



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting

March 12, 2025 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: Chair Pehrson, Member Lynch

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

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Motion made by Member Roney and seconded by Member Verma to approve the March 12, 2025 Planning Commission Agenda.

VOICE VOTE ON MOTION TO APPROVE THE MARCH 12, 2025 PLANNING COMMISSION AGENDA MOVED BY MEMBER RONEY 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 or approvals.

PUBLIC HEARINGS

1. JSP24-22 27629 HAGGERTY ROAD – HEFCO

Public Hearing at the request of HEFCO Haggerty LLC for Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan approval. The subject parcel is zoned OST, Office Service and Technology and is located in Section 13, on the west side of Haggerty Road and south of Twelve Mile Road. The applicant is proposing to construct a 37,925 square foot speculative building.

Staff Planner Dan Commer stated a Preliminary Site Plan was submitted to the City's Planning and Review Center by HEFCO Haggerty LLC to construct a 37,925 square foot speculative (SPEC) building with allocated office and warehouse space at 27629 Haggerty Road. The subject property is in Section 13, located south of Twelve Mile Road, on the west side of Haggerty Road.

The current zoning of the site is OST – Office Service Technology. The OST District is intended to encourage and allow the development of high tech, multi-use office/laboratory/production uses, and accessory warehousing, assembly, production and manufacturing activities. The site abuts additional OST parcels to the north, south and west on the City of Novi side of Haggerty Road. The east side of Haggerty is the City of Farmington Hills and is zoned IRO–Industrial Research Office District which is compatible with Novi's OST District.

The Future Land Use shows Office, Research, Development, and Technology for subject property as well as the adjacent surrounding parcels.

Wetland mitigation is proposed at the rear of the property by the Sheetz development being proposed at the corner of Twelve Mile and Haggerty Road. A woodland permit is required for the removal of 3 regulated trees which will require 10 replacement credits. The applicant shows 10 replacement trees to be replanted on-site. It is recommended that the 10 replacement trees be protected by a Woodland Conservation Easement.

Tonight, the Planning Commission is asked to consider approval or denial of the Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan. Representatives for the applicant are present to discuss the project and answer any questions. Staff is also available for questions.

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

Mr. Howard Friedlaender addressed the Planning Commission. Also present were Scott Lyons with Lee & Associates and Scott Tousignat with Boss Engineering.

Mr. Friedlander stated that the property was put on the market for sale or lease, build to suit. Mr. Friedlander noted that potential buyers typically ask Mr. Scott Lyons what the estimated length of time is to construct a building on the site. Mr. Friedlander stated the answer to that question is that it would likely take several years. Mr. Lyons suggested if preliminary approval for the site plan were received, it would be favorable to their marketing efforts.

Mr. Friedlander stated the floor plan is not filled out because the end user is undetermined. The building was designed to accommodate a wide range of uses. The proposed building is tall enough to accommodate three levels of racking. It was noted that the end user could install a crane or mezzanine. Additionally, there could be a second floor in the office portion of the building. Mr. Friedlander stated he anticipates that the user will be a single-story user. At this time, it is unknown how the building will be divided as far as office, warehouse, shop, or laboratory/ research spaces. Mr. Friedlander stated the zoning is flexible.

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 closed the Public Hearing

and turned the matter over to the Planning Commission for consideration.

Member Becker stated this is a speculative building without a specific use or tenant and inquired what the City's role would be in making sure the end user adheres to the zoning ordinance of the OST District.

City Planner Barbara McBeth stated that the Planning Department would look at who the purchaser or tenant is and initiate the usual process of making sure the use fits in the district. Additionally, if special land use is required, the matter will be returned to the Planning Commission.

Member Becker thanked City Planner Barbara McBeth and stated he had no further comment.

Member Dismondy inquired about the temporary easement for construction with the potential Sheetz development.

City Planner Barbara McBeth stated that the Sheetz development is two lots to the North. Sheetz has proposed wetland mitigation within the City, on the back portion of this lot. An easement is needed for preservation purposes. Additionally, an easement will be needed for checking the wetland mitigation over time.

Member Dismondy thanked City Planner Barbara McBeth for the explanation and stated he had no further comment.

Member Verma stated he had no questions.

Member Roney stated he had no questions.

Acting Chair Avdoulos stated he had no questions.

Motion to approve 27629 Haggerty Road – HEFCO JSP24-22 Preliminary Site Plan made by Member Becker and seconded by Member Roney.

