



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

February 28, 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 Greco, Member Howard, Member Maday, Chair Pehrson

Absent: Member Lynch (excused)

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Darcy Rechtien, Staff Engineer; Gary Dovre, City Attorney; Peter Hill, Environmental Consultant; Matt Carmer, Environmental Consultant; Sterling Frazier, Traffic Consultant

APPROVAL OF AGENDA

Motion to approve the February 28, 2018 Planning Commission Agenda.

Motion carried 6-0.

CONSENT AGENDA

PUBLIC HEARINGS

1. 2018-2024 CAPITAL IMPROVEMENT PROGRAM

Motion to adopt the 2018-2024 Capital Improvement Program as presented with the addition of two projects with an allocation of \$259,000 for Pavilion Shore Park and \$167,000 for Lakeshore Park to remedy erosion issues. *Motion carried 6-0.*

2. BERKSHIRE ESUPPLY JSP17-72

Public hearing at the request of Berkshire E-Supply for Preliminary Site Plan with land bank parking, Wetland Permit, Woodland Permit, and Storm water Management plan approval. The subject property is approximately 57.12 acres and is located at the southeast corner of M-5 and W Fourteen Mile Road (Section 1). The applicant is proposing a two-story headquarters office building (18,380 SF) and a single story Fulfillment Center and warehouse with mezzanines (193,230 SF) with associated site improvements such as parking, loading and landscaping. The proposed site plan also proposes to land bank up to 74 parking spaces of the 359 required spaces.

In the matter of Berkshire E-Supply JSP17-72, motion to approve the Preliminary Site Plan with land bank parking and the revised entry way design with a proposed traffic signal at

the entry drive and Fourteen Mile intersection as shown in the updated 'PC-04: Preliminary Site Plan' PDF provided with the response letter dated February 23, 2018, based on and subject to the following:

- a. Approval of up to 74 land bank parking spaces based on Planning Commission finding that:
 - i. The applicant has demonstrated through substantial evidence that the specified occupant and building use will require less parking than what is required by the Zoning Ordinance;
 - ii. Parking will not occur on any street or driveway;
 - iii. Parking will not occur on any area not approved and developed for parking;
 - iv. Parking will not occur on that area where parking construction has been land banked until such time as that area is constructed for such parking;
 - v. The requested parking land banking will not create traffic or circulation problems on or off site; and
 - vi. The requested parking land banking will be consistent with the public health, safety and welfare of the City and the purposes of the Zoning Ordinance;
- b. The applicant shall apply for Planning Commission's approval of a site plan amendment and any associated woodland permit prior to construction of land bank parking. The applicant is allowed to provide "land bank" parking as contemplated under the City's Zoning Ordinance approximately as shown on the site plan without the requirement to identify protected trees within the area or to pay any tree preservation or tree replacement amounts unless and until the area is in fact improved with parking improvements in the future;
- c. A section 9 waiver for exceeding the maximum allowed percentages for Limestone for headquarters building, not meeting the minimum percentages for brick for both buildings and for exceeding the maximum allowed percentage of flat metal panels, as listed in the Façade review letter, which is hereby granted;
- d. Landscape waiver from Section 5.5.3.B.ii for reduction of required street trees (short of 2 trees) along Fourteen Mile frontage due to the existing ITC Corridor, which is hereby granted;
- e. Landscape waiver from Zoning Section 5.5.3.B.ii and iii for reduction of required berm (approximately 120 linear feet) along Fourteen Mile frontage due to the existing ITC Corridor easement, which is hereby granted;
- f. Landscape waiver from Section 5.5.3.B.ii.f for reduction of required greenbelt plantings, large canopy and sub-canopy along Fourteen Mile and M-5 frontage in areas where there is conflict with the existing wetlands and woodlands, which is hereby granted;
- g. Landscape waiver from Section 5.5.3.C to permit the reduction of parking lot interior trees due to the existing ITC Corridor easement and existing utility easements, which is hereby granted;
- h. Landscape waiver from section 5.5.3.C.iii Chart footnote to permit the reduction of vehicular use area perimeter trees due to the existing ITC Corridor easement, which is hereby granted;

