



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

February 8, 2023 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 Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Staff: Barbara McBeth, City Planner; Tom Schultz, City Attorney; Christian Carroll, Planner; James Hill, Planner; Ben Peacock, Planner

APPROVAL OF AGENDA

Motion to approve the February 8, 2023 Planning Commission Agenda as amended to switch the order of the public hearings. Motion carried 7-0.

PUBLIC HEARINGS

1. PUBLIC HEARING ON AMENDMENT TO THE MASTER PLAN'S FUTURE LAND USE MAP RELATING TO CITY PARKLAND

Receive Public comment and input on whether to amend the Future Land Use Map and the Residential Density Map of the 2016 Master Plan, so as to classify the land that is a portion of Ella Mae Power Park, the land that is a portion of Wildlife Woods Park, and the land that is the entirety of the Bosco Fields property, all being considered for an exchange of land between the City and Novi Community Schools. The amendments to be considered include reclassification of the land from Public Park to Educational Facility for portions of Ella Mae Power Park and Wildlife Woods, and from Educational Facility to Public Park for the Bosco Fields property on the Future Land Use map, amendment to the residential density map, and a statement that the land being reclassified from Public Park to Educational Facility is not required for park purposes by the City.

In the matter of an Amendment to the Master Plan's Future Land Use Map relating to City Parkland, motion to approve the Suggested Resolution:

PLANNING COMMISSION RESOLUTION OPENING THE MASTER PLAN REVIEW PROCESS, NOTIFYING ALL REQUIRED ENTITIES TO CONSIDER AMENDING THE 2016 MASTER PLAN FUTURE LAND USE MAP TO RECLASSIFY A PORTION OF ELLA MAE POWER PARK FROM PUBLIC PARK TO EDUCATIONAL FACILITY, A PORTION OF WILDLIFE WOODS PARK FROM PUBLIC PARK TO EDUCATIONAL FACILITY, AND BOSCO FIELDS PROPERTY FROM EDUCATIONAL FACILITY TO PUBLIC PARK

At a regular meeting of the Planning Commission of the City of Novi, Oakland County, Michigan, held on the 8th day of February, 2023.

PRESENT: AVDOULOS, BECKER, DISMONDY, LYNCH, PEHRSON, RONEY, VERMA

ABSENT: NONE

The following resolution was offered by Member Avdoulos and seconded by Member Lynch:

WHEREAS the City of Novi ("City") and Novi Community School District ("District") have prepared a draft Property Exchange Agreement ("Agreement") under which the City will convey to the District a portion of Ella Mae Power Park and a portion of Wildlife Woods Park, and the District will convey to the City land directly south of Fuerst Park and all the Bosco Fields property; and

WHEREAS at the November 14 City Council meeting an initial draft of the Agreement was presented and approved subject to the approval of final form by the City Manager and City Attorney's Office; and

WHEREAS the approval of final form includes ensuring that the exchange complies with MCL 117.5(e)(the Home Rule Cities Act), which states that land designated as park in an official Master Plan may not be sold; and

WHEREAS the portions of land agreed to be conveyed to the District are currently designated as Public Park on the 2016 Future Land Use Map; and

WHEREAS the Bosco Fields property to be conveyed to the City is currently designated as Educational Facility on the 2016 Future Land Use Map; and

WHEREAS an amendment to the Master Plan, to comply with MCL125.3845 (Michigan Planning and Enabling Act), must follow the procedures set forth in Sections 39, 41, and 43 of the Michigan Planning and Enabling Act; and

WHEREAS Section 39 requires sending notices of the amendment to the same entities required for an entire master plan update and requesting comments and cooperation; and

WHEREAS Section 41 requires submitting the proposed amendment to the legislative body for approval of distribution to the same entities as required by section 39; and

WHEREAS Section 43 requires a public hearing at the Planning Commission 42 days after the legislative body approves the distribution of the amendment, at which point the Planning Commission can adopt the proposed amendments or adopt them subject to modifications; and

WHEREAS the Agreement between the City and the District is partially contingent upon the completion of this master plan map reclassification, and within the Agreement, both parties agree that time is of the essence; and

WHEREAS City Council has already approved the land exchange associated with the map reclassification, and the Planning Commission can condense steps in the amendment process due to the circumstances of the Agreement.