In the matter of 27629 Haggerty Road – HEFCO JSP24-22, 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 TO APPROVE 27629 HAGGERTY ROAD-HEFCO JSP24-22 PRELIMINARY SITE PLAN MOVED BY MEMBER BECKER AND SECONDED BY MEMBER RONEY. Motion carried 5-0.

Motion to approve the 27629 Haggerty Road – HEFCO JSP24-22 Woodland Permit made by Member Becker and seconded by Member Roney.

In the matter of 27629 Haggerty Road – HEFCO JSP24-22, 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 TO APPROVE 27629 HAGGERTY ROAD-HEFCO JSP24-22 WOODLAND PERMIT MOVED BY MEMBER BECKER AND SECONDED BY MEMBER RONEY. Motion carried 5-0.

Motion to approve the 27629 Haggerty Road – HEFCO JSP24-22 Stormwater Management Plan made by Member Becker and seconded by Member Roney.

In the matter 27629 Haggerty Road – HEFCO JSP24-22, 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 TO APPROVE 27629 HAGGERTY ROAD-HEFCO JSP24-22 STORMWATER MANAGEMENT PLAN MOVED BY MEMBER BECKER AND SECONDED BY MEMBER RONEY. Motion carried 5-0.

2. TEXT AMENDMENT 18.305 – PROPOSED AMENDMENTS TO DAY CARE STANDARDS

Public hearing for Text Amendment 18.305 to add a new Subsection to 4.12, Group Day Care Homes, Day Care Centers, and Adult Day Care Centers to increase Day Care Center capacity in certain locations and subject to conditions, to clarify standards, and to amend various additional sections of the ordinance as determined necessary.

City Planner Barbara McBeth stated that City staff drafted the ordinance amendment to modify the standards for commercial daycare centers that are in residentially zoned districts. The zoning ordinance currently allows daycare centers in single family residential districts under certain conditions and are subject to special land use approval by the Planning Commission.

City Planner McBeth noted that the ordinance currently provides two categories for commercial daycares in the residential district. The first category is provided in section 4.12.1.B currently allows day care centers on single family residential parcels at least 1 acre in size, and when abutting a major thoroughfare. The ordinance provides limitations on the number of people being cared for – no more than 50 children in a day care center. The second category is provided in section 4.12.1.C that currently allows up to 120 children being cared for in day care centers when the single-family parcel abuts non-residential uses.

City Planner McBeth explained that the text amendment came about after staff met with Little Seeds Daycare owner Angie Altaii. Mrs. Altaii expressed an interest in increasing the number of children up to 75 in her existing facility located at the northeast corner of Ten Mile and Wixom Road. Mrs. Altaii indicated that there is great demand for daycare services in the region and that her daycare business has the space available within the existing building to expand enrollment.

Staff researched other communities' ordinances and found there are several differing standards for daycare centers in those communities. In addition, new information is being shared from the American Planning Association as well as from the State of Michigan that shows the demand for daycare facilities exceeds what is available for many communities.

The draft ordinance proposes a third option that would allow up to 75 children in daycare centers on residential parcels at least 1.5 acres in size, that are at the intersection of a major thoroughfare and another street, and subject to minimum building setbacks to the property lines to ensure adequate setback from other residential uses.

To further ensure that any adjacent existing single family residential properties are adequately separated from the proposed daycare, any buildings to be used as a daycare shall be setback from the property lines a distance that is equal to what is required in the zoning district, but in no case, less than 25 feet from any property line. Special Land Use consideration by the Planning Commission and the required public hearing is required.

City Planner McBeth stated when the draft ordinance was introduced to the Planning Commission a month ago, several questions were raised. One question related to the likely minimum building size that would be needed for the increase in the number of children up to 75 in the commercial daycares. Staff's research found calculations that the State of Michigan uses in licensing daycares: a minimum of 50 square

feet per child for infant and toddler care, and 25 square feet per child for preschoolers and school-age children. Staff's calculations reflect that the minimum building size for 25% toddler/75% preschool mix would be 2,325 square feet, excluding hallways, offices, kitchens and other spaces. Based on this information, staff believes the minimum building size needed and licensed for up to 75 children will be able to be accommodated on the minimum lot size proposed of 1.5 acres.

A second concern was related to the size of the outside play area for daycare facilities and whether there is consistency between Novi's standards to the state's standards. The daycare ordinance was recently amended to allow outside recreation to be modified by the Planning Commission based on justification provided by the applicant. The language allows flexibility by the Planning Commission when making a decision following a Special Land Use consideration for a new daycare.

