REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

September 14, 2016

Proceedings taken in the matter of the PLANNING COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Wednesday, September 14, 2016

BOARD MEMBERS

Mark Pehrson, Chairperson
David Baratta
Michael Lynch
Robert Giacopetti
Ted Zuchlewski
Tony Anthony
David Greco

ALSO PRESENT: Barbara McBeth, Director of Community Development
Rick Meader, Landscape Architect, Adrianna Jordan, Planner, Beth Saarela, City Attorney, Jeremy Miller, Staff Engineer
Certified Shorthand Reporter: Jennifer L. Wall
Novi, Michigan.

Wednesday, September 14, 2016

7:00 p.m.

** ** **

CHAIRPERSON PEHRSON: I'd like to call to order the Planning Commission Regular meeting for September 14th, 2016.

Adriana.

MS. JORDAN: Commissioner

Anthony?

MR. ANTHONY: Here.

MS. JORDAN: Commissioner

Baratta?

MR. BARATTA: Here.

MS. JORDAN: Commissioner

Giacopetti?

MR. GIACOPETTI: Here.

MS. JORDAN: Commissioner

Greco?

MR. GRECO: Here.

MS. JORDAN: Commissioner

Lynch?

MR. LYNCH: Here.

MS. JORDAN: Chair

PEHRSON: Here.

CHAIRPERSON PEHRSON: Here.

MS. JORDAN: Commissioner

Zuchlewski?
MR. ZUCHLEWSKI: Here.

CHAIRPERSON PEHRSON: With that, if we could rise for the Pledge of Allegiance.

(Pledge recited.)

CHAIRPERSON PEHRSON: Looking for a motion to approve the agenda.

MR. ZUCHLEWSKI: Motion to approve.

MR. GRECO: Second.

MS. JORDAN: Motion and a second.

All in favor.

THE BOARD: Aye.

CHAIRPERSON PEHRSON: We have an agenda.

Presentations?

MS. MCBETH: None.

CHAIRPERSON PEHRSON: Audience participation.

Is there anyone in the audience who wishes to address the Planning Commission on something other the two public hearings, please step forward.

If you could state your name and address, please.
MR. DOE: Sure, thank you very much for the opportunity. My name is Derick Doe, and the address -- business address would be 48600 Grand River Avenue, Novi.

So thank you for the opportunity to speak and be here this evening.

I wanted to express my support of the initiative that will be put on the agenda this evening to approve the B3 amendment, the text amendment for B3 and day-care centers to be added to the B3, as a principle planned use.

So I am working with my team right now. We are actually working on the initiative and doing some preliminary planning right now, and we are working to submit for permanent plan approval and that will be submitted on Monday.

So thank you for an opportunity. I hope to be here next -- in October on the 26th meeting to discuss further some of the details on that initiative and just thank you for the opportunity to be here this evening.
CHAIRPERSON PEHRSON: Thank you, sir.Anyone else?

(No audible responses.)

CHAIRPERSON PEHRSON: Will close the first audience participation.

Any correspondence?

MR. LYNCH: Negative.

CHAIRPERSON PEHRSON: Committee reports? City planner reports? Ms. McBeth.

MS. MCBETH: Good evening. We did put a couple of things on your table this evening. Some additional reading materials.

First of all, this is an article from the Novi News reprinted here regarding the Thoroughfare Fair Master plan, it provides some of the details regarding that plan.

As you recall, that ran alongside the master plan and land use. And we expect there will be a public hearing for the adoption of that plan along with the master plan at the next Planning Commission meeting.

And speaking of that, there is also a letter from Oakland County.
Chair Pehrson and I went to an Oakland County meeting yesterday, of the Oakland County coordinating zoning committee to hear their thoughts about the draft master plan for the City of Novi. And they said a lot of nice things, as you can tell from this letter, written by a very fine planner that we all know.

They found that there is nothing inconsistent with their recommendations or any of surrounding communities.

So again that was presented for public hearing at the last Planning Commission.

Thank you, Mr. Chair.

CHAIRPERSON PEHRSON: Thank you, Ms. McBeth.

We come to the first item. The consent agenda. We have two items, ATI Land Holdings, LLC JSP14-40 and the second is Grand River Soccer Park, JSP16-20.

MR. LYNCH: Motion to approve.

