



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**January 9, 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, Chair Greco, Member Hornung, Member Maday,

Absent: Member Lynch, Chair Pehrson

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Thomas Schultz, City Attorney

## APPROVAL OF AGENDA

**Motion to approve the January 9, 2019 Planning Commission Agenda, as amended, to add Member Anthony's request as a Matter for Consideration.**  
*Motion carried 5-0.*

## PUBLIC HEARINGS

### 1. STARBUCKS EXPANSION DRIVE-THROUGH JSP18-33

Public hearing at the request of Ramco West Oaks II LLC for JSP 18-33 Starbucks Expansion with a Drive-Through for Planning Commission's recommendation to the City Council for approval of Special Land Use, Preliminary Site Plan with a PD-2 option and Storm Water Management plan. The subject property is located on the west side of Novi Road south of Twelve Mile Road in West Oaks Shopping Center in Section 15. The applicant is proposing an expansion of the existing Starbucks coffee shop with an addition of a drive-thru facility.

**In the matter of the request of Ramco West Oaks II LLC for JSP 18-33 Starbucks Expansion with a Drive-Through, motion to recommend approval to the City Council for Special Land Use based on and subject to the following:**

1. **The proposed use will not cause any detrimental impact on existing thoroughfares (*based on Traffic review*);**
2. **The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*based on Engineering review*);**
3. **The proposed use is compatible with the natural features and characteristics of the land (*because there are no regulated natural features on site*);**
4. **The proposed use is compatible with adjacent uses of land (*because the proposed use is an expansion to an existing use*);**

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 retain existing businesses within 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 retain existing businesses within 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.

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 4-1 (Hornung).*

In the matter of the request of Ramco West Oaks II LLC for JSP 18-33 Starbucks Expansion with a Drive-Through, motion to recommend approval to the City Council for Storm water 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 is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of the request of Ramco West Oaks II LLC for JSP 18-33 Starbucks Expansion with a Drive-Through, motion to recommend approval to the City Council for Preliminary Site Plan with a PD-2 Option based on and subject to the following:

1. Findings that the standards of Section 3.31.4 of the Zoning Ordinance are adequately addressed, as identified in the Planning Review Letter;
2. City Council approval of an ordinance deviation to waive the requirement for a Community Impact statement as listed in the Section 3.31.4.A.iii. of our Zoning Ordinance, as the proposed development is an extension to an existing business and does not create additional impacts;
3. City Council approval of an ordinance deviation to allow a Queuing study in lieu of Traffic Study as listed in the Section 3.31.4.A.iii. of our Zoning Ordinance, as the proposed development is an extension to an existing business;
4. City Council approval of an ordinance deviation to waive the requirement for a noise impact statement as listed in Section 5.14.10.B. of our Zoning Ordinance, as the proposed development is an extension to an existing business and does not create additional impacts;
5. Landscape waiver for not meeting the minimum requirements for building foundation landscaping as listed in Section 5.5.3.D. for less than 60% of building frontage facing Novi Road not being landscaped, provided the applicant provides most of the required landscaping subject to Landscape Architects approval at the time of Final Site Plan approval, it is hereby granted;
6. Landscape waiver for not meeting the minimum requirements for building foundation landscaping as listed in Section 5.5.3.D. for placing some of the required foundation landscape away from the building, subject to Landscape Architects approval at the time of Final Site Plan approval, is hereby granted;

7. The applicant shall work with the landscape architect to identify alternate options to completely screen the loading areas from Novi Road at the time of Final Site Plan approval;
8. The applicant shall revise the Final Site Plan as shown in the revised Preliminary Site Plan provided via e-mail dated December 17, 2018;
9. 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 Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-1 (Hornung).*

#### MATTERS FOR CONSIDERATION

1. SCREENING BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES

The Planning Commission asked the Master Plan and Zoning Committee to review this matter for possible recommendations for improvements.

2. RECONSIDERATION OF APPOINTMENTS TO COMMITTEES

The Planning Commission reassigned members to positions on the Committees.

3. APPROVAL OF THE DECEMBER 12, 2018 PLANNING COMMISSION MINUTES

Motion to approve the December 12, 2018 Planning Commission Meeting Minutes.  
*Motion carried 5-0.*

#### ADJOURNMENT

The meeting was adjourned at 7:52 PM.

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