



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

December 8, 2021 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 7:00 PM.

ROLL CALL - Pursuant to the State of Michigan Open Meetings Act, all members participating remotely shall identify their physical location by stating the city, county, and state from which he or she is attending.

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

Remote: Member Lynch – *City of Novi, Oakland County, MI*

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Humna Anjum, Plan Review Engineer; Douglas Repen, Environmental Consultant; Kerry Gray, Environmental Consultant

APPROVAL OF AGENDA

Motion to approve the December 8, 2021 Planning Commission Agenda. Motion carried 7-0.

MATTERS FOR CONSIDERATION

1. **CATHOLIC CENTRAL CONNECTOR ROAD JSP21-17**

Consideration at the request of Catholic Central High School for Planning Commission's approval of Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan. The subject property is zoned R-4 One Family Residential, R-1 One Family Residential, and I-1 Light Industrial and is located in Section 18, west of Wixom Road and south of Twelve Mile Road. The applicant is proposing to construct a new driveway to provide a connection from the existing loop road to Twelve Mile Road through the northern area of the property. Utilities, stormwater detention and wetland mitigation are also proposed.

In the matter of Catholic Central Connector Road, JS21-17, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. **This approval applies to the road construction and associated improvements only, future phases depicted on the Master Plan will require additional approvals;**
- b. **Landscaping waiver from Section 5.5.3.B.ii. and iii. For absence of berm along Berkshire Pointe, because construction of a berm would disturb additional existing woodland and wetland including mature trees which provide screening, which is**

hereby granted;

- c. City Council approval of a Landscape waiver from Section 5.5.3.B. ii. and iii. for absence of required berm adjacent to the public right of way at Twelve Mile Road east of the new driveway, *because construction of a berm would disturb additional existing wetland and woodland, which is recommended to City Council for approval; and*
- d. City Council approval of a Landscape waiver from Section 5.5.3.B. ii. and iii. For absence of required berm adjacent to the public right of way at Twelve Mile Road west of the new driveway, *because construction of a berm would impact the proposed area of the detention pond, the entry wall, pond and landscaping all of which will provide a substantial visual buffer, and because there will be no structure located within 150 feet of 12 Mile Road, which is recommended to City Council for approval.*

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 7-0.*

In the matter of Catholic Central Connector Road, JS21-17, motion to approve the Wetland Permit based on and subject to 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 7-0.*

In the matter of Catholic Central Connector Road, JS21-17, motion to approve the Woodland Permit based on and subject to 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 7-0.*

In the matter of Catholic Central Connector Road, JS21-17, motion to approve the Stormwater Management Plan, based on and subject to 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 otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

2. APPROVAL OF THE 2021 PLANNING COMMISSION ANNUAL REPORT

Motion to approve the 2021 Planning Commission Annual Report. *Motion carried 7-0.*

3. APPROVAL OF THE OCTOBER 6, 2021 PLANNING COMMISSION MINUTES

Motion to approve the November 17, 2021 Planning Commission Meeting Minutes. *Motion carried 7-0.*

ADJOURNMENT

Motion to adjourn the December 8, 2021 Planning Commission meeting. *Motion carried 7-0.*

The meeting adjourned at 7:48 PM.

*Actual language of the motion subject to review.