MR. BARATTA: Second.

CHAIRPERSON PEHRSON: We have a
motion by Member Lynch, second by Member Baratta. Any other comments?

   MS. MELLEM: Member Baratta?
   MR. BARATTA: Yes.

   MS. MELLEM: Member Giacopetti?
   MR. GIACOPETTI: Yes.

   MS. MELLEM: Member Greco?
   MR. GRECO: Yes.

   MS. MELLEM: Member Lynch?
   MR. LYNCH: Yes.

   MS. MELLEM: Chair Pehrson?
   CHAIRPERSON PEHRSON: Yes.

   MS. MCBETH: Member Zuchlewski?
   MR. ZUCHLEWSKI: Yes.

   MS. MCBETH: Member Anthony?
   MR. ANTHONY: Yes.

   MS. MELLEM: Motion passes.
   CHAIRPERSON PEHRSON: Thank you very much. We come down to our public hearings.

   The first public hearing is Speedway at Fourteen Mile and Haggerty, JSP16-13, with rezoning 18.714. Public hearing at the request of McBride Dale Clarion for Planning Commission's
recommendation to City Council to rezone the property in Section 1 located at the southwest corner of Fourteen Mile and Haggerty Road from B3 general business and OST, office service technology to B3, general business with a planned rezoning overlay PRO concept plan.

The subject property is approximately 2.03 acres. The applicant is proposing to raise the existing fuel station and construct a new 14,000 square foot convenience store and 4,500 square foot fuel canopy over eight double sided full dispensers.

MS. MELLEM: So the subject property is 2.03 acres with approximately 1.33 acres which are being requested for rezoning, which is the L shaped parcel behind the current square shaped parcel that the Speedway is on.

The current zoning is OST for the L shaped parcel and B3 for the square parcel.

The future land use map indicates office R and D technology for both
parcels, and the surrounding parcels in that area.

The natural features, there are no regulated woodlands or wetlands on the site.

So for this project, the applicant is requesting rezoning using a PRO, planned rezoning overlay option. The applicant has proposed to raise the existing 24/7 square foot building and six double sided fuel dispensers and replace it with a 4,000 square foot convenience store and 5,400 square feet fuel canopy over eight double-sided fuel dispensers.

As part of the redevelopment, existing driveways will be shifted away from the intersection and aligned with the driveway across Fourteen Mile and Haggerty.

The applicant is proposing as the public benefit dedication of approximately 10 feet of right-of-way along Fourteen Mile Road to the RCOC. Installation of a welcome to Novi sign at the intersection and improved pedestrian access and safety to
the site.

All reviewers are recommending approval of the request. Planning recommends because of rezoning request fulfills two objectives of the master plan for land use. One fostering a favorable business climate and strengthening the existing business. The rebuild and expansion of the site provides an update to the visual esthetic of an entryway to the city, modern fuel dispensers and a convenience store and replacement of the underground storage tanks.

The plan also improves on existing non-conformities, we would have minimum site acreage will be increased to two acres, and will feature the driveways away from the intersection and also upgraded stormwater management.

Traffic states that the initial trip generation estimate does not warrant a rezoning traffic impact study for this expansion and the applicant should seek a waiver.

Traffic supports the driveway spacing waivers which will increase
safety by moving the drives away from the
intersection and align with the opposite side
driveways along Fourteen Mile and Haggerty.

Facade recommends a Section
9 facade waiver which will be addressed in
the PRO agreement for the underage of brick,
overage of flat metal and overage of asphalt
shingles.

Engineering states that
there will be no negligible impacts on
utilities with this rezoning. However at the
time of the concept plan review, at the time
of these motion sheets, engineering was not
recommending approval. All of those issues
have been resolved. Engineering, they have
submitted new driveway grading plans that
will meet our ordinance, and then additional
items on the stormwater management plan will
be addressed with the next submittal.

The Planning Commission is
asked tonight to consider the PRO rezoning
request, with the recommendation to City
Council. The applicant and I are here to
answer any questions you may have.

CHAIRPERSON PEHRSON: Thank you,
Kirsten.

Does the applicant wish to address the Planning Commission at this time?

MR. SWEET: Good evening. My name is Rob Sweet, with McBride Dale Clarion. My address is 5721 Dragon Way, Suite 220, Cincinnati, Ohio 45227.

