



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

August 25th, 2021 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 7:00 PM.

ROLL CALL

Present: Member Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Staff: Barbara McBeth, City Planner; Tom Schultz, City Attorney Christian Carroll, Planner; Victor Boron, Plan Review Engineer; Ben Peacock, Planning Assistant; Doug Necci, Façade Consultant

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Moved by Member Verma and seconded by Member Avdoulos.

VOICE VOTE TO APPROVE THE AUGUST 25, 2021 PLANNING COMMISSION AGENDA MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to approve the July 28, 2021 Planning Commission Agenda. Motion carried 6-0.

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

CORRESPONDENCE

There was no correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

CITY PLANNER REPORT

City Planner McBeth said I wanted to make sure we had the chance to introduce our new Planning Assistant, Ben Peacock, who joined us last month. He is taking the place of Madeleine, who was recently promoted to a Planner position in the department. Ben did his

undergraduate work at Michigan State University, and now he is about halfway through his studies at Wayne State University working toward his master's degree in Urban Planning. Prior to starting with us, Ben worked for Meridian Township as an intern for a full year in several departments, including Community Development & Planning and Public Works & Engineering. While there, he worked in the Township's GIS database recording inaccuracies, and he also worked on the same permitting software that we have here in Novi.

CONSENT AGENDA - REMOVALS AND APPROVALS

There was nothing on the Consent Agenda.

PUBLIC HEARINGS

There were no public hearings.

MATTERS FOR CONSIDERATION

1. TFJ NOVI JSP21-22

Consideration of the request of Broder and Sachse Real Estate for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property contains 1.16 acres and is located in Section 36, on the east side of Haggerty Road, north of Eight Mile Road. The applicant is proposing to demolish a former Big Boy Restaurant at the corner of Eight Mile Road and Haggerty Road and redevelop the site with an 8,488 square foot building to be used by Tapper's Fine Jewelry and Rolex

Planner Carroll said this site is located east of Haggerty Road and north of Eight Mile Road, and it is formerly home to Big Boy. It is zoned Freeway Service. A number of properties along the east side of Haggerty are zoned Freeway Service. Then on the west side, it is zoned Office-Service Commercial. For the future land use, there is Community Commercial to the east and Office Commercial to the west. The surrounding existing uses in the area generally consist of fast-food restaurants, sit-down restaurants, a bank, shopping center, and a gas station. This property does not contain any regulated wetlands or woodlands; you can see the nearest wetlands and woodlands are quite far away.

The applicant is proposing to demolish a former Big Boy restaurant and redevelop it into a roughly 8,500 square foot building to be used for Tapper's Fine Jewelry and Rolex. The existing site is a non-conforming site, and the proposed improvements would help bring the site into compliance with current standards. Some improvements proposed include a new parking lot, additional landscape screening, and a modern building design and illumination. The applicant has indicated that they would like the site to be a focal point of the area and use high quality design and building materials. There are a number of waivers and other items to note for this property. The first thing to note would be the use; the Planning Commission has the opportunity to determine if this use is compatible with the Freeway Service District. Staff was of the opinion that the use is compatible with the district because it is a similar use to a gift shop, and it will serve the needs of freeway traffic. The other item to note is the sidewalk along Haggerty Road. As you see on the site plan, it does extend all the way down to Eight Mile Road, but when it was initially reviewed it was not shown all the way down to Eight Mile. Since then, the applicant has been in contact with MDOT and the Road Commission for Oakland County, so this issue is resolved.

There are seven landscape waivers listed in the motion sheet, and one waiver has been added since the packets went out. One of two waivers to note is the waiver for a lack of

an end island tree and landscaping for one bay. The applicant has indicated that they would like to seek this waiver because the planting compromises security operations. Staff is of the opinion that an end island tree and landscaping for that bay should be provided to meet the requirement. The second waiver would be for a deficiency of parking lot perimeter trees. Again, the applicant is seeking that due to security concerns, but staff is of the opinion that the ordinance requirements should be met for that. The other five landscape waivers are generally supported by staff. Many of them are due to the site being existing non-conforming, in particular with the green belt width, the berms along Haggerty, the I-275 frontages, and the greenbelt landscaping along the Haggerty Road frontage. One of two final landscaping waivers to note would be a lack of transformer box screening. The Landscape Architect was comfortable with supporting the waiver because it is an existing condition. The second landscape waiver to note is a waiver for a lack of dumpster enclosure screening. I did speak with Rick Meader, Landscape Architect. He indicated that they do have enough screening there, so that waiver would not be necessary; that is item H in your motion sheet.

