



PLANNING COMMISSION MINUTES

Draft

CITY OF NOVI

Regular Meeting

December 14, 2011 | 7 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 Greco, Member Gutman, Member Lynch, Chair Pehrson

Absent: Member Prince (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristin Kolb, City Attorney; Mark Spencer, Planner; David Campbell, Planner

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Moved by Member Gutman, seconded by Member Lynch:

VOICE VOTE ON THE AGENDA APPROVAL MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER LYNCH.

Motion to approve the December 14, 2011 Planning Commission agenda. *Motion carried 6-0.*

AUDIENCE PARTICIPATION

Chair Pehrson asked if there was anyone in the audience who would like to address the Planning Commission at this time, please step forward. Seeing no one, Chair Pehrson closed the first audience participation and asked if there was any correspondence.

CORRESPONDENCE

Member Gutman stated that there was no correspondence regarding the public hearing, but there is one letter that was presented to us from Governor Snyder.

Deputy Director McBeth that was an item of interest staff provided to the Planning Commission as a message from the Governor's office related to transportation issues.

COMMITTEE REPORTS

There were no Committee Reports.

COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

Deputy Director McBeth stated that at the meeting of December 5, 2011, the City Council considered and approved the Suburban Low-Rise Overlay District text amendment and Zoning Map Amendment. The City Council decided to rezone all of the properties that were reviewed and recommended by the Planning Commission with the exception of the property on the

south side of Eleven Mile and west of Beck Road, commonly referred to as the Bosco parcel. The Sign Ordinance Text Amendment for the Suburban Low Rise provisions was also approved.

Additionally, the City Council approved the Site Plan and Development Manual. The updated manual is available on the City's web page for anyone who is interested reviewing in the development procedures and applications.

CONSENT AGENDA - REMOVALS AND APPROVAL

PUBLIC HEARINGS

1. RETAIL SERVICE OVERLAY AND OFFICE DISTRICT TEXT AMENDMENT 18.254

Public hearing for Planning Commission's recommendation to the City Council to amend the City of Novi Zoning Ordinance as follows:

- Delete Article 23, OS-2, Planned Office Service District to eliminate an unused district;
- Amend Article 12, OSC, Office Service Commercial District to add permitted uses previously referenced In Article 23;
- Amend Article 23A, OST, Planned Office Service Technology District to add uses and conditions previously referenced In Article 23, add minor changes to provide clarity, and add Principal Permitted Uses Subject to Special Conditions to provide for a set of Retail Service Overlay provisions for those areas identified in the Master Plan for Land Use;
- Amend Article 24, Schedule of Regulations to remove references to the OS-2 District; and
- Amend Article 2, Construction of Language and Definitions, Zoning Districts and Maps, to correct listed districts.

Planner Spencer explained to further the implementation of the Adopted 2010 Master Plan for Land Use, the Planning Staff has asked the Planning Commission to hold a public hearing tonight and to consider and make a recommendation to City Council on a proposed Retail Service Overlay and Office District Zoning Ordinance text amendment.

During the 2009 and 2010 Master Plan Review process, the previously designated "Office" future land use definition was evaluated and the Review recommended creating a new set of office land use definitions generally coinciding with the current office zoning districts to establish a stronger vision for the future use of these areas and to make them more appealing to investors. The review did not contemplate a use area to coincide with the OS-2 district since the only area zoned OS-2 was the residential Knightsbridge Gate development. The Master Plan incorporated the Review's office future land use recommendations and the OS-2 district was eliminated from the Zoning Map in May 2011 when City Council rezoned the property to R-4. This action made the OS-2 district obsolete.

Planner Spencer stated that the proposed text Amendment will eliminate the text of the obsolete OS-2, District and add the uses currently permitted by reference in the OS-2 District to the OSC and OST districts.

The Master Plan Review also studied the properties along Grand River and east of Beck Road in detail. The review concluded that a limited amount of retail uses could be placed near the intersection of Grand River and Beck in a manner that would be compatible with the nearby office, commercial and light industrial land uses. The review proposed that by limiting the amount of land available for retail, limiting the types of retail uses and limiting access to the

properties, the impact on nearby existing and planned retail uses and the road system would be minimal.

Planner Spencer explained that the 2010 Master Plan incorporated the Master Plan Review's recommendations and includes a set of objectives and implementation strategies related to the Grand River Avenue and Beck Road Study Area, including a new limited Office Research Development and Technology Retail Overlay future land use area.

