



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI  
Regular Meeting

**September 27, 2023 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 Lynch, Member Roney, Member Verma

Absent Excused: Chair Pehrson

Staff: Barbara McBeth, City Planner; Tom Schultz, City Attorney; Lindsay Bell, Senior Planner; James Hill, Planner; Rick Meader, Landscape Architect; Humna Anjum, Plan Review Engineer; Doug Reppen, Woodland/Wetland Consultant

## APPROVAL OF AGENDA

**Motion to approve the September 27, 2023 Planning Commission Agenda. Motion carried 6-0.**

## CONSENT AGENDA - REMOVALS AND APPROVALS

### 1. SPARC ARENA PHASE II JSP 23-23

Approval of the request of SPARC Holdings, LLC, for SPARC Arena Phase II JSP 23-23 for a Section 9 waiver. The subject parcel is in Section 35, east of Novi Road and south of Nine Mile Road. It is zoned I-1, Light Industrial. The existing building is a former industrial building and was erected prior to the adoption of the Façade Ordinance. The applicant proposes to raise portions of the façade elevations to expand the recreational activities offered.

**In the matter of JSP23-23SPARC Arena, motion to approve a Section 9 Façade Waiver to allow for:**

- a. Deficiency of brick (30% minimum required) on the west facing side of the structure (10% proposed), Brick portions of the façade however are being added to the north (front-facing), and west facing sides of the structure which are being affected by the addition to address this.**
- b. Overage of flat metal panels (50% maximum permitted) on west facing side of the structure (77% proposed).**
- c. All roof top units must be screened from view from all on-site and off-site vantage points in compliance with the Façade ordinance.**

**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 6-0.**

## PUBLIC HEARINGS

### 1. CENTRAL PARK ESTATES SOUTH JSP 23-22

Public hearing at the request of Nobe Property Group II, LLC for JSP 23-22 Central Park Estates South for Preliminary Site Plan, Wetland Permit, Woodland Permit and Storm Water Management Plan. The subject property is zoned RM-2 (High Density Mid Rise Multiple Family) and is approximately 7 acres. It is located south of Grand River Avenue on the east side of Beck Road, in Section 16. The applicant is proposing a multifamily development with 142 units in a single 5-story building. The site improvements include parking on the first level of the building as well as surface parking, and related open space amenities.

**In the matter of Central Park Estates South JSP23-22, motion to approve the Preliminary Site Plan based on and subject to the following:**

- a. A determination that a portion of the off-site Central Park Estates open space amenities may count toward the total amount of usable open space required, as the original plans for the properties were to share amenities, provided that a formal agreement that the spaces are shared in perpetuity is provided at the time of final site plan in a form approved by the City Attorney.
- b. A determination that 8 parking spaces located on the site of the adjacent Central Park Estates property may be shared between the developments, as the applicant has provided a draft agreement to share those spaces, which were not required at the time of approval of the original site plan. Such agreement will be reviewed by the City Attorney at the time of final site plan approval and must be recorded prior to approval of final stamping sets.
- c. Landscape waiver from Sec. 5.5.3.B.ii for lack of a greenbelt berm along Beck Road, due to the location of the stormwater pond, and because significant landscaping is provided to screen the building, which is hereby granted.
- d. The following will require Zoning Board of Appeals approval:
  - i. Variance from Section 3.8.2.C to exceed the maximum building length of 180 feet by 81 feet (261-foot length proposed).
  - ii. Variance from section 3.6.2.B and 3.8.2.F to allow a 11.5-foot parking setback at the northern property line (20 feet required).
  - iii. Variance from section 5.10.1.B.iv to allow parking spaces within 17 feet of a building (25 feet required).
  - iv. Variance from the definition of Usable Open Space, to allow spaces less than 50-foot dimensions (terraces and walking path) to count toward the required space.
- e. 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 6-0.***

***In the matter of Central Park Estates South JSP23-22, motion to approve the Wetland Permit based on and subject to the following:***

- a. The size of the mitigation area will be adjusted to fulfill the requirements for mitigation under the Code of Ordinances.
- b. Any area of mitigation outside of the existing Conservation Easement will be protected in a new conservation easement.
- 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 Final Site Plan.

This motion is made because the plan is otherwise in compliance with Chapter 12 of the Code of Ordinances and all other applicable provisions of the Ordinance.

***Motion carried 6-0.***

In the matter of Central Park Estates South JSP23-22, 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.

*Motion carried 6-0.*

In the matter of Central Park Estates South JSP23-22, 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.

*Motion carried 6-0.*

#### **MATTERS FOR CONSIDERATION**

**1. INTRODUCTION TO TEXT AMENDMENT 18.303 – NONCONFORMITIES**

Set public hearing for Text Amendment 18.303 to provide the option to expand nonconforming uses under special circumstances, subject to special land use consideration by the Planning Commission.

**In the matter of Introduction to Text Amendment 18.303, motion to set Public Hearing. Motion carried 6-0.**

**2. INTRODUCTION TO TEXT AMENDMENT 18.304 – HOME OCCUPATIONS**

Set public hearing for Text Amendment 18.304 to update and clarify language pertaining to home occupations in the City.

**In the matter of Introduction to Text Amendment 18.304, motion to set Public Hearing. Motion carried 6-0.**

**3. APPROVAL OF THE SEPTEMBER 13, 2023 PLANNING COMMISSION MINUTES**

**Motion to approve the September 13, 2023 Planning Commission minutes. Motion carried 6-0.**

#### **ADJOURNMENT**

**Motion to adjourn the September 27, 2023 Planning Commission meeting. Motion carried 6-0.**

Meeting adjourned at 8:16 PM.

\*Actual language of the motion sheet subject to review.