



PLANNING COMMISSION
MINUTES
CITY OF NOVI
Regular Meeting
January 11, 2023 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; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect, Adam Chludzinski, Plan Review Engineer

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Verma.

VOICE VOTE TO APPROVE THE JANUARY 11, 2023 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER VERMA.

Motion to approve the January 11, 2023 Planning Commission Agenda. Motion carried 7-0.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing that nobody wished to participate, Chair Pehrson closed the first public participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

City Planner McBeth announced the next Master Plan meeting will be on Thursday, January 26, 2023.

CITY PLANNER REPORT

City Planner McBeth had nothing to report.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were not any consent agenda items.

PUBLIC HEARINGS

1. CATHOLIC CENTRAL NORTH CAMPUS JSP22-37

Public hearing at the request of Catholic Central High School for Planning Commission's approval of revised Special Land Use Permit, Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The subject property is zoned R-4 One Family Residential, R-1 One Family Residential, and I-1 Light Industrial and is located in Section 18, west of Wixom Road and south of Twelve Mile Road. The applicant is proposing several new facilities in the northwestern portion of the Catholic Central High School campus: a 4-level parking structure (700 spaces), a hospitality/concession building, an athletic field for practices and competition, discus and shotput fields, and a new track and stadium.

Senior Planner Bell presented a slideshow. As shown, the subject property is in Section 18, south of Twelve Mile Road and west of Wixom Road. The full property is approximately 115 acres and is the existing site of Catholic Central High School.

The property is zoned RA - Residential Acreage, R-4 One Family Residential, R-1 One Family Residential, B-1 Local Business, and I-1 Light industrial. The area to the west is zoned R-4 and RA. To the northeast is the Berkshire Point community, zoned RM-1 with a PRO. The area north of 12 Mile Road is in the City of Wixom and is zoned for RM-1 Multiple Family Residential. The area south of Catholic Central is zoned R-1. To the east is the retail center Novi Promenade, zoned I-1 but developed under a consent judgement with B-3 General Business uses.

The Future Land Use Map indicates Educational Facility for this property with single family residential on the east, west and south. The abutting City of Wixom area is planned for Multiple Family. East of the property is planned for Community Commercial uses.

There are wetland and woodland areas on the property, however the proposed project area is primarily used for athletic practice fields.

Catholic Central is proposing to construct a 3-level parking structure, an athletic field for practice and competition, and a new stadium/track facility with bleachers and press box. A concessions building, as well as discus and shotput areas, are also proposed. The new facilities would be constructed in the northwestern portion of the campus along 12 Mile Road, west of the previously approved connector road. The new road is currently under construction and would be the primary access point to the new facilities. A secondary road with an access gate would be located on the western property line. The parking garage would hold approximately 700 spaces. The applicant indicates that student enrollment is not planned to increase.

The applicant has provided a Noise Impact Statement, which indicates noise from the stadium sound system will be directed toward the fields and bleachers, with 80 percent of the energy absorbed by those areas. The closest residential receiving district is 470 feet away, with a calculated peak of 54.5 decibels. The City's night-time maximum peak is 55 decibels.

The lighting plan and photometrics provided show the light ratios and levels meet the City's requirements. The 80-foot height of the sports field light poles exceeds the maximum permitted 35 feet, which will require a variance to be approved by the Zoning Board of Appeals. The applicant's lighting consultant states the excessive height of the light fixtures enables the light to be directed to the fields and reduces spill-over glare to adjacent areas. The applicant will also seek a variance for the lack of end islands in the parking structure.

The parking structure height exceeds the maximum permitted 35 feet, which will require a variance to be approved by the Zoning Board of Appeals. A woodland permit is required for the removal of approximately 20 woodland replacement trees, which will require 27 credits that will be planted onsite and protected by a conservation easement. A wetland permit is also required, but the impacts to essential wetlands do not meet the City's threshold for mitigation.

The design of the buildings will tie into the existing campus with similar materials, massing, and

architectural style. The design is in full compliance with the Façade ordinance.

The applicant is requesting a landscaping waiver to allow trees planted on the north side of the detention basin to count toward foundation landscaping, which is supported by staff since plantings closer to the parking deck could be damaged when snow is plowed off the building. The proposed plan complies with all other provisions of the Zoning Ordinance and City Code. Schools are subject to Special Land Use approval in the R-4 District, and so a revised permit is required to be approved by the Planning Commission using the findings for Special Land Use approval found in your packet. Traffic has requested a Special Events Traffic Management Plan be submitted for review with the Final Site Plan to ensure that there are adequate systems in place to handle larger events.

