



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

October 3, 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 Anthony, Member Avdoulos, Member Lynch, Member Maday, Chair Pehrson

Absent: Member Greco (excused)

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Beth Saarela, City Attorney

APPROVAL OF AGENDA

Motion to approve the October 3, 2018 Planning Commission Agenda. *Motion carried 5-0.*

PUBLIC HEARINGS

1. VILLAS AT STONEBROOK JSP17-62

Public hearing at the request of Pulte Homes of Michigan, LLC for approval of the Special Land Use Permit, Preliminary Site Plan, wetlands permit, woodlands permit and Stormwater Management Plan. The subject property is approximately 26 acres and is located on the east side of Wixom Road, north of Eleven Mile Road in Section 17. The applicant is proposing a 43 duplex (86 total units) "age-targeted" ranch style housing units. The subject property is currently zoned I-2, General Industrial with Planned Suburban Low-Rise Overlay. The development also proposes a shared public entrance to Wildlife Woods Park, which is zoned RA and some related minor parking improvements within the park.

In the matter of Villas at Stonebrook JSP17-62, motion to approve the Special Land Use Permit based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (as the results of the TIA indicated that the development and adjacent roadways will experience acceptable levels-of-service and delays);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities;
- c. The proposed use is compatible with the natural features and characteristics of the land (because necessary mitigation measures are proposed for the proposed impacts to natural features on the site);

- d. The proposed use is compatible with adjacent uses of land (*because the proposed use conforms to the PSLR agreement and all standards for a two family detached home*);
- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use;
- f. The proposed use will promote the use of land in a socially and economically desirable manner;
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Villas at Stonebrook JSP17-62, motion to approve the Preliminary Site Plan, described as the alternate plan, with a maximum total of 42 buildings/84 units, based on and 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 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 5-0.*

In the matter of Villas at Stonebrook JSP17-62, 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 5-0.*

In the matter of Villas at Stonebrook JSP17-62, motion to approve the Woodland 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Villas at Stonebrook JSP17-62, 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 5-0.*

MATTERS FOR CONSIDERATION

1. SRI VENKATESWARA CULTURAL CENTER JSP18-32

Consideration at the request of Manyam Group for Preliminary Site Plan and Storm Water Management plan approval. The subject property contains 9.65 acres and is located in Section 16, on the west side of Taft Road and south of Grand River

Avenue. The site contains the Sri Venkateswara Temple building, which received Special Land Use and Site Plan approval in 2009. The applicant is proposing to construct phase 2 of the project: a 24,136 square foot, 2-story Cultural Center on the eastern portion of the site. The parking, drive areas, and utilities were previously constructed in phase 1, with only minor changes proposed now.

In the matter of Sri Venkateswara Cultural Center JSP18-32, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver from Section 5.5.3.D for deficiency of the required foundation plantings (73% provided, 75% required) because additional landscaping is provided in alternate locations, which is hereby granted;
- b. Landscape waiver from Section 5.5.3.D for location of foundation plantings away from the building because the area is close to the building and will beautify the entryway, which is hereby granted;
- c. The applicant providing the required 3250 gallons per minute fire flow as required by IFC 2012 Table B105.1 and the Fire Chief approving all hydrant locations;
- 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 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Sri Venkateswara Cultural Center JSP18-32, 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 5-0.*

ADJOURNMENT

The meeting was adjourned at 7:30 PM.

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