Here tonight on behalf of Speedway. Before I get started, I'd like to thank staff.

It took us a while to get to where we are here today. We met with staff originally back in February, and met with them, revised the drawings, brought this back, met with them again, revised the drawings again, did our land use committee meeting and then we are here tonight requesting approval.

I don't think I could say it any better than Kirsten did. We are proposing to basically raise the site, redevelop it with a 4,000 square foot convenience store, 5,400 square foot fuel canopy, eight double sided dispensers, 21 parking spaces, relocated driveways and
updated landscape and architectural features.

We are asking for the rezoning with the PRO. I think the biggest change in this plan that you will see is that the driveways are now aligning and they now have put a bad position better, if you will.

We are now aligning across the street. You know, it took us a while to get there, but we made it work.

See what else is here. We feel that this is a great investment for us. Speedway is not just somebody that just goes around and rebuilds sites. The site has performed well for us. We want to reward that with a brand new store. We are making, you know, the pedestrian connections, the bicycle improvements.

Basically we're scraping it and rebuilding it. And as part of the request, you know, the welcome signage, it's our understanding there is about three or four jurisdictions in this area. We really want to put on a good face for Novi.

I'm here to answer any questions you may have.
CHAIRPERSON PEHRSON: Thank you, sir.

This is a public hearing. Is there anyone in the audience that wishes to address the Planning Commission on this matter, please step forward.

(No audible responses.)

CHAIRPERSON PEHRSON: Seeing no one in the audience, any correspondence?

MR. LYNCH: No correspondence.

CHAIRPERSON PEHRSON: Close the public hearing.

Open it up to the Planning Commission for their consideration. Member Zuchlewski.

MR. ZUCHLEWSKI: I have a few questions for Ross (sic), if I may.

Ross, looking in the site plan, if we could go back to that, looking at the number of MPDs that you have, how many MPDs are on site that exist currently?

MR. SWEET: We have six. MPDs, you mean the fuel dispensers?

MR. ZUCHLEWSKI: Yes. I think that's traditionally what they are called.
MR. SWEET: I believe so. We have six on-site. And those are what we call stacked position. We are now doing that. We are now moving those to eight. We are adding two, and we configuring the canopy to increase site visibility.

MR. ZUCHLEWSKI: Okay. My concern is the eighth MPD or the MPD to the south. All right. Which is closest to the tanks, this is the storage tanks.

I am just looking there, and I was looking at the turning radius of the vehicles coming in your tanker to discharge, it looks like it's coming in off Fourteen Mile discharging, off onto Haggerty.

At the point that -- those tanks are being filled, we lose all circulation around that site, all right.

And so I am wondering what the potential is to give up that last MPD short of the canopy or take it and rotate the storage tanks, so that they are parallel with the south of the property line.

Has there been any discussion on that with engineering or any
concerns about traffic flow and fire
department and moving around?

If there is a fire there,
there is no way to get into there, to, you
know -- I know you have got all the safety
controls and all that sort of stuff. I'm
just wondering about traffic flow around that
site, and even getting into the site, off of
Haggerty Road, you come in and you're facing
automatically all of those MPDs and a canopy,
if there is a truck there.

So how do you plan on
addressing that? I mean, it's going to be a
concern.

MR. SWEET: Sure. And typically,
it all comes down to the timing of the
fueling drops, if you will.

The reason the tanks are set
up the way they are is we off-load on the
passenger side. So that has to be that way
and we do that as a safety precaution for
Speedway. The deliveries we probably
ancipitate in the morning before the peak
hours, so I believe that that's the right way
to go with that, is that they will be early
in the morning before we hit our seven to nine rush.

And again, having it reconfigured that helps provide better visibility. Right now you have a similar situation on-site as it is. And by reconfiguring that and adding more space in there, it doesn't seem like a lot, but it is a lot. It's a lot more than what we have there now.

MR. ZUCHLEWSKI: What do you mean it's a lot more than you have now?

MR. SWEET: Right now I believe the fuel tanker off loads and goes underneath the fuel canopy and it creates an unsafe advantage or unfair -- I wouldn't say unsafe but --

MR. ZUCHLEWSKI: It puts the canopy at risk.

