



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**January 9, 2013 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 Greco, Member Lynch, Chair Pehrson, Member Prince, Member Gutman, Member Zuchlewski

**Absent:** None

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Gary Dovre, City Attorney; Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Adam Wayne, Engineer; Rod Arroyo, City's Traffic Engineer.

## APPROVAL OF AGENDA

Motion to approve the January 9, 2013 Planning Commission agenda. *Motion carried 7-0.*

## MATTERS FOR CONSIDERATION

### 1. ADVANCE AUTO PARTS, JSP12-74

Consideration of the request of WXZ Development, for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 23 at 42520 Grand River Avenue, north of Grand River Avenue and east of Town Center Drive in the B-3, General Business District. The subject property is 1.6 acres and the applicant is proposing a 6,895 square foot Advance Auto Parts retail store.

**In the matter of Advance Auto Parts, JSP12-74, motion to approve the Preliminary Site Plan subject to the following:**

- a. Planning Commission waiver of the same-side driveway spacing required (275' required; 138' and 140' provided);
- b. Planning Commission waiver of the opposite-side driveway spacing required (200' required, 42' provided);
- c. Design and Construction Standards variance from the City Council for the lack of deceleration/acceleration tapers;
- d. Left turns prohibited into the site from 4 pm to 7 pm, to be indicated with appropriate signage; and
- e. The conditions and items listed in the staff and consultant review 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 provision of the Ordinance. *Motion carried 7-0.*

In the matter of Advance Auto Parts, JSP12-74, motion to approve the Stormwater Management Plan, subject to the conditions and items listed in the staff and consultant review 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 7-0.*

**2. KROGER OFFICE PAVILION, JSP12-72**

Consideration of the request of The Kroger Company of Michigan, for Preliminary Site Plan and Section 9 façade waiver approval. The subject property is located in Section 24 at 40399 Grand River Avenue, south of Grand River Avenue and east of Joseph Drive in the I-1, Light Industrial District. The subject property is 2.87 acres and the applicant is proposing to add a 275 square foot open pavilion space for the use by employees at the Kroger office building.

**In the matter of the Kroger Office Pavilion, JSP12-72, motion to approve the Preliminary Site Plan subject to the following:**

- a. Section 9 façade waiver for the underage of brick, and the overage of wood siding and asphalt shingles on all facades; and
- b. The conditions and items listed in the staff and consultant review 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 7-0.*

**3. APPROVAL OF THE DECEMBER 12, 2012 PLANNING COMMISSION MINUTES**

Motion to approve the December 12, 2012 Planning Commission minutes. *Motion carried 7-0.*

**ADJOURNMENT**

The meeting was adjourned at 7:33 PM.

Actual Language of motions subject to review.