



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

May 10, 2023 7:00 PM

Council Chambers | Novi Civic Center
45175 W. Ten Mile, 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 Lynch, Chair Pehrson, Member Roney, Member Verma

Staff: Barbara McBeth, City Planner, Elizabeth Saarela, City Attorney; Lindsay Bell, Senior Planner; Christian Carroll, Planner; James Hill, Planner, Rick Meader, Landscape Architect; Ben Croy, City Engineer

APPROVAL OF AGENDA

Motion to approve the May 10, 2023 Planning Commission Agenda. Motion carried 7-0.

PUBLIC HEARINGS

1. 22535 EVERGREEN COURT WOODLAND PERMIT

Public hearing at the request of Angela Havistiuc for consideration of a Woodland Use Permit at 22535 Evergreen Court. The property is located north of Nine Mile Road and west of Garfield Road in Section 30 of the City. The applicant is requesting the removal of eleven regulated woodland trees in order to construct a single-family residential structure.

In the matter of 22585 Evergreen Court Woodland Permit, motion to approve Woodland Use Permit, PBR23-0107, for the removal of eleven regulated woodland trees within an area mapped as City Regulated Woodland at 22535 Evergreen Court for the construction of a single-family residence. The approval is subject to on-site tree replacements to the extent possible and payment into the City's Tree Fund for any outstanding Woodland Replacement Credits, along with any other conditions as listed in the Woodland Consultant's review letter.

Motion carried 7-0.

2. CITY WEST TEXT AMENDMENT 18.296

Public hearing of the staff-initiated request for Planning Commission's recommendation to City Council regarding Text Amendment 18.296 in order to create a new zoning district, CW City West, with associated changes to reference the new district as appropriate, and to amend text related to the EXO District, to reflect an underlying zoning of CW - City West.

In the matter of Text Amendment 18.296, motion to recommend approval to City Council to adopt the City West District into the Zoning Ordinance as shown in the draft amendment for the following reasons:

1. The 2016 Master Plan for Land Use recommended the creation and adoption of a new zoning district for this area of the City in order to foster redevelopment of underutilized parcels, and to create a vibrant, walkable, mixed-use district,
2. The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing more flexible development standards for a unique area of the City,

3. The Master Plan for Land Use objective to support and strengthen existing businesses and attract new businesses is fulfilled by allowing existing businesses to expand and creating new development opportunities in a mixed-use environment,
4. The Master Plan for Land Use objective to provide a wide range of housing options is supported as the new district allows residential use in a mixed-use setting,
5. The Master Plan for Land Use objective to develop the City West/Grand River and Beck area in a manner that supports and complements neighboring areas through the use of setback and height restrictions to provide buffers to single family districts, and
6. It provides an opportunity for long-standing businesses to remain at their current location.

Motion carried 7-0.

3. CITY WEST ZONING MAP AMENDMENT 18.741

Public hearing of the staff-initiated request for Planning Commission's recommendation to City Council regarding the rezoning of property in Section 16, located east of Beck Road, west of Taft Road along both sides of Grand River Avenue from OS-1 (Office Service), RA (Residential Acreage), I-1 (Light Industrial), B-3 (General Business), and OST (Office Service Technology) to CW (City West). The subject properties total approximately 250 acres.

In the matter of Zoning Map Amendment 18.741, motion to recommend approval to City Council to rezone the subject property from OS-1 (Office Service), RA (Residential Acreage), I-1 (Light Industrial), B-3 (General Business), and OST (Office Service Technology) to CW (City West) for the following reasons:

1. The 2016 Master Plan for Land Use recommended the creation and adoption of a new zoning district for this area of the City in order to foster redevelopment of underutilized parcels, and to create a vibrant, walkable, mixed-use district,
2. The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing more flexible development standards for a unique area of the City,.
3. The Master Plan for Land Use objective to support and strengthen existing businesses and attract new businesses is fulfilled by allowing existing businesses to expand and creating new development opportunities in a mixed-use setting,
4. The Master Plan for Land Use objective to provide a wide range of housing options is supported as the new district allows residential use in a mixed-use setting,
5. The Master Plan for Land Use objective to develop the City West/Grand River and Beck area in a manner that supports and complements neighboring areas through the use of setback and height restrictions to provide buffers to single family districts, and
6. It provides an opportunity for long-standing businesses to remain at their current location.

Motion carried 7-0.

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE APRIL 19, 2023 PLANNING COMMISSION MINUTES

Motion to approve the April 19, 2023 Planning Commission minutes. *Motion carried 7-0.*

ADJOURNMENT

Motion to adjourn the May 10, 2023 Planning Commission meeting. *Motion carried 7-0.*

Meeting adjourned at 9:24 PM.

*Actual language of the motion sheet subject to review.