Planner Carroll continued to say there is one traffic waiver they are seeking for parking setbacks to conform with the current width of the greenbelt along Haggerty. They are looking for a 7-and-a-half-foot waiver along the west property line and a 3-foot waiver along the north property line. They did provide a calculation in their response letter indicating that they had met the ordinance requirement for the parking setback area in order to request that. As far as a loading area goes, since this is in the Freeway Service district, a loading area is required. The applicant will be seeking a Zoning Board of Appeals variance for that; it is in your motion sheet for reference.

The last item to note is the façade. The applicant is looking for a Section 9 Façade Waiver for an underage of brick on all elevations, an overage of manufactured stone on the north elevation, an overage of EIFS on the east elevation and south elevation, and an overage of cement fiber panels on the west elevation and south elevation. It is supported by staff contingent on increased masonry on the east and south facades because the overall design is consistent with the intent and purpose of the Façade Ordinance. We also have a façade sample board present as well if you would like to look at that for reference. The Planning Commission is asked tonight to hold this matter for consideration and approve or deny the Preliminary Site Plan and Stormwater Management Plan. There are a number of people here representing the project, including Jim Jehl from Broder-Sachse, Katrina Barbey: President of Tappers, and Nancy Standish from Giffels-Webster. Our staff and the city's façade consultant, Doug Necci, are also available to answer any questions.

Chair Pehrson asked does the applicant wish to address the Committee at this time?

Richard Broder said thank you for hearing us tonight. I am Richard Broder from Broder and Sachse. We are the developer for Tapper's Fine Jewelers. We are helping them build this amazing gateway project for the City of Novi. We're very excited to add this to the Novi community and to stay in the Novi community. We have assembled a great team to bring this project to fruition. We have part of our team here today to talk about the various issues that were raised, but also to talk about what we are excited about in having Tapper's at this particular site. I am going to introduce Katrina Barbey who is the President of Tapper's Fine Jewelers, and she will share her thoughts.

Katrina Barbey said I am the President of Tapper's Fine Jewelry. Due to the timing of this meeting, I am here representing Mark Tapper and the Tapper Family in our effort to get this

project underway, as Mark is out of town. I am also a Novi resident; I have been living in Novi the last five years, so this project is near and dear to my heart. I am very excited and passionate about bringing this beautiful property to the community. I'm not sure if you are aware, but Tapper's is a second-generation family-owned jeweler. We have also been in business for over 44 years, and we are very actively involved in the community in both which we serve and reside. That is something that is extremely important to us and is a core value of ours; it has been a part of the company since its inception. We're very thrilled to become the landowner of this incredible property to build permanent roots in this city as opposed to being a tenant, which we have been over the last twelve years. I am also excited to bring additional jobs to the market. We will be adding headcount to the location due to the expansion of the company. I did want to take a moment to thank the City of Novi - the staff and consultants - for the genuine interest in our project, their open and candid dialogue, and the direction and support we've received. We are very appreciative of the level of detail and feedback given on our initial submission, and we are very excited to move forward with this project that will significantly improve the gateway to the City of Novi. I know we briefly introduced the team, but I just want to run through it again: JGA, architect and creative brain of the project, representing us today will be Ed Doyle; Giffels and Webster, engineer and landscape architect, representing us today will be Nancy Standish and Stacey Tobar; Broder-Sachse, they are the owner's representative, and Richard Broder and Jim Jehl are representing us today. We are your seeking approval today as we are very eager to get started and move this project forward. That way, we could potentially get a shovel in the ground in October and be open next year. I will turn it over Ed Doyle to start the presentation.

Ed Doyle said I am the Vice President of Studio Operations at JGA. We are happy to be here to talk about this wonderful building we have designed for a wonderful client. We feel that the site will be very important to Novi. It is the first thing you see coming north on Haggerty, which is a very well-traveled retail thoroughfare. The same thing goes for Eight Mile coming from the east leaving Novi - it will be the last building you see leaving Novi. When we looked at the site, we recognize that the old Big Boy is surrounded by parking, so one of the things we wanted to do was increase the street presence of the building. As Stacey and Nancy will show, we have pulled the building forward quite a bit toward the intersection to give it more presence. We have also lifted it up a little bit too to create an icon visible from I-275 because we want as much visibility as we can. We want to create something that piques peoples' interest, draws them into the community, and provides a gateway experience that we all think this corner of Novi deserves.

