



GRAND-BECK DEVELOPMENT JSP25-05

JSP25-05 GRAND-BECK DEVELOPMENT

Approval at the request of Gratus, LLC for a Driveway Spacing Waiver. The subject properties, located at 47277 Grand River, comprise approximately 3.70 acres. The site is located east of Beck Road, south Grand River Ave (Section 16), and is zoned B-3 District. The applicant previously received Preliminary Site Plan approval by the Planning Commission for a fuel station, convenience store, and car wash. Further review indicates that a driveway spacing waiver is also required.

Required Action

Approval of the Driveway Spacing Waiver associated with the Preliminary Site Plan previously approved by the Planning Commission.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Recommended	1/7/26	<ul style="list-style-type: none">• Items to be addressed at Final Site Plan submittal
Engineering	Approval Recommended	1/7/26	<ul style="list-style-type: none">• Minimum 275 feet required for near approach curb to near approach curb on the same side of the street, approximately 179 feet provided• Items to be addressed at Final Site Plan submittal
Traffic	Approval Recommended	1/7/26	<ul style="list-style-type: none">• Subject to approval of a Driveway Spacing Waiver by the Planning Commission and RCOC• Items to be addressed at Final Site Plan submittal

MOTION SHEET:

Approval – Driveway Spacing Waiver

In the matter of JSP25-05 Grand-Beck Development, motion to **approve** the Driveway Spacing Waiver, associated with the Preliminary Site Plan approved on November 12, 2025, based on and subject to the following:

- a. A waiver for Commercial Drive Spacing is granted pursuant to Ordinance Article IX, Section 11.216.d.1.d subject to review and approval by the Road Commission for Oakland County (RCOC). *The near approach curb to near approach curb on the same side of the street between the two drive approaches along Grand River is approximately 179 feet; a minimum spacing of 275 feet is required. The drive approaches have been located as far apart as reasonably possible while maintaining appropriate distance from the Beck Road intersection and complying with access and safety considerations.*
- b. This waiver approval is contingent upon the applicant obtaining all required permits and approvals from RCOC and complying with any associated conditions.
- c. The driveway locations and spacing shall be substantially consistent with those shown on the Preliminary Site Plan, any changes shall require further review and approval by the Planning Commission.
- d. *(additional conditions here, if any)*

(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.)