The third consideration raised at the previous meeting related to the difference between adult day care centers and day care centers for children. There was no change proposed to the standards for adult day care standards with this amendment. However, based on the concerns raised, the reference in Section D that previously allowed up to 60 adults in adult day care centers in certain situations, is now proposed to be limited to 25 adults as a maximum (when located in the residential districts).

Lastly, City Planner McBeth stated the map included in the packets shows fourteen properties in Novi that may benefit from the ordinance amendment. It was noted that some of the properties are vacant and others may be developed with a church or alternate use.

The Planning Commission is asked to hold the public hearing and provide a recommendation to the City Council. Mrs. Altaii and her attorney Dennis Cowan were present.

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

Mrs. Altaii, the owner of Little Seeds Daycare, thanked the Planning Commission for the opportunity to return for the public hearing. Mrs. Altaii also thanked City staff for their hard work in proposing the text amendment. She noted Little Seeds is hopeful that the Planning Commission and the public will be favorable to their request to use the space that they currently have which would allow them to meet the demands of the public. Mrs. Altaii stated that there are currently ten families on their waitlist who are expecting infants, these families already have children enrolled at Little Seeds. Little Seeds is unable to accept these infants until the daycare has more space.

Mr. Dennis Cowan, attorney for Little Seeds Daycare, shared two statistics regarding daycare centers. The first being, in the last three years 10% of licensed childcare centers have closed in the State of Michigan. Secondly, 670,000 children in the State of Michigan are under the age of five. Sixty percent of those children have all available parents working, which creates the need for additional space in existing childcare centers. Mr. Cowan thanked the Planning Commission for their consideration.

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 closed the Public Hearing and turned the matter over to the Planning Commission for consideration.

Member Becker thanked the City staff for looking into how the text amendment fits with State requirements. Member Becker stated he thinks it is important to understand that this text amendment would potentially benefit other childcare locations.

Member Dismondy had no comment and stated he was in support.

Member Verma inquired whether the text amendment applies daycare centers for children or adults.

City Planner Barbara McBeth stated this text amendment is intended for child daycare centers only. It was noted historically; adult and child daycare centers were tied together in the ordinance. It was

previously brought to the attention of staff that sixty adults in a facility may be too many, so it has been suggested that number be brought back to twenty-five.

Member Roney had no comment.

Acting Chair Avdoulos stated he appreciates the work that went into the amendment and is in support.

Motion to recommend approval to the City Council of the proposed ordinance amendment made by Member Becker and seconded by Member Roney.

In the matter of Text Amendment 18.305 – Proposed Amendments to Day Care Standards, motion to recommend approval to the City Council of the proposed ordinance amendment.

ROLL CALL VOTE TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE PROPOSED ORDINANCE AMENDMENT MOVED BY MEMBER BECKER AND SECONDED BY MEMBER RONEY. Motion carried 5-0.

3. JSP24-05 WADE ONE – HELIOS

Public Hearing at the request of Integrity Building Group for a Special Land Use Permit and Preliminary Site Plan approval. The subject property is zoned I-1 Light Industrial and is located in Section 15, south of Grand River Avenue and east of Taft Road. The applicant is proposing to operate a single business out of an existing industrial building. Helios is a company that manufactures stone-cutting equipment and assembly/shipping of purchased equipment.

Staff Planner Dan Commer stated a Special Land Use application and Preliminary Site Plan were submitted to the City's Planning and Review Center for consideration on behalf of Wade One – Helios by Integrity Building Group in an existing building at 45241 Grand River Avenue.

The current zoning of the site is I-1 Light Industrial. Industrial office sales, laboratory testing, and manufacturing are all Special Land Uses in the I-1 Light Industrial zoning district when the site abuts residential. In this case, the site abuts R-4 and R-A Single-Family Residential to the south, and I-1 Light Industrial to the north, east, and west.

The Future Land Use shows Industrial, Research, Development, and Technology for the site in addition to the property to the north, east, and west, and Single-Family Residential to the south.

The Planning Commission is asked to hold the public hearing tonight to consider approval or denial of the Special Land Use permit and Preliminary Site Plan. Representatives for the applicant are present to discuss the project and answer any questions. Staff is also available for questions.

