



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting

August 14, 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: Acting Chair Avdoulos, Member Becker, Member Lynch, Member Roney, Member Verma

Absent Excused: Member Dismondy, Chair Pehrson

Staff: Barb McBeth, City Planner; Beth Saarela, City Attorney; Heather Zeigler, Planner; Ben Nelson, Plan Review Engineer

PLEDGE OF ALLEGIANCE

Member Roney led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Verma to approve the August 14, 2024 Planning Commission Agenda.

VOICE VOTE ON MOTION TO APPROVE THE AUGUST 14, 2024 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER VERMA. *Motion carried 5-0.*

AUDIENCE PARTICIPATION

Acting Chair Avdoulos invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Acting Chair Avdoulos closed the first public audience participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee reports.

CITY PLANNER REPORT

There was no City Planner Report.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were no Consent Agenda Removals and Approvals.

PUBLIC HEARINGS

1. **MANDO PARKING LOT EXPANSION - JSP24-11**

Public Hearing at the request of Tower Construction LLC, for the Mando Parking Lot Expansion for Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan approval. The subject parcel is zoned I-1, Light Industrial and is located east of Hudson Drive and south of Hexagon Way in the Beck North Corporate Park. The applicant proposes to construct a new 37-space employee

parking lot and is seeking approval to remove 53 regulated woodland trees.

Planner Heather Zeigler stated a Preliminary Site Plan was submitted to the City's Plan Review Center for consideration on behalf of Tower Construction, LLC to expand an existing parking lot area creating an additional 37 parking spaces to accommodate for employees.

The subject property is located at 29930 Hudson Drive which is East of Hudson Drive and south of Hexagon Way in the Beck North Corporate Park.

The current zoning of the site is I-1 Light Industrial. The Future Land Use recommends Industrial, Research, Development, and Technology uses for the site, and for the adjacent parcels as well.

To make their improvements the applicant has requested a Woodland Permit for the removal of 53 regulated trees which will require the replacement of 72 credits to be planted onsite or paid into the City of Novi Tree Fund.

The Planning Commission is asked to make a finding regarding new parking located in the front yard, for the section of the site that abuts Hexagon Way. The ordinance states that the Planning Commission shall find that the parking in the front yard is compatible with surrounding development. Staff recommendation is that the proposed parking is compatible because the existing vegetation that is proposed to remain along the street frontage provides an adequate buffer of the parking lot from surrounding properties.

The Planning Commission is also asked to grant a waiver for the lack of greenbelt landscaping for the area east of Hexagon Way in order to preserve the existing vegetation. This waiver is recommended by the City's landscape architect subject to the required street trees being planted east of the access drive. The applicant has agreed to this condition in the response letter.

Finally, the applicant is proposing a stormwater management system that will allow the on-site storm water to pass through a proposed oil/gas separator prior to outlet into an existing storm sewer. The stormwater will then travel through the existing Beck North Phase II storm sewer where it will pass through an existing sedimentation treatment structure and then into an existing dissipation basin. The dissipation basin outlets into adjacent existing wetlands east of the property.

The Planning Commission is asked to hold the public hearing for JSP24-11 Mando Parking Lot Expansion and to approve or deny the Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan. Staff and the applicant are available for questions.

Acting Chair Avdoulos invited the applicant to address the Planning Commission.

Eric Wilcox with Tower Construction stated that he hopes that the project can be approved so that it can move forward with the improvements. He is happy to answer any questions.

Acting Chair Avdoulos opened the Public Hearing and invited members of the audience who wished to participate to approach the podium. Seeing no one, and confirming there was no correspondence, Acting Chair Avdoulos turned the matter over to the Planning Commission.

Member Lynch stated he does not have any issue with the proposal but would like to inquire how the front yard is addressed. City Planner McBeth responded that in this case, there are technically now two front yards since Hexagon Way is the second frontage. The Ordinance requires no parking in the front yard, and this is technically a front yard. Member Lynch stated he typically does not like to approve parking when it is near residential but has no issue with this since there is enough buffering.

Member Lynch inquired how many of the 72 replacement credits required will be planted on site and how many will be paid into the tree fund. City Planner McBeth responded that most of the replacements will be paid into the tree fund. Member Lynch stated he is not a big proponent of the tree fund, but after visiting the site it seems there is no place to put them on site. This is why the tree fund was established so

in this particular case it makes sense.