MAPS

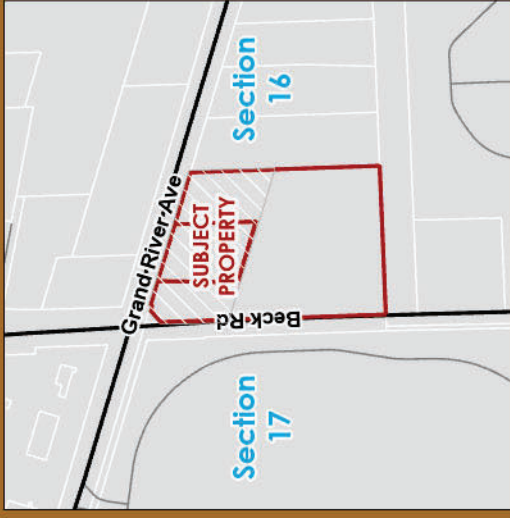
Location

Zoning

Future Land Use

Natural Features

GRAND - BECK DEVELOPMENT LOCATION MAP



LEGEND

-  Subject Property

Map Author: Diana Shanahan
Project: Grand Beck Development

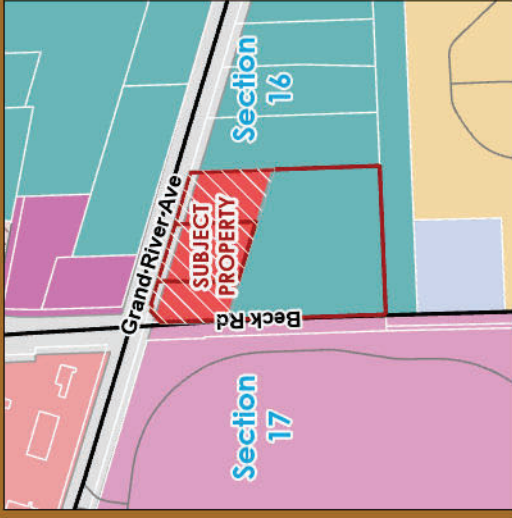
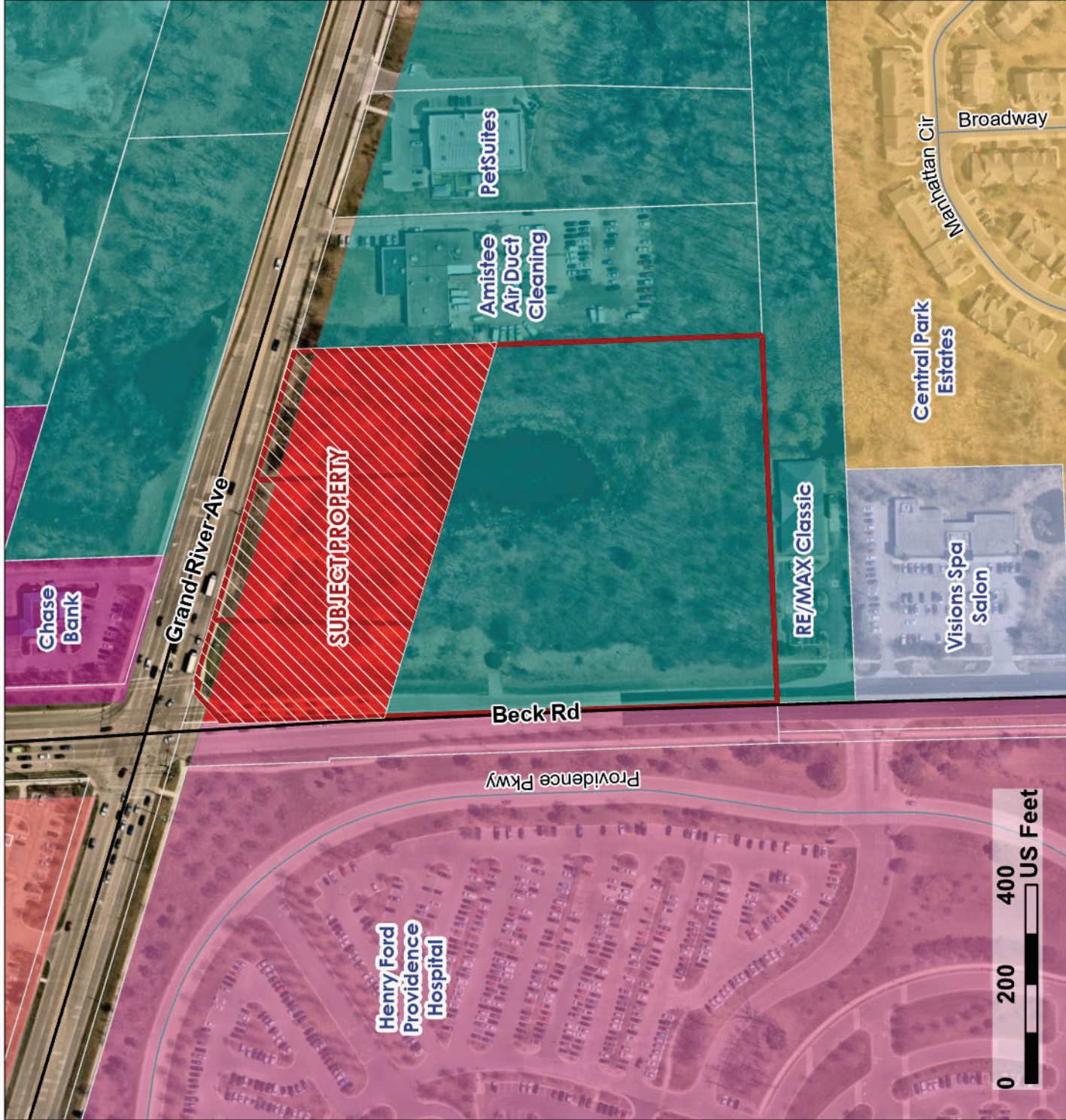
Date: 10/16/25
Version #: 1



