



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

September 28, 2022 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 7:01 PM.

ROLL CALL

Present: Member Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Christian Carroll, Planner; Rick Meader, Landscape Architect; Humna Anjum, Plan Review Engineer; Douglas Repen, Environmental Consultant

APPROVAL OF AGENDA

Motion to approve the September 28, 2022 Planning Commission Agenda. Motion carried 7-0.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. **NOVI CORPORATE CAMPUS PARCEL 1, JSP18-43**

Approval of the request of Dembs Development, LLC, for the third one-year extension of the Preliminary Site Plan approval. The subject property is located north of Twelve Mile Road, east of West Park Drive in the I-1 Light Industrial zoning district. The applicant proposed a 93,320 square foot industrial spec building on the 6.6-acre parcel. Planning Commission approved the Preliminary Site Plan in November of 2018.

Motion to approve the third one-year extension of the Preliminary Site Plan for JSP18-43 Novi Corporate Campus Parcel 1. Motion carried 7-0.

2. **SRI VENKATESWARA CULTURAL CENTER, JSP18-32**

Approval of the request of Manyam Group LLC for the third one-year extension of the Preliminary Site Plan. The subject property is located at 26233 Taft Road, on the west side of Taft Road, south of Grand River Avenue in Section 16 of the City. The site plan proposes phase 2 of the project: a 24,136 square foot, 2-story Cultural Center on the eastern portion of the site.

Motion to approve the third one-year extension of the Preliminary Site Plan for JSP18-32 Sri Venkateswara Cultural Center. Motion carried 7-0.

PUBLIC HEARINGS

1. PARC VISTA JSP21-47, (FKA COVINGTON ESTATES)

Public hearing at the request of Toll Brothers, LLC for Preliminary Site Plan with Site Condominium and Stormwater Management Plan. The subject property is in Section 31 north of Eight Mile Road and west of Garfield Road in the RA, Residential Acreage District. The applicant has received City Council approval of a Residential Unit Development (RUD) Agreement on a 54.3-acre parcel to construct 44 single-family residential units.

In the matter of Parc Vista, JSP21-47, motion to approve the Preliminary Site Plan with Site Condominium subject to and based on the following:

- a. Compliance with the terms and conditions of the approved Residential Unit Development Plan and Agreement;**
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those being addressed on the Final Site Plan.**

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

In the matter of Parc Vista, JSP21-47, motion to approve the Stormwater Management Plan subject to the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those 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 7-0.*

2. MONTESSORI DEI BAMBINI JSP22-25

Public hearing at the request Montessori Dei Bambini for Special Land Use and Preliminary Site Plan approval. The subject property contains 5.01 acres and is located in Section 26, west of Meadowbrook Road, south of Ten Mile Road. The applicants would like to operate a Montessori based daycare center in an existing church for up to forty children, which is a Special Land Use in the R-4 Zoning District.

In the matter of Montessori Dei Bambini, JSP22-25, motion to approve the Special Land Use Permit based on the following findings:

- a. Relative to other feasible uses of the site:**
 - i. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service because the proposed use will not conflict with the peak hours of the church and sufficient parking is provided;**
 - ii. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area because the proposed use does not result in a major increase in utility usage;**
 - iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats because the proposed use does not impact any regulated features;**
 - iv. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the**

surrounding neighborhood because the outside use of the recreational area has been in place for several years and is not proposed to be expanded;

- v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use because it promotes the establishment of a compatible use in the R-4 Zoning District adjacent to residential properties;
 - vi. The proposed use will promote the use of land in a socially and economically desirable manner because it promotes the establishment of a new business;
 - vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this ordinance and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- b. A screening fence, which is a qualifying condition for the proposed use, shall be provided around the recreational area to comply with Section 4.12.1.B.i.c of the Zoning Ordinance in order to provide sufficient screening for nearby residents and provide security for the recreational area.

This motion is made because the plan is otherwise in compliance with Article 3.1.5, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

In the matter of Montessori Dei Bambini, JSP22-25, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. A screening fence, which is a qualifying condition for the proposed use shall be provided around the recreational area to comply with Section 4.12.1.B.i.c of the Zoning Ordinance in order to provide sufficient screening for nearby residents and provide security for the recreational area.
- b. The daycare center shall accommodate no more than 50 children;
- c. The hours of operation shall be limited to 7:00 a.m. to 6:00 p.m.;
- d. The applicant shall resolve all outstanding review comments listed in the Fire Review prior to occupancy of the space;
- e. The applicant shall comply with the requirements of Section 5.14.10.B. of the Zoning Ordinance as listed in the provided Noise Impact Statement;
- f. 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 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

3. NOVI CONCRETE PLANT JSP22-08

Public hearing at the request of Crown Enterprises, LLC, for Preliminary Site Plan, Wetland Permit, Woodland Permit, and Storm Water Management Plan approval for a new 8,700 square foot concrete plant with two silos. The subject property is approximately 20 acres and is located at 46844 Twelve Mile Road in Section 9, north of Twelve Mile Road and west of West Park Drive. The southern portion of the site is zoned I-1, Light Industrial District and the northern portion is zoned I-2, General Industrial District.

