



PLANNING COMMISSION

ACTION SUMMARY

CITY OF NOVI

Regular Meeting

June 10th, 2020 7:00 PM

Remote Meeting

45175 W. Ten Mile (248) 347-0475

In accordance with Executive Order 2020-48, this meeting was held remotely.

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Member Avdoulos, Member Ferrell, Member Gronachan, Member Lynch, Member Maday, Chair Pehrson

Absent: Member Anthony

Staff: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Madeleine Kopko, Planning Assistant; Rick Meader, Landscape Architect; Kate Richardson, Staff Engineer; Elizabeth Saarela, City Attorney; Pete Hill, City Environmental Consultant; Saumil Shah, City Traffic Consultant

APPROVAL OF AGENDA

Motion to approve the June 10, 2020 Planning Commission Agenda. *Motion carried 6-0.*

CONSENT AGENDA - REMOVALS AND APPROVALS

1. GRIFFIN FUNERAL HOME JSP17-13

Approval of the request of Novi Funeral Home, LLC for the first one-year extension of the Final Site Plan approval. The subject property is located south of Eleven Mile Road and west of Beck Road, in the RA, Residential Acreage Zoning District. The applicant is proposing to construct a 13,000 square foot building and associated site improvements for use as a funeral home. A special land use permit was granted in June of 2017.

Motion to approve the first one-year extension of the Final Site Plan approval for Griffin Funeral Home JSP17-13.

PUBLIC HEARINGS

1. TAFT KNOLLS III JSP 19-34

Public hearing at the request of Trowbridge Land Development for Preliminary Site Plan, Site Condominium, Wetland Permit, Woodland Permit and Stormwater Management Plan Approval. The Subject Property is located in Section 22, South of Eleven Mile Road and East of Taft Road and is zoned R-4 (One Family Residential). The applicant is proposing to construct a 13-unit single-family residential development (Site Condominium) off of an extension of Danya's Way.

In the matter of Taft Knolls III JSP 19-34, motion to approve the Preliminary Site Plan and Site Condominium based on and subject to the following:

- a. A Landscape waiver for absence of required berm along the Taft Road frontage, as required by Section 5.5.3.B.ii and iii, *due to the presence of wetlands between the road and lots that are being preserved, which is hereby granted;*
- b. A Landscape waiver for absence of five required street trees along the Taft Road frontage, as required by Section 5.5.3.E.i.c and LDM 1.d., *due to lack of space caused by presence of wetlands, which is hereby granted;*
- c. A Landscape waiver for absence of greenbelt canopy, evergreen or subcanopy trees provided along north 166 linear feet of frontage (4 canopy and 6 subcanopy trees required) *because wetland to be preserved occupies that section, which is hereby granted;*
- d. City Council approval of proposed modifications to the existing conservation easement;
- e. City Council approval of a variance from Chapter 11, Figure VIII-G of the City Code for not meeting the required radii and right-of-way dimensions of the proposed eyebrow *in order to prevent further encroachment into the wetland buffer;*
- f. Administrative variance for not providing a stub street at 1300 feet intervals along property line, as listed in Section 4.04 A.i.b of the Subdivision Ordinance, *due to presence of existing regulated woodlands and wetlands;*
- g. Administrative variance for placement of the sidewalk greater than 1 foot inside the right-of-way in various locations, *due to the presence of existing regulated woodlands and wetlands;*
- h. 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; and
- i. The applicant shall provide the appropriate signage for construction to communicate and minimize any disruption to the adjacent residences. If there is going to be any anticipated traffic disruption to the residences, the applicant shall notify the residents in writing.

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 Taft Knolls III JSP 19-34, motion to approve the Wetland 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 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Taft Knolls III JSP 19-34, 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 Taft Knolls III JSP 19-34, 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 it 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. **INTRODUCE TEXT AMENDMENT 18.293 – LANDSCAPE ORDINANCE AND LANDSCAPE DESIGN MANUAL**

Set a public hearing for Text Amendment 18.293 to update Section 5.5 of Zoning Ordinance related to the Landscaping standards, and the Landscape Design Manual, in order to update and make modifications to the ordinance and manual in certain areas.

Motion to set a public hearing for Text Amendment 18.293. *Motion carried 6-0.*

2. **APPROVAL OF THE MAY 20, 2020 PLANNING COMMISSION MINUTES.**

Motion to approve the May 20, 2020 Planning Commission Meeting minutes. *Motion carried 6-0.*

ADJOURNMENT

The meeting was adjourned at 8:16 PM.

*Actual language of the motion subject to review.