



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

July 24, 2024 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

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

ROLL CALL

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

Absent Excused: Member Roney

Staff: Barb McBeth, City Planner; Beth Saarela, City Attorney; Dan Commer, Planner; Ben Nelson, Plan Review Engineer; Rick Meader, Landscape Architect

APPROVAL OF AGENDA

Motion to approve the July 24, 2024 Planning Commission Agenda. Motion carried 6-0.

CONSENT AGENDA

1. JSP20-12 BECK NORTH UNIT 59

Approval of the request of Dembs Development, Inc. for the third one-year extension of the Preliminary Site Plan approval. The subject property is located south of Cartier Drive and west of Hudson Drive, in the Light Industrial (I-1) Zoning District. The applicant is proposing to construct a 31,617 square foot speculative building for use as an office and warehouse space. Approval of the Preliminary Site Plan was granted in August of 2020.

In the matter of JSP20-12 Beck North Unit 59, motion to approve a third one-year extension of the Preliminary Site Plan approval. Motion carried 6-0.

PUBLIC HEARINGS

1. WADE ONE AND NOBLE GAS JSP24-05

Public Hearing at the request of Integrity Building Group for a Special Land Use Permit and Preliminary Site Plan approval. The subject property, 45241 Grand River Avenue, is an approximately 29,000 square foot building on a 7.61 acre parcel within the I-1, Light Industrial Zoning District. The applicant is proposing to operate two businesses: Wade One is a company that manufactures stone-cutting equipment and Noble Gas Systems tests air tanks for leaks and pressure.

In the matter of Wade One and Noble Gas Systems, JSP24-05, motion to postpone a decision on the Special Land Use Permit and Preliminary Site Plan and leave the public hearing open so that the applicant can attend a later meeting to present the request. This motion is made because the applicant had a conflict and was unable to attend the meeting. Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. CITY-INITIATED REZONING OF PROPERTY TO CW CITY WEST

Consideration to set a public hearing for a City-initiated rezoning request to rezone property south of Grand River Avenue, between Beck and Taft Roads to CW, City West zoning district.

Motion to set a public hearing for a City-initiated rezoning request to rezone the property south of Grand River Avenue, between Beck and Taft Roads to CW, City West zoning district. Motion carried 6-0.

2. ELECTION OF OFFICERS AND APPOINTMENT TO COMMITTEES

Motion to nominate Chair Pehrson as Planning Commission Chairperson for 2024-2025. Motion carried 6-0.

Motion to nominate Member Avdoulos as Planning Commission Vice Chairperson for 2024-2025. Motion carried 6-0.

Motion to nominate Member Lynch as Planning Commission Secretary for 2024-2025. Motion carried 6-0.

Motion to accept Committee selections as presented. Motion carried 6-0.

1. APPROVAL OF THE JUNE 26, 2024 PLANNING COMMISSION MINUTES

Motion to approve the June 26, 2024 Planning Commission minutes. Motion carried 6-0.

ADJOURNMENT

Motion to adjourn the July 24, 2024 Planning Commission meeting. Motion carried 6-0.

Meeting adjourned at 7:29 PM.

*Actual language of the motion sheet subject to review.