City of Novi

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City Hall / Civic Center
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GRAND - BECK DEVELOPMENT ZONING MAP



LEGEND

- Subject Property
- Planned Rezoning Overlay (PRO)
- B-2: Community Business
- B-3: General Business
- CW: City West
- FS: Freeway Service
- OS-1: Office Service
- OSC: Office Service Commercial
- OST: Office Service Technology
- RM-1: Low-Density Multiple-Family

Map Author: Diana Shanahan
Project: Grand Beck Development

Date: 10/16/25
Version #: 1

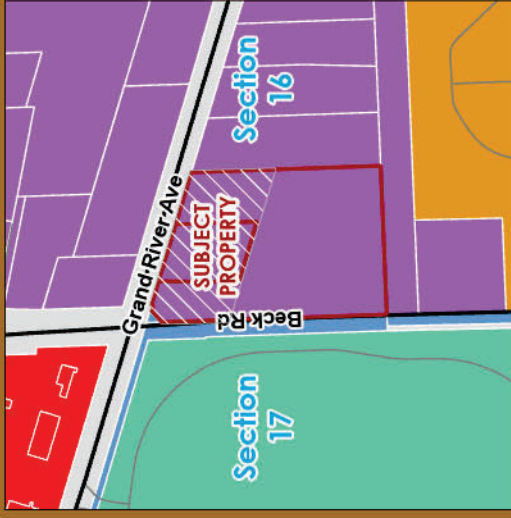


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GRAND - BECK DEVELOPMENT FUTURE LAND USE MAP



LEGEND

- Subject Property
- Multiple Family
- Public/Quasi-Public
- General Mixed-Use
- Office, Service, Commercial
- Community Commercial