The Planning Commission is asked to hold the public hearing tonight and approve or deny the revised Special Land Use permit, Preliminary Site Plan, wetland and woodland permits, and stormwater management plan. Catholic Central President Ed Turek is representing the project with his team. City staff are available to answer any questions you may have.

Chair Pehrson invited the applicant to approach the podium for their presentation.

Ed Turek, President of Catholic Central, expressed his thanks for having Catholic Central on the agenda and to the Novi Staff for all their assistance in the Pre-Application process. As Catholic Central looks to improve their campus, they are not looking to increase enrollment, only to maintain it. Catholic Central attracts young men from all over southeastern Michigan. Current enrollment is made up of students from 80 different zip codes, 58 different cities, with only 9 percent of students currently from the City of Novi. When looking at developing the Northern campus, the issues of safety, accessibility, and attractiveness were considered. Mr. Turek introduced Lead Architect Adrian La Tona to give a brief presentation.

Adrian La Tona, Architect/Designer with Integrated Design Solutions, relayed the north athletic campus is laid out to maximize functionality of the existing athletic campus while minimizing the impact on the great natural features that Catholic Central has on the site. The architecture is intended to carry over a cohesive theme throughout campus, and that extends to the parking deck. The hospitality/concessions building and press box are well-built structures intended to carry on the campus theme.

Chair Pehrson invited members of the audience who wished to participate in the public hearing to approach the podium.

Christine Rue, a resident at 50912 Sevilla Circle in the Andelina Ridge subdivision adjacent to the Catholic Central athletic fields, expressed concerns with lighting at the stadium. She is aware studies have been done and would like to make sure no additional lighting will be added. As the proposed posts will be higher, which will likely exceed the height of the trees in the area, Ms. Rue would like to ensure stadium lighting does not spill over into the Andelina Ridge community.

Ms. Rue expressed concern regarding noise from the football field and volume from the stadium sound system. She would like to request a measure in place to ensure a reasonable volume.

Another concern due to the location of Ms. Rue's lot is privacy. She understands the intent is to elevate the berm to 9 feet in height, however many of the natural features would likely be removed, in addition to those already removed due to surveying done. As these natural features are part of the reason she chose her house, she would like to request that Catholic Central install evergreens here to maximize privacy.

Jason Michener, resident of Berkshire Pointe subdivision, relayed he really appreciates of all the work and information that Catholic Central has presented in their packet as well as the notice to residents of this meeting to raise questions and concerns. Mr. Michener expressed concerns regarding the height of the parking deck, which was originally designed at a lower height, and light that may spill over to the adjacent neighborhood from evening events. He is hoping similar lighting studies and planning

work as was done for the stadium can be done for the parking deck, especially to eliminate light spillover to the adjacent neighborhoods from the top level of the exposed deck.

Mr. Michener noted that Catholic Central stated in their plan that they are trying to turn lights off by 10:30 PM at the stadium unless extenuating circumstances arise and requests a similar schedule for the parking deck. He noted a mention in the plan of lights on a dimmer, or a motion sensor, but it wasn't clear if the reference was for the parking deck or other lights on the campus. Another lighting concern was lights from vehicles driving in the parking deck shining into the neighborhood and he is hoping the height of the parking deck walls prevent this. Mr. Michener is appreciative of Catholic Central spending additional money for the extra height of the stadium lights and is in favor of the City approving the waiver for the height.

Chair Pehrson invited any other members of the audience who wished to participate in the public hearing to approach the podium. As there were none, Member Lynch summarized the written responses which were all in favor of Catholic Central's plans and expressed belief that the improvements are good for the City and the surrounding area. Chair Pehrson closed the Public Hearing and turned it over to the Planning Commission for consideration.

Member Lynch addressed the lighting variances. The building height, at a distance into the property, is not a concern. He does have a similar concern as the resident who inquired as to whether headlamps would be shining in the neighborhoods but noticed that the design in the packet indicated the wall is about 6 feet high, which should alleviate the issue.

Mr. La Tona stated the top level of the parking deck is surrounded by an elevated parapet above the height of headlamps to block the lights.

