



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

July 9, 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: Chair Pehrson, Member Lynch, Member Becker, Member Roney, Member Verma

Absent Excused: Member Dismondy, Member Avdoulos

Staff: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Lindsay Bell, Senior Planner; Diana Shanahan, Planner; Rick Meader, Landscape Architect; Milad Alesmail, Project Engineer.

APPROVAL OF AGENDA

Motion to approve July 9, 2025 Planning Commission Agenda. Motion carried 5-0.

CONSENT AGENDA – REMOVALS AND APPROVALS

1. JF25-09 POTTERY BARN FAÇADE

Approval at the request of Ashley Montague of Rebecca Olson Architect, LLC, on behalf of Pottery Barn, for a Section 9 Façade waiver. The subject site is on a portion of the 18.74 acre parcel located at 27500 Novi Road at Twelve Oaks Mall (Section 14). The site is zoned R-C: Regional Center. The applicant requests approval to paint the existing brick on the east (front) façade of the former California Pizza Kitchen space as part of the Pottery Barn storefront modification.

In the matter of JF25-09 Pottery Barn Façade, at the request of Ashley Montague, Rebecca Olson Architects, LLC, motion to approve a Section 9 Façade Waiver based on and subject to the following:

- a. **Painting of existing brick on the east (front) façade (33% proposed, 0% permitted) will not adversely affect the aesthetic quality of the building. The proposed paint will improve color coordination between existing and proposed materials, and the overall design is consistent with the intent and purpose of the Façade Ordinance Section 5.15.**

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.

2. JSP21-33 MAPLE MEDICAL OFFICE

Approval of the request of AJSS Property, LLC for the first one-year extension of the Final Site Plan approval. The subject property is located east of Novi Road and south of Fourteen Mile Road, in the RA, Residential Acreage District, with a Planned Unit Development. The applicant is proposing to construct a 2558 square foot medical office building. The Planning Commission approved the Preliminary Site Plan on June 8, 2022. Final Site Plan approval was granted August 2, 2023.

Motion to approve the one-year extension of the Final Site Plan approval. Motion carried 5-0.

PUBLIC HEARINGS

1. JSP25-03 TWELVE MILE TOWNES

Public hearing at the request of Singh Development, LLC for JSP 25-03 Twelve Mile Townes for Planning Commission's recommendation to the City Council for a Preliminary Site Plan with a PD-2 Option, Special Land Use, Wetland Permit, and Stormwater Management Plan approval. The subject property is located at the southeast and southwest corners of Twelve Mile Road and Twelve Oaks Mall access drive in Section 14. The applicant proposes utilizing the Planned Development 2 (PD-2) option to develop 125 townhome units.

In the matter of JSP25-03 Twelve Mile Townes, motion to recommend approval to the City Council for Special Land Use based on and subject to the following:

- 1. The proposed use will not cause detrimental impact on existing thoroughfares (based on Traffic review);**
- 2. The proposed use will not cause a detrimental impact on the capabilities of public services and facilities (based on Engineering review);**
- 3. The proposed use is compatible with the natural features and characteristics of the land (because there are no regulated woodlands on site, and minimal impacts to wetland areas are proposed);**
- 4. The proposed use is compatible with adjacent uses of land (because the proposed use is similar to the residential community to the south and complements other nearby uses);**
- 5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (as it fulfills the Master Plan objectives to provide a wide range of housing options and to provide residential developments that support healthy lifestyles);**
- 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 ensure compatibility between residential and non-residential developments);**
- 7. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.**

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. Motion carried 4-1 (Becker).

In the matter of JSP25-03 Twelve Mile Townes, motion to recommend approval to the City Council for Preliminary Site Plan with a PD-2 Option and Phasing Plan based on and subject to the following:

- 1. Planning Commission findings that the standards of Section 3.31.4 of the Zoning Ordinance are adequately addressed, as identified in the Planning Review Letter.**
- 2. Planning Commission findings that the standards of Section 3.31.7.B.viii.d of the Zoning Ordinance are adequately addressed, as identified in the Planning Review Letter.**
- 3. The recommendation includes the following ordinance deviations for consideration by the Planning Commission in its recommendation to the City Council:**
 - i. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for front yard (Twelve Mile frontage). A minimum of 50 feet is required,**

20 feet is provided. *The standard setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.*

