



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI  
Regular Meeting

**November 13, 2024 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: Member Avdoulos, Member Becker, Member Dismondy, Member Roney, Member Verma

Absent Excused: Member Lynch, Chair Pehrson

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

## APPROVAL OF AGENDA

**Motion to approve the November 13, 2024 Planning Commission Agenda. Motion carried 5-0.**

## CONSENT AGENDA - REMOVALS AND APPROVALS

### 1. JSP20-09 LUXOR ESTATES

Approval of the request of RA Chiesa Architects, PC for the one-year extension of the Preliminary Site Plan approval. The subject property is located east of Beck Road, south of Nine Mile Road on a 1.82 acre parcel in the RM-1, Low-Density Multiple-Family Zoning District. The Preliminary Site Plan was approved by the Planning Commission on November 9, 2022 for six two-family attached housing units.

**In the matter of JSP20-09 Luxor Estates, motion to approve a one-year extension of the Final Site Plan approval. Motion carried 5-0.**

## MATTERS FOR CONSIDERATION

### 1. JSP24-18 LINEAGE CARPORTS ADDITION

Consideration at the request of Madison Energy Holdings LLC for Preliminary Site Plan approval. The subject property is located north of Twelve Mile Road and west of West Park Drive on a 14.27 acre parcel within the I-2 General Industrial Zoning District. The applicant is proposing to construct two structurally-attached solar collectors to two new carports on their existing parking lot on the north side of the existing building.

**In the matter of Lineage Carports Addition, JSP24-18, motion to approve the Preliminary Site Plan based on and subject to the following:**

- a. Landscape waiver for 4 parking bays that have 17 contiguous spaces without a landscaped island with canopy trees – supported by staff.
- b. Landscape waiver for the lack of 13 interior parking lot island trees – supported for 12 trees in islands to be occupied by the solar panels, not for the tree to be transplanted from the southeast corner island.
- c. ZBA variance for the proposed width of the two carports exceeding the maximum width

- permitted (40 feet maximum permitted, 52.5 feet proposed). This additional width is proposed because the carports will cover not only the parking spaces, but also an existing sidewalk that runs along the front of the parking spaces – supported by staff.
- d. ZBA variance for the carports which exceed the allowable height (12 ft maximum permitted, ~17 ft average height proposed). This is due to the design of the carport structures, and the extra width needed to cover not only the parking spaces, but also the existing sidewalk that runs along the front of the parking spaces – supported by staff.
  - e. 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 revised 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.*

#### **ADJOURNMENT**

**Motion to adjourn the November 13, 2024 Planning Commission meeting. *Motion carried 5-0.***

Meeting adjourned at 7:13 PM.

\*Actual language of the motion sheet subject to review.