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

Mr. John Biggar and Mr. Brian Mooney from Integrity Building Group were present. Mr. Biggar stated as was mentioned in Staff's report, the property is coming before the Planning Commission for special land use because it abuts residential. He noted when they purchased the property it was in the I-2 PRO status from when Keford was going to develop it. Mr. Biggar expressed going forward, as Novi goes through its Master Plan process, it is good to have consistency for the regulation of the lands around the property related to the water usage. There are portions in the I-1 and portions in the R-4 and R-A districts.

Mr. Biggar stated Helios is a company that imports state of the art stone cutting machinery from Italy. It was noted that Helios is one of a few companies in the United States with the capability to fulfill some of the more complex stone cutting orders requested by architects. There are instances where architects must send stones to Italy to be cut to specific specifications. Helios has the capability with their machinery to fulfill the architect's specifications. Helios will be selling the stone cutting machines here in the United States to various companies around the country giving them the capacity of more advanced manufacturing.

Mr. Biggar stated Helios has a small area on one side of the building that is used for demonstrations to show the capability of the machines. He noted there is a small area within the warehouse where the stone used for testing purposes is stored. He stated there will not be outside storage of stone.

Mr. Biggar relayed that when the machines are received from Italy, they are married with equipment that is purchased and assembled in the United States. This includes the racks that the stones sit on as they go into the machinery. He noted there is one area for testing/demonstrations and another which is a receiving/ assembly area. It was stated that this is a unique business to have in southeastern Michigan.

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 closed the Public Hearing and turned the matter over to the Planning Commission for consideration.

Member Becker asked for clarification on what the name of the company will be. He inquired if the name of the company is Wade One with the name of the equipment being Helios.

The applicant confirmed that the company is Wade One and the name of the equipment is Helios.

Member Becker stated he was in favor of the building being repurposed.

Member Dismondy noted the Planning Commission had seen this before and inquired what was different this time.

City Planner Barbara McBeth stated the Planning Commission had previously seen this in June of last year. At that time, another company named Noble Gas was thinking about going into the building.

Member Verma inquired whether stone cutting would take place in the building.

Mr. Biggar clarified that stone would only be cut in the building for demonstration purposes to show the equipment's capabilities. Mr. Biggar noted there is not a production line nor are they selling retail. The stone cutting would be limited to times when a customer requests to see the machine's capabilities.

Member Verma inquired what the decibel level of the Helios machines would be.

Mr. Biggar stated that it is state-of-the-art equipment.

Member Verma inquired what the specific decibel level would be.

Mr. Biggar stated that information is not on the equipment.

Member Verma stated there is a residence that abuts the property and inquired how the stone cutting may affect the residents.

Mr. Mooney stated the residents that abut the property are at the bottom of the subject property line. He noted on the Grand River frontage there are businesses. Mr. Mooney referred to a map, showing a large berm separating the residence from the subject property. It was stated that the berm is approximately twenty feet in height.

Mr. Biggar stated he took photographs on Taft Street from where the residence is located. He noted their property is quite high and drops steeply into the water retention basin. The property drops down approximately fifteen feet on the east end and as you get into the more heavily wooded areas it drops precipitously. Mr. Biggar stated the neighbors cannot see up to the property in that area.

Member Verma inquired whether the berm would be the buffer between the property and the neighbors.

Mr. Biggar stated the berm, and the woodlands offer buffer. It was noted that stones will only be cut inside the building, and the cutting is done with a laser waterjet.

Member Verma inquired whether there are any windows on the building.

Mr. Mooney confirmed there are no windows on the building. He noted the building is constructed of cinder block and is grouted solid.

Member Verma thanked Mr. Biggar and Mr. Mooney and stated he has no further questions.

Member Roney asked for clarification on the request for special land use.

City Planner McBeth stated that the terms in the ordinance include principal permitted uses and special land use. Principal permitted uses would be permitted anywhere in the district. Special land uses are allowed only in certain locations. City Planner McBeth stated what we are discussing here is special land use because the use is identified as industrial, office, sales, and service.

Member Roney stated the parcel is zoned industrial.

City Planner McBeth stated that when there is a change in use, staff will look at it to see if the use is a principal permitted use or special land use.

Member Roney inquired if the cutting of stone makes it a special land use.

City Planner McBeth stated that when the property abuts residential there are special considerations, including the proposed use demonstrating the stone cutting equipment.

Member Roney thanked City Planner McBeth for the clarification.

