



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

DECEMBER 10, 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 (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Kristen Kapelanski, Planner; Sri Komaragiri, Planner; Jeremy Miller, Staff Engineer; Tom Schultz, City Attorney

APPROVAL OF AGENDA

Motion to approve the December 10, 2014 Planning Commission agenda. *Motion carried 6-0.*

PUBLIC HEARINGS

1. ZONING ORDINANCE TEXT AMENDMENT 18.273

Public hearing for the Planning Commission's recommendation to City Council for an ordinance to amend Ordinance No. 97-18 as amended, the City of Novi Zoning Ordinance at Article 4, R-1 through R-4 One-Family Residential Districts, Section 402, Principal Uses Permitted Subject to Special Conditions in order to allow additional height for places of worship.

Motion to recommend denial to the City Council of Text Amendment 18.273. *Motion carried 4-2.*

MATTERS FOR CONSIDERATION

1. KIDNEY CENTERS OF MICHIGAN

Consideration at the request of Whitehall Real Estate Interests for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property is located in Section 17 of the City of Novi on the west side of Beck Road along Grand River Avenue in the OSC, Office Service Commercial District. The current submittal, Kidney Centers of America, includes a 7,621 square foot Dialysis area and 2,484 square foot Office space along with associated parking, loading and landscaping on a 1.89 acre site that will be under lease.

In the matter of Kidney Centers of America, JSP 14-70, motion to approve the Preliminary Site Plan based on and subject to the following:

- a) Increase the site acreage to a minimum of 2 acres or Zoning Board of Appeals variance required from Sec 2400. (h) (1) Appendix A of the City Code to permit parking in the front yard for a development less than 2 acres in size;
- b) Zoning Board of Appeals variance from Sec 2517, Appendix A of the City Code to permit frontage on a Private street;
- c) Propose a raised landscape end island near the four parking spaces adjacent to the loading space as indicated in the response letter; and
- d) 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 Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 12, Article 24 and

Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Kidney Centers of America, JSP 14-70, motion to approve the Stormwater Management Plan based on and 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 6-0.*

2. APPROVAL OF THE NOVEMBER 12, 2014 PLANNING COMMISSION MINUTES

Motion to approve the November 12, 2014 Planning Commission Minutes. *Motion carried 6-0.*

ADJOURNMENT

The meeting was adjourned at 8:13 PM.

Please note: Actual Language of motions subject to review.