



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

January 11, 2017 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 Giacometti, Member Greco, Chair Pehrson

Absent: Member Lynch (excused), Member Zuchlewski (excused)

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Planner; Rick Meader, Landscape Architect; Darcy Rechtien, Staff Engineer; Tom Schultz, City Attorney

APPROVAL OF AGENDA

Motion to approve the January 11, 2017 Planning Commission Agenda. *Motion carried 5-0.*

PUBLIC HEARINGS

1. SUBURBAN COLLECTION SHOWPLACE – EXPANSION JSP16-12

Public Hearing at the request of TBON, LLC for Planning Commission's recommendation to City Council for approval of Preliminary Site Plan, Wetlands Permit and Stormwater Management Plan. The request is for an expansion of the building and parking lot for land within the OST, Planned Office Service Technology District, and in the OST, Planned Office Service Technology District with an EXO, Exposition Overlay District. The subject property is located in section 16, north of Grand River Avenue and west of Taft Road. The applicant is proposing to expand the existing showplace exposition facility by adding a 172,315 square foot building addition, with associated parking lot and other site improvements. The current revised plan proposes changes to the previously approved building elevations, adding more parking spaces, and corresponding site improvements.

In the matter of Suburban Collection Showplace Expansion, JSP 16-12, motion to recommend approval to City Council for the Preliminary Site Plan with Exo Overlay based on and subject to City Council approval of the following waivers proposed:

- a. Reaffirming no change needed for the following waivers approved by City Council on August 08, 2016:
 - i. Applicant shall plant additional trees to address staff's comments with regards to Landscape screening requirements adjacent to I-96 right of way as determined by the City's Landscape Architect during a site visit after the installation of transplanted trees ;
 - ii. A Landscape waiver to permit the absence of required landscaped area within the parking lot addition (approximately 15,664 sf is required, 0 provided), as listed in Section 5.5.3.C.iii ; Approved by Council on August 08, 2016;
 - iii. A Landscape waiver to permit the absence of parking lot interior trees (approximately 209 canopy deciduous trees required, 0 provided), as listed in Section 5.5.3.C.iii ; Approved by Council on August 08, 2016;
 - iv. A Landscape waiver for exceeding the maximum number of contiguous spaces within a parking bay (15 maximum allowed, a maximum of 93 provided) as listed in Section