Member Becker stated that part of what's going to be accomplished here is to be able to have a circular route in and out of the property, which would benefit things like truck deliveries that won't have to turn around and go back out through the only existing entrance. The connection up to the cul-de-sac will allow a kind of a throughput, which seems to be a pretty clever use of that,

Member Becker finds it interesting that a building can have two fronts. Maybe we could change it to frontage instead of front, but it does fit because it's right where the rest of the current parking lot is already.

Member Becker inquired about the lack of a lighting plan to review in the Preliminary Site Plan. City Planner McBeth responded that since the property does not immediately abut residential, the lighting plan is not required until the final site plan submittal. Staff will ensure that the lighting plan complies at that time.

Member Verma had no comment.

Member Roney stated that a good number of trees are being removed. He inquired as to the reason for adding more parking. Mr. Wilcox responded as Member Becker noted it is for the ease of deliveries at this point, to his knowledge there aren't any plans to expand the building in any way. In the near future there may be a need for more employees and this parking lot would allow for that.

Acting Chair Avdoulos appreciated the diagram showing the circulation that is being proposed and is assuming the highlighted green trees are the replacements, with the remainder required paid into the tree fund.

Motion to approve the JSP24-11 Mando Parking Lot Expansion Preliminary Site Plan made by Member Lynch and seconded by Member Becker.

In the matter of Mando Parking Lot Expansion JSP24-11, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. The Planning Commission finds that the parking area and lighting is compatible with surrounding development, as the existing vegetation provides an adequate buffer from Hexagon Way.**
- b. Planning Commission waiver for the lack of greenbelt landscaping for the area east of the Hexagon Way in order to preserve the existing vegetation subject to the required street trees being planted east of the access drive.**
- c. 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.

ROLL CALL VOTE ON MOTION TO APPROVE THE JSP24-11 MANDO PARKING LOT EXPANSION PRELIMINARY SITE PLAN MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER BECKER. *Motion carried 5-0.*

Motion to approve the JSP24-11 Mando Parking Lot Expansion Woodland Permit made by Member Lynch and seconded by Member Becker.

In the matter of Mando Parking Lot Expansion JSP24-11, 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.

ROLL CALL VOTE ON MOTION TO APPROVE THE JSP24-11 MANDO PARKING LOT EXPANSION WOODLAND PERMIT MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER BECKER. *Motion carried 5-0.*

Motion to approve the JSP24-11 Mando Parking Lot Expansion Stormwater Management Plan made by Member Lynch and seconded by Member Becker.

In the matter of Mando Parking Lot Expansion JSP24-11, 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.

ROLL CALL VOTE ON MOTION TO APPROVE THE JSP24-11 MANDO PARKING LOT EXPANSION STORMWATER MANAGEMENT PLAN MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER BECKER. *Motion carried 5-0.*

2. CVS DISTRIBUTION CENTER SITE IMPROVEMENTS - JSP23-45

Public Hearing at the request of the CVS Distribution Center for Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan approval. The subject property is zoned I-1, Light Industrial and is located at 43600 Gen Mar, west of Novi Road, on the north side of Gen Mar. The applicant proposes to construct a 56-space employee parking lot east of the CVS Distribution property and is seeking approval to remove 7 regulated woodland trees.

Planner Heather Zeigler stated a Preliminary Site Plan was submitted to the City's Plan Review Center for consideration on behalf of CVS Distribution Center by the PEA Group to improve an existing gravel lot located to the east of the CVS Distribution property, on property CVS plans to lease on the north side of the Blue Line property.

The subject property is located at 43600 Gen Mar which is south of Grand River Avenue and west of Novi Road. The applicant is proposing to construct an additional 56 vehicle parking spaces for CVS Distribution Center employee parking.

The current zoning of the site is I-1 Light Industrial. The site abuts a railroad right of way to the north, and I-1 Light Industrial to the south, east, and west. The Future Land Use recommends Industrial, Research, Development, and Technology uses for the site, and for the adjacent parcels as well.

To make improvements the applicant has requested a Woodland Permit for the removal of 7 regulated trees which will require the replacement of 8 tree credits to be planted onsite.

Additionally, the applicant is proposing to construct a new storm water detention basin to accept the water from the new paved parking lot that will be discharged off-site to the east.

The Planning Commission is asked to hold the public hearing tonight for JSP23-45 CVS Distribution Center Site Improvements and to approve or deny the Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan. Thom Dumond is representing the applicant and staff is available for questions.