MR. SWEET: Correct. So right now, by changing that we now minimize that risk of tankers going underneath it. With the traffic flow and the timing we have fuel deliveries, that should minimize the risk of having somebody parked on that dispenser
fueling.

MR. ZUCHLEWSKI: Do you know how many gallons of fuel are being sold annually there?

MR. SWEET: Don't know the annual.

MR. ZUCHLEWSKI: Approximately.

Do you know what the increase is expected to be? Do we know that.

UNKNOWN AUDIENCE MEMBER: I think it's about 340,000.

MR. ZUCHLEWSKI: That is a month?

MR. SWEET: That's monthly.

MR. ZUCHLEWSKI: Do we know the increase -- so almost 4 million gallons a year roughly?

MR. SWEET: Right. That's at the old store. The new store would double that.

UNKNOWN AUDIENCE MEMBER: No, it's not going to double.

MR. SWEET: I will just take a look at that.

MR. ZUCHLEWSKI: That was my only concern if engineering or fire marshals don't have a problem and the fire department
doesn't have a problem with it. I just see, you know, it could be catastrophic, all those MPDs so close to when they are getting filled, and the overhead canopy is like 20-foot in height.

MR. SWEET: It's 16.5 to the bottom deck.

MR. ZUCHLEWSKI: 16.5 to the underside, okay.

All right, and then traffic flow around the site, you're saying seven to nine would be --

MR. SWEET: That's the typical peak.

MR. ZUCHLEWSKI: Any time before or after that --

MR. SWEET: Before or after that.

MR. ZUCHLEWSKI: All right.

CHAIRPERSON PEHRSON: Thank you, Mr. Zuchlewski.

Member Baratta.

MR. BARATTA: Thank you, Mr. Chairman.

Jeremy, maybe you can help me on this. And Mr. Zuchlewski made some
interesting comments.

The turning radius, has that been looked at, is that an issue? Is that an issue from our perspective?

MR. MILLER: No, it's not. The turning radius has been reviewed by traffic and fire at this point and hopefully -- if they have any comments?

MS. MELLEM: No.

MR. BARATTA: How about the height -- excuse me, the length of the vehicle, how it's going to dispense the fuel, is that issue -- does it get close to the entrance to Haggerty Road at that point? Does anybody know?

MR. SWEET: I believe we have got a CR plan.

MR. ZUCHLEWSKI: Ross, you don't have that --

MR. SWEET: It's Rob.

MS. MELLEM: It's on page 54 in the packet.

MR. LYNCH: Let me go to page 54.

MR. BARATTA: What is the height of the vehicle, the tanker?
MR. SWEET: Nineteen feet.

MR. BARATTA: Is there a difference in grade elevation -- probably -- little bit of concrete curved --

MR. SWEET: Right.

MR. BARATTA: So it would fit under that crown of the canopy --

MR. SWEET: Plus it's rounded at the top, so --

MR. BARATTA: And you're not going to have a license for alcohol or anything with this facility?

MR. SWEET: No, sir.

MR. BARATTA: Thank you very much.

CHAIRPERSON PEHRSON: Thank you, Member Baratta.

Anyone else? Member Greco.

MR. GRECO: I'd like to make a motion in the matter of the request of McBride Dale Clarion for Speedway, Fourteen Mile and Haggerty, JSP16-30, with a zoning map amendment 18.714, motion to recommend approval to City Council to rezone the subject property from B3 general business, to
OST, office service technology, to B3 general business with a planned rezoning overlay.

The recommendations shall include the following ordinance deviations for consideration by City Council set forth in A through F of the motion sheet, and if the City Council approves the rezoning, the Planning Commission recommends the following conditions be required of the planned rezoning overlay agreement as set forth in A through E of the motion, and this motion is made because the master plan for land use objective to foster a favorable business climate is fulfilled by allowing an existing business to expand and five more jobs to $235 million in sales tax and 3.1 million in investment.

The master plan for land use objective to support and strengthen the existing businesses is fulfilled by allowing an existing business to expand and develop a vacant parcel.

The concept plan improves the existing non-conformities, minimum site size of .7 acres to 2.03 acres, location of
the driveways, away from intersections and upgrade of the stormwater management.

