doesn't really appear to be that big of a building at one time. I think it has a very residential feel. We've been spending some time looking at some of the other buildings in the Providence Park development and trying to match it and work with those materials to make it fit in with that development. So I think in general we're really pleased with the way this turned out. I think the changes that have been made through our discussions with staff and with the façade consultant have improved the building quite a ways.

Mr. Mott said we certainly think that what we're proposing will be an asset to the community. There is quite a strong need for this in the City of Novi.

Chair Pehrson opened the public hearing.

No one in the audience wished to speak and Member Lynch read the correspondence.

David Hatycki, of Staybridge Suites, supports the project.

There was no additional correspondence and Chair Pehrson closed the public hearing.

Member Baratta asked if there were signs proposed on Beck Road and on the Providence Parkway entrance.

Mr. Mott said that the Providence Parkway sign would be just a directional sign. It would be in unity with the existing signage.

Member Baratta asked who would own the property.

Mr. Mott said the property is going to be owned by Edward Rose and Sons. Rose Senior Living is the corporate entity that actually owns it.

Member Baratta asked if that is a non-profit or for-profit.

Mr. Mott said for-profit. It's going to be operated by Ecumen and Associates and we've been working with the hospital staff and their organization in taking a look at some of the things that they need and what they think will be needed for seniors in the community.

Member Baratta said well I think the design that you presented today is outstanding. It looks like a great project. It looks like you had well thought-out landscaping and amenities to the facilities. I think it's a great project and well located. I wish you luck; I'm fully in support of it.

Member Anthony said this does meet what our intent was with the overlay district, so I very much do like that. Where the road connects with Providence Parkway, I assume that that section of the property north of the property boundary here is owned by Providence Park, is that correct?

Mr. Mott said yes.

Member Anthony asked who will be financially responsible with the long-term maintenance of that road.

Mr. Mott said the property is not going to be an ownership; it's going to be a lease with Providence Park. But the long-term maintenance of the roadways that are on the property are going to be the responsibility of Rose Senior Living.

Richard Abbott, Director of Real Estate, Design and Construction for Providence Parkway, said for the campus we have a declaration recorded with Oakland County describing how the developers of the parcels on this site; the hospitals, hotels, medical office buildings and now Edward Rose, and how they'll participate in the costs of maintaining the roadways and the common areas of lawn that are not on their site.

Member Anthony said I noticed with how the property is configured with the ring at the end of the road, there's another rectangular shape piece of property that looks perfect for something in the future. Do you guys have anything in mind for what may happen in the future? If you look directly at the south, there is a smaller piece of property there.

Mr. Abbott said there is a five-acre parcel with a home on it. We are going to look at wetland mitigation and move wetland mitigation into that area and demolish that house.

Member Anthony said part of why I would ask that is that when I look at the road configuration, obviously the neighbors will be thrilled because it creates low traffic on the main roadways but does the traffic study incorporate that there may be a future development there and that the roads are adequate?

Mr. Abet said the traffic study did include development on that site.

Engineer Wayne said Community Development would have the traffic consultant determine whether or not an additional traffic study would be required for future phases of development.

Member Anthony said I love this development I just want to make sure we have all these smaller pieces accounted for.

Chair Pehrson said, I too, agree that this is probably the best use of land and thank you to the City for working to make this type of zoning ordinance available for this kind of application. Two things come to my mind. One, was what Member Anthony spoke about, which is traffic. While this is not an intensive use, I sometimes feel that the traffic studies don't often consider or take into account the real peak hours of when people are trying to get in and out of here. My one concern, relative to traffic, is the entrance

back out onto Beck Road. I think this would be better served with the entrance being solely from the ring road. If you've ever been on Beck Road trying to head north early in the morning, it's clogged from Eleven Mile to Grand River and I just can see that as potential problem. We have the potential now to make a change that won't make an impact for the residents in this community. I would much rather steer drivers towards the ring road and have them access the signal that is already existing.