Acting Chair Avdoulos invited the applicant to address the Planning Commission.

Thom Dumond with PEA Group stated this project is very similar to the parking project just presented. CVS previously occupied both the main building and the smaller building to the south. They are looking at consolidating operations to the main large building and need additional parking to handle people added to the main building.

Acting Chair Avdoulos opened the Public Hearing and invited members of the audience who wished to participate to approach the podium. Seeing no one, Acting Chair Avdoulos requested Member Lynch

read correspondence received. Member Lynch stated there was one response from Joseph Karcher, 25345 Novi Road, who is opposed due to concern that storm water will flow to his property which is at a lower elevation. Acting Chair Avdoulos closed the public hearing and turned the matter over to the Planning Commission.

Member Lynch stated that his understanding is that the property with the lower elevation is to the south and east and the parking lot proposal drains to the north. Mr. Dumond responded that is correct, it drains across the railroad track and to the north. It is currently a gravel lot, now that proper stormwater management is being put in it will be an improvement and alleviate the current situation. Member Lynch is satisfied after his own view of the property and his assumption as an engineer looking at the drawings where the water will discharge that it will not create an additional water management problem. Now that it is properly maintained, it may alleviate some of the existing condition. Member Lynch is in favor of the proposal.

Member Becker stated that it looks like a nice parking lot area, and he appreciates how it is landscaped.

Member Verma had no comment.

Member Roney inquired as to where the trucks and trailers that are currently parked on the gravel lot will be parked after the parking lot is completed. Mr. Dumond stated they would be moved to the back of the main building.

Acting Chair Avdoulos had no comment, everything has been addressed.

Motion to approve the JSP23-45 CVS Distribution Center Site Improvements Preliminary Site Plan moved by Member Lynch and seconded by Member Becker.

In the matter of CVS Distribution Center Site Improvements, JSP23-45, 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.

ROLL CALL VOTE ON MOTION TO APPROVE THE JSP23-45 CVS DISTRIBUTION CENTER SITE IMPROVEMENTS PRELIMINARY SITE PLAN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BECKER. *Motion carried 5-0.*

Motion to approve the JSP23-45 CVS Distribution Center Site Improvements Woodland Permit moved by Member Lynch and seconded by Member Becker.

In the matter of CVS Distribution Center Site Improvements, JSP23-45, 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.

ROLL CALL VOTE ON MOTION TO APPROVE THE JSP23-45 CVS DISTRIBUTION CENTER SITE IMPROVEMENTS WOODLAND PERMIT MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BECKER. *Motion carried 5-0.*

Motion to approve the JSP23-45 CVS Distribution Center Site Improvements Stormwater Management Plan moved by Member Lynch and seconded by Member Becker.

In the matter of CVS Distribution Center Site Improvements, JSP23-45, 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.

ROLL CALL VOTE ON MOTION TO APPROVE THE JSP23-45 CVS DISTRIBUTION CENTER SITE IMPROVEMENTS STORMWATER MANAGEMENT PLAN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BECKER. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE JULY 24, 2024 PLANNING COMMISSION MINUTES

Motion to approve the July 24, 2024 Planning Commission minutes made by Member Verma and seconded by Member Lynch.

Member Roney stated that he did not attend the July 24, 2024 meeting so his name was noted in error as approving the June 26, 2024 minutes. Acting Chair Avdoulos stated that the correction would be made.

ROLL CALL VOTE ON MOTION TO APPROVE THE JULY 24, 2024 PLANNING COMMISSION MINUTES WITH THE CORRECTION NOTED MADE BY MEMBER VERMA AND SECONDED BY MEMBER LYNCH. *Motion carried 5-0.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

City Planner McBeth noted that Planner Heather Zeigler will be leaving her position with the City to accept a position with the City of Detroit.

AUDIENCE PARTICIPATION

Acting Chair Avdoulos invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing no one, Acting Chair Avdoulos closed the final audience participation.

ADJOURNMENT

Motion to adjourn the August 14, 2024 meeting made by Member Lynch and seconded by Member Becker.

VOICE VOTE ON MOTION TO ADJOURN THE AUGUST 14, 2024 PLANNING COMMISSION MEETING MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BECKER. *Motion carried 5-0.*

Meeting adjourned at 7:24 PM.

*Actual language of the motion sheet subject to review.