



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

January 15, 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 Baratta, Member Giacometti, Member Greco, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: Member Anthony

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Gary Dovre, City Attorney; Adam Wayne, Staff Engineer.

APPROVAL OF AGENDA

Motion to approve the January 15, 2014 Planning Commission agenda. *Motion carried 6-0.*

CONSENT AGENDA

1. Knight's Auto Awning, JSP13-79

Approval of the request of Marygrove Awning for Final Site Plan and Section 9 Façade Waiver. The subject property is located in Section 15 at 43500 Grand River Avenue in the TC, Town Center District. The applicant is proposing to add one blue fabric awning above the entrance door located on the east façade of Knight's Auto Supply, an existing retail store.

In the matter of Knight's Auto Awning, JSP13-79, motion to approve the Final Site Plan and Section 9 façade waiver to allow the proposed fabric awning without bringing the entire façade up to compliance on the basis that the proposed alteration:

1. Represents an improvement in the existing façade that does not detract from the buildings overall appearance;
2. Is compatible with the existing façade and with adjacent buildings; and
3. Is generally in keeping with the intent and purpose of Section 2520. *Motion carried 6-0.*

PUBLIC HEARINGS

1. Ballantyne, JSP13-43

Public hearing at the request of Singh Development for recommendation to City Council for approval of a Residential Unit Development (RUD) Plan. The subject property is 50.85 acres in Section 31 of the City of Novi and located at the northwest corner of Garfield Road and Eight Mile Road. The applicant is proposing a 41 unit single-family development.

In the matter of Ballantyne, JSP13-43, motion to recommend approval of the Amended Residential Unit Development (RUD) Plan subject to and based on the following findings and conditions:

- a. The site is appropriate for the proposed use;
- b. The development will not have detrimental effects on adjacent properties and the community;

- c. The applicant has clearly demonstrated a need for the proposed use;
- d. Care has been taken to maintain the naturalness of the site and to blend the use within the site and its surroundings;
- e. The applicant has provided clear, explicit, substantial and ascertainable benefits to the City as a result of the RUD;
- f. Relative to other feasible uses of the site:
 - 1. All applicable provisions of Section 2402 of the Zoning Ordinance, other applicable requirements of the Zoning Ordinance, including those applicable to special land uses, and all applicable ordinances, codes, regulations and laws have been met;
 - 2. Adequate areas have been set aside for all walkways, playgrounds, parks, recreation areas, parking areas and other open spaces and areas to be used by residents of the development;
 - 3. Traffic circulation features within the site have been designed to assure the safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets;
 - 4. The proposed use will not cause any detrimental impact in existing thoroughfares in terms of overall volumes, capacity, safety, travel times and thoroughfare level of service;
 - 5. The plan provides adequate means of disposing of sanitary sewage, disposing of stormwater drainage, and supplying the development with water;
 - 6. The RUD will provide for the preservation and creation of open space and result in minimal impacts to provided open space and natural features;
 - 7. The RUD will be compatible with adjacent and neighboring land uses;
 - 8. The desirability of conventional residential development within the City is outweighed by benefits occurring from the preservation and creation of open space and the establishment of park facilities that will result from the RUD;
 - 9. There will not be an increase in the total number of dwelling units over that which would occur with a conventional residential development;
 - 10. The proposed reductions in lot sizes are the minimum necessary to preserve and create open space, to provide for park sites, and to ensure compatibility with adjacent and neighboring land uses;
 - 11. The RUD will not have a detrimental impact on the City's ability to deliver and provide public infrastructure and public services at a reasonable cost;
 - 12. The Planning Commission is satisfied that the applicant has made satisfactory provisions for the financing of the installation of all streets, necessary utilities and other proposed improvements;
 - 13. The Planning Commission is satisfied that the applicant will make satisfactory provisions for future ownership and maintenance of all common areas within the proposed development; and
 - 14. Proposed deviations from the area, bulk, yard, and other dimensional requirements of the Zoning Ordinance applicable to the property enhance the development, are in the public interest, are consistent with the surrounding area, and are not injurious to the natural features and resources of the property and surrounding area.
- g. City Council modification of proposed lot sizes to a minimum of 21,780 square feet and modification of proposed lot widths to a minimum of 120 feet as the requested modification will result in the preservation of open space for those purposes noted in Section 2402.3.B of the Zoning Ordinance and the RUD will provide a genuine variety of lot sizes;
- h. Applicant extending the proposed pathway along both sides of Emery Boulevard as indicated in the response letter;

- i. City Council reduction of permitted building setbacks consistent with the proposed reduction in lot size and width;
- j. Same-side driveway spacing waiver for the Eight Mile Road access drive (275' required, 218' provided) being approved at the time of Preliminary Site Plan approval; and
- k. The applicant providing a cross section of the area around the Deer Run Subdivision, the vacant property to the north and the subject property in order to identify the need for minor berming and/or rearrangement of the tree replacement plantings to provide screening.

This motion is made because the plan is otherwise in compliance with Article 3, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

Motion carried 6-0.

ADJOURNMENT

The meeting was adjourned at 7:46 PM.

Please note: Actual Language of motions subject to review.