Acting Chair Avdoulos stated for clarification this company sells equipment that cuts stone, and the stone stored in the facility is used to demonstrate the equipment. Acting Chair Avdoulos stated he is in support of the project.

Motion to approve JSP24-05 Wade One – Helios Special Land Use Permit made by Member Becker and seconded by Member Roney.

In the matter of JSP24-05 Wade One-Helios motion to approve the Special Land Use Permit based on and subject to the following:

a. Relative to other feasible uses of the site:

- 1. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off street parking, off-street loading/unloading, travel times, and thoroughfare level of service (as it is an existing building with shared parking in place);**
- 2. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area (no impacts to utilities are anticipated);**
- 3. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats (no impacts to existing natural features are proposed);**
- 4. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood (the**

parcel is borders other I-1 properties on two sides and the nearest single-family residential building is approximately 1,000 feet away);

5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *(as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi);*
 6. The proposed use will promote the use of land in a socially and economically desirable manner *(as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi);*
 7. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
-
- b. The applicant will work with staff to restore the site landscaping to what was provided on the original landscape plan through an Electronic Stamping Set submittal and review;
 - 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 Electronic Stamping Set submittal.

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 TO APPROVE JSP24-05 WADE ONE - HELIOS SPECIAL LAND USE PERMIT MOVED BY MEMBER BECKER AND SECONDED BY MEMBER RONEY. Motion carried 5-0.

Motion to approve JSP24-05 Wade One – Helios, Preliminary Site Plan made by Member Becker and seconded by Member Roney.

In the matter of JSP 24-05 Wade One – Helios motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Per Section 3.14.3 of the Zoning Ordinance, the Planning Commission finds that:
 - The scale, size, building design, façade materials, landscaping and activity of the use is such that current and future adjacent residential uses will be protected from any adverse impacts, *since additional landscaping is being provided, and will offer additional buffering between the adjacent residential areas;*
 - The intended truck delivery service can be effectively handled without long term truck parking on site, *which is made a condition of the approval;*
 - The lighting, noise, vibration, odor and other possible impacts are in compliance with standards and intent of this article and performance standards of Section 5.14, *since the applicant has provided a noise analysis statement, and staff is recommending that the analysis be certified by a qualified sound engineer at the time of Final Site Plan review;*
 - The storage and/or use of any volatile, flammable or other materials shall be fully identified in application and shall comply with any city ordinances regarding toxic or hazardous materials, *as the applicant has indicated that there shall be compliance with the ordinance;*
 - There is compliance with the City's hazardous materials checklist for required submittal data, *since the applicant has complied with the submittal requirement;*
- b. The request requires the submittal of a noise impact statement certified by a qualified sound engineer will be required at the time of Final Site Plan review.
- c. Landscape waiver for lack of berm in greenbelt, as a hedge is being added, and is supported by staff, which is hereby granted;

- d. Landscape waiver for deficiency in interior parking lot landscape areas and trees, and is supported by staff, which is hereby granted;
- e. Landscape waiver for lack of accessway perimeter trees along east side of building, and is supported by staff, which is hereby granted;
- f. Landscape waiver for deficiency in building foundation landscaping, and is supported by staff, which is hereby granted;
- g. Contingent on the applicant correcting the plans to remove the unsupported waiver for deficiency in parking lot perimeter trees by planting two canopy trees on the south side of the building, outside of the sanitary easement;
- h. Planning Commission waiver for the lack of curbed and landscaped end islands at the back of the building, with the applicant proposing painted end islands only, *due to projected low traffic circulation in this area*;
- i. Contingent on the applicant obtaining a woodland fence guarantee prior to Final Site Plan review and adding the cost to stake, install, and remove the tree protection fencing to the Woodland Plan;
- j. The findings of compliance with Ordinance standards in the staff and consultant review letters and the remaining items listed in those letters being addressed on the Electronic Stamping Set.

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.

ROLL CALL VOTE TO APPROVE JSP24-05 WADE ONE – HELIOS PRELIMINARY SITE PLAN MOVED BY MEMBER BECKER AND SECONDED BY MEMBER RONEY. Motion carried 5-0.

4. CITY-INITIATED REZONING OF 45241 GRAND RIVER AVENUE 18.751

Public hearing for Planning Commission's recommendation to City Council regarding the City-initiated request to rezone property in Section 15, located on the south side of Grand River Avenue, east of Taft Road from I-2 (General Industrial) to I-1 (Light Industrial). The subject property is approximately 7.61 acres.