There is a negligible impact on the utilities due to the expected utility demand to reduce from four residential equivalent units to three. Minimal impact on available water capacity, pressure and flow, and no apparent impact on the downstream sanity sewer. And the rebuild expansion of the site provides an update to the visual esthetic at an entryway to the city modern fuel dispensers and a convenience store and replacement of underground storage tanks.

MR. LYNCH: Second.

MR. BARATTA: Can I ask for a clarification.

CHAIRPERSON PEHRSON: Motion by Member Greco, second by Member Lynch.

Member Baratta?

MR. BARATTA: In the motion you say about $235 million in sales tax. Is that an accurate number or is that 2 million less than that. I don't have -- what is the number there?

MS. MCBETH: Through the Chair, I
think the applicant has provided the numbers
that were in the report.

MR. BARATTA: Can we have motion
to correct the number then.

MR. SWEET: 235 million, that's
quite a number of gas that we are providing
there. I think we are improving it, but, you
know --

MR. GRECO: That's why I made the
motion.

MR. SWEET: Let me pull that up.
It should be 235,000.

MR. GRECO: I accept the
amendment.

CHAIRPERSON PEHRSON: Thank you.
MR. BARATTA: I'm sorry -- okay.
CHAIRPERSON PEHRSON: Any other
comments?

(No audible responses.)
CHAIRPERSON PEHRSON: Call the
roll, please.

MS. JORDAN: Commissioner
Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. JORDAN: Commissioner
Anthony?

MR. ANTHONY: Yes.

MS. JORDAN: Commissioner

Baratta?

MR. BARATTA: Yes.

MS. JORDAN: Commissioner

Giacopetti?

MR. GIACOPETTI: Yes.

MS. JORDAN: Commissioner Greco?

MR. GRECO: Yes.

MS. JORDAN: Commissioner Lynch?

MR. LYNCH: Yes.

MS. JORDAN: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. JORDAN: Motion carries.

CHAIRPERSON PEHRSON: Thank you.

Good luck.

MR. SWEET: Thank you all very much. We appreciate it.

CHAIRPERSON PEHRSON: Next on the agenda is Feldman Automotive, JSP16-31, rezoning 18.731.

It's a public hearing at the request of Feldman Automotive to the Planning Commission, recommendation to City Council
for rezoning of the property Section 23
located on the south side of Grand River Avenue, between Novi Road and Meadowbrook Road, from RM1 low density multiple, to P1, vehicular parking.

The subject property is approximately 1.67 acres with 0.9 acres requested to be rezoned.

MS. MELLEM: Thank you. So the subject property 1.67 acres gross, with approximately 0.9 acres requested for rezoning. The parcel is located on the south side of Grand River between Novi Road and Meadowbrook Road in Section 23.

The current zoning is split between RM1 on the south and B3 on the north. The future land use map indicates TC gateway for the subject property, multiple family to the south, TC gateway to the east and north of Grand River, and TC commercial to the west.

The subject property has 0.07 acres of wetlands and approximately 87 regulated woodland trees on-site.

The applicant submitted a...
request for rezoning from RM1 low density, multiple family to P1, vehicular parking. This is not a PRO, therefore, the applicant is not bound to develop a specific plan after rezoning has been approved.

However, the P1 zoning district limits the permitted use to only off-street vehicular parking, and as a special land use, parking for sale of new unlicensed motor vehicles and parking of licensed rental and vehicles.

Planning, engineering and traffic recommend approval of the request. Planning recommends because of the rezoning request fills two objectives of the master plan for land use, by fostering a favorable business climate and strengthening an existing business.

The rezoning is a reasonable alternative to the recommended land use and will be consistent with the zoning to the east.

The rezoning provides an opportunity for longstanding business to expand the current location and put to use a
vacant parcel.

Engineering states that there will be no negative impact on public utilities with this rezoning. Traffic states that the requested rezoning will not create additional trips because of parking spaces will be used for inventory, and suggests that the applicant request a waiver for the rezoning traffic impact study requirement.

The Planning Commission is asked tonight to consider the rezoning request with a recommendation to City Council.

The applicant and I are here as always to answer any questions you may have.

CHAIRPERSON PEHRSON: Thank you very much. Does the applicant wish to address the Planning Commission at this time?

MR. GIZONI: Good evening, Todd Gizoni. Also here tonight is Jay Feldman, the president and CEO of Feldman Automotive.

