



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**January 23, 2019 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

Present: Member Anthony, Member Avdoulos, Member Greco, Member Hornung, Member Maday, Chair Pehrson

Absent: Member Lynch

Also Present: Barbara McBeth, City Planner; Rick Meader, Landscape Architect; Kate Richardson, Staff Engineer; Thomas Schultz, City Attorney; Hannah Smith, Planning Assistant

## APPROVAL OF AGENDA

**Motion to approve the January 23, 2019 Planning Commission Agenda.**

***Motion carried 6-0.***

## PUBLIC HEARINGS

### 1. SUPERIOR AMBULANCE JSP18-72

Public hearing at the request of Superior Ambulance Company for Superior Ambulance JSP 18-72 for Special Land Use approval. The applicant is proposing to use a part of the existing building located at 41001 Grand River Avenue for a 24-hour private emergency medical service use that includes a garage for emergency vehicles and living quarters for the staff.

**In the matter of Superior Ambulance Company for Superior Ambulance JSP18-52, motion to approve the Special Land Use Permit to allow an unlisted use for a 24-hour private emergency medical services for the following reasons:**

1. The proposed use will not cause any detrimental impact on existing thoroughfares *(as it does not generate additional traffic);*
2. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities *(as no impacts to utilities are anticipated);*
3. The proposed use is compatible with the natural features and characteristics of the land *(as no impacts to existing natural features are proposed);*
4. The proposed use is compatible with adjacent uses of land *(if appropriate screening is provided as required by the Commission);*

5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use *(as it fulfills one of the Master Plan objectives to attract new 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 new businesses to the City of Novi)*;
7. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located;
8. The proposed use has been approved by the City Council as an unlisted use in this Zoning District, subject to certain requirements.

This approval is subject to the following conditions:

1. No site plan is required, since there are no changes to the building or site improvements.
2. Based on the letter from Superior Ambulance dated January 18, 2019, the applicant shall refrain from using the southern facing garage access during the hours that headlight use would be required.
3. The applicant shall work with staff to provide adequate screening, as determined by the City's landscape architect, between the site and the residential neighborhood to the south, including special attention to the seven homes that appear to be mostly affected.
4. The number of ambulances housed there shall be limited to four, and the area of the use within the building shall be limited to the area shown in the application.
5. The lights and sirens used by the ambulances shall be limited and restricted to only when deemed necessary, particularly during the evening hours, and shall be turned on only when the vehicles are away from the site unless absolutely necessary, which the applicant has indicated is more often during the day.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

#### **MATTERS FOR CONSIDERATION**

**1. PLANET FITNESS JSP18-57**

Consideration at the request of PF Michigan Group, LLC for JSP 18-57 Planet Fitness for Planning Commission's approval of Preliminary Site Plan and Storm Water Management plan. The applicant is proposing a single floor 21,054 square foot indoor recreational facility; popularly known as Planet Fitness. The facility is estimating to serve up to 1000 memberships.

**In the matter of request of PF Michigan Group, LLC, for the Planet Fitness JSP18-57, motion to approve the Preliminary Site Plan based on and subject to the following:**

1. The following deviations are subject to Planning Commission's approval at the time of Preliminary Site Plan approval, as noted in the PRO agreement:

- a. Landscape waiver from Section 5.5.3.C.(3) Chart footnote for allowing landscape shrubs in lieu of required perimeter parking lot trees along western property line, due to conflicts with proposed underground storm water detention system. Alternate landscaping shall be subject to Landscape Architect review and approval at the time of final site plan approval;
  - b. *The applicant shall provide supporting data to justify the proposed loading area square footages, to be reviewed and approved by Planning Commission at the time of Preliminary site plan approval; Planning Commission's approval to allow for reduction of minimum required loading area is hereby granted; (1,410 sf required, 1,400 sf provided);*
2. 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;
3. The following deviations are included here, as noted in the approved PRO agreement:
  - a. Planning deviation from section 5.12 to allow lack of required frontage on public road for Units 1 through 8. Frontage is proposed via a proposed private drive, built to City standards;
  - b. Planning deviation from section 3.1.25.D to allow reduction of minimum required front parking setback of 20 ft., from the proposed access easement. A maximum of 18 feet is requested;
  - c. Planning deviation from section 3.1.25.D to allow reduction of minimum required interior side parking setback of 20 ft. for the following units as shared access is proposed between parking lots;
    - i. Unit 2: minimum 15 ft. along South
  - d. Planning deviation to allow placement of loading areas in alternate locations instead of required rear yard or interior side yard for double frontage lots, as listed below, provided proposed locations do not conflict with traffic circulation and appropriate screening will be provided at the time of Preliminary site plan review:
    - a. Unit 2: interior side yard (no double frontage)
  - e. The applicant shall provide supporting data to justify the proposed loading area square footages, to be reviewed and approved by Planning Commission at the time of Preliminary site plan approval;
  - f. Planning deviation from standards of Sec. 5.12 for up to 5% reduction in minimum required parking (to be established by staff after reviewing the calculations provided) for each unit within the development subject to the individual users providing satisfactory justification for Planning Commission's approval of the parking reduction at the time of respective site plan approval; Reduction of minimum required parking is not requested at this time.
  - g. Façade deviation to allow the following allowable percentages of materials set forth in section 5.15 of Zoning Ordinance, only for the buildings listed below:
    - a. Unit 2 Planet Fitness
      - i. The applicant shall provide revised elevations addressing comments provided in Façade review letter dated August 14, 2018 for Planning Commission's approval of Section 9 waiver at the time of preliminary site plan review;
  - h. Planning deviation from the requirement in section 4.02.B Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances that side lot lines be perpendicular or radial to the road, for the lines between Units 6 and 7, Units 4 and 5, and Units 1 and 2, only;

- i. Planning deviation to allow proposing the minimum required Open Space for each Unit as Common element spread within the development boundaries as shown in the Open Space Plan, provided the applicant restores the wetland/woodland on the southerly portion of the site pursuant to a plan meeting City ordinance requirements is submitted and approved at the time of Wetland permit/preliminary site plan approval, and provides the pedestrian walkway through the open space as proposed. (A minimum of 153 of total site area designed as permanently landscaped open areas and pedestrian plazas is required per section 3.27. I .F.);
  - j. Planning deviation from Section 5.7 .3.K. to allow exceeding the maximum spillover of 1 foot candle along interior side property lines provided the applicant submits a photometric plan that demonstrates that the average to minimum light level ratio is kept to the maximum allowable 4: 1;
  - k. Planning deviation to allow exceeding the maximum spillover of 1 foot candle and approvable increase of the average to minimum light level ration from 4: 1 within the Adell Drive pavement areas as listed in Section 5.7 .3.K. along access easements along Adell Drive, at the time of or Preliminary Site Plan review for the individual units;
  - l. Engineering deviation from Section 11-194(a) 19 of the Design and Construction Standards, to allow a gravel surface for the secondary emergency access road within the boundaries of Unit 2 until the site improvements for Unit 2 are constructed; and
4. At the time of final site plan review, turning radii shall comply with the minimum fire truck turning requirements, as shown in the Circulation Diagram provided with the applicant's response letter.

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 request of PF Michigan Group, LLC, for the Planet Fitness JSP18-57, 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 6-0.*

## 2. APPROVAL OF THE JANUARY 9, 2019 PLANNING COMMISSION MINUTES

Motion to approve the January 9, 2019 Planning Commission Meeting Minutes.  
*Motion carried 6-0.*

## ADJOURNMENT

The meeting was adjourned at 8:07 PM.

*\*Actual language of the motions subject to review.*