- ii. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for the exterior side yard (Twelve Oaks Mall Road frontage). A minimum of 50 feet is required, 30 feet is provided. *The setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.*
 - iii. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for the eastern side yard. A minimum of 35 feet is required, 20 feet is provided. *The setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.*
 - iv. Deviation from Section 3.6.2.H for not meeting the requirement for additional setback from a residential district to the south. A minimum of 111 feet is required for a building 37 feet in height, 40 feet is provided. *This deviation is supported as the uses are both multi-family residential and the additional protection afforded by the larger setback is not warranted. However, the ZBA granted conditional approval for a setback variance for the Waltonwood Phase 2 in 2003 that stated any building on the subject property would be a minimum of 150 feet from those buildings. The applicant will need to seek ZBA's amendment of the previous conditions of approval and amend the deed restriction that was placed on the property prior to Final Site Plan approval.*
 - v. Deviation from Section 3.8.2.H to allow a reduction in the minimum distance between buildings (20 feet proposed, at least 30 feet required), *as the layout seeks to optimize the space to maintain adequate open space and circulation.*
 - vi. Deviation from Section 3.31.7.B.viii.b.xi for the lack of sidewalk on the west side of Twelve Oaks Mall Road south of the entrance, and on the south side of Bishop Drive as shown on the plan.
 - vii. Deviation from Sec. 5.10.1.B to allow perpendicular parking along a Major Drive. There are 4 spaces proposed on the west side of the project along Bishop Road, which is anticipated to have low traffic volume.
 - viii. Landscape deviation from Section 5.5.3.B.ii and iii for lack of 4.5-6 foot landscaped berm along eastern property line. *Supported by staff as alternative screening is provided with six-foot fencing.*
 - ix. Landscape deviation from Section 5.5.3.B.ii and iii for lack of berm or wall in the greenbelt of Twelve Mile Road for the western 616 feet, *to preserve the existing vegetation in the area that is not being developed.*
 - x. Landscape deviation from Section 5.5.3.B.ii and iii for deficiency in street trees on Twelve Oaks Drive north of the entry drives on the west side, *due to utility conflicts and lack of space between curb and sidewalk.*
 - xi. Landscape deviation from Section 5.5.3.B.ii and iii for deficiency in street trees on Twelve Mile Road for the western part of the site, *due to utility conflicts.*
 - xii. Façade deviations from Section 5.15 for an underage of brick on the rear facades of the high-visibility buildings (25% proposed, 30% required), and an underage of brick on all facades of the standard visibility buildings (23-28% proposed, 30% required), *as the deviation is minor in nature and not detrimental to the aesthetic quality. No vinyl siding is permitted.*
4. 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 Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. Motion carried 4-1 (Becker).

In the matter of JSP 25-03 Twelve Mile Townes, motion to approve the Wetland Permit based on and subject to the following:

- a. 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, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 5-0.

In the matter of JSP 25-03 Twelve Mile Townes, motion to recommend approval to the City Council for Stormwater Management Plan based on and subject to the following:

- a. 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 it is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. JSP25-17 21420 NOVI ROAD

Consideration at the request of Kap and Rich Restaurant Group for approval of Preliminary Site Plan, Landscape Waivers, and a Section 9 Façade Waiver. The subject property at 21420 Novi Road totals approximately 1.73 acres and is located east of Novi Road, south of Nine Mile Road (Section 35). The property is zoned B-3: General Business District and P-1: Vehicular Parking District. The applicant is proposing building and site renovations to support the new restaurant use.

In the matter of JSP25-17 21420 Novi Road, motion to approve the Preliminary Site Plan, Landscape Waivers, and Section 9 Façade Waiver based on and subject to the following:

- a. Site Plan Review (Section 6.1.1.C.ix.b): Planning Commission approval of the site plan is required as the 1,776 addition is 40% of the gross floor area (greater than 10%) of the existing non-residential building and the building is approximately 175 feet (less than 500 feet) from the adjacent residential district.***
- b. Loading Spaces (Section 5.4.4): The area required for loading, unloading and trash receptacles shall not cut off or diminish access to offstreet parking spaces or to service drives. The applicant has indicated morning loading only to occur, prior to business hours.***
- c. A waiver is granted for the greenbelt depth deficiency along Novi Road, under Zoning Ordinance Section 5.5.3.B.ii. The deficient depth reflects an existing condition; the proposed site plan will preserve, not reduce, the current greenbelt depth.***
- d. A waiver is granted for the deficiency in greenbelt landscaping along Novi Road, under Zoning Ordinance Section 5.5.3.B.ii. The applicant will be restoring any missing plantings to match the original approved landscaping.***
- e. A waiver is granted for lack of street trees along Novi Road, under Zoning Ordinance Section 5.5.3.B.ii. As the applicant is restoring all previously missing landscaping to bring the site into compliance, and street trees were not included in the original plan, the requirement for street trees is waived.***
- f. A waiver is granted for the 16-space long parking bay, under Zoning Ordinance Section 5.5.3.C.ii.o.4. This is a pre-existing, non-conforming condition that will be improved under the current proposal.***
- g. A waiver is granted for deficiency in building foundation landscaping, under Zoning Ordinance Section 5.5.3.D. This is an existing non-conforming condition which can remain provided there is not a further net decrease in the foundation area, or if there is a decrease in required area, the Final Site Plan shall show additional landscaping (shrubs, ornamental grasses, perennials and/or annuals) on the front side of the existing berm to make up the***

difference.

- h. A Section 9 Façade waiver, under Zoning Ordinance Section 5.15.9, is granted for overage of EIFS (69% proposed on south elevation, 50% proposed on east elevation, 25% permitted).
- i. The Zoning Board of Appeals granting a variance from Section 5.2.12.E of the Zoning Ordinance for the deficiency of two parking spaces (103 parking spaces proposed, 105 parking spaces required).

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.*

2. ELECTION OF OFFICERS AND APPOINTMENT TO COMMITTEES

Motion to nominate Chair Pehrson as Planning Commission Chairperson for 2025-2026. *Motion carried 5-0.*

Motion to nominate Member Avdoulos as Planning Commission Vice Chairperson for 2025-2026. *Motion carried 5-0.*

Motion to nominate Member Lynch as Planning Commission Secretary for 2025-2026. *Motion carried 5-0.*

Motion to accept Committee selections as presented. *Motion carried 5-0.*

3. APPROVAL OF THE JUNE 25, 2025 PLANNING COMMISSION MINUTES

Motion to approve the June 25, 2025 Planning Commission Minutes. *Motion carried 5-0.*

ADJOURNMENT

Motion to adjourn the July 9, 2025 Planning Commission meeting. *Motion carried 5-0.*

Meeting adjourned at 8:09 PM.

*Actual language of the motion sheet subject to review.