Member Lynch addressed the request for the variance to raise the light posts to 80-feet, which he thought in this particular case it makes sense. He thought the analysis was good and by using new technology that reflects light down, instead of older technology which has multi-directional light, it will eliminate heat loss and cover the whole field with the section of lights.

Member Lynch noted a variance was not requested for sound but had questions regarding this. The nearest residence is 470 feet away, and the sound is expected to be at 55 decibels there. Normal conversation is 60 decibels. However, when it's hotter the sound travels farther, but it is not as loud. When it is colder, typically at night, the sound travels slower but gets louder. Member Lynch inquired what was the standard temperature used when the measurements were done and how accurate is the 55 decibel calculation.

Mr. La Tona indicated he does not know the exact type of bulb and humidity level used in the measurement but thinks a lot of the improvement in sound will come from the location of the speakers. Currently the speakers are placed at the north end of football field and directing south with the intent of hitting the bleachers off either side of the field. The new location of the speakers will be facing fans and directing sound into the site.

Member Lynch stated he thinks the project overall is stunning and has no real issues with it, however he wants to make sure the audience/public understands what the level of expectations are. Based on what he's read, a lot was considered, and he does not anticipate any problems. Member Lynch suggested adding notation in writing to the Planning staff regarding the anticipated sound level not to be exceeded.

Member Lynch indicated he has no issue with the detention basin plantings and inquired about the berm along the southwest side of the site. Landscape Architect Rick Meader noted that the landscaping plan has plantings all along the bank from the low point leading all the way up to the athletic fields. A lot of the woodland replacement trees will be planted along here and up the bank. At this point they are designated deciduous, but Mr. Meader is happy to work with the residents to incorporate evergreens.

Member Lynch concluded that the campus is stunning. From the renderings it is something that you would expect to see at Comerica Park or a professional stadium environment and the project has his support.

Member Becker had a question for Catholic Central regarding the intended uses for the field. Mr. Turek responded that the field has an artificial turf regulation size football field inside the track so there will be two fields used for practice and Freshman and JV games. The stands on the track side hold 1,500 and 500 on the JV field.

Member Becker inquired whether the expectation is that a lot of the events will be in the evening and require lighting. Mr. Turek responded that practice takes place after school at 3:00 PM, but there would be some evening use, for example a Freshman or JV soccer game that starts at 7:00 PM.

Member Becker inquired whether the parking lot lights would be on every night or only when the parking deck is being used. Andy Wozniak, with Zeimet Wozniak Engineering, responded that the intent of the lights is similar to the lights on the parking lot on the campus. They are controlled and go off at a certain time, around 10:00 PM, and dim to a lower level when they are not in use. The parking deck potentially will not be used on the upper level in the colder months so they could look at turning off the lights there when there are events. The lighting study that was prepared for this site did take into consideration the lights on the parking deck and they show no light going off the site at the perimeter. The 80-foot poles that are being requested in the variance are the exact same as those just put in at Novi High School for their field upgrade. Member Becker inquired whether the shotput and discus fields would be lit, and Mr. Wozniak confirmed they will not be lit.

Member Becker requested consideration limiting the PA system to be used only for announcements and not for loud music.

Member Becker concurred with Member Lynch that the parking structure is beautiful, and the layout is good. As the public responses indicated this campus is positive for the City of Novi.

Member Dismondy relayed it is very apparent that the applicant has made great efforts to minimize impact to neighbors and relative to the last phase that was approved there is very little negative response to this. This is a great project.

Member Verma inquired as to whether the lights will be on a generator. Mr. Wozniak responded the lights will be hooked up to the electrical system but will not be hooked up to generators.

Member Verma inquired as to whether Catholic Central has a soccer team and which season they play in. Mr. Turek responded that the soccer team will play in the fall.

Member Verma inquired as to whether solar panels were investigated. Mr. La Tona responded that as part of the due diligence for a couple of other projects occurring on campus, solar panels were considered. The analysis indicated with the number of cloudy days in Michigan it didn't make sense to go ahead with solar power.

Member Roney had no further discussion and felt the Planning Commissioners have done a good job covering the lighting and buffering concerns. It looks like a very nice project.

Member Avdoulos concurred that discussion thus far has addressed his questions and had one clarification for the record as to whether the 39 foot building height shown for the parking deck is for the height of the towers. Senior Planner Bell confirmed this is correct. Member Avdoulos stated by his quick calculations it appears the average height of the parapet is 4.5 feet, which should be good for blocking light from headlamps.