The proposed Zoning Ordinance Amendment will add to the OST District a set of retail service uses as principal permitted uses subject to special conditions in areas designated on the Master Plan's Future Land Use Map as Office, Research, Development and Technology with Retail Service Overlay. The proposed retail services uses include fuel stations, car washes, restaurants (including drive-through) and convenience stores. All of the other uses permitted as principal permitted uses in the OST District would continue to be allowed.

Planner Spencer stated that as recommended on the Master Plan's Grand River Ave. & Beck Road Study Area Transportation Plan, the proposed ordinance will to the extent possible, prohibit retail properties within the retail overlay area to access major roads and require them to be accessed from new local roads that loop between Grand River and Beck. Thus the traffic impacts of any new retail development will be reduced. The initial road work modeled after the Grand River Ave. & Beck Road Study Area Transportation Plan was begun with the USA2Go project.

Allowing for a limited amount of retail services to serve the employees and visitors of Office, Research, Development and Technology use areas may make the prospect of developing new businesses in the area more attractive and thus create greater potential for additional development and redevelopment in the nearby OST District.

Planner Spencer stated that the property owners in the retail service overlay area were notified of the proposed zoning changes and no negative comments were received.

At this time, the Planning Staff recommends that the Planning Commission review the proposed amendments and make a recommendation to City Council.

Chair Pehrson stated that this is a public hearing and if there is anyone in the audience, who wishes to address the Planning Commission, please step forward.

Chair Pehrson stated that seeing no one, and seeing that there is no correspondence on this matter, we will close the public hearing and turn it over to the Planning Commission for their consideration or a motion.

Motion made by Member Baratta, and seconded by Member Lynch.

MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR ZONING ORDINANCE TEXT AMENDMENT 18.254, RETAIL SERVICES OVERLAY AND OFFICE DISTRICT TEXT AMENDMENTS MADE BY MEMBER BARATTA AND SECONDED BY MEMBER LYNCH.

Motion to recommend approval to the City Council for Zoning Ordinance Text Amendment 18.254, Retail Services Overlay and Office District Text Amendments, as proposed for the following reasons:

1. Eliminating the OS-2, Planned Office Service District removes an obsolete district from the Zoning Ordinance;
2. The proposed text amendments are consistent with the 2010 Master Plan for Land Use;
3. Limiting the area for retail services and limiting the amount of general retail space within the Retail Overlay area identified on the Future Land Use Map, and as proposed in the Retail Service Overlay Zoning Ordinance provisions, reduces the potential impact on existing and planned retail in the nearby area;
4. Limiting vehicular access of new developments in the Retail Overlay area to main roads will reduce traffic impacts from retail development; and
5. Allowing for a limited amount of retail service uses to serve the employees and visitors within and near the Retail Overlay area identified on the Future Land Use Map, and as proposed in the Retail Service Overlay Zoning Ordinance provisions, may make the prospect of developing new businesses in this area more attractive and thus create greater potential for additional development and redevelopment in the nearby OST District. *Motion carried 6-0.*

Chair Pehrson complimented staff and thanked Planner Spencer and the City for their continued coordination of how best to address the Master Plan and the ever-changing landscape of the businesses coming in. Chair Pehrson said he thinks this text amendment should be well received.

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE OCTOBER 5, 2011 PLANNING COMMISSION MINUTES

Motion made by Member Lynch, and seconded by Member Baratta:

VOICE VOTE ON APPROVAL OF THE OCTOBER 5, 2011 PLANNING COMMISSION MINUTES, MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BARATTA.

Motion to approve the October 5, 2011 Planning Commission minutes. *Motion carried 6-0.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no Consent Agenda removals.

MATTERS FOR DISCUSSION

There were none.

SUPPLEMENTAL ISSUES

Deputy Director McBeth stated that our city attorney has an announcement that she would like to make.

City Attorney Kolb stated that this is her last meeting with the Novi Planning Commission since she is leaving her employment with Secrest, Wardle and has been offered the position of Township Attorney in Canton. Ms. Kolb stated that she has been coming to the Planning

Commission meetings for 5 years and has enjoyed working with everyone at the City of Novi.

Chair Pehrson thanked Mr. Kolb for everything she has done for the Planning Commission and wished her the best of luck.

AUDIENCE PARTICIPATION

Seeing no one, Chair Pehrson closed the last audience participation.

ADJOURNMENT

Moved by Member Lynch and seconded by Member Baratta:

VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BARATTA.

Motion to adjourn the December 14, 2011 Planning Commission meeting. *Motion carried 6-0.*

The meeting was adjourned at 7:14 PM.

Transcribed by:

Juanita Freeman, Account Clerk, December, 2011

Date Approved:

Richelle Leskun, Planning Assistant