Map Author: Diana Shanahan
Project: Grand Beck Development

Date: 10/16/25
Version #: 1

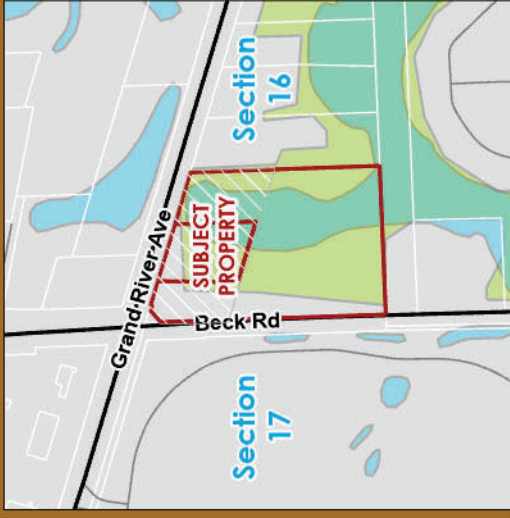
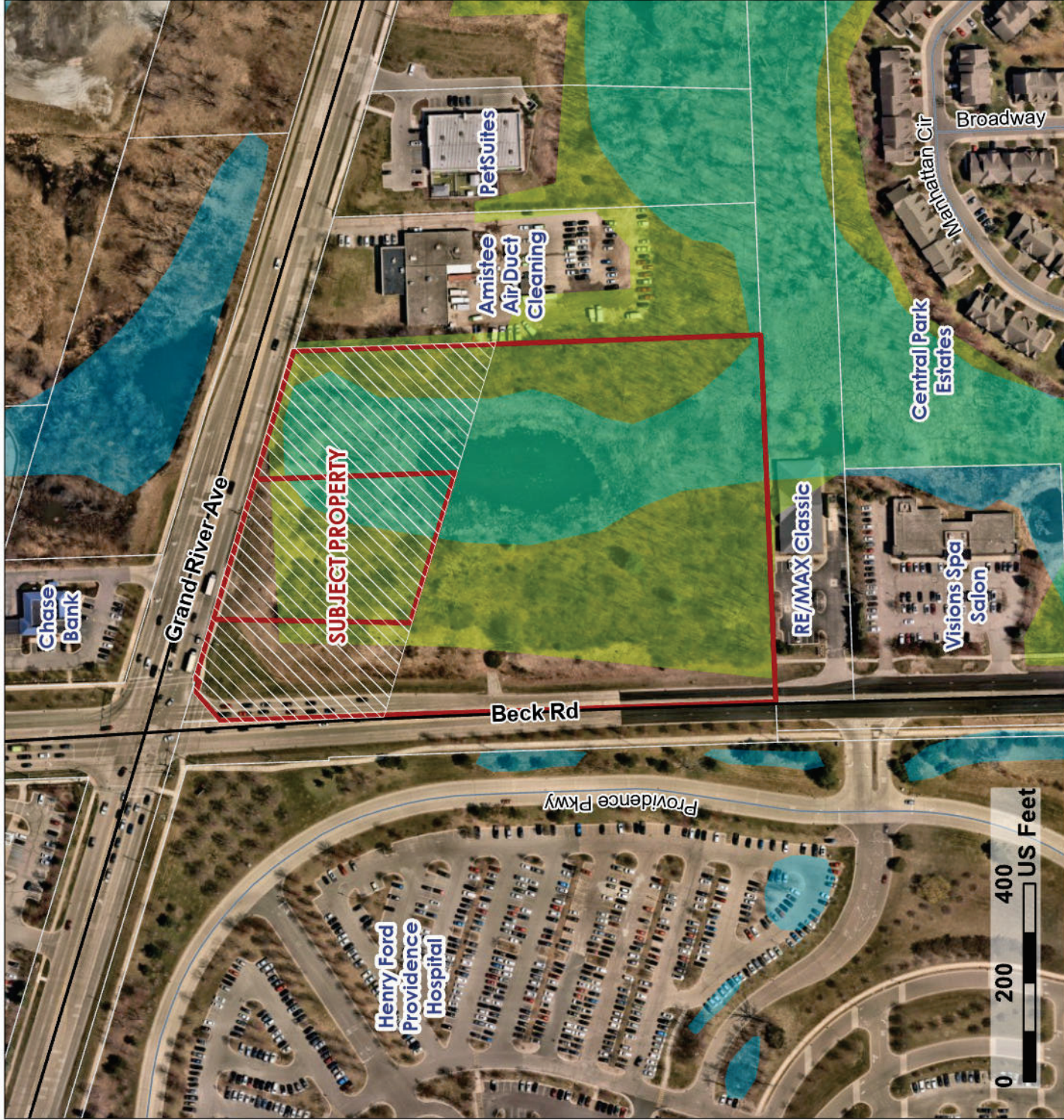


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GRAND - BECK DEVELOPMENT NATURAL FEATURES MAP



LEGEND

- Subject Property
- Wetlands
- Woodlands

Map Author: Diana Shanahan
Project: Grand Beck Development

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SITE PLAN

(Full plan set available for viewing at the Community Development Department)

CITY OF NEW FIRE DEPARTMENT NOTES:

- ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
- ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
- THE BUILDING ADDRESS IS TO BE POSTED PLACING THE STREET THROUGHOUT THE CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON CONTRASTING BACKGROUND.

<p>DETECTABLE WARNING PLATE NOTE:</p> <p>AS SHOWN ON THIS SHEET, SOME SIDEWALK INKINGS ARE DETECTABLE WARNING PLATES TO BE INSTALLED.</p>	<p>SITE DATA TABLE:</p> <p>SITE AREA: 3.70 / 16,117 SF / 3.2</p> <p>ZONING: B-3 - GENERAL BUSINESS</p> <p>NOTE: A LOT SPLIT AND COMBINATION HAS BEEN GRANTED.</p>
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USED 36" HENRY KNEEWALL

R.O.W. CONCRETE PAVEMENT,
TYP. REFER TO OAKLAND
COUNTY ROAD DETAILS

GRAND

PAVEMENT TO CENTER
LINE ON SHEET C-8

POSTING BOARD

BYP.