Along those lines, we will need a few waivers on materials. It is not because we are trying to save money; it's because we picked materials we thought were spectacular, and they don't exactly fit with the Ordinance. However, we think they definitely match the spirit. One of the materials we are using is the fiber cement panels. They are not mentioned much in your Ordinance. However, they are used in Europe in buildings as nice as custom residential all the way to hotels and university buildings. It is a time-tested material that lasts a long time in cold and warm climates. We have treated this effectively as two buildings to try to break up the mass a little bit. There is the Tapper's side which has fine stone panels, about ten inches by twenty inches. I'll call those the high notes, but they have texture or distortion. As the light hits it, it will dance, play, and be a little more animated. On the Rolex side, it is a smooth large format tile, so it has more of the low notes. It is not shiny, and it doesn't have a shimmer to it. It has more of a richness and a little bit of texture, but a more modeled texture. Then, the glazing will serve as the element that joins these building together, creates a great presence on the street, and heightens visibility from I-275. We have taken your

comments into account; in our response, we have noted that we would like to add cast stone base all the way around the building. We already had it on the Tapper's side, but we are going to add it to the Rolex side and the back side along I-275. The entire façade will have more cast stone that is currently indicated on these drawings. Other than that, the EIFS side has a lot of landscaping. We are a little bit over on the EIFS, but we are dressing it up with landscaping. We are really trying to do a far better job with landscaping than any other site around the area. We think that's a suitable backdrop for all the landscaping in front of it. That's all from my side, so I am going to turn it over to Nancy Standish.

Nancy Standish said I'm a Senior Project Manager with Giffels-Webster. I work on the engineering side of the project. When we took a look at setting the site up, we had the existing Big Boy with parking along all sides in all of the yards. We also wanted to minimize our environmental impact. We don't want to demolish everything and put it in a landfill if we don't have to. If we can reutilize what we have on site, we thought that would be the appropriate approach. We also had to work with the fact that we have three front yards. Also, along the east side, the I-275 side of the site, we have a 40-foot MDOT easement that while we can park, landscape, and install utilities there, we cannot have the building there. Like I said, we wanted to avoid negative environmental impacts, so we are utilizing the existing parking area, existing dumpster enclosure, and existing transformer – we are making the site work around those. The existing site only has 12 percent pervious or grass area. When we designed the site, we wanted to increase it. This is a much less intense use; we only need 42 parking spaces, so the rest of the area was set aside for greenspace and plantings to provide some life to the site and decrease runoff. We are utilizing the existing parking on the north and west sides and removing as much of the east and south sides' parking as we could. We are also utilizing the majority of the existing utilities on site: the existing storm sewer extended as necessary, the existing sanitary, water service, even gas/electric/telephone. We are keeping as much of those as possible and extending them to where the building requires.

On our site, 44 percent of the lot is pervious or landscaped areas, as opposed to the 12 percent on the existing Big Boy site. With that, we are asking for a couple waivers and a variance. The first is for the loading zone. The type of use and programming for the site does not require a loading zone. The deliveries are small: nothing bigger than a box truck. Deliveries would not be an everyday occurrence; they may happen three to four times a week at the most. We do not want to provide a paved loading zone if the site doesn't require it because it allows us to include more landscaped areas on the site. Also, with there being three front yards, we would be very limited on the location of it since it's not allowed on a front yard. Another waiver we are asking for is the parking setbacks. Like I mentioned, we are trying to utilize as much of the parking as possible. We have moved the spots slightly further in on the north and west sides. With the distances, we were able to bring the pavement in a couple feet on both sides and provide curb and gutter, which is not there now. Curb and gutter are required from engineering, and it provides better drainage as well. With that, we are asking for the setback waiver on Haggerty Road and on the north side to utilize the existing paving and not remove more than we need to. The next waivers are more focused on landscaping, so I will have Stacey come up to explain those.

Stacey Tobar said I am Manager of the Landscape Architecture Department at Giffels-Webster. I am excited to work on this project because it is such a jewel for your community. The thoughts that the architect has put into it as well as the overall civil collaborations have abled us to utilize as much of what the property offers as possible. Rick Meader and I are

very close now because there were a lot of requirements for landscape to fit in. We went from four trees existing on the site to fifty-one trees proposed.