- i. Compliance with any conditions of the Zoning Board of Appeals variance from Section 5.4.1 for allowing the loading zone in the side yard instead of the required rear yard, as approved on February 13, 2018;
- j. Compliance with any conditions of the Zoning Board of Appeals variance for an additional flag pole (4 flag poles proposed, a maximum of 3 are permitted, as approved on February 13, 2018);
- k. Compliance with the conditions of the City Council waiver for not providing water main along the entire frontage of the site as required per the Design and Construction Standards Manual as approved on February 26, 2018, and contained in the Council approved Agreement Regarding Extension of Watermain/Design and Construction Waivers;
- l. The applicant shall redesign the public walking trail to stay outside of the critical root zone of existing trees. Critical root zone is 1-foot outside of the longest dripline of the trees. Any alternate location within the critical root zone will require City's woodland consultant review and approval;
- m. The applicant to update the woodlands replacement tree calculations at the time Final Site Plan submittal to address the removals that may be required for the Walking trail, subject to City's woodland consultant approval;
- n. The applicant shall install the Traffic signal at the entrance along Fourteen Mile Road as shown in the updated 'PC-04: Preliminary Site Plan' PDF provided with response letter dated February 23, 2018, and as shall be provided in more detail on the Final Site Plan submittal, prior to the Temporary Certificate of Occupancy;
- o. The applicant shall provide correspondence from the Road Commission for Oakland County (RCOC) to the City prior to Final Site Plan approval in regard to the future considerations for any future 14 Mile Road improvements, such as widening, RCOC's approval of proposed traffic signal location, right turn taper/lane, and entry driveway design (as shown in the updated 'PC-04: Preliminary Site Plan' PDF provided with response letter dated February 23, 2018);
- p. The findings of compliance with Ordinance standards in the staff and consultant review letters, including water main extension issue to be resolved by engineering and city administration 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 6-0.*

In the matter of Berkshire E-Supply JSP17-72, motion to approve the Wetland Permit 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; and
- b. The condition recommended by ECT in review comment 8 on page 8 of its February 9, 2018 review letter is modified to provide that the City of Novi Community Development Department shall determine if the recommended wetland conservation easements are required by applying the standards for such easement conditions in the Ordinance.

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 6-0.*

In the matter of Berkshire E-Supply JSP17-72, motion to approve the Woodland Permit 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; and
- b. The condition recommended by ECT in review comment 7 on pages 5 and 6 of its February 9, 2018 review letter is modified to provide that the City of Novi Community Development Department shall determine if the recommended preservation/conservation easements are required by applying the standards for such easement conditions in the Ordinance.

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 6-0.*

In the matter of Berkshire E-Supply JSP17-72, 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.*

3. 46860 WEST ROAD JSP17-35

Public hearing at the request of Quadrants Development for Preliminary Site Plan, Wetland Permit, Woodland Permit and Storm Water Management Plan approval. The subject property is approximately 3.76 acres and is located in Section 4, north of West Road and west of Hudson Drive. The applicant is proposing to construct a 36,287 square foot two-story office and warehouse building with associated site improvements.

In the matter of 46860 WEST ROAD JSP 17-35, motion to approve the Preliminary Site Plan with a Section 9 waiver based on and subject to the following:

- a. To allow the overage of Flat Metal Panels (50% allowed; 70% on north, 68% on west), because those elevations have a lower degree of visibility from the major thoroughfare and overall the building is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted;
- b. The applicant will either seek a Zoning Board of Appeals variance for the proposed transformer in the front yard or propose permanent screening to comply with the Zoning Ordinance requirements;
- c. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan.

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

In the matter of 46860 WEST ROAD JSP 17-35, 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 6-0.*

In the matter of 46860 WEST ROAD JSP 17-35, 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 6-0.*

In the matter of 46860 WEST ROAD JSP 17-35, 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.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE FEBRUARY 7, 2018 PLANNING COMMISSION MEETING MINUTES

Motion to approve the February 7, 2018 Planning Commission Meeting Minutes. *Motion passed 6-0.*

ADJOURNMENT

The meeting was adjourned at 7:53 PM.

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