



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

April 11, 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 Howard (7:05 pm),
Member Lynch, Member Maday, Chair Pehrson

Absent: Member Greco (excused)

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

APPROVAL OF AGENDA

Motion to approve the April 11, 2018 Planning Commission Agenda.
Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. LUCARI INVESTMENTS: BUILDING IMPROVEMENTS JSP18-03

Consideration at the request of Lucari Investments for Preliminary Site Plan and Storm Water Management plan approval for expansion of existing legal non-conforming structure. The subject property contains 3.12 acres and is located in Section 23, on the North side of Ten Mile road, west of railroad tracks. The applicant is proposing to remove a part the front portion, and replacing it with slightly larger addition. The proposed addition results in a net increase of 957 square feet to the existing building of 5,129 square feet. The existing building is a legal non-conforming building as it does not conform to the setback requirements. There are no changes to the parking lot proposed. Few landscape enhancements are proposed.

In the matter of Lucari Investments: Building Improvements JSP18-03, motion to approve the Preliminary Site Plan for expansion of existing legal non-conforming structure based on and subject to the following:

- a. **Landscape waiver from Section 5.5.3.B.ii and iii to allow the reduction of greenbelt width (25 feet required, 20-22 feet existing non-conforming, 18.3 feet proposed) along Ten Mile Road frontage as the appearance of the site will be much improved from existing conditions, even with a reduced greenbelt, which is hereby granted;**
- b. **Landscape waiver from Section 5.5.3.B.ii and iii to allow a 3 foot tall masonry wall in lieu of a required berm along Ten Mile Road frontage, due to lack of space, which is hereby granted;**

- c. Landscape waiver from 5.5 for lack of adequate screening for loading zone as the proposed improvements will enhance the screening required, which is hereby granted;
- d. Landscape waiver from Sec. 5.5.3.C. for not providing the required interior islands as the required tree is provided in a suitable location;
- e. Landscape waiver from 5.5.3.C.(3) Chart footnote for missing parking lot trees as there is no room on the west end of the lot for trees, and other required landscaping and a screening wall is proposed along the south side of the parking lot, which is hereby granted;
- f. Landscape waiver from 5.5.3.E.i.c and LDM 1.d. for allowing absence of street trees due to conflict with an existing underground sanitary sewer line, which is hereby granted;
- 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 Electronic stamping set;
- h. A Zoning Board of Appeals variance from Section 3.1.19.D. for reduction of minimum front yard setback for building (100 feet required, 22 feet existing non-conforming and 18 feet proposed);
- i. A Zoning Board of Appeals variance from Section 3.1.19.D. for reduction of minimum side yard setback for building (50 feet required, 20 feet existing non-conforming and 12 feet proposed); and
- j. A Zoning Board of Appeals variance from Section 7.1.4.a, for the expansion of an existing non-conforming structure.

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 Lucari Investments: Building Improvements JSP18-03, 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.*

2. CORRIGAN WAREHOUSE JSP18-05

Consideration of the request of Corrigan Moving Systems for Preliminary Site Plan and Storm Water Management plan approval for a new 61,800 square foot warehouse building. The subject property (45200 Grand River Avenue) contains 21.22 acres and is located in Section 15, on the north side of Grand River Avenue and east of Taft Road, in the I-1, Light Industrial District. The new warehouse building would be constructed south of the existing warehouse on the site.

In the matter of Corrigan Warehouse JSP18-05, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. A Zoning Board of Appeals variance from Section 5.2.12 for a required parking deficit of 75 spaces (271 spaces required, 196 spaces provided) as the applicant has demonstrated the nature of their business does not require additional parking with only 40-50 total employees expected and very few customer visits to that location. Extra space for truck parking could also be converted to additional standard length spaces should the property change use in the future;

- b. Waiver to allow more than 25 contiguous parking spaces in the semi-trailer parking area between the two buildings, which will be effectively screened by the buildings and proposed landscaping, which is hereby granted;
- c. Waiver to allow less than 75% of the building foundation to be landscaped because the area without landscaping will not be visible from Grand River Avenue, and is in a truck service area, which is hereby granted;
- d. A Section 9 waiver for an overage of Flat Metal Panels on the rear elevation and for an overage of C-Brick on the other three elevations, which is hereby granted. The rear elevation will not be visible to the public, and the C-Brick material proposed has been determined to be substantially similar in appearance to natural clay brick;
- e. 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;
- f. The applicant is to work with City staff to add and//or modify architectural features to the building façade, as noted in the discussion by the Planning Commission.

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 Corrigan Warehouse JSP18-05, 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.*

ADJOURNMENT

The meeting was adjourned at 7:48 PM.

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