The other point is, when Providence Park came to us many years ago, there was a new lexicon that was placed into my brain called the greensward. The entire Providence Park element had a greensward that as they did the fly over and the overview of the elevation of the hospital, you got the sense that this particular feature for the City was breaking every rule established with building a first class campus and keeping the natural features of that particular area. So as you go forward, and what you have here is great, I'd like the developer to remember that word because that has to be part of this entire development. I don't really want to see Providence Park become a chopped up bit of a stand of trees and a building and a stand of trees and a building. This has to flow. So, why I think you've got the design of this particular feature for the zoning ordinance, I want to make sure that we encapsulate that greensward space, that flow. So for what it's worth, take those two pieces of advice but I'm in complete agreement with Member Anthony and Member Baratta. I think this is a wonderful addition but I think we can refine this and make it even better.

Moved by Member Anthony and seconded by Member Baratta:

ROLL CALL VOTE ON THE PLANNED SUBURBAN LOW-RISE OVERLAY DEVELOPMENT AGREEMENT APPROVAL MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER BARATTA:

In the matter of Rose Senior Living at Providence, JSP13-81, motion to recommend approval of the Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan 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 as noted in the planning review letter;
- 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 as indicated in the applicant's Community Impact Statement and the wetland and woodland review letters;
- 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 as the proposed building has been substantially buffered by existing and created natural features and should minimally impact the 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 Article 23B as the proposed development meets the stated intent of the PSLR Overlay District to encourage transitional uses between higher intensity office and retail uses and lower intensity residential uses while maintaining the residential character of the area as outlined in the planning review letter;
- e. City Council deviations for the following as the Concept Plan provides substitute safeguards for each of the regulations and there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District as stated in the planning review letter:
 1. City Council deviations to allow front yard parking (southern yard) and a minimum berm height of 2 ft. (min. 3 ft. required);
 2. City Council deviation to allow a proposed building length of 471 ft. (max. bldg. length 360 ft.

- permitted);
3. City Council deviation to allow a maximum bldg. height of 41 ft. (max. height 35 ft. permitted);
 4. City Council deviation to allow carports in the interior side yard;
 5. City Council deviation to allow a business sign and entranceway sign;
 6. City Council deviation to allow an access drive on a section line road;
 7. City Council deviations to allow a 2 ft. berm for parking lot screening (3 ft. required), to allow a 1.5 ft. to 5 ft. wall in lieu of the required berm and for the lack of a 4 ft. wide landscape bed around the entire building foundation; and
 8. City Council deviations to allow pedestrian entrances more than 60 ft. apart and an overage of asphalt shingles;
- f. The applicant revising the plan to relocate the proposed stormwater detention basin so that it does not cover the existing sanitary sewer easement or relocate the sanitary sewer accordingly;
 - g. 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 Preliminary Site Plan;
 - h. Continue to integrate sites into the landscaping and design of the entire Providence Campus; and
 - i. The main access to the site is to be off of the Providence Ring Road and the Beck Road entrance shall be limited to right in/right out only, or some acceptable alternative.
- This motion is made because the plan is otherwise in compliance with Article 23B, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE MARCH 26, 2014 PLANNING COMMISSION MINUTES

Moved by Member Giacometti and seconded by Member Baratta:

VOICE VOTE ON THE MARCH 26, 2014 PLANNING COMMISSION MINUTES APPROVAL MOTION MADE BY MEMBER GIACOPETTI AND SECONDED BY MEMBER BARATTA:

Motion to approve the March 26, 2014 Planning Commission Minutes. Motion carried 5-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no Consent Agenda Removals.

MATTERS FOR DISCUSSION

There were no Matters for Discussion.

SUPPLEMENTAL ISSUES

There are no Supplemental Issues.

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

ADJOURNMENT

Moved by Member Baratta and seconded by Member Anthony:

VOICE VOTE ON MOTION TO ADJOURN MADE BY MEMBER BARATTA AND SECONDED BY MEMBER ANTHONY:

Motion to adjourn the April 9, 2014 Planning Commission meeting. *Motion carried 5-0.*

The meeting was adjourned at 7:59 PM.

Transcribed by Valentina Nuculaj

April, 2014

Date Approved:

Richelle Leskun, Planning Assistant

Signature on File