As Nancy had mentioned, some of the requirements and constraints of having three front yards makes it a bit challenging to meet some of the greenbelt and setback requirements. We were able to confirm the trash enclosure by adding some evergreen trees near the existing structure. The transformer is in the parking lot in a striped-out zone. It was a fairly new utility, and we want to utilize that resource and not plant around it due to its location. The Haggerty Road canopy tree waiver is due to overhead utility lines. We had to utilize the sub canopy trees, and the width remaining from the right of way to the front edge of our parking did not have the volume needed to add those few trees that had been calculated out. Rick Meader acknowledges that waiver due to constraints of the property. Again, the one end tree would have been located at the bottom of the up-and-down portion of our parking lot; there is a little blob there that indicates snow removal. Working with the security provider, they stated that they did not want to impede and have the tree too close. With growth over time, the tree might obscure their cameras. Since they are selling jewelry and Rolex watches, we would request a waiver for that end tree.

Lastly, there is the reduction in parking lot perimeter trees. It came down to: where can we put them? I believe our parking lot trees were at twelve, and the city has a specific spacing requirement per the ordinance. Primarily, the north edge is where we worked with Rick and the client. We initially had an arb hedge for screening of the adjacent neighborhood use. We went to a fence option, and we were able to put some deciduous trees along there. However, given the flanking island trees and the spacing, it would be challenging to fit the required number of trees in the amount of space we have considered perimeter space. We feel the advancement of going from four trees to fifty-one trees is a significant improvement.

Stacey Tobar continued to say to highlight some other areas of the property, along the east side of the right side with I-275, there is some interchange construction potential. However, as people view this from I-275, the glow of the building from the site lighting we have proposed as well as the landscape will make it sparkle and hide the utility amenities that we do not want to see. It will set the stage for this project and community; there are seasonal plantings, and we have also looked into reducing the need for cutting grass. We have a meadow area that is abutting I-275 and the Haggerty section to soften the landscape, so when you are sitting at the intersection you don't just see empty acres of mowed lawn. We do have constraints from Wayne County and MDOT as to what they will permit us to plant in the right of ways in that corner. We utilized more low, sub-canopy trees and flowering trees, so it will really appeal to moms on Mother's Day alongside that sparkly jewelry. We really wanted to encourage people to come visit this building and give it the setting it deserves, so those are the waivers we are requesting today.

Member Lynch said it has been a while since you picked up this property, and I like what you are doing with this property. It is difficult for a Big Boy to operate in that environment. Typically, when the staff prefers something, I will normally go that way with trees and things of that nature. However, I am looking at the old site, and I think the purpose of the canopy trees in the parking lot is to lessen the heat island effect. Based on what I am looking at, the old property is clearly a heat island. With what you are proposing, even without those two canopy trees, I personally am indifferent. The loading dock doesn't make sense to me based on this particular use, so I don't have an issue with that waiver; with the parking setback waiver, I have no issues. I think it is a great location. The gift-shop use is a little

curious; I wonder if this was the type of giftshop the state had in mind, but I do like that strategy. I think it's perfect advertising where you're at since it's a highly traveled area. Based on the façade and everything else you are putting in there, it's going to be big-time advertising for everybody going up and down I-275 and Eight Mile. As far as the change in materials goes, I don't have an issue with that, but I would like to hear from our consultant. I think it looks stunning, but I would like approval from our consultant who has much more experience and taste.

Façade Consultant Doug Necci said this a project that is so well-designed and creative that I am hesitant to say it needs a few waivers. I pointed out that the east and south didn't have enough masonry. I think I heard them say they're going to add a masonry base which is an excellent way to do it; it is exactly what I had in mind. The only other question I had was concerning the illuminated tower and what type of lighting they might propose for that. It's an interesting shape; it's kind of an inverted pyramid that passes through the curtain wall into the building. It makes me think it might have been designed for internal illumination, which I think would be excellent. They might want to clarify what that would include, such as if it would be colored, if it would be on at night, and those kinds of things. Overall, this is a beautiful building.

Member Lynch said I think it is stunning. I imagine the applicant can work that out. I think it's a great use. That's a tough site, and I think it is a perfect location for the high-end jewelry store. I have no issue with this.

Member Verma said I have one question: have you done the environmental test yet? Since the site used to be a restaurant for so many years, there must have been grease and other waste left behind. You either must have the environmental test done now or before they can demolish.

