



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

August 28, 2013 7:00 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile

(248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present: Member Baratta, Member Giacometti, Member Greco, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: Member Anthony

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Elizabeth Saarela, City Attorney; Matt Carmer, Environmental Consultant; Pete Hill, Environmental Consultant; Dave Beschke, Landscape Architect; Erica Morgan, Staff Engineer; Rod Arroyo, Traffic Consultant.

APPROVAL OF AGENDA

Motion to approve the August 28, 2013 Planning Commission agenda. *Motion carried 6-0.*

PUBLIC HEARINGS

1. BERKSHIRE POINT, JSP13-47 with REZONING 18.704

Public Hearing of the request of Ivanhoe Companies for Planning Commission's recommendation to City Council for rezoning of property in Section 18, on the west side of Wixom Road, south of Grand River Avenue from B-2, Community Business and I-2, General Industry to RM-1, Low Density, Low-Rise Multiple-Family Residential with a Planned Rezoning Overlay. The subject property is approximately 29.20 acres.

In the matter of Berkshire Point, JSP13-47 with Zoning Map Amendment 18.704 motion to recommend approval to the City Council to rezone the subject property from B-2 (Community Commercial) and I-2 (General Industrial) to RM-1 (Low Density Low-Rise Multiple-Family Residential) with a Planned Rezoning Overlay with the following ordinance deviations:

- a. Reduction in minimum lot size from 10,000 square feet (required) to 5,400 square feet (proposed);
- b. Reduction in minimum lot width from 80 feet (required) to 45 feet (proposed)
- c. Reduction in minimum side yard setback from 10 feet with an aggregated of 25 feet (required) to 5 feet with an aggregate of 10 feet (proposed);
- d. Reduction in minimum rear yard setback from 35 feet (required) to 30 feet (proposed);
- e. Lack of berms along the south, north and west frontages and lack of berm along portions of the east frontage;

And subject to the following conditions:

- a. Applicant providing additional elevations or renderings to comply with the similar/dissimilar Ordinance provisions;
- b. Applicant revising the concept plan and traffic study in accordance with the recommendations in the traffic review letter prior to consideration by the City Council; and
- 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 Preliminary Site Plan.

This motion is made because:

- a. The applicant has presented a reasonable alternative to the proposed Master Plan

- designation of Community Commercial as outlined in the planning review letter;
- b. The proposed multiple-family zoning provides a reasonable transitional use between the commercial properties to the north and east and the school uses to the south and west and would accommodate the removal of the incompatible I-2 zoning;
 - c. The site will be adequately served by public utilities and the proposed zoning and proposed use represents fewer peak hour trips than the current zoning would require; and
 - d. The proposed concept plan shows the preservation and enhancement of wetlands on the site.
- Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. SKYZONE, JSP13-21

Consideration of the request of Mode Development, Inc., for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 9 north of Magellan Drive and east of West Road in the I-1, Light Industrial District. The subject property is 6.26 acres and the applicant is proposing to construct an 80,230 square foot building with associated parking and landscaping. Approximately half of the building will be used as an indoor trampoline center and the remaining space will be speculative office manufacturing space.

In the matter of Skyzone, JSP13-21, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Planning Commission finding that the proposed front yard parking is compatible with surrounding development, which is hereby made;
- b. Planning Commission waiver for same-side driveway spacing (105 feet required, 57 feet provided), which is hereby granted;
- c. Section 9 façade waiver for the overage of ribbed metal panels on the north elevation, which is hereby granted; and
- d. 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 it is otherwise in compliance with Article 19, Article 24, and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Skyzone, JSP13-21, motion to approve the Stormwater Management Plan, based on and subject to the findings of compliance with the 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 it is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

2. TRIANGLE PLACE, JSP13-53

Consideration of the request of Trowbridge Companies for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 36, on the east side of Haggerty Road, north of Eight Mile Road in the B-3, General Business District with a Planned Rezoning Overlay. The subject property is 0.48 acres and the applicant is proposing a 2,420 square foot speculative office and retail building.

In the matter of Triangle Place, JSP13-53, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Waiver of the required Traffic Impact Assessment, which is hereby granted;
- b. Section 9 façade waiver for the overage of asphalt shingles, which is hereby granted; and
- 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 revised Final Site Plan.

This motion is made because the plan is otherwise in compliance with the approved PRO concept plan and PRO Agreement and Article 15, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Triangle Place, JSP13-53, motion to approve the Stormwater Management Plan, 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 revised Final Site Plan. This motion is made because the plan is otherwise in compliance with the approved PRO concept plan and PRO Agreement and with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

3. **EBERSPAECHER PARKING, JSP13-60**

Consideration of the request of Eberspaecher North America, for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 22 at 43700 Gen Mar in the I-1, Light Industrial District. The subject property is 8.66 acres and the applicant is proposing to add parking to the site to accommodate an additional working shift as well as an outdoor storage tank.

In the matter of Eberspaecher Parking Lot Expansion, JSP13-60, motion to approve the Preliminary Site Plan, based on and subject to the following:

- a. Planning Commission finding that the proposed front yard parking is compatible with surrounding development, which is hereby made;
- b. Zoning Board of Appeals variance for the underage of required parking spaces;
- c. Zoning Board of Appeals variance for the oversized outdoor storage tank;
- d. Zoning Board of Appeals variance for the lack of screening around the proposed outdoor storage tank;
- e. City Council variance to permit loading and unloading activities to take place outside the permitted hours identified in the City Code;
- f. Planning Commission waiver for the lack of a berm along the northern property frontage and along the right-of-way, which is hereby granted; and
- g. The findings of compliance with the 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 it is otherwise in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Eberspaecher Parking Lot Expansion, JSP13-60, 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 it is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

4. **"HOW TO BRING GREEN AND SUSTAINABLE DEVELOPMENT TO THE CITY OF NOVI"**

A presentation by James L. Newman

5. **TOWN CENTER STUDY**

Presentation by Don Wortman, Consultant to the City for the Town Center Study.

6. **APPROVAL OF THE AUGUST 14, 2013 PLANNING COMMISSION MINUTES**

Motion to approve the August 14, 2013 Planning Commission Minutes. *Motion carried 6-0.*

ADJOURNMENT

The meeting was adjourned at 8:52 PM.

Please note: Actual Language of motions subject to review.