



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

April 9, 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 Anthony, Member Baratta, Member Giacobetti, Member Lynch, Chair Pehrson

Absent: Member Greco (Excused), Member Zuchlewski (Excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Sara Roediger, Planner; Kristen Kapelanski, Planner; Adam Wayne, Engineer; David Beschke, Landscape Architect; Tom Schultz, City Attorney; Pete Hill, City's Environmental Consultant.

APPROVAL OF AGENDA

Motion to approve the April 9, 2014 Planning Commission agenda. *Motion carried 5-0.*

PUBLIC HEARINGS

1. BECK NORTH LOT 56, JSP14-07

Public hearing at the request of Amson Dembs Development for Preliminary Site Plan, Special Land Use Permit, Woodland Permit, and Stormwater Management Plan approval. The subject property is located in Section 4, on the north side of Cartier Drive in the I-1, Light Industrial District. The subject property is approximately 5.5 acres and the applicant is proposing an 88,904 square foot speculative industrial building in the Beck North Corporate Park.

In the matter of Beck North Lot 56, JSP14-07, motion to approve the Special Land Use permit based on the following findings:

a. Relative to other feasible uses of the site:

- The proposed use will not cause any detrimental impact on existing thoroughfares as indicated in the traffic review letters;
- Subject to satisfying the requirements in the Engineering Review the proposed use will not cause any detrimental impact on the capabilities of public service and facilities because the plan adequately addresses and provides for water and sanitary sewer service and management of stormwater volumes;
- Based on the number of trees being removed relative to the size of the building area, and because this is the location of a significant portion of the trees within Phase II of the Beck North Corporate Park, the Planning Commission finds that in order for the proposed use to be compatible with the natural features and characteristics of the land, the development of this parcel must be in full compliance with the Woodlands Ordinance in terms of tree replacements, in a manner that is acceptable to the City, which may include replacement of trees either on properties within the Beck North Corporate Park or on other properties owned/developed by the applicant;
- The proposed use is compatible with adjacent uses of land as indicated in the staff and consultant review letters;
- The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;
- The proposed use will promote the use of land in a socially and economically desirable

manner;

- 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.

This motion is made because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Beck North Lot 56, JSP14-07, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. 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;
- b. The applicant will address the noise impact requirements prior to approval of the building permits;
- c. Planning Commission waiver of the required berms in the locations of existing woodlands with the condition that a conservation easement is provided is hereby granted;
- d. Planning Commission Section 9 façade waiver for the overage of CMU on the east and north facades is hereby granted as:
 - The proposed facades will be significantly screen by both on and off-site natural vegetation, and
 - The request is generally in keeping with the intent and purpose of Section 2520.
- e. Zoning Board of Appeals variance for the location of the loading dock as depicted which is supported by staff because the site is heavily buffered by existing regulated woodlands and wetlands both on and off the site, the closest residential building is located over 700 feet away, and the loading zone is recessed from the northernmost wall.
- f. Zoning Board of Appeals variance for the building height as depicted which is supported by staff because the site is heavily buffered by existing regulated woodlands and wetlands both on and of the site, and because the closest residential building is located over 700 feet away.

This motion is made because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 of Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Beck North Lot 56, JSP14-07, motion to approve the Woodland Permit based on and subject to the following:

- a. The findings for compliance with Ordinance standards in the staff and consultant review letters and the conditions and items listed in those letters and the conditions and items listed in those letters and in the Special Land Use approval being addressed on the Final Site Plan.
- b. Full replacement of the trees being removed in accordance with the ordinance; provided, however, that the applicant shall be permitted to replace the trees on other properties within the Beck North Corporate Park development, or on other properties owned/developed by the applicant.
- c. Trees will be planted or payment will be made to the tree fund within three years.

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 Beck North Lot 56, JSP14-07, 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 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.*

2. ROSE SENIOR LIVING AT PROVIDENCE, JSP13-81

Public hearing at the request of Edward Rose and Sons for recommendation to City Council for approval of a Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan. The subject property is 23.61 acres in Section 17 of the City of Novi and located on the north side of Eleven Mile Road and west of Beck Road. The applicant is proposing a 182 unit senior living facility.

In the matter of Rose Senior Living at Providence, JSP13-81, motion to recommend approval of the Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan based on the following findings, City Council deviations, and conditions:

- a. The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community (as noted in the planning review letter);
- b. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of the use will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment as indicated in the applicant's Community Impact Statement and the wetland and woodland review letters;
- c. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties as the proposed building has been substantially buffered by existing and created natural features and should minimally impact the surrounding properties;
- d. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of Article 23B as the proposed development meets the stated intent of the PSLR Overlay District to encourage transitional uses between higher intensity office and retail uses and lower intensity residential uses while maintaining the residential character of the area as outlined in the planning review letter;
- e. City Council deviations for the following as the Concept Plan provides substitute safeguards for each of the regulations and there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District as stated in the planning review letter:
 1. City Council deviations to allow front yard parking (southern yard) and a minimum berm height of 2 ft. (min. 3 ft. required);
 2. City Council deviation to allow a proposed building length of 471 ft. (max. bldg. length 360 ft. permitted);
 3. City Council deviation to allow a maximum bldg. height of 41 ft. (max. height 35 ft. permitted);
 4. City Council deviation to allow carports in the interior side yard;
 5. City Council deviation to allow a business sign and entranceway sign;
 6. City Council deviation to allow an access drive on a section line road;
 7. City Council deviations to allow a 2 ft. berm for parking lot screening (3 ft. required), to allow a 1.5 ft. to 5 ft. wall in lieu of the required berm and for the lack of a 4 ft. wide landscape bed around the entire building foundation; and
 8. City Council deviations to allow pedestrian entrances more than 60 ft. apart and an overage of asphalt shingles;
- f. The applicant revising the plan to relocate the proposed stormwater detention basin so that it does not cover the existing sanitary sewer easement or relocate the sanitary sewer accordingly;
- g. 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 Preliminary Site Plan;
- h. Continue to integrate sites into the landscaping and design of the entire Providence Campus; and
- i. The main access to the site is to be off of the Providence Ring Road with the Beck Road entrance shall be limited to right in/right out only, or some acceptable alternative.

This motion is made because the plan is otherwise in compliance with Article 23B, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE MARCH 26, 2014 PLANNING COMMISSION MINUTES

Motion to approve the March 26, 2014 Planning Commission Minutes. *Motion carried 5-0.*

SUPPLEMENTAL ISSUES

ADJOURNMENT

The meeting was adjourned at 7:59 PM.

Please note: Actual Language of motions subject to review.