Richard Broder said when the property was purchased, before the closing, phase one environmental testing was done. A report was issued with no further recommendations, so the site is clean.

Member Verma said you did it around the building or inside of the building? In particular, I'm talking about the kitchen area.

Richard Broder said we did a standard phase one environmental report. I don't know that they were in the building per se, but we will be using a qualified demolition contractor who will follow all the appropriate rules in demolishing the building. If they have to test certain materials inside, they will do so.

Member Verma said I would like to see the test results. Many times, you don't know what the kitchen workers were using and dumping into the sewer. Secondly, since it is a fine jewelry store, how will you attract business from I-275? What type of signage will you use?

Ed Doyle said if we go back to our façade slides, on the east elevation, you can see the large Tapper's sign on the right. It's probably not visible from I-275, but as you are coming across Eight Mile it is definitely visible. The Rolex side also has a sign. We are allowed four signs per the Ordinance because we have two buildings. Essentially, Rolex and Tapper's are separate tenants, so we are allowed two signs for each tenant.

Member Verma said are they lighted signs?

Ed Doyle said yes, they are backlit.

Member Verma said you are okay with signage along Haggerty and Eight Mile but not along I-275?

Ed Doyle said there are two signs that face I-275; they face east.

Member Verma confirmed that the signs will be visible from I-275.

Ed Doyle agreed.

Member Verma said have you thought about the smells from nearby restaurants coming into Tapper's? When I am on Haggerty Road, I can smell all the different restaurants. Have you thought about those smells getting into the building?

Katrina Barbey said I wouldn't say we have thought about it. However, the centers we are in now are adjacent to many restaurants, and we have many beautiful smells throughout the day. In all honesty, we are very used to it, and I don't think it would be a concern. In Somerset Mall there are always smells coming from the upper level, and in our West Bloomfield location we are directly across from a restaurant. It is familiar territory for us but thank you for bringing it up. We will make sure to have some nice aromas inside the building.

Member Becker said I tend to be cautious about variances and waivers. The first thing that caught my eye was a rather interesting definition of gift shop, but I think it fits. I tried to take a quick look at other freeway interchanges, and I don't remember any stores like Tapper's. Nevertheless, I think this is perfect. In fact, I was so impressed that I suddenly found myself willing to approve the waivers presented. This is especially true for the loading area because if we stretch the definition of gift shop to stores with only small deliveries occasionally, I don't think we need to encumber them with a loading dock. If it works as a giftshop for that zoning, then I think we must realize that you do not need a loading area; it would be contrary to common sense. Again, being very sensitive with setting precedence for waivers, I find that I must be in approval of what is proposed. I think it is a perfect use, and it is a wonderful gateway building. I have lived in Novi for forty-five or so years, and it is certainly better than another Big Boy, fast food restaurant, or gas station.

Member Dismondy said did I hear this right – there are four trees currently on site, and you're proposing fifty-one?

Stacey Tobar said yes.

Member Dismondy said that's beautiful. I like it.

Member Roney said I don't have anything further to add. There was some great dialogue from the other members. There is one question I wanted to quickly ask Christian. We talked about the planned use for the property being Community Commercial. Would this be in line with that planned use?

Planner Carrol said yes.

Member Roney said I trust it is. I am in support.

Member Avdoulos said Ms. Barbey, you have put a great team together. Being an architect, I appreciate the presentation. I appreciate the group you've put together, the vision, and the commitment to the city. It's great that you are looking to stay in Novi. I think the use is appropriate. It's a less intense use than what is there already, and it is a unique use. As has been mentioned, it is a challenging site and I appreciate the work that has been done there. A gateway project on a high-profile site is going to have a fantastic presence. Using your words, it would be an icon on that corner. I love the elevated design aesthetic. I appreciate the sensitivity to the environment by having a less pervious surface and keeping the site a little more natural. I thought the repurposing of the utilities was a nice addition to the project. As member Becker indicated, when the staff has a concern, or they aren't supporting a particular variance we typically go along with the staff. We work together to create good projects. The one concern I had was related to security. This is easy access to the expressway, so I just want you to be cognizant of that. Take all precautions because that area is kind of known for that. You could do whatever you want and get on the expressway right away, and whoever has done the damage is going to be long gone before anybody gets there. I really appreciate this project and everything that is being done to that particular site because when you get off of the expressway there is not much to look at currently. With that, I would like to make a motion.

Motion made by Member Avdoulos and seconded by Member Lynch.