NOW THEREFORE BE IT RESOLVED that the Planning Commission hereby authorizes the opening of the Master Plan review process.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends to the City Council the draft amendments to the 2016 Future Land Use Map and text, as presented as Attachment A, for approval by the City Council for distribution.

BE IT FURTHER RESOLVED that once the draft amendments are approved for distribution by the City Council, the Planning Commission Chairperson hereby authorizes the mailing of a notification of the opening of the Master Plan for Land Use to all required entities of the start of the process requesting comments before the matter returns for final consideration.

RESOLUTION DECLARED ADOPTED

YEAS: 7 (AVDOULOS, BECKER, DISMONDY, LYNCH, PEHRSON, RONEY, VERMA)

NAYS: NONE

ABSENT: NONE

ABSTENTIONS: NONE

Motion carried 7-0.

In the matter of an Amendment to the Master Plan's Future Land Use Map relating to City Parkland, motion to recommend approval to the City Council to approve the proposed amendments to the Future Land Use Map for the purposes of distribution to begin the Master Plan Amendment process, including the attached documents:

- a. A map reclassification of the land from Public Park to Educational Facility.
- b. A map reclassification of the land from Educational Facility to Public Park.
- c. A map or text statement that the land being swapped to the school district is not required for park purposes by the City.
- d. A change to the Residential Density Map to allow for a density of 2.7 dwelling units per acre at the area of Ella Mae Power Park, as shown in the amended Residential Density map.

This motion is made for the reasons stated in the Planning Report, as well as the following:

1. The Home Rule Cities Act states that a City may not sell land that is a park except where the park is not required under an official Master Plan of the city (MCL117.5(e)). Since the City land that is being exchanged is designated as "public park" on the Future Land Use Map, opening up the plan for review and amendment is appropriate to ensure that the Home Rule City Act is complied with (even though the City land is not technically being "sold").
2. The identified properties designated as "Public Park" on the City's Future Land Use Map are not used in a significant way as parkland available to the City's residents, but are instead being leased for use by the Novi Community School District, and are no longer deemed necessary as "Public Parks",
3. If the amendment is approved, the land that will be reclassified as "Public Park" on the Future Land Use Map encompasses 75.61 acres, which is 6.11 acres more than the area that is proposed to be removed from the map.
4. The land swap was designed to satisfy both the Novi Community School District and the City of Novi in meeting the overall needs of those entities and the community members they serve.
5. All land designated for residential purposes generally has a maximum density provided on the Residential Density Map in the event that the property may someday be developed for residential purposes.

Motion carried 7-0.

2. PARADISE PARK PARTIAL REZONING JZ22-31 WITH REZONING 18.739

Public hearing at the request of Paradise Park for Planning Commission's recommendation to City Council for a Zoning Map amendment from Office Service Technology (OST) to Light Industrial (I-1). The subject site is approximately 4.14 acres of an 8.03-acre site and is located at 45799 Grand River Avenue, which is on the south side of Grand River Avenue and west of Taft Road (Section 16). The applicant has indicated that the proposed rezoning is being requested to make the zoning consistent throughout the entirety of the property.

In the matter of Paradise Park Partial Rezoning, JZ22-31, with Zoning Map Amendment 18.739 motion to postpone the consideration to a later date since the rezoning sign, as required by City of Novi Site Plan and Development Manual, was not installed and visible

a minimum of fifteen days prior to the public hearing. *Motion carried 7-0.*

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE JANUARY 11, 2023 PLANNING COMMISSION MINUTES**

Motion to approve the January 11, 2023 Planning Commission minutes. *Motion carried 7-0.*

ADJOURNMENT

Motion to adjourn the February 8, 2023 Planning Commission meeting. *Motion carried 7-0.*

The meeting adjourned at 7:59 PM.

*Actual language of the motion sheet subject to review.