Member Avdoulos appreciates the work that Catholic Central has done working with the neighbors and creating a campus of which Novi can be proud. He acknowledged a public comment from a resident asking why public schools aren't designed to the same standard. He feels Novi High School is phenomenal with a great building and facility. Novi also has a great public area from Taft Road to the

police station with Fuerst Park, the library, the Civic Center and ball fields. He is glad to see Catholic Central help with that and keep their development in the City of Novi.

Motion made by Member Avdoulos and seconded by Member Lynch.

In the matter of Catholic Central North Campus JSP22-37, motion to approve the Revised Special Land Use permit based on the following findings:

a. Relative to other feasible uses of the site:

- i. 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. *The applicant states student enrollment will not increase as a result of the new facilities, and therefore traffic will not increase in any significant way. No changes to exterior drives are proposed with this project. The applicant will provide a Special Events Management Plan for review by the City's traffic consultant to ensure that high traffic events will not overwhelm nearby roadways.***
- ii. 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 service existing and planned uses in the area.**
- iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats *because the addition will be built on an area previously used for parking lots. Woodland and wetland impacts are relatively minor for this project.***
- iv. 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, *because the use of the property has been and will remain a school and the number of students is not increasing. The applicant has shown an effort to minimize lighting and noise disturbance on neighbors.***
- v. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use, *because it complies with Future Land Use map designation of Educational Facility.***
- vi. The proposed use will promote the use of land in a socially and economically desirable manner, *because the investment in school facilities creates jobs.***
- vii. The proposed use was previously approved by the Planning Commission for Special Land Use permit at this location. The addition represents a physical expansion of the use, and therefore revision of the previous permit. A variance will be required for the height of the parking garage and athletic field lighting, but otherwise the dimensional requirements of the ordinance are met.**

ROLL CALL VOTE TO APPROVE THE REVISED SPECIAL LAND USE PERMIT FOR JSP22-37 CATHOLIC CENTRAL NORTH CAMPUS MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to approve the Revised Special Land Use Permit for JSP22-37 Catholic Central North Campus. *Motion carried 7-0.*

Motion made by Member Avdoulos and seconded by Member Lynch.

In the matter of Catholic Central North Campus JSP22-37, motion to approve the Preliminary Site Plan and Phasing Plan based on and subject to the following:

- a. This approval applies to the improvements shown on the detailed plans only, future phases depicted on the Master Plan will require additional approvals.**
- b. Landscaping waiver from Section 5.5.3.D. to allow plantings on the north side of the detention basin to count towards the parking deck's foundation landscaping**

requirement, as the intent of the ordinance is achieved and plantings closer to the deck would suffer when snow is plowed from the roof, which is hereby granted.

- c. Approval of variances to be requested from the Zoning Board of Appeals as follows:
 - i. Building height of the parking garage exceeds the 35 foot limit (42 feet proposed).
 - ii. Athletic field light poles exceeds the 35-foot limit (80 feet proposed).
 - iii. Lack of end islands within the parking garage structure.
- 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.

ROLL CALL VOTE TO APPROVE THE PRELIMINARY SITE PLAN AND PHASING PLAN FOR JSP22-37 CATHOLIC CENTRAL NORTH CAMPUS MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to approve the Preliminary Site Plan and Phasing Plan for JSP22-37 Catholic Central North Campus. Motion carried 7-0.

Motion made by Member Avdoulos and seconded by Member Lynch.

In the matter of Catholic Central North Campus JSP22-37, 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.

ROLL CALL VOTE TO APPROVE THE WOODLAND PERMIT FOR JSP22-37 CATHOLIC CENTRAL NORTH CAMPUS MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to approve the Woodland Permit for JSP22-37 Catholic Central North Campus. Motion carried 7-0.

Motion made by Member Avdoulos and seconded by Member Lynch.

In the matter of Catholic Central North Campus JSP22-37, 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.

ROLL CALL VOTE TO APPROVE THE STORMWATER MANAGEMENT PLAN FOR JSP22-37 CATHOLIC CENTRAL NORTH CAMPUS MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to approve the Stormwater Management for JSP22-37 Catholic Central North Campus. Motion carried 7-0.

