



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

April 3, 2013 7:00 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 Anthony, Member Lynch, Chair Pehrson, Member Prince, Member Zuchlewski

Absent: Member Greco, Member Gutman

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Adam Wayne, Engineer; Gary Dovre, City Attorney; Doug Necci, Façade Consultant.

APPROVAL OF AGENDA

Motion to approve the April 3, 2013 Planning Commission agenda. *Motion carried 5-0.*

PUBLIC HEARINGS

1. THE RESERVE OF ISLAND LAKE, JSP12-65 fka THE MEADOWS OF ISLAND LAKE

Public hearing at the request of Toll Brothers, Inc. for the Preliminary Site Plan, Woodland permit and Stormwater Management Plan approval. The subject property is 40.68 acres in Section 20 of the City of Novi and located near the northeast corner of Ten Mile Road and Wixom Road. The applicant is proposing a 74 unit development that would be Phase 7 of the existing Island Lake of Novi.

In the matter of The Reserve of Island Lake of Novi (fka The Meadows of Island Lake of Novi), JSP12-65, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. **The applicant adding additional landscaping near the northeast corner of the subject property along Dinser Drive as discussed at the March 25th City Council approval of the 6th Amendment to the RUD;**
- b. **The applicant providing open space near the northeast corner of the subject property along Dinser Drive as discussed at the March 25th City Council approval of the 6th Amendment to the RUD;**
- c. **The applicant investigating the potential to relocate the sidewalk connection to the Dinser Drive sidewalk as discussed at the March 25th City Council approval of the 6th Amendment to the RUD; and**
- d. **The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan.**

This motion is made because the plan is otherwise in compliance with the approved 6th Amendment to the RUD, Article 3, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of The Reserve of Island Lake of Novi (fka The Meadows of Island Lake of Novi), JSP12-65, motion to approve the Phasing Plan based on and subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with the approved 6th Amendment to the RUD, Article 3, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of The Reserve of Island Lake of Novi (fka The Meadows of Island Lake of Novi), JSP12-65, motion to approve the Woodland Permit based on and subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with the approved 6th Amendment of the RUD, Chapter

37 of the Code of Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of The Reserve of Island Lake of Novi (fka The Meadows of Island Lake of Novi), JSP12-65, motion to approve the Stormwater Management Plan, based on and subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan. This motion is made because it is otherwise in compliance with the approved 6th Amendment to the RUD, Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. MCDONALDS REBUILD, JSP13-01

Consideration of the request of Dorchen/Martin Associates, Inc., for the Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 36 at 21050 Haggerty Road, north of Eight Mile Road and east of Haggerty Road in the FS, Freeway Service District. The subject property is 1.25 acres and the applicant is proposing demolish and rebuild the existing McDonald's restaurant.

In the matter of McDonald's Rebuild, JSP13-01, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Applicant receiving a variance from the Zoning Board of Appeals in order to locate a loading zone in the front yard and within the boundaries of the drive-through lane;
- b. Applicant receiving a variance from the Zoning Board of Appeals in order to located a dumpster in the side yard;
- c. Planning Commission same-side driveway spacing waiver (230' required, 63' provided)
- d. Planning Commission opposite-side driveway spacing waiver (150' required, 30' provided);
- e. Planning Commission waiver for the required berm along the 11-275 right-of-way as an existing 6' retaining wall proposed to remain;
- f. Planning Commission waiver for the required foundation landscaping as the applicant has provided all feasible landscaping;
- g. Section 9 façade waiver for the overage of limestone and underage of natural clay brick provided the applicant uses an alternate material such as brick or flat metal panels in lieu of the ribbed metal panels and submits additional information on the LEED credits and certification per the façade review letter; and
- h. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan. This motion is made because it is otherwise in compliance with Article 18, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of McDonald's Rebuild, JSP13-01, motion to approve the Stormwater Management Plan, based on and subject to the conditions and items listed in the staff and consultant review 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 5-0.*

2. APPROVAL OF THE MARCH 13, 2013 PLANNING COMMISSION MINUTES

Motion to approve the March 13, 2013 Planning Commission Minutes. *Motion carried 5-0.*

MATTERS FOR DISCUSSION

1. ORDINANCE AMENDMENTS RELATED TO THE SALE OF ALCOHOL FOR CONSUMPTION ON PREMISES
2. UPDATE ON IMPLEMENTATION OF NON-MOTORIZED MASTER PLAN

ADJOURNMENT

The meeting was adjourned at 8:06 PM.

Please note: Actual Language of motions subject to review.