60'

20'

PROPOSED RIGHT-OF-WAY

PROPOSED HIGHWAY EASEMENT
(L-49102, P. 14)

[illegible]

ATCHLINE - SEE SHEET 1
ATCHLINE - SEE SHEET 2

[illegible]

Near curb approach to near curb approach = 179 feet

PLANNING REVIEW

MEMORANDUM



TO: CITY OF NOVI PLANNING COMMISSION
FROM: DIANA SHANAHAN, PLANNER
THROUGH: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: JSP25-05 GRAND-BECK DEVELOPMENT: DRIVEWAY SPACING WAIVER
DATE: JANUARY 7, 2026

The applicant, Gratus, LLC, is proposing to construct an automotive fuel station with five fuel pump islands, a 6,086 square foot convenience store with partial second level storage, and a 3,705 square foot tunnel Clean Express car wash with 20 vacuum stations. The development is proposed at the southeast corner of Grand River Avenue and Beck Road.

The overall site is comprised of two abutting parcels with B-3: General Business to the north and CW: City West to the south; the project development is limited to the area currently zoned B-3. If approved, a lot split and combination will be performed as part of the Final Site Plan approval. The site will be accessible from both Beck Road and Grand River Avenue.

The Planning Commission held a public hearing on November 12, 2025 and approved:

- Preliminary Site Plan
- Wetland Permit
- Woodland Permit
- Stormwater Management Plan

The Preliminary Site Plan approval was subject to two landscape waivers and the granting of variances by the Zoning Board of Appeals for the convenience store building height and for locating the loading (fueling) area in the front yard (see attached Planning Commission Action Summary from the November 12th meeting). The Zoning Board of Appeals will be considering these variances at the January 13, 2026 meeting.

Subsequent to approval of the Preliminary Site Plan, it was determined that the spacing between the two proposed driveways along Grand River, east of Beck Road, does not meet ordinance standards. The ordinance requires a minimum spacing of 275 feet from near curb approach to near curb approach on the same side of the street, however, the proposed spacing is approximately 179 feet. The ordinance permits one drive approach for each separately owned parcel with up to three hundred (300) feet of frontage, with additional drive approaches allowed for commercial properties exceeding three hundred (300) feet of frontage. The subject site has approximately 510 feet of frontage along Grand River; therefore, the two driveways are permitted, and the proposed driveways are located as far apart as reasonably possible while maintaining appropriate distance from the Beck Road intersection.

Pursuant to Article IX, Section 11.216.d.1.d of the Code of Ordinances, a waiver for commercial driveway spacing may be granted, however, as Grand River is under Road Commission for Oakland County (RCOC) jurisdiction, the waiver is also subject to RCOC review and approval.

Based on these considerations, the Planning Commission is asked to approve the driveway spacing waiver as indicated on the attached motion sheet.

PLANNING COMMISSION ACTION SUMMARY
NOVEMBER 12, 2025



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

November 12, 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 Dismondy, Member Avdoulos, Member Roney, Member Verma

Staff: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Diana Shanahan, Planner; Dan Commer, Planner; Milad Alesmail, Plan Review Engineer

APPROVAL OF AGENDA

Motion to approve the November 12, 2025 Planning Commission Agenda. Motion carried 6-0.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. JSP20-09 LUXOR ESTATES

Approval of the request for a one-year extension of the Preliminary Site Plan approval. The subject property is located east of Beck Road, south of Nine Mile Road on a 1.82 acre parcel in the RM-1 District. The Preliminary Site Plan was approved by the Planning Commission on November 9, 2022 for six units in two-family attached buildings. The first extension was granted November 13, 2024.

In the matter of JSP20-09 Luxor Estates, motion to approve the second one-year extension of the Preliminary Site Plan approval. Motion carried 6-0.

PUBLIC HEARINGS

1. JSP25-23 LITTLE SEEDS

Public Hearing at the request of Little Seeds for consideration of a Special Land Use Permit and Preliminary Site Plan approval. The subject property is an existing daycare center within the RA District. The applicant is proposing to expand enrollment at the daycare center from 60 students to 75 students and increase the parking lot by six parking spaces.