- 5.5.3.C.ii.i to allow for alternate use of parking lot as a Ride and Drive Automotive Research Lot and other activities; Approved by Council on August 08, 2016;
 - v. A Landscape waiver to permit the absence of parking perimeter trees along the western edge (approximately 50 trees required, 35 provided), as listed in Section 5.5.3.C, chart footnote ; Approved by Council on August 08, 2016;
 - vi. A City Council Waiver to allow painted end islands in lieu of required end islands as listed in Section 5.3.12; Approved by Council on August 08, 2016;
 - vii. City Council variance from Sec. 11-216 (c) (8) of Novi City Code for absence of a right turn taper and/or lane along Grand River Avenue; Council Approved August 08, 2016, RCOC approved August 29, 2016;
 - viii. Applicant to work with the Road Commission for Oakland County (RCOC) to meet the requirements for road improvements within Grand River Avenue Right of way;
 - ix. A City Council Waiver to allow Major Event Traffic Plan in lieu of required Traffic Impact Study due to the unique and non-routine operations associated with Suburban Collection Showplace and the development of a Major Event Traffic Plan should serve as a suitable replacement; Approved by Council on August 08, 2016;
- b. The following waivers and conditions would require updated approvals:
- i. A section 9 façade waiver for the overage of combined types of Flat Metal Panels on the south façade(70% allowed, 73% provided) and underage of Brick on all facades (30% minimum required, 0% provided);
 - ii. A Landscape waiver to permit reduction of required foundation plantings as listed in Section 5.5.3.D (3,200 square feet required, 1,271 square feet provided) due to large glassed entry area and limited space between the drive and the building along much of the frontage; A landscape waiver to permit reduction of the percentage of building frontage with foundation landscaping, also listed in Section 5.5.3.D (60% of frontage landscaped is required, 45.5% is provided).
 - iii. The need for installation of the warranted right turn taper and/or lane shall be revisited within two (2) years from the date of the Certificate of Occupancy of the new building addition or sooner if City Engineer determines the need based on available crash data, or based on a diminished level of service identified by the City during major events as identified in the METP (Major Event Traffic Plan). At that time, the applicant shall provide an operational analysis of the subject driveways during major events until that date or additional information requested which will be reviewed by the City's Traffic Engineer for further recommendations regarding the need for installation of the warranted right turn taper and/or lane;
 - iv. The applicant shall submit the revised Major Event Traffic Plan as requested in the Traffic review letter prior to Final stamping set submittal;
- c. Reaffirming no change needed for the following waivers approved by Zoning Board of Appeals on August 09, 2016:
- i. A Zoning Boards of Appeals (ZBA) variance from Section 3.1.15.D to reduce the front yard setback from 100 feet to varied range from 85 feet to 98 feet due to recessed building design; Approved by ZBA on August 09, 2016;
 - ii. A Zoning Boards of Appeals variance from Section 3.1.15.D to reduce the parking side setback from 20 feet to a varied range from 0 feet to 15 feet to allow for construction of parking lot across multiple properties; Approved by ZBA on August 09, 2016;
 - iii. A Zoning Boards of Appeals variance from Section 5.3.12 to allow absence of parking lot end islands within off-street parking area to allow for alternate use of parking lot as a Ride and Drive Automotive Research Lot; Approved by ZBA on August 09, 2016;
 - iv. A Zoning Boards of Appeals variance from Section 5.7 to allow for increase of maximum allowed illumination levels along property lines adjacent to non- residential districts as the development is expanded among multiple properties owned by the applicant; Approved by ZBA on August 09, 2016;
 - v. A Zoning Boards of Appeals variance from Section 5.2.12.C. to allow reduction of minimum required parking spaces to be provided on site (2,979 spaces required, 2,951 spaces

- provided); Approved by ZBA on August 09, 2016;
- vi. A Zoning Boards of Appeals variance from Section 5.2.3. to allow increase of minimum distance required from the nearest point of a building to the nearest point of the off-street parking lot on a different parcel (300 feet required, approximately 450 feet provided); Approved by ZBA on August 09, 2016.

Also 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. *Motion carried 5-0.*

In the matter of Suburban Collection Showplace Expansion, JSP 16-12, reaffirming no change needed for the Non-Minor Wetland Permit previously approved by City Council on August 08 2016 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. *Motion carried 5-0.*

In the matter of Suburban Collection Showplace Expansion, JSP 16-12, motion to recommend approval to City Council for the Stormwater Management Plan, based on and subject to reaffirming no change needed for the following - approval by MDOT of the storm water detention basin discharge to the I-96 Right-of-Way. Also 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. *Motion carried 5-0.*

2. **SIGN ORDINANCE TEXT AMENDMENT 17-188**

Public hearing for consideration to amend Chapter 28, "Signs" of the City of Novi Code, Amendment 17-188, to update, clarify, and provide new substantive regulations concerning the placement of signs within and throughout the City.

Motion to recommend approval to the City Council of the ordinance amendment as written.
Motion carried 5-0.

3. **CELL TOWER TEXT AMENDMENT 18.280**

Public hearing for Text Amendment 18.280 to consider amending the City of Novi Zoning Ordinance in order to modify Section 4.86 – Uses Not Otherwise Included Within A Specific Use District and Section 2.2 – Definitions to recognize and provide for implementation of State and Federal legislation regarding wireless communication equipment and facilities.

Motion to recommend approval to the City Council of the ordinance amendment as written.
Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE NOVEMBER 16, 2016 PLANNING COMMISSION MINUTES**

Motion to approve the November 16, 2016 Planning Commission Minutes, as amended. *Motion carried 5-0.*

2. **PLANNING COMMISSION COMMITTEES - REQUEST TO FILL VACANCIES**

Motion to appoint Commission Members to Committees. *Motion carried 5-0.*

ADJOURNMENT

The meeting was adjourned at 7:45 P.M.

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