In the matter of TFJ Novi, JSP21-22, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Permitted use of the site for a Fine Jewelry Store and Watch Store because the proposed use is generally similar to a gift store use as permitted in the Freeway Service District, which is hereby granted;**
- b. Landscape waiver for a deficiency in greenbelt width along Haggerty Road because the applicant is maintaining the original lot, which is hereby granted;**
- c. Landscape waiver for a lack of greenbelt berms along Haggerty Road and I-275 frontages in areas with parking because heavy screening is proposed along both property lines, which is hereby granted;**
- d. Landscape waiver for a deficiency in greenbelt landscaping along Haggerty Road frontage because significant landscaping is proposed and is an improvement over current conditions, which is hereby granted;**
- e. Landscape waiver for a lack of an end island tree and landscaping for one bay because the location of the planting compromises security operations, which is hereby granted;**
- f. Landscape waiver for a deficiency of parking lot perimeter trees because the location of the plantings compromises security operations, which is hereby granted;**
- g. Landscape waiver for a lack of transformer box screening because its position in the parking lot is an existing condition, which is hereby granted;**
- h. Parking Setback Waiver of 7.5 feet (20 feet required, 12.5 feet proposed) along the west property line and a parking setback waiver of 3 feet (10 feet required, 7 feet proposed) along the north property line based on a calculation provided by the applicant indicating that the proposed site parking setback area exceeds the parking setback area ordinance requirement, which is hereby granted;**
- i. Zoning Board of Appeals Variance for the lack of a 1,420 square foot loading area because the use will likely not demand high use of a loading area;**
- j. Section 9 Façade Waiver for an underage of Brick on all elevations, an overage of**

manufactured stone on the north elevation, an overage of EIFS on the east elevation and south elevation, and an overage of cement fiber panels on the west elevation and south elevation contingent upon increased masonry on the south elevation and east elevation as determined by the City's Façade Consultant *because the overall design is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted;*

- k. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those 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.

Chair Pehrson said I agree with everyone who has commented so far. Many of the deviations that are typically requested are usually worked through early on until we are looking at a clean sheet of paper in terms of our approval. However, we need to go through the due diligence to understand everything about the property and how difficult it would be to create such a beautiful project. In acceptance of many of those waivers, and when we look forward to a ZBA motion as well, all of those things come together on this property to make this fit the goal of the development and bring something to Novi that it deserves. I applaud the presentation and explanations put forward. I hope the members of the public that are watching this meeting understand our rationale when we go through these. We are not making any rash decisions; we're trying to balance out the property. We look forward to seeing Tapper's in Novi for a very long time.

Motion made by Member Avdoulos and seconded by Member Lynch.

ROLL CALL VOTE TO APPROVE JSP21-22 TFJ NOVI PRELIMINARY SITE PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to approve the Preliminary Site Plan for JSP21-22 TFJ Novi, thereby approving all waivers requested by the applicant as listed above. 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 7-0.*

Motion made by Member Avdoulos and seconded by Member Lynch.

ROLL CALL VOTE TO APPROVE JSP21-22 TFJ NOVI STORMWATER MANAGEMENT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

In the matter of TFJ Novi, JSP21-22, 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 the items listed in those 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 7-0.*

2. APPROVAL OF THE JULY 28, 2021 PLANNING COMMISSION MINUTES

Motion made by Member Lynch and seconded by Member Avdoulos.

ROLL CALL VOTE TO APPROVE THE JULY 28, 2021 PLANNING COMMISSION MEETING MINUTES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER VERMA.

Motion to approve the July 28, 2021 Planning Commission Meeting Minutes. Motion carried 7-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There was nothing on the Consent Agenda.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

City Planner McBeth showed the handout was provided for the Commission tonight. It is for the Planning Michigan 2021 Conference which will be held October 27th through 29th. It is virtual again, but it is a good price and should have some good topics. It has the Citizens Planner Program offered by Zoom, which sounds like it will be good. If anyone would like to sign up for this, please let me know. I'll send you the link by email tomorrow.

Chair Pehrson said I highly recommend it for anyone who is newer to the Commission.

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

ADJOURNMENT

Motion to adjourn made by Member Lynch and seconded by Member Avdoulos.

ROLL CALL VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.

Motion to adjourn the August 25, 2021 Planning Commission meeting. Motion carried 7-0.

The meeting adjourned at 7:46 PM.