In the matter of Little Seeds, JSP25-23, motion to approve the Special Land Use Permit based on and subject to the following:

a. Relative to other feasible uses of the site:

1. 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 (as it is an existing daycare center with a student drop off and pick up plan in place);
2. 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 serve existing and planned uses in the area *(no impacts to utilities are anticipated)*;
3. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats *(minimal impacts to existing natural features are proposed)*;
 4. 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 *(the parcel borders other RA – Residential Acreage properties on all sides, and meets all of the conditions set forth under the City's Daycare text amendment that was adopted by City Council May 19, 2025)*;
 5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *(as it fulfills one of the Master plan objectives to attract/retain businesses to the City of Novi)*;
 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 attract/retain businesses to the City of Novi)*; and,
 7. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- b. 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 revised Final Site Plan submittal.

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 Little Seeds, JSP25-23, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Waiver of Noise Impact Statement based on the limited scope of work, which is hereby granted;
- b. Landscape waiver for lack of screening berm along east and north frontages, and is supported by staff as an existing condition, which is hereby granted;
- c. Landscape waiver for no greenbelt berm provided along the 10 Mile frontage in front of the parking bay, and is supported by staff as alternative landscaping is proposed in that area, which is hereby granted;
- d. Landscape waiver for deficient greenbelt landscaping the 10 Mile Road frontage, and is supported by staff as an existing condition, which is hereby granted;
- e. The findings of compliance with Ordinance standards in the staff and consultant review letters and the remaining items listed in those letters being addressed on the revised Final Site Plan submittal.

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.

2. PBR25-0284 22685 EVERGREEN COURT WOODLAND PERMIT

Public Hearing at the request of Cranbrook Custom Homes for consideration of a Woodland Permit to remove 12 regulated woodland trees to build a single-family home.

In the matter of PBR25-0284 22685 Evergreen Court Woodland Permit, motion to approve the Woodland Permit for the removal of 14 regulated woodland trees within an area mapped as City Regulated Woodland at 22685 Evergreen Court to build a single-family home. The approval is subject to on-site planting to the extent possible of 17 required woodland replacement credits. If

necessary, any outstanding credits may be paid into the City's Tree Fund. In addition, any other conditions as listed in the Woodland Consultant's review letter shall be addressed. Motion carried 6-0.

3. JSP25-05 GRAND BECK DEVELOPMENT

Public hearing at the request of Gratus, LLC for consideration of Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The subject properties, located at 47277 Grand River Avenue, comprise approximately 3.70 acres. The site is located east of Beck Road, south Grand River Ave (Section 16), and is zoned B-3 District. The applicant proposes to develop the site with a fuel station, convenience store, and car wash.

In the matter of JSP25-05 Grand-Beck Development, motion to approve the Preliminary Site Plan, based on and subject to the following:

- a. *A waiver is granted for lack of greenbelt berms along Beck Road and Grand River Avenue under Zoning Ordinance Section 5.5.3.B.ii. The sidewalk placement through the area normally designated for berm placement along road frontage is constrained by the acceleration/deceleration lane, this configuration is required for pedestrian safety. The masonry wall, in lieu of the berm, will provide the required screening and will match the walls across Grand River.*
- b. *A waiver is granted for deficiency in building foundation landscaping for the convenience store, under Zoning Ordinance Section 5.5.3.D.ii.b – 75% required, 69% provided. The deviation is not significant, and the proposed landscaping is sufficient.*
- c. *The Zoning Board of Appeals granting a variance from:*
 - i. *Section 3.1.12.D of the Zoning Ordinance for exceeding the maximum building height. (The proposed convenience store height is 35'-6", the maximum height in the B-3 District is 30 feet).*
 - ii. *Section 5.4.2 of the Zoning Ordinance for loading (fueling) area in the front yard. (The location of fuel tanks must be located near the fuel pumps, loading/unloading in the B-3 District is required in the rear yard).*

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 JSP25-05 Grand-Beck Development, 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 6-0.

In the matter of JSP25-05 Grand-Beck Development, motion to approve the Woodland 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 6-0.

In the matter of JSP25-05 Grand-Beck Development, motion to approve the Stormwater Management Plan, based on and subject to:

- 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 6-0.

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE OCTOBER 8, 2025 PLANNING COMMISSION MINUTES**

Motion to approve the October 8, 2025 Planning Commission Minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the November 12, 2025 Planning Commission meeting. *Motion carried 6-0.*

Meeting adjourned at 7:42 PM.

*Actual language of the motion sheet subject to review.