



PLANNING COMMISSION

ACTION SUMMARY

CITY OF NOVI

Regular Meeting

February 24th, 2021 7:00 PM

Remote Meeting

(248) 347-0475

In accordance with Open Meetings Act, MCL 15.261, ET SEQ., as amended, this meeting was held remotely.

CALL TO ORDER

The meeting was called to order at 7:33 PM.

ROLL CALL - Pursuant to the State of Michigan Open Meetings Act, all members shall identify their physical location by stating the county, city, and state from which he or she is attending the meeting remotely.

Present: Member Avdoulos- *City of Novi, Oakland County, MI*; Member Becker- *City of Novi, Oakland County, MI*; Member Lynch- *City of Novi, Oakland County, MI*; Chair Pehrson- *City of Novi, Oakland County, MI*; Member Verma- *City of Novi, Oakland County, MI*

Absent: Member Dismody (excused)

Staff: Barbara McBeth, City Planner; Christian Carroll, Planner; Madeleine Daniels, Planning Assistant; Rick Meader, Landscape Architect; Victor Boron, Staff Engineer, Beth Saarela, City Attorney; Victor Cardenas, Assistant City Manager; Craig Willey, Environmental Consultant; John Freeland, Environmental Consultant

APPROVAL OF AGENDA

Motion to approve the February 24, 2021 Planning Commission Agenda. Motion carried 5-0.

PUBLIC HEARINGS

1. **2021-2027 CAPITAL IMPROVEMENT PROGRAM**

Motion to adopt the 2021-2027 Capital Improvement Program. Motion carried 5-0.

2. **BALLANTYNE 2020 JSP20-38**

Public Hearing at the request of Singh Development, LLC for approval of the Preliminary Site Plan, Woodland Use Permit, Wetland Use Permit, and Stormwater Management Plan. The subject property contains 50.86 acres and is located in Section 31, on the west side of Garfield Road, north of Eight Mile Road. The site is currently undeveloped. The applicant is proposing to construct 41 single-family residential units as part of a RUD Agreement with lots ranging in size from 21,780 square feet to 44,045 square feet.

In the matter of Ballantyne, JSP20-38, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Landscape Waiver for a deficiency in greenbelt width between Eight Mile Road and the south detention pond because it is consistent with the approved layout plan of the RUD Agreement, which is hereby granted;
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those 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 5-0.*

In the matter of Ballantyne, JSP20-38, motion to approve the Woodland Use Permit 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 5-0.*

In the matter of Ballantyne, JSP20-38, motion to approve the Wetland Use Permit subject to the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those 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 5-0.*

In the matter of Ballantyne, JSP20-38, motion to approve the Stormwater Management Plan subject to the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those 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 5-0.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE FEBRUARY 10, 2021 PLANNING COMMISSION MINUTES.

Motion to approve the February 10, 2021 Planning Commission Meeting Minutes. *Motion carried 5-0.*

ADJOURNMENT

The meeting was adjourned at 8:32 PM.

*Actual Language of the motion subject to review.