



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

June 13, 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 (7:18 pm), Member Lynch, Member Maday, Chair Pehrson

Absent: None

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

APPROVAL OF AGENDA

Motion to approve the June 13, 2018 Planning Commission Agenda. *Motion carried 6-0.*

PUBLIC HEARINGS

1. IOVAN GLASS OUTDOOR STORAGE JSP18-25

Public hearing at the request of Iovan Glass, LLC for Special Land Use Permit and Preliminary Site Plan approval for outdoor storage. The subject property is located at 44455 Grand River in Section 15, on the south side of Grand River, east of Lannys Road. The applicant is proposing to locate two 8-foot by 40-foot storage containers in the rear yard of his business property for outdoor storage of large materials related to the existing glass supply business. Outdoor storage in the I-1 District requires Special Land Use approval.

In the matter of Iovan Glass, JSP 18-25, motion to approve the Special Land Use permit based on the following findings:

a. Relative to other feasible uses of the site:

1. The proposed use will not cause any detrimental impact on existing thoroughfares (*No additional traffic will be created by the storage and they will not impact local circulation*);
2. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*because there is no additional impact on capabilities of public services.*);
3. The proposed use is compatible with the natural features and characteristics of the land (*because there are no existing regulated woodlands or wetlands on subject property. The placement of the storage will not remove any trees*);
4. The proposed use is compatible with adjacent uses of land (*because the business has operated here for several years and the existing adjacent uses are also industrial and/or will be screened from view*);

5. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use (*It complies with the goal that recommends supporting growth of existing businesses*);
6. The proposed use will promote the use of land in a socially and economically desirable manner (*The applicant will derive greater economic benefit from being able to store additional materials to support his business*);
7. 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.
8. The storage containers shall be placed on a paved cement or asphalt pad as required by Section 3.14.1.B.iv.l of the ordinance.

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 6-0.*

In the matter of Iovan Glass, JSP 18-25, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. The applicant shall provide more shrubs to completely screen (after 2 years of growth) the storage containers on the east and south – as the six proposed do not provide adequate screening. The applicant shall provide the type of arborvitae or other shrubs to be planted on the Final Site Plan;
- b. The location of the storage containers shall observe the minimum distance of 20 feet from the rear and side yard setbacks required in the I-1 district, with any necessary modifications to be provided on the Final Site Plan;
- c. 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 6-0.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE MAY 23, 2018 PLANNING COMMISSION MINUTES

Motion to approve the May 23, 2018 Planning Commission Meeting Minutes. *Motion carried 6-0.*

ADJOURNMENT

The meeting was adjourned at 7:23 PM.

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