We are here tonight to respectfully request a recommendation for approval for rezoning. Feldman Automotive
has been in business in Novi since 1981.
This gives them a great opportunity to expand
their business. The sight, the rezoning
would be consistent with the existing zoning
to the east.

I don't really have much
more to add. We can try to answer any
questions you have.

CHAIRPERSON PEHRSON: Thank you,
sir. Appreciate it.

This is a public hearing.
If there is anyone in the audience that
wishes to address the Planning Commission at
this time, please step forward.

MR. DAVIS: My name is Steve
Davis. I represent Fountain Park Apartments.
We butt up against south end of the proposed
site. We just have a couple of concerns.

First of all, we're
neighbors with Feldman Chevrolet. They have
been great neighbors and we don't object to
their use of this area. We are just --
because we have an apartment building that
butts up right against the borderline -- just
want to make sure that we have a berm there
to minimize the noise and possibly headlights shining into, you know, possibly some of our resident's, you know, apartments. Any light fixtures that might be there, take into consideration that, you know, the light output doesn't adversely affect the residents living there. Other than that, we have no objections, really.

CHAIRPERSON PEHRSON: Thank you, Mr. Davis. Anyone else in the audience wish to address the Planning Commission at this time?

(No audible responses.)

CHAIRPERSON PEHRSON: Seeing no one else, any correspondence?

MR. LYNCH: No.

CHAIRPERSON PEHRSON: Close the public hearing, turn it over to the Planning Commission for their consideration.

Member Zuchlewski.

MR. ZUCHLEWSKI: I'd like to make a couple of comments. The gentleman who came up before, just prior, had indicated, I would think zero lot lighting. I think we have got that covered, right, that's not an issue? So
that the light isn't spreading off the
property line and it's contained on the
storage area?

MR. GIZONI: Yes,
(unintelligible) will be provided.

MR. ZUCHLEWSKI: I saw you were
in agreement with the berm. I didn't get a
chance to look at the landscaping plan, but
the landscaping plan doesn't shield. Is a
fence of some kind required also along --

MS. MCBETH: Mr. Chair, before
Rick answers that question, I wanted to point
out again, this is really just an
old-fashioned rezoning request, where no site
plan is being considered at this time. So
the lighting will be considered at the time
of the preliminary site plan as well as the
landscape plan.

But I think that Rick can
maybe offer some comments on the landscape.

MR. ZUCHLEWSKI: So we are going
to see this again?

MS. MCBETH: Yes. This is a
recommendation to counsel and --

MR. MEADER: The plans are for a
berm, which they have to have.

MR. ZUCHLEWSKI: Thank you.

CHAIRPERSON PEHRSON: Anyone else? Member Greco.

MR. GRECO: I'd like to make a motion.

In the matter of the request of Feldman Automotive, JSP16-31, with zoning map amendment 18.714, motion to recommend approval to City Council to rezone the subject property from RM1 low density, multiple family to P1, vehicular parking, for the following reasons.

The master plan land use objective to foster a favorably business climate is fulfilled by allowing an existing business to expand. The master plan for land use objective to support and strengthen existing businesses is fulfilled by allowing an existing business to expand and develop into a vacant parcel.

This is a reasonable alternative to the recommended land use and will be consistent with zoning to the east. There is no negative impact expected on
public utilities as stated in the engineering memo, and it provides an opportunity for a longstanding business to expand at their current location.

MR. LYNCH: Second.

CHAIRPERSON PEHRSON: Motion by Member Greco, second by Member Lynch.

Please call the roll.

MS. JORDAN: Commissioner Anthony?

MR. ANTHONY: Yes.

MS. JORDAN: Commissioner Baratta?

MR. BARATTA: Yes.

MS. JORDAN: Commissioner Giacopetti?

MR. GIACOPETTI: Yes.

MS. JORDAN: Commissioner Greco?

MR. GRECO: Yes.

MS. JORDAN: Commissioner Lynch?

MR. LYNCH: Yes.

