



PLANNING COMMISSION ACTION SUMMARY

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: Member 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

APPROVAL OF AGENDA

Motion to approve the August 14, 2024 Planning Commission Agenda. Motion carried 5-0.

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.

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. Motion carried 5-0.

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. *Motion carried 5-0.*

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. *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.

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. *Motion carried 5-0.*

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. *Motion carried 5-0.*

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. *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. *Motion carried 5-0.*

ADJOURNMENT

Motion to adjourn the August 14, 2024 Planning Commission meeting. *Motion carried 5-0.*

Meeting adjourned at 7:24 PM.

*Actual language of the motion sheet subject to review.