



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

OCTOBER 22, 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 Greco, Member Lynch, Chair Pehrson

Absent: Member Giacometti (excused), Member Greco (excused), Member Zuchlewski (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Jeremy Miller, Staff Engineer; Tom Schultz, City Attorney; Rod Arroyo, Traffic Consultant

APPROVAL OF AGENDA

Motion to approve the October 22, 2014 Planning Commission agenda. *Motion carried 4-0.*

PUBLIC HEARINGS

1. ZONING ORDINANCE TEXT AMENDMENT 18.271

Public Hearing for Planning Commission's recommendation to City Council for an ordinance to update, amend, and reformat Appendix A, "Zoning", of the City of Novi Code of Ordinances (the prior Ordinance No. 98-18, as amended) and related zoning map for purposes of incorporating Clearzoning formatting and clarifying certain provisions.

Motion to recommend approval of Text Amendment 18.271 to update, amend and reformat Appendix A, "Zoning", of the City of Novi Code of Ordinances (the prior ordinance, No. 98-18, as amended) and related Zoning map for purposes of incorporating the Clearzoning formatting and clarifying certain provisions. *Motion carried 4-0.*

2. GRAND PROMENADE, SP14-15

Public hearing at the request of Novi Promenade Holdings LLC for Special Land Use Permit, Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan approval. The subject property is located in Section 17, on the south side of Grand River Avenue at Twelve Mile Road in the B-3, General Business District. The subject property is approximately 2.56 acres and the applicant is proposing an 11,970 square foot retail space and 3,817 square foot drive-through restaurant.

In the matter of Grand Promenade, JSP14-15, motion to approve the Special Land Use permit based on the following findings and subject to the following conditions:

a. Relative to other feasible uses of the site:

- The proposed use will not cause any detrimental impact on existing thoroughfares as demonstrated by the submitted Traffic Impact Study;
- The proposed use will not cause any detrimental impact on the capabilities of public services and facilities as noted in the engineering review letter;
- The proposed use is compatible with the natural features and characteristics of the land as described in the wetland and woodland review letters;
- The proposed use is compatible with adjacent uses of land because the proposed restaurant and retail use is located near similar types of uses;

- 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 (1) listed among the provisions 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.
- b. City Council approval of the proposed amendment to the Novi Equities Limited Partnership v. City of Novi Consent Judgment to allow wetland mitigation and changes to the existing stormwater detention basin on the adjacent Novi Promenade site; and
- 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 15, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

In the matter of Grand Promenade, JSP14-15, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. City Council approval of the proposed amendment to the Novi Equities Limited Partnership v. City of Novi Consent Judgment to allow wetland mitigation and changes to the existing stormwater detention basin on the adjacent Novi Promenade site;
- b. Planning Commission approval of the Preliminary Site Plan, Wetland Permit and Stormwater Management Plan for the Novi Promenade Detention Pond Relocation JSP14-30;
- c. Section 9 waiver for the overage of EIFS on the north façade of the western-most building, which is hereby granted; and
- d. 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 15, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

In the matter of Grand Promenade, JSP14-15, motion to approve the Wetland Permit based on and subject to the following:

- a. City Council approval of the proposed amendment to the Novi Equities Limited Partnership v. City of Novi Consent Judgment to allow wetland mitigation and changes to the existing stormwater detention basin on the adjacent Novi Promenade site; and
- b. 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.

In the matter of Grand Promenade, JSP14-15, motion to approve the Woodland Permit based on and subject to the following:

- a. City Council approval of the proposed amendment to the Novi Equities Limited Partnership v. City of Novi Consent Judgment to allow wetland mitigation and changes to the existing stormwater detention basin on the adjacent Novi Promenade site; and
- b. 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 4-0.*

In the matter of Grand Promenade, JSP14-15, motion to approve the Stormwater Management Plan, subject to:

- a. City Council approval of the proposed amendment to the Novi Equities Limited Partnership v. City of Novi Consent Judgment to allow wetland mitigation and changes to the existing stormwater detention basin on the adjacent Novi Promenade site; and

b. 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 4-0.*

3. **NOVI PROMENADE, SP14-30**

Public hearing at the request of Novi Promenade Holdings LLC for Preliminary Site Plan, Wetland Permit, and Stormwater Management Plan approval. The subject property is located in Section 17, on the east side of Wixom Road south of Grand River Avenue in the I-1, Light Industrial District. The subject property is approximately 24.77 acres and the applicant is proposing to relocate the existing detention pond and construct two acres of wetland mitigation for the proposed Grand Promenade project.

In the matter of Novi Promenade Detention Pond Relocation, JSP14-30, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. City Council approval of the proposed amendment to the Novi Equities Limited Partnership v. City of Novi Consent Judgment to allow wetland mitigation and changes to the existing stormwater detention basin on the subject property; and
- b. 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 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

In the matter of Novi Promenade Detention Pond Relocation, JSP14-30, motion to approve the Wetland Permit based on and subject to the following:

- a. City Council approval of the proposed amendment to the Novi Equities Limited Partnership v. City of Novi Consent Judgment to allow wetland mitigation and changes to the existing stormwater detention basin on the subject property; and
- b. 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 4-0.*

In the matter of Novi Promenade, JSP14-30, motion to approve the Stormwater Management Plan, subject to:

- a. City Council approval of the proposed amendment to the Novi Equities Limited Partnership v. City of Novi Consent Judgment to allow wetland mitigation and changes to the existing stormwater detention basin on the subject property; and
- b. 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 Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

MATTERS FOR CONSIDERATION

1. **SET PUBLIC HEARING FOR DECEMBER 10, 2014 FOR TEXT AMENDMENT 18.273, BUILDING HEIGHT STANDARDS FOR PLACES OF WORSHIP**

Motion to set public hearing for Text Amendment 18.273 for December 10, 2014. *Motion carried 4-0.*

ADJOURNMENT

The meeting was adjourned at 7:49 PM.

Please note: Actual Language of motions subject to review.