



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

January 10, 2018 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 Greco, Member Howard, Member Lynch,
Chair Pehrson

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

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Thomas Schultz,
City Attorney

APPROVAL OF AGENDA

Motion to approve the January 10, 2018 Planning Commission Agenda. Motion carried 5-0.

PUBLIC HEARINGS

1. PROVIDENCE PARK HOSPITAL ZONING MAP AMENDMENT 18.722

Public hearing at the request of Hubbell, Roth and Clark, Inc. for Planning Commission's recommendation to City Council for rezoning of property in Section 17, located on the south side of Grand River Avenue, west of Beck Road from R-3 (One-Family Residential) to OSC (Office Service Commercial) and R-3 With PSLR Overlay (One-Family Residential with Planned Suburban Low-Rise Overlay). The area proposed to be rezoned is a strip of land that extends along the southern part of the Providence Hospital parcel. The subject parcel is approximately 14.19 acres.

In the matter of the request of Providence Park Hospital JZ 17-51 with Zoning Map Amendment 18.722, motion to recommend approval to City Council to rezone the subject property from R-3 (One-Family Residential) to OSC (Office Service Commercial) and R-3 with PSLR Overlay (One-Family Residential with Planned Suburban Low-Rise Overlay) subject to a deviation for not providing the required Rezoning Traffic Impact study as the proposed rezoning is an initial step to accurately define the zoning boundaries to facilitate a future development.

The motion is made for the following reasons:

1. The rezoning would clarify the existing zoning boundaries which are inconsistent with the existing development. It provides a clear path for future development;
2. The rezoning request fulfills one of the Master Plan for Land Use objectives by fostering a favorable business climate;
3. The rezoning is a recommended land use for the subject property by 2016 Master Plan for Land Use and will be consistent with the zoning to the north and south;

4. The rezoning provides an opportunity for developing the subject property in conformance with Master Plan for Land Use recommendations; and
5. The rezoning will not have impact on public utilities.

Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. BOLINGBROOKE WOODLAND PERMIT

Correspondence from Singh Development to request reconsideration of the conditions of approval of the Woodland Permit for the Bolingbrooke site plan.

In the matter of Bolingbrooke JSP17-34, motion to approve the Woodland Permit subject to the applicant being required to pay the 537 proposed off-site replacements to the City of Novi Tree Fund should either of the following condition occur:

- a. **No Building Permits are applied for and issued for the Ballantyne site by November 1, 2018.**

or

- b. **If the current owner of the Ballantyne site (Singh Development) sells the Ballantyne property, unless the successor purchaser of the Ballantyne site**
 - i. **Agrees in writing, in a form acceptable the City, to assume the obligation to plant the 537 required replacement trees for the Bolingbrooke development on the Ballantyne property as part of the Ballantyne development, or to pay the equivalent amount into the City of Novi Tree Fund as relates to the Bolingbrooke site if no building permits are applied for and issued for the Ballantyne site by November 1, 2018, and**
 - ii. **Deposits a replacement guarantee for the 537 trees for the Bolingbrooke development in a form and manner approved by the City in its sole discretion. Notwithstanding the foregoing, nothing in this provision shall exempt the developer of the Ballantyne development from its obligation to plant all the trees required under the development approval for the Ballantyne site, regardless of whether those trees are also credited to the Bolingbrooke development, nor shall it exempt the developer of the Bolingbrooke site from planting all required trees for that site over and above the 537 replacement trees to be planted on the Ballantyne site.**

This motion is made for the following reasons: To allow the applicant to sell the property to a prospective buyer and update the Ballantyne site plan to accept Bolingbrooke replacement trees. 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.*

2. APPROVAL OF THE NOVEMBER 8, 2017 PLANNING COMMISSION MINUTES

**Motion to approve the November 8, 2017 Planning Commission Meeting minutes.
*Motion approved 5-0.***

3. APPROVAL OF THE DECEMBER 13, 2017 PLANNING COMMISSION MINUTES

**Motion to approve the December 13, 2017 Planning Commission Meeting minutes.
*Motion approved 5-0.***

ADJOURNMENT

The meeting was adjourned at 7:21 PM.

**Actual language of the motions subject to review.*