



PLANNING COMMISSION AGENDA

CITY OF NOVI
Regular Meeting
July 13, 2011 | 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 7:00PM.

ROLL CALL

Present: Member Anthony, Member Baratta, Member Gutman, Member Lynch

Absent: Member Greco, Chair Pehrson, Member Prince (all excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristin Kolb, City Attorney; Kristen Kapelanski, Planner

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Moved by Member Baratta and seconded by Member Lynch.

VOICE VOTE ON THE AGENDA APPROVAL MOTION MADE BY MEMBER BARATTA AND SECONDED BY MEMBER LYNCH:

Motion to approve the July 13, 2011 Planning Commission Agenda. *Motion carried 4-0.*

AUDIENCE PARTICIPATION

No one from the audience wished to speak.

CORRESPONDENCE

There was no Correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

Deputy Director McBeth stated the revised agenda includes a new Planning Commission member, Tony Anthony. The Mayor and City Council approved Tony Anthony as the newest member on the Planning Commission serving for a three year term starting tonight. Member Anthony was sworn in earlier today. An updated Planning Commission contact list has also been provided.

Also, for consideration at the next meeting is the Planning Commission Committees selection form. The Planning Commission will be asked to elect new officers and seeks volunteers to be on various Planning Commission committees. Since Chair Pehrson is absent this evening, it was suggested that the Commission postpone the Committee selections until the second meeting in July. This will give the Commission members an opportunity to look at the selection form and consider the options. If possible, Commission members are asked to return the form to staff before the next Planning Commission meeting.

Deputy Director McBeth also stated that there was discussion at Monday night's City Council meeting regarding the Planning Commission liaison to the Zoning Board of Appeals. The City Council is asking the Planning Commission for an opinion on whether that liaison position should continue or be stopped at this point. The Planning Commission is also asked to review this as a matter for discussion for the next meeting.

Also on Monday night's City Council agenda, the First Reading for the text amendment to change the ordinance provisions regarding fences was approved. Also approved was the addition of veterinary clinics to several zoning districts with request for modifications. Also, the rezoning request for the Kaluzny Trust property and adjacent properties on the south side of Eleven Mile, west of Beck Road was approved by the City Council.

CONSENT AGENDA - REMOVALS AND APPROVAL

There were no items on the Consent Agenda.

PUBLIC HEARINGS

1. CATHOLIC CENTRAL HIGH SCHOOL ATHLETIC FIELD EXPANSION REZONING 18.699

Public hearing on the request of Catholic Central High School for recommendation to City Council for rezoning of property in Section 18, located on the south side of Twelve Mile Road, west of Wixom Road, from the I-1, Light Industrial District to the R-4, One-Family Residential District. The subject property is 39.8 acres.

Planner Kapelanski stated that the applicant is proposing to rezone two parcels on the south side of Twelve Mile Road, west of Wixom Road from I-1 (Light Industrial) to R-4 (One-Family Residential).

Catholic Central High School exists to the south of the property. The applicant has indicated the rezoning has been requested to bring the parcels into compliance with the recommended Future Land Use and Residential Density Standards maps in the Master Plan and to allow for the development of practice athletic fields for the adjacent Catholic Central High School.

The Future Land Use Map indicates educational facility uses for the subject properties. Educational facilities and accessory uses are permitted in all residential districts. The Residential Density Map indicates 3.3 units per acre for the subject properties which is consistent with the R-4 zoning district that has been requested and it also indicates that this property is planned for residential uses should an educational use not develop.

Planner Kapelanski stated that staff recommends approval of the proposed rezoning as it is in compliance with the Future Land Use Map and the residential zoning is consistent with the residential zoning throughout the surrounding area and the educational facility directly to the south.

Chair Gutman asked the applicant if he had anything to add.

John Argenta came forward representing Catholic Central High School. Mr. Argenta explained that when Catholic Central was built, all the existing space all of the existing land was used. The way the athletics are going and physical education, the two practice fields are just being worn right to the ground because of soccer, lacrosse, football etc. The school has been very fortunate to acquire the adjacent parcel. This new parcel would strictly be used for practice fields and it will be like a large lawn. There is no construction planned on it except for two 10'x10' concrete slabs for shot-put and discus throws.

Chair Gutman opened the public hearing. No one wished to speak and there was no correspondence. Chair Gutman closed the public hearing.

Member Baratta asked Mr. Argenta if the practice fields would abut the St. Catherine's property.

Mr. Argenta explained they would not as St. Catherine's school was being constructed at Napier Road and Twelve Mile Road in the City of Wixom.

Member Baratta stated that Catholic Central has been an outstanding neighbor and citizen of Novi.

Member Lynch asked if there was going to be any kind of audio equipment there.

Mr. Argenta answered there will be no seats, lights or audio, just a big lawn for after-school practice.

Member Lynch asked if there was any chance of parking cars during peak times.

Mr. Argenta answered, additional parking would not be provided now. However, in the future there is a possibility that the school may want to add parking.

Motion made by Member Lynch, seconded by Member Baratta.

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

In the matter of the request of Catholic Central High School Athletic Field Expansion Zoning Map Amendment 18.699, motion to recommend approval to City Council to rezone the subject property from I-1, Light Industrial District to R-4, One-Family Residential District, for the following reasons: 1) The proposed zoning district is consistent with the recommended Future Land Use, Educational Facility, for the site; 2) As the highest density one-family residential district, the proposed R-4 District is consistent with the single family residential use designation in the Residential Densities Map in the Master Plan; 3) Twelve Mile Road is largely residential in character in this area and residential zoning is appropriate for this location; and 4) Adequate infrastructure exists to support the proposed density. *Motion carried 4-0.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE JUNE 29, 2011 PLANNING COMMISSION MINUTES

Moved by Member Baratta, seconded by Member Lynch.

VOICE VOTE ON THE PLANNING COMMISSION MINUTES APPROVAL MOTION MADE BY MEMBER BARATTA AND SECONDED BY MEMBER LYNCH:

Motion to approve the June 29, 2011 Planning Commission minutes. *Motion carried 4-0.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no Consent Agenda Removals.

MATTERS FOR DISCUSSION

There were no Matters for Discussion

SUPPLEMENTAL ISSUES

There were no Supplemental Issues.

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

ADJOURNMENT

Moved by Member Lynch, seconded by Member Baratta.

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

Motion to adjourn the July 13, 2011 Planning Commission meeting. *Motion carried 4-0.*

The meeting adjourned at 7:12 PM.

Transcribed by Juanita Freeman
July, 2011

Date Approved:

Signature on File _____
Richelle Leskun, Planning Assistant