MATTERS FOR CONSIDERATION

1. HOME 2 SUITES AT ADELL CENTER JSP22-56

Consideration at the request of Novi Elite Hospitality, LLC for Planning Commission's approval of Preliminary Site Plan and Storm Water Management plan. The applicant is proposing a 5-story hotel with 141 rooms on Unit 5 of the Adell Center Development located north of Grand River Avenue and west of Novi Road. The site plan proposes associated parking and other site improvements. The subject property zoned TC Town Center is part of the Planned Rezoning Overlay (PRO) for Adell Center.

Senior Planner Bell stated the subject parcel is known as Unit 5 of the Adell Center Development. This is the sixth development, out of the nine units, that has come before the Planning Commission for site plan approval.

Adell Center is located on the south side of the I-96 exit ramp and west of Novi Road. This unit is located south and west of Adell Center Drive and is just over 3 acres in size. It is zoned Town Center with a PRO, with the same on all sides. There is a regulated wetland south of the parcel, but the limits of disturbance for this project are outside of the wetland buffer area. No impacts are being proposed. There are no regulated trees on the site.

The applicant is proposing a 5-story hotel with 141 rooms. The site plan also proposes associated parking and other site improvements.

The PRO Agreement was approved by City Council at their October 22, 2018 meeting. An amendment to the PRO Agreement was approved on June 17, 2019. This project is subject to conditions of the PRO Agreement and any amendments. The original approval and the amendment noted that certain deviations from the Ordinance requirements that can be approved by the Planning Commission.

One requested waiver is to allow a reduction of loading zone area. The applicant states that their typical delivery trucks are 'box' trucks, and a regular parking space is sufficient. They have indicated a 17-foot by 12-foot loading area at the rear of the building. Deliveries are anticipated once per week for convenience-type foods and twice per week for laundry.

The second item is a landscaping waiver for 17-consecutive parking spaces without a landscaped island. There is an island, but since it has a 6-foot sidewalk that connects pedestrians to the building there is not room to plant a canopy tree. The applicant's response letter indicates they will widen this island, so we anticipate there will at least be space to plant bushes there. A third waiver would allow some of the building foundation landscaping to be located away from the building. This is supported by staff because the alternate location is in close proximity to the entrance and meets the intent of the ordinance.

All reviews are recommending approval of the Preliminary Site Plan with remaining comments to be addressed with a revised final site plan. The Planning Commission is asked tonight to consider the Preliminary site plan and storm water management plan.

Engineer Andy Andre is representing the project and staff is here to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Andy Andre, on behalf of the applicant Novi Elite Hospitality, relayed this project was considered pre-pandemic. The plan is essentially the same as proposed a couple of years ago with some enhancements and the applicant has no issues with any of the Staff or consultant comments. This is a Home2 Suites hotel, an extended stay version hotel, meaning there are amenities that come with the rooms such as kitchenettes. There has been more of a demand coming out of the pandemic for this type of accommodation that brings these amenities into the room. Regarding the loading waiver, there is not a full-service restaurant at the hotel, just a continental breakfast, so similar to their other hotels there is a once per week delivery of food and a twice per week delivery of laundry. These deliveries typically are scheduled at off peak times.

Mr. Andre relayed the applicant has tried to address all the Staff and consultant items and feels very comfortable with the Preliminary Site Plan and conveyed any remaining requirements will be very manageable. The façade has very durable materials and all façade requirements were met. Mr. Andre is happy to answer any questions the Planning Commission may have.

Chair Pehrson thanked Mr. Andre and turned the matter over to the Planning Commission for consideration.

Member Lynch relayed it looks like a great project and remembers the previous submission. One thing that stands out is the fire department concern. Mr. Andre stated three hydrants are located on the property and another on Adell Center Drive and felt that coverage was adequate when they made

the submission. The applicant has no issue with adding a fourth hydrant, which would provide one on each corner of the building.

Member Becker had no comments.

Member Dismondy had no comments.

Member Verma had no comments.

Member Roney stated that it looks like a nice project.

Member Avdoulos inquired about the location of the deliveries as he did not see a floor plan. Mr. Andre indicated that there is a rear access and noted where it is located on the rear elevation. This entrance is adjacent a corridor for interior access. Member Avdoulos relayed he has no additional comments and appreciates the applicant coming before the City.

Motion made by Member Avdoulos and seconded by Member Lynch.

