



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

SEPTEMBER 9, 2015 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 Greco, Member Giacometti, Member Anthony, Member Zuchlewski

Absent: Member Lynch (excused), Member Baratta (excused), Chair Pehrson (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Pete Hill, Environmental Consultant; Matt Klawon, Traffic Engineering Consultant; Rod Arroyo, Planning Consultant; Gary Dovre, City Attorney.

APPROVAL OF AGENDA

Motion to approve the September 9, 2015 Planning Commission agenda. *Motion carried. 4-0*

CONSENT AGENDA - REMOVALS AND APPROVAL

PUBLIC HEARING

1. BEACON HILL JSP15-08 with Rezoning 18.710

Public hearing at the request of The Ivanhoe Companies for Planning Commission's recommendation to the City Council for rezoning of property in Section 12, located on the northeast corner of Twelve Mile Road and Meadowbrook Road from RA (Residential Acreage) to RM-1 (Low Density, Low-Rise Multiple-Family Residential) and B-3 (General Business), or any appropriate zoning district, with a Planned Rezoning Overlay (PRO). The subject property is approximately 21.13 acres and the applicant is proposing a 42 unit single family residential development with frontage on and access to Meadowbrook Road, up to 22,000 square feet of commercial space with frontage and two access drives on Twelve Mile Road, and an open space/park area at the corner of the intersection.

In the matter of the request of The Ivanhoe Companies for Beacon Hill JSP 15-08 with Zoning Map Amendment 18.710 motion to postpone making a recommendation on the proposed PRO and Concept Plan to allow the applicant time to address concerns and consider making further modifications to the Concept Plan and that if that process results in the applicant changing the requested rezoning to a district other than RM-1 or B-3, that the recommendation be after a Public Hearing with notice of the requested districts as changed. This recommendation is made for the following reasons:

- a. Additional discussion is needed regarding the proposed development density, offered public benefits and conditions of approval, and the neighborhood compatibility issues raised in the staff and consultant review letters.
- b. Applicant should address the following concerns highlighted in the Engineering Review letter on a subsequent submittal:

- Provide stub streets to the subdivision boundary at intervals not to exceed 1300 feet, or seek a DCS variance/deviation from the ordinance standards for this requirement;
 - Provide a pathway connection to the parcel to the east and the parcel to the north outside of the public right of way; and
 - Provide additional information regarding water main and sanitary sewer stubs, storm water runoff and detention volume calculations, and additional details regarding secondary emergency access.
- c. Applicant has requested a waiver of the required Traffic Impact Study, but the City's Traffic Engineering Consultant is not in favor of the requested waiver at this time. Additional information is needed for review before the next submittal.
- d. Further information is needed to quantify and gauge potential woodland and wetland impacts, and presentation of alternative plans to reduce impacts.

Motion carried 3-1

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE AUGUST 12, 2015 PLANNING COMMISSION MINUTES

Motion to approve the August 12, 2015 Planning Commission minutes. *Motion carried 4-0*

ADJOURNMENT

The meeting was adjourned at 8:54 PM.

Please note: Actual Language of motions subject to review.