



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

February 12, 2025 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Chair Pehrson, Member Avdoulos, Member Becker, Member Lynch, Member Roney

Absent Excused: Member Dismondy, Member Verma

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Diana Shanahan, Staff Planner; Rick Meader, Landscape Architect; Ben Nelson, Project Engineer

APPROVAL OF AGENDA

Motion to approve the February 12, 2025 Planning Commission Agenda. Motion carried 5-0.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. JSP22-56 HOME2 SUITES

Approval of the request of Novi Elite Hospitality, LLC for the one-year extension of the Preliminary Site Plan approval of a 141-room, 5-story hotel. The subject property is located in the Adell Center Development, south of I-96 and west of Novi Road. The Preliminary Site Plan was approved by the Planning Commission on January 11, 2023.

In the matter of JSP22-56, motion to approve a one-year extension of the Preliminary Site Plan approval. Motion carried 5-0.

PUBLIC HEARINGS

1. JSP24-13 QUICK PASS CAR WASH

Resume the Public Hearing at the request of Novi Road Management, LLC for Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan approval to build a Quick Pass Car Wash.

In the matter of Quick Pass Car Wash JSP24-13, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. ZBA granting the variance for an overhead door facing a major thoroughfare.
- b. ZBA granting the variance for deficiency of drive-through by-pass lane.
- c. Traffic waiver from Code of Ordinances, Section 11.216.d.1.d for same-side driveway spacing along Novi Road (129 feet proposed, 230 feet required).

- d. Traffic waiver from Code of Ordinances, Section 11.216.d.1.e for opposite-side driveway spacing along Novi Road (24 feet and 86.4 feet proposed, 150 feet (downstream) and 200 feet (upstream) required).
- e. Wetland boundaries shall be flagged on the site prior to Final Site Plan submittal, and must remain flagged throughout the duration of the project in accordance with Chapter 12 of the Code of Ordinances.
- f. 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 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 Quick Pass Car Wash JSP24-13, motion to approve the Woodland Permit 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter Quick Pass Car Wash JSP24-13, 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 5-0.*

MATTERS FOR CONSIDERATION

1. INTRODUCE TEXT AMENDMENT 18.305 – PROPOSED AMENDMENTS TO DAY CARE STANDARDS

Set public hearing for Text Amendment 18.305 to add a new Subsection to 4.12, Group Day Care Homes, Day Care Centers, and Adult Day Care Centers to increase Day Care capacity in certain locations and subject to conditions, to clarify standards, and to amend various additional sections of the ordinance as determined necessary.

In the matter of Text Amendment 18.305 Proposed Amendments to Day Care Standards, motion to set the public hearing for a future date to be determined by staff. *Motion carried 5-0.*

2. JSP24-25 EL CAR WASH NOVI II

Consideration of El Car Wash Novi II for Preliminary Site Plan approval. The subject property is 0.54 acres in size, is zoned TC Town Center District, and is located on the east side of Novi Road, north of Grand River. The applicant is proposing to reutilize the existing car wash building for a new car wash.

In the matter of El Car Wash Novi II JSP24-25, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. ZBA granting a variance for the parallel parking space within the required 20' parking setback on the north side.
- b. ZBA granting a variance for deficiency of drive-through bypass lane. This is an existing condition.
- c. ZBA granting a variance for the shortage of vehicle stacking spaces prior to the tunnel (25 spaces required, 9 proposed). This is an existing condition.

- d. Landscape waiver, from Zoning Ordinance Section 5.4.2.B, for lack of loading zone screening which is an existing condition. This waiver, supported by staff as *there is no space for loading zone screening on the site*, is hereby granted.
- e. Landscape waiver, from Zoning Ordinance Section 5.5.3.B.ii.f, for insufficient greenbelt area which is an existing condition. This waiver, supported by staff as *the intent of the ordinance is achieved*, is hereby granted.
- f. Landscape waiver, Zoning Ordinance Section 5.5.3.C.iii, for insufficient parking lot interior trees. This waiver, supported by staff as *an existing condition that is being improved*, is hereby granted.
- g. Landscape waiver, Zoning Ordinance Section 5.5.3.C.iv, for insufficient parking lot accessway perimeter trees along the south edge of the site. This waiver, supported by staff as *an existing condition with no space for additional trees*, is hereby granted.
- h. Landscape waiver, Zoning Ordinance, Section 5.5.3.D, for insufficient foundation landscaping area and coverage provided. This waiver, supported by staff as *proposed landscaping is an improvement over the existing conditions*, is hereby granted.
- i. 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 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

3. APPROVAL OF THE 2024 PLANNING COMMISSION ANNUAL REPORT

Motion to approve the 2024 PLANNING COMMISSION ANNUAL REPORT. *Motion carried 5-0.*

4. APPROVAL OF THE DECEMBER 11, 2024 PLANNING COMMISSION MINUTES

Motion to approve the December 11, 2024 PLANNING COMMISSION MINUTES. *Motion carried 5-0.*

ADJOURNMENT

Motion to adjourn the February 12, 2025 Planning Commission meeting. *Motion carried 5-0.*

Meeting adjourned at 7:43 PM.

*Actual language of the motion sheet subject to review.