In the matter of request of Novi Elite Hospitality, LLC, for the Home2 Suites JSP22-56, motion to approve the Preliminary Site Plan based on and subject to the following:

- 1. The following items are subject to Planning Commission's approval at the time of Preliminary Site Plan approval, as noted in the PRO agreement:**
 - a. Landscape waiver from Section 5.5.3.D. to allow some of the building foundation landscaping to be located away from the building foundation, because the alternate location is still located in close proximity to the building entrance, which is hereby granted.**
 - b. Landscape waiver from Section 5.5.3.C. to allow a total of 17 parking spaces without a landscaped island, as the island provided contains the main pedestrian sidewalk into the site leaving no room for a tree, which is hereby granted.**
 - c. Planning waiver to allow for reduction of minimum required loading area (approximately 2,490 sf required, 204 sf provided) based on the largest truck information the applicant has provided, which is hereby granted.**
- 2. 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;**
- 3. At the time of final site plan review hydrant spacing shall comply with the Fire safety requirements.**
- 4. Compliance with the terms and conditions of the Adell Center PRO Agreement, as amended.**

ROLL CALL VOTE TO APPROVE THE PRELIMINARY SITE PLAN FOR JSP22-56 HOME2 SUITES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to approve the Preliminary Site Plan for JSP22-56 Home2 Suites. Motion carried 7-0.

Motion made by Member Avdoulos and seconded by Member Lynch.

In the matter of request of Novi Elite Hospitality, LLC, for the Home2 Suites JSP22-56, 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.

ROLL CALL VOTE TO APPROVE THE STORMWATER MANAGEMENT PLAN FOR JSP22-56 HOME2 SUITES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to approve the Stormwater Management Plan for JSP22-56 Home2 Suites. Motion carried 7-0.

2. APPROVAL OF THE 2022 PLANNING COMMISSION ANNUAL REPORT

City Planner McBeth relayed the report is a year in review for 2022 and thanked the Planning Commissioners for serving. In 2022, there was one ordinance amendment considered and three zoning map amendments – MI Cat requested a rezoning for a portion of their property to allow an expansion of their use, Elm Creek on Meadowbrook Road was presented, and Moe's on Ten was recommended for approval to the City Council. The Capital Improvement Program was considered both in Committee and in a public hearing. There was notice of the intent this year to start the Master Plan. There were a total of eight single family woodland use permits.

City Planner McBeth summarized a number of projects in the report that were approved. The report also includes a summary of the Committee work that had taken place by the Capital Improvement Committee, the Implementation Committee, the Master Plan Steering Committee, and the Walkable Novi Committee and City Planner McBeth thanked the Members serving on those.

City Planner McBeth noted the report includes a look ahead to 2023, with updates proposed to the Zoning Ordinance as determined necessary, potential adoption of the updated Master Plan for Land Use later this year, begin the review and update of the Non-Motorized Master Plan, finalize the ordinance updates to the City West Zoning District, and look at training opportunities again. This year the report also includes a map showing some of the major developments.

Chair Pehrson inquired if this is a typical year. City Planner McBeth indicated an there was an upward trend after the pandemic, with a number of major projects approved and started in 2022.

Member Avdoulos stated he appreciated the report, and it is great to see the quality and level of projects coming into the City.

Member Becker relayed his appreciation for his fellow Planning Commissioners, their diligence and work spent reviewing plans, for being through, and spending time listening to get to the point of consensus. Member Becker also expressed his appreciation to the Planning staff and City attorneys.

Member Becker noted the approval rating and that the Staff does such great work ahead of time with the applicants that they are able to come to the Planning Commission very well prepared.

Motion made by Member Avdoulos and seconded by Member Lynch.

ROLL CALL VOTE TO APPROVE THE 2022 PLANNING COMMISSION ANNUAL REPORT WAS MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to approve the 2022 Planning Commission Annual Report. Motion carried 7-0.

3. APPROVAL OF THE DECEMBER 7, 2022 PLANNING COMMISSION MINUTES

Motion made by Member Lynch and seconded by Member Verma.

ROLL CALL VOTE TO APPROVE THE DECEMBER 7, 2022 PLANNING COMMISSION MINUTES WAS MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to approve the December 7, 2022 Planning Commission Minutes. Motion carried 7-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

There were no supplemental issues/training updates.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing that nobody wished to participate, Chair Pehrson closed the final audience participation.

ADJOURNMENT

Motion to adjourn the meeting made by Member Lynch.

VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER Lynch.

Motion to adjourn the January 11, 2023 Planning Commission meeting. *Motion carried 7-0.*

The meeting adjourned at 8:00 PM.