Staff Planner Commer stated City staff have initiated the rezoning of the property at 45241 Grand River Avenue that had previously been approved for the Keford Collision and Towing Planned Rezoning Overlay. This is being done in order to officially return the subject property back to the I-1 (Light Industrial) zoning district. The property is located on the south side of Grand River, east of Taft Road.

Mr. Commer stated in 2019, the previous petitioner, Keford Collision and Towing, received City Council approval for a Zoning Map amendment for this 7.61 acre property on the south side of Grand River Avenue between Taft Road and Novi Road from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay. The subject property contains two existing buildings. The applicant at that time, Keford Towing had proposed to use the larger building for an auto body collision repair shop and related offices, along with an accessory use of car rental services. The potential use for the second building was a small tool and die shop. In addition to the indoor uses, Keford proposed to use up to 160 spaces in an enclosed yard in the rear yard for storage of towed vehicles.

The PRO ordinance provides that if the development has not commenced within two years, the rezoning and PRO concept plan expires and the agreement becomes void. The ordinance then goes on to state that if the PRO expires, "The City will initiate a new rezoning of the property to a reasonable district

classification in accordance with the procedure provided by law for rezonings in cities. Until such time as a new zoning district classification of the property has become effective, no development shall be undertaken or permits for development issued."

Keford Collision and Towing's project never moved forward. The property was sold to another owner, and the approved rezoning and PRO Concept plan has now expired. With advice from the City Attorney, staff is now in the process of formally rezoning the property back to I-1, Light Industrial, that will be consistent with the zoning prior to the approval of the PRO request.

As you know from the earlier agenda item, the current property owner wishes to use the property for light industrial uses that are consistent with the I-1 zoning district, subject to Special Land Use consideration. City staff also believe that the I-1 District is the appropriate one for this parcel.

Staff recommends approval of the City-initiated rezoning to allow the property to revert to the Light Industrial district for the reasons listed in the suggested motion. Staff is available for 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, Acting Chair Avdoulos closed the Public Hearing and turned the matter over to the Planning Commission for consideration.

Member Becker thanked Planner Commer for the explanation of the City Initiated Rezoning of 45241 Grand River Avenue.

Member Dismondy stated he was in support.

Member Verma stated he had no comment.

Member Roney stated he has no comment.

Acting Chair Avdoulos stated he was in agreement and had no further comment.

Motion to recommend approval to City Council to rezone the subject property from I-2 (General Industrial) to I-1 (Light Industrial) made by Member Becker and seconded by Member Roney.

In the matter of Zoning Map Amendment 18.751, motion to recommend approval to City Council to rezone the subject property from I-2 (General Industrial) to I-1 (Light Industrial) for the following reasons:

- 1. The previously approved rezoning of this property with a PRO Agreement and concept plan was abandoned when the Keford Collision and Towing went out of business. Given that more than 2 years have elapsed, the rezoning and PRO concept plan have expired, and the agreement is void. The PRO Ordinance states that the City will initiate a new rezoning of the property to a reasonable district classification. The proposed rezoning returns the property to the I-1, Light Industrial district that existed previously.**
- 2. The rezoning is consistent with the recommendations of the Future Land Use Map.**
- 3. The rezoning is consistent with zoning to the north, east, and west.**
- 4. The rezoning is not expected to negatively impact public utilities or traffic in the area.**
- 5. The rezoning fulfills objectives of the Master Plan for Land Use by fostering a favorable business climate and attracting new businesses to the City.**

VOICE VOTE ON MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL TO REZONE THE SUBJECT PROPERTY FROM I-2 (GENERAL INDUSTRIAL) TO I-1 (LIGHT INDUSTRIAL) MADE BY MEMBER BECKER AND SECONDED BY MEMBER RONEY. Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE FEBRUARY 26, 2025 PLANNING COMMISSION MINUTES

Motion to approve the February 26, 2025 Planning Commission Minutes made by Member Roney and seconded by Member Becker.

VOICE VOTE ON APPROVAL OF THE FEBRUARY 26, 2025 PLANNING COMMISSION MINUTES MOVED BY MEMBER RONEY AND SECONDED BY MEMBER BECKER. *Motion carried 5-0.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

There were no supplemental issues or training updates.

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, Chair Pehrson closed the final audience participation.

ADJOURNMENT

Motion to adjourn the meeting made by Member Becker and all those in favor said aye.

Meeting adjourned at 7:45pm