MS. JORDAN: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. JORDAN: Commissioner

Zuchlewski?
MR. ZUCHLEWSKI: Yes.
MS. JORDAN: Motion passes.
MR. GRECO: I'd like to make another motion, in the matter of the request, the Feldman Automotive JSP16-31 with the zoning map amendment, 18.714, motion to approve the rezoning traffic impact study waiver as the proposed rezoning is not expected to result in additional trips and this motion is made because as otherwise complies with Article 3 of the --
MS. MCBETH: That's correct. I may as well, it's a recommendation for City Council to approve.
MR. GRECO: Yes, to recommend.
MR. LYNCH: Second.
CHAIRPERSON PEHRSON: Motion by Member Greco, second by Member Lynch, any other comments? Please call the roll.
MS. JORDAN: Commissioner Baratta?
MR. BARATTA: Yes.
MS. JORDAN: Commissioner Giacopetti?
MR. GIACOPETTI: Yes.
MS. JORDAN: Commissioner Greco?

MR. GRECO: Yes.

MS. JORDAN: Commissioner Lynch?

MR. LYNCH: Yes.

MS. JORDAN: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. JORDAN: Commissioner Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. JORDAN: Commissioner Anthony?

MR. ANTHONY: Yes.

MS. JORDAN: Motion carries.

CHAIRPERSON PEHRSON: All set.

Next on the agenda is matters for consideration, introduce zoning text amendments.

MS. JORDAN: This evening we are presenting a number of proposed text amendments to the zoning ordinance for your initial review.

Most are intended to fix recently found inconsistencies and anachronistic language in the text body of the ordinance. However, one set of
amendments regarding pet boarding and
training facilities entails new substantive
changes.

The proposed pet board and
training text amendments are intended to make
Novi's ordinance more consistent with similar
ordinances and surrounding communities. They
would also provide relief to applicants
regarding the ordinance restrictions on where
pet boarding facilities can locate while
concurrently adding language to address
potential pet waste disposal and noise
issues.

The other text amendments,
as I mentioned, with inconsistencies between
the former version of the zoning ordinance
and the new clear zoning ordinance.

Planning staff and the city
attorney's office provide further review of
these standards as the ordinance amendments
are brought forward for public hearing.

The Planning Commission is
asked to review the proposed amendments, and
if acceptable, set a public hearing for the
proposed text amendment at a later meeting.
At that time, the Planning Commission may make a recommendation to the City Council who will ultimately approve or deny the amendment and may propose alterations as well.

As always, planning staff are here to answer any questions about the proposed amendments.

CHAIRPERSON PEHRSON: Thank you. Anybody want to make a motion?

MR. GIACOPETTI: I'll make a motion to set the public hearing for the proposed text amendments.

MR. GRECO: Second.

CHAIRPERSON PEHRSON: Motion by Member Giacopetti, second by Member Greco. Are you going to bring these any given date and time?

MS. MCBETH: We don't have that date right now.

We are going take a quick look at these, then we will put those out for public hearing as soon as possible.

CHAIRPERSON PEHRSON: Would you call the roll, please.
MS. MELLEM: Member Lynch?

MR. LYNCH: Yes.

MS. MELLEM: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. MELLEM: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. MELLEM: Member Anthony?

MR. ANTHONY: Yes.

MS. MELLEM: Member Baratta?

MR. BARATTA: Yes.

MS. MELLEM: And Member Greco?

MR. GRECO: Yes.

MS. MELLEM: Member Giacopetti?

MR. LYNCH: Yes.

MS. MELLEM: Motion passes.

CHAIRPERSON PEHRSON: Thank you.


Barb.

MS. MCBETH: Thank you, again, every year about this time community relations division asks the various departments that have important meetings to come up on the 2017 -- next year's calendar to be approved by the various boards and commissions and departments as we see fit.
And so we have got a preliminary calendar prepared for consideration.

The proposed Planning Commission dates are highlighted in blue, city recognized holidays are indicated in yellow, then we have the library board likes to use this meeting space as well, council chambers, for their monthly meetings, which are typically scheduled for the third Wednesday evening each month.

So for the most part we are suggesting the second and fourth Wednesdays for the Planning Commission meetings with a couple of exceptions, notably in November and December are just one meeting per month, as we have done for the last several years. We are suggesting the meeting start time to be 7:00 p.m.

CHAIRPERSON PEHRSON: Very good.

Any comments?

MR. GIACOPETTI: My only question was the November, December, two meetings? Is that -- we have typically done that, just two?
CHAIRPERSON PEHRSON: You have holiday things.