In the matter of Novi Concrete Plant JSP22-08, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Zoning Board of Appeals Variance from Section 3.1.19.D for a maximum building height of 90 feet (60 foot maximum in I-2 District) as recommended by staff because the building is a sufficient distance from the surrounding properties and

- impacts the overall function of the proposed project;
- b. Zoning Board of Appeals Variance from Section 5.4.3 for the placement of a loading area in the front yard as recommended by staff because the site has sufficient screening from Twelve Mile Road;
 - c. Landscape Waiver for a lack of building foundation landscaping contingent upon the applicant planting vines that can climb the 12-foot-tall screening wall because it will help soften the screening as intended in the ordinance, which is hereby granted;
 - d. The applicant shall comply with the ordinance requirement and provide perimeter trees in the planting strip between the parking lot and the operations area to meet the ordinance requirement;
 - e. Landscape Waiver for a lack of screening berms or walls provided on the east, west, and north sides of the site because a majority of the woods are proposed to be preserved and a 12-foot-tall screening wall is proposed, which is hereby granted;
 - f. Landscape Waiver for a lack of screening around the transformer because the transformer will be adequately screened by the building, which is hereby granted;
 - g. Same Side Driveway Spacing Waiver of 107.6 feet to the west (122.4 feet proposed, 230 feet required) because the site could not be accessed from Twelve Mile Road without a waiver, which is hereby granted;
 - h. Section 9 Façade Waiver for an overage of metal panels on all elevations because the proposed screening wall obscures the site and the overall design is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted;
 - i. 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 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

In the matter of Novi Concrete Plant JSP22-08, motion to approve the Wetland Permit 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 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

In the matter of Novi Concrete Plant JSP22-08, motion to approve the Woodland Permit based on and subject to the following:

- a. Any proposed woodland replacement trees shall be placed in a Woodland Conservation Easement as indicated in the Woodland Protection Ordinance;
- b. 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

In the matter of Novi Concrete Plant JSP22-08, 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 7-0.*

MATTERS FOR CONSIDERATION

1. NOBLE VILLAGE JSP22-26

Consideration of Noble Village at the request of Detroit Architectural Group for approval of the Preliminary Site Plan. The subject site contains 3.85 acres and is located at 42705 Grand River Avenue, east of Novi Road, and south of Grand River Avenue, which is in Section 23. The applicant is proposing a range of improvements to the current site of One World Market and the former Library Pub. These improvements include major changes to the façade of the building, landscape changes, and a total of 2,170 square feet in building additions to accommodate a few new uses of the site including an expanded Asian Grocery Store (One World Market), an Asian food hall anchored by Noble Fish Sushi and White Wolf Japanese Patisserie, an Izakaya bar, and community meeting spaces on the second and third floor of the building.

In the matter of Noble Village, JSP22-26, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. **Landscape waiver for lack of a decorative wall or fence along Grand River in front of the parking area because the area will be heavily landscaped with a mix of plantings aimed at enhancing an Asian theme, which is hereby granted;**
- b. **Landscape waiver for a deficiency in parking lot interior and perimeter trees contingent upon additions and changes in the landscape review chart being implemented because the applicant is proposing significant improvements to the existing site, which is hereby granted;**
- c. **Landscape waiver for a minor deficiency in greenbelt trees provided because the applicant is proposing significant improvements to the existing site, which is hereby granted;**
- d. **Landscape waiver for undersized trees used as parking lot interior trees because it will enhance the Asian appearance of the site, which is hereby granted;**
- e. **Landscape waiver for a painted end island because many of the existing and proposed landscaped end islands do not meet the width and radii requirements, which is hereby granted;**
- f. **Landscape waiver for three parking bays with 15 or more contiguous spaces because many of the existing and proposed landscaped end islands do not meet the width and radii requirements, which is hereby granted;**
- g. **Section 9 Façade Waiver for a minor overage of Fiber Cement Panel on the West and South Elevations because the overall design is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted;**
- h. **The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those being addressed on the Final Site Plan.**

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-1.*

2. APPROVAL OF THE SEPTEMBER 14, 2022 PLANNING COMMISSION MINUTES

Motion to approve the September 14, 2022 Planning Commission minutes. *Motion carried 7-0.*

ADJOURNMENT

Motion to adjourn the September 28, 2022 Planning Commission meeting. Motion carried 7-0.

The meeting adjourned at 8:33 PM.

*Actual language of the motion sheet subject to review.