



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

March 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: Acting Chair Avdoulos, Member Becker, Member Dismondy, Member Roney, Member Verma

Absent Excused: Chair Pehrson, Member Lynch

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Dan Commer, Staff Planner; Rick Meader, Landscape Architect; Humna Anjum; Project Engineer

APPROVAL OF AGENDA

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

PUBLIC HEARINGS

1. JSP24-22 27629 HAGGERTY ROAD – HEFCO

Public Hearing at the request of HEFCO Haggerty LLC for Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan approval. The subject parcel is zoned OST, Office Service and Technology and is located in Section 13, on the west side of Haggerty Road and south of Twelve Mile Road. The applicant is proposing to construct a 37,925 square foot speculative building.

In the matter of 27629 Haggerty Road – HEFCO JSP24-22, motion to approve the Preliminary Site Plan based on and 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 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 27629 Haggerty Road – HEFCO JSP24-22, 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 27629 Haggerty Road – HEFCO JSP24-22, 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.

2. TEXT AMENDMENT 18.305 – PROPOSED AMENDMENTS TO DAY CARE STANDARDS

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 Center 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 recommend approval to the City Council of the proposed ordinance amendment. Motion carried 5-0.

3. JSP24-05 WADE ONE – HELIOS

Public Hearing at the request of Integrity Building Group for a Special Land Use Permit and Preliminary Site Plan approval. The subject property is zoned I-1 Light Industrial and is located in Section 15, south of Grand River Avenue and east of Taft Road. The applicant is proposing to operate a single business out of an existing industrial building. Helios is a company that manufactures stone-cutting equipment and assembly/shipping of purchased equipment.

In the matter of Wade One - Helios, JSP24-05, motion to approve the Special Land Use Permit based on and subject to the following:

- a. **Relative to other feasible uses of the site:**
 - 1. **The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off street parking, off-street loading/unloading, travel times, and thoroughfare level of service (as it is an existing building with shared parking in place);**
 - 2. **The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area (no impacts to utilities are anticipated);**
 - 3. **The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats (no impacts to existing natural features are proposed);**
 - 4. **The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood (the parcel is borders other I-1 properties on two sides and the nearest single-family residential building is approximately 1,000 feet away);**
 - 5. **The proposed use is consistent with the goals, objectives, and recommendations of the City’s Master Plan or Land Use (as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi);**
 - 6. **The proposed use will promote the use of land in a socially and economically desirable manner (as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi);**
 - 7. **The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.**
- b. **The applicant will work with staff to restore the site landscaping to what was provided on the original landscape plan through an Electronic Stamping Set submittal and review;**
- c. **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 Electronic Stamping Set submittal.**

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 Wade One - Helios, JSP 24-05, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Per Section 3.14.3 of the Zoning Ordinance, the Planning Commission finds that:**
 - The scale, size, building design, façade materials, landscaping and activity of the use is such that current and future adjacent residential uses will be protected from any adverse impacts, *since additional landscaping is being provided, and will offer additional buffering between the adjacent residential areas;***
 - The intended truck delivery service can be effectively handled without long term truck parking on site, *which is made a condition of the approval;***
 - The lighting, noise, vibration, odor and other possible impacts are in compliance with standards and intent of this article and performance standards of Section 5.14, *since the applicant has provided a noise analysis statement, and staff is recommending that the analysis be certified by a qualified sound engineer at the time of Final Site Plan review;***
 - The storage and/or use of any volatile, flammable or other materials shall be fully identified in application and shall comply with any city ordinances regarding toxic or hazardous materials, *as the applicant has indicated that there shall be compliance with the ordinance;***
 - There is compliance with the City's hazardous materials checklist for required submittal data, *since the applicant has complied with the submittal requirement;***
- b. The request requires the submittal of a noise impact statement certified by a qualified sound engineer will be required at the time of Final Site Plan review.**
- c. Landscape waiver for lack of berm in greenbelt, as a hedge is being added, and is supported by staff, which is hereby granted;**
- d. Landscape waiver for deficiency in interior parking lot landscape areas and trees, and is supported by staff, which is hereby granted;**
- e. Landscape waiver for lack of accessway perimeter trees along east side of building, and is supported by staff, which is hereby granted;**
- f. Landscape waiver for deficiency in building foundation landscaping, and is supported by staff, which is hereby granted;**
- g. Contingent on the applicant correcting the plans to remove the unsupported waiver for deficiency in in parking lot perimeter trees by planting two canopy trees on the south side of the building, outside of the sanitary easement;**
- h. Planning Commission waiver for the lack of curbed and landscaped end islands at the back of the building, with the applicant proposing painted end islands only, *due to projected low traffic circulation in this area;***
- i. Contingent on the applicant obtaining a woodland fence guarantee prior to Final Site Plan review and adding the cost to stake, install, and remove the tree protection fencing to the Woodland Plan;**
- j. The findings of compliance with Ordinance standards in the staff and consultant review letters and the remaining items listed in those letters being addressed on the Electronic Stamping Set.**

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.*

4. CITY-INITIATED REZONING OF 45241 GRAND RIVER AVENUE 18.751

Public hearing for Planning Commission's recommendation to City Council regarding the City-initiated request to rezone property in Section 15, located on the south side of Grand River Avenue, east of Taft Road from I-2 (General Industrial) to I-1 (Light Industrial). The subject property is approximately 7.61 acres.

In the matter of Zoning Map Amendment 18.751, motion to recommend approval to City Council to rezone the subject property from I-2 (General Industrial) to I-1 (Light Industrial) for the following reasons:

1. The previously approved rezoning of this property with a PRO Agreement and concept plan was abandoned when the Keford Collision and Towing went out of business. Given that more than 2 years have elapsed, the rezoning and PRO concept plan have expired, and the agreement is void. The PRO Ordinance states that the City will initiate a new rezoning of the property to a reasonable district classification. The proposed rezoning returns the property to the I-1, Light Industrial district that existed previously.
2. The rezoning is consistent with the recommendations of the Future Land Use Map.
3. The rezoning is consistent with zoning to the north, east, and west.
4. The rezoning is not expected to negatively impact public utilities or traffic in the area.
5. The rezoning fulfills objectives of the Master Plan for Land Use by fostering a favorable business climate and attracting new businesses to the City.

Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE FEBRUARY 26, 2025 PLANNING COMMISSION MINUTES

Motion to approve the February 26, 2025 Planning Commission Minutes. *Motion carried 5-0.*

ADJOURNMENT

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

Meeting adjourned at 7:45 PM.

*Actual language of the motion sheet subject to review.