MR. LYNCH: People are in Florida.

CHAIRPERSON PEHRSON: Barb --

MS. MCBETH: I think for the approval, the other thing about that is we have noted, committee meetings are typically held certain days, that is included in the memo. So yes a vote, I think a voice vote.

CHAIRPERSON PEHRSON: All those in favor?

THE BOARD: Aye.

CHAIRPERSON PEHRSON: Any opposed?

Very good.

Next election of officers.

MS. MCBETH: This again is something, an annual event where the Planning Commission rules indicates that after the reappointments occur in July or soon thereafter as possible. The Planning Commission elects officers. That's the chairperson, vice chairperson and secretary. Additional, following that usually the
committee assignments are made and we did
have -- ask everybody to take a look at the
committee assignments they currently have and
indicate whether preferences would be
requested and that's on the table in front of
you with a nice breakdown, so you've got
those in front of you.

Usually the two are taken
separately, the officer first then the
committee selections.

CHAIRPERSON PEHRSON: Nominations
for chair.

MR. GRECO: I'd like to nominate
Chair Pehrson to continue as chair.

MR. ANTHONY: Second that.

CHAIRPERSON PEHRSON: Any other
recommendation? Voice vote. All those in
favor.

THE BOARD: Aye.

CHAIRPERSON PEHRSON: Vice chair?

MR. LYNCH: Greco.

MR. BARATTA: Second.

CHAIRPERSON PEHRSON: Unanimous
for Greco. All those in favor.

THE BOARD: Aye.
CHAIRPERSON PEHRSON: Then secretary.

MR. BARATTA: Mr. Lynch.

MR. LYNCH: Member Lynch has been nominated. Any other comments? All those in favor.

THE BOARD: Aye.

CHAIRPERSON PEHRSON: Then our committees. Any changes to anyone for committees? Anybody have a change to move around?

MR. LYNCH: Wait a minute. What would give Baratta a chance at the master planning zoning thing. He hasn't been on it. I will just back off. Be an alternate.

MR. GIACOPETTI: You would only be on one committee.

MR. LYNCH: That's a good thing. I don't want to hold anybody back. He really wants to do it.

MR. GRECO: That's fine. We will take that.

MR. LYNCH: I want to give him the opportunity.

CHAIRPERSON PEHRSON: Mr. Baratta
moves to master plan and zoning. Any other changes. All those in favor of the current plan?

THE BOARD: Aye.

CHAIRPERSON PEHRSON: Nice job.

Next on the agenda is the approval of the June 22nd, 2016 Planning Commission minutes. Any objections, modifications, or a motion?

MR. ZUCHLEWSKI: Motion to approve.

MR. GIACOPETTI: Second.

CHAIRPERSON PEHRSON: Motion and a second, all those in favor.

THE BOARD: Aye.

CHAIRPERSON PEHRSON: We are going to do it one more time.

Approval of July 13, 2016 Planning Commission minutes, any modifications, changes?

MR. ZUCHLEWSKI: Motion to approve.

MR. ANTHONY: Second.

CHAIRPERSON PEHRSON: I have a motion and a second, all those in favor?
THE BOARD: Aye.

CHAIRPERSON PEHRSON: Matters for discussion.

Any supplemental issues?

Last audience participation.

Anyone in the audience wishes to address the Planning Commission? Step forward now.

(No audible responses.)

CHAIRPERSON PEHRSON: Close the audience participation.

Look for a motion to adjourn.

MR. LYNCH: Motion to adjourn.

THE BOARD: Aye.

(The meeting was adjourned at 7:45 p.m.)

** ** **
STATE OF MICHIGAN  
COUNTY OF OAKLAND  

I, Jennifer L. Wall, Notary Public within and for the County of Oakland, State of Michigan, do hereby certify that the proceedings taken were stenographically recorded in the presence of myself and afterward transcribed by computer under my personal supervision, and that the said proceedings are a full, true and correct transcript.

I further certify that I am not connected by blood or marriage with any of the parties.

IN WITNESS THEREOF, I have hereunto set my hand at the City of Walled Lake, County of Oakland, State of Michigan, this 28th day of September 2016.

Jennifer L. Wall CSR-4183  
Oakland County, Michigan  
My Commission Expires 11/12/16