



PLANNING COMMISSION MINUTES

Draft

CITY OF NOVI

Regular Meeting

Wednesday, September 8, 2010 | 7 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present: Member Cassis, Member Greco, Member Larson, Member Lynch, Chair Pehrson, Member Prince.

Absent: Member Baratta (excused), Member Gutman (excused), Member Meyer (excused).

Also Present: Kristen Kapelanski, Planner; Kristin Kolb, City Attorney

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Moved by Member Lynch, seconded by Member Larson:

VOICE VOTE ON APPROVAL OF SEPTEMBER 8, 2010 AGENDA MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER LARSON:

Motion to approve the September 8, 2010 Planning Commission Agenda. *Motion carried 6-0.*

AUDIENCE PARTICIPATION

No one from the audience wished to speak.

CORRESPONDENCE

There was no Correspondence.

COMMITTEE REPORTS

There was no Committee Reports.

COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

There was nothing to report.

CONSENT AGENDA - REMOVALS AND APPROVAL

There was no Consent Agenda.

PUBLIC HEARINGS

There were no Public Hearings.

MATTERS FOR CONSIDERATION

1. MANDO AMERICA CORPORATION, SITE PLAN 10-37

Consideration of the request of Amson Dembs Development for Mando America Corporation for Preliminary Site Plan approval. The subject property is located in Section 4, at 29930 Hudson Drive, east of Hudson Drive between Cartier Drive and West Road, in the I-1, Light Industrial District. The subject property is approximately 4.18 acres and the applicant is proposing to add a mezzanine for office space, add a drop-off area and make façade alterations to the existing building.

Planner Kapelanski showed the location map for the property and stated the applicant is proposing to occupy and alter an existing vacant space in the Beck North Corporate Park located on the east side of Hudson Drive.

The property is currently zoned I-1, Light Industrial and is surrounded by I-1 zoning. A research and testing facility is a principal permitted use in the I-1 District.

Planner Kapelanski stated, as part of the proposed building occupation, the applicant is proposing to add about 12,000 square feet of office space in the form a mezzanine and additional office space on the first floor. The applicant has also proposed to add a drop-off area to the existing parking lot and make changes to the existing façade. The planning review notes that there is adequate parking on the site for this particular use but parking for future uses will need to be confirmed prior to building occupation. Based on the submitted floor plan and the description of the activities performed, 159 parking spaces are required and 160 parking spaces have been provided, with 29 of those spaces in the form of banked parking. The traffic review, landscape review, façade review and fire review all recommended approval with minor issues to be addressed on the Stamping Set submittal.

The applicant indicated he was available to answer any questions but had nothing to add to Planner Kapelanski's comments.

Member Cassis welcomed this wonderful company that was relocating from Plymouth, Michigan to Novi, Michigan and noted the company will occupy 76,000 square feet and add 125 employees over the next five years.

Moved by Member Lynch, seconded by Member Larson:

ROLL CALL VOTE ON PRELIMINARY SITE PLAN APPROVAL FOR MANDO AMERICA CORPORATION, SP10-37 MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER LARSON:

In the matter of Mando America Corporation, SP10-37, motion to approve the Preliminary Site Plan, subject to the following: a) Parking calculations for any future uses will need to be evaluated by the Planning Division prior to building occupancy; b) Applicant submitting the required Hazardous Materials Survey; and c) Compliance with all conditions and requirements listed in the staff and consultant review letters because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance. *Motion carried 6-0.*

2. SET A PUBLIC HEARING FOR OCTOBER 6, 2010 FOR ZONING ORDINANCE TEXT AMENDMENT 18.244 FOR MISCELLANEOUS ORDINANCE AMENDMENTS

Planner Kapelanski explained that she would highlight some of the points of the ordinance amendment. This is a miscellaneous catch-all amendment that includes the following changes:

1. Outdoor furnaces would be listed as a prohibited use in all Districts.
2. Microbreweries and brewpubs would be added as a Principle Permitted Use in the B-3 District and a Special Land Use in the RC District and modifications would be made to the list of conditions for brewpubs and microbreweries in the TC and TC-1 Districts.
3. Provisions would be included to permit the approval of extensions for developments utilizing the PD-Option.
4. Provisions would be included regulating the storage of recreational equipment.
5. There would also be some regulations for commercial vehicle parking and storage that would be updated.
6. The time frame for the approval of ZBA variances would be extended.

Moved by Member Lynch, seconded by Member Prince:

ROLL CALL VOTE ON THE RECOMMENDATION OF APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER PRINCE:

Motion to set a public hearing for October 6, 2010 for Text Amendment 18.244. *Motion carried 6-0.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There was no Consent Agenda.

MATTERS FOR DISCUSSION

1. MICHIGAN ASSOCIATION OF PLANNING CONFERENCE

Planner Kapelanski explained that the Michigan Association of Planning is in Detroit this year and it does include the Michigan Citizen Planner Course as well as a variety of other sessions. Staff wanted to point out that some past and present Commissioners have attended the training and found it very informative. If any Commissioners would like to attend, let staff know and the proper arrangements can be made.

2. NON-MOTORIZED MASTER PLAN

Project visioning workshop is scheduled for September 29th at 7 p.m. at the Novi Public Library. The Preliminary Plan Workshop is scheduled for October 26th at 7 p.m. at the Novi Public Library.

Planner Kapelanski announced the meeting dates for the two Non-Motorized Master Plan workshops and invited all to attend. This is being done by the staff and consultants and this is going to expand on the sidewalk and pathway prioritization analysis and include recommendations for crossings, design standards, priority considerations and potential non-motorized routes. Staff does encourage the community to participate. There will be a web-based survey in the fall in addition to the two scheduled workshops, which will be held at the library.

3. APPROVAL OF THE JUNE 23, 2010 PLANNING COMMISSION MINUTES

Motion by Member Lynch, seconded by Member Larson:

VOICE VOTE ON APPROVAL OF JUNE 23, 2010 MINUTES MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER LARSON:

Motion to approve the June 23, 2010 Planning Commission minutes. *Motion carried 6-0.*

SUPPLEMENTAL ISSUES

There were no Supplemental Issues.

AUDIENCE PARTICIPATION

No one from the audience wished to speak.

ADJOURNMENT

Moved by Member Lynch, seconded by Member Prince:

VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER PRINCE:

Motion to adjourn the September 8, 2010 Planning Commission meeting. *Motion carried 6-0.*

The meeting adjourned at 7:10 PM.

Transcribed by Juanita Freeman
Account Clerk
November 3, 2010

Date Approved:

Richelle Leskun, Planning Assistant