



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

January 11, 2023 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 Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Adam Chludzinski, Plan Review Engineer

APPROVAL OF AGENDA

Motion to approve the January 11, 2023 Planning Commission Agenda. Motion carried 7-0.

PUBLIC HEARINGS

1. **CATHOLIC CENTRAL NORTH CAMPUS JSP22-37**

Public hearing at the request of Catholic Central High School for Planning Commission's approval of revised Special Land Use Permit, Preliminary Site Plan, Phasing 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 several new facilities in the northwestern portion of the Catholic Central High School campus: a 4-level parking structure (700 spaces), a hospitality/concession building, an athletic field for practices and competition, discus and shotput fields, and a new track and stadium.

In the matter of Catholic Central North Campus JSP22-37, motion to approve the Revised Special Land Use permit based on the following findings:

a. Relative to other feasible uses of the site:

- i. **The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. The applicant states student enrollment will not increase as a result of the new facilities, and therefore traffic will not increase in any significant way. No changes to exterior drives are proposed with this project. The applicant will provide a Special Events Management Plan for review by the City's traffic consultant to ensure that high traffic events will not overwhelm nearby roadways.**
- ii. **The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.**

- iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats *because the addition will be built on an area previously used for parking lots. Woodland and wetland impacts are relatively minor for this project.*
- iv. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, *because the use of the property has been and will remain a school and the number of students is not increasing. The applicant has shown an effort to minimize lighting and noise disturbance on neighbors.*
- v. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use, *because it complies with Future Land Use map designation of Educational Facility.*
- vi. The proposed use will promote the use of land in a socially and economically desirable manner, *because the investment in school facilities creates jobs.*
- vii. The proposed use was previously approved by the Planning Commission for Special Land Use permit at this location. The addition represents a physical expansion of the use, and therefore revision of the previous permit. A variance will be required for the height of the parking garage and athletic field lighting, but otherwise the dimensional requirements of the ordinance are met.

This motion is made because the plan is otherwise in compliance with Article 3.1.5, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. Motion carried 7-0.

In the matter of Catholic Central North Campus JSP22-37, motion to approve the Preliminary Site Plan and Phasing Plan based on and subject to the following:

- a. This approval applies to the improvements shown on the detailed plans only, future phases depicted on the Master Plan will require additional approvals.
- b. Landscaping waiver from Section 5.5.3.D. to allow plantings on the north side of the detention basin to count towards the parking deck's foundation landscaping requirement, *as the intent of the ordinance is achieved and plantings closer to the deck would suffer when snow is plowed from the roof, which is hereby granted.*
- c. Approval of variances to be requested from the Zoning Board of Appeals as follows:
 - i. Building height of the parking garage exceeds the 35 foot limit (42 feet proposed).
 - ii. Athletic field light poles exceeds the 35-foot limit (80 feet proposed).
 - iii. Lack of end islands within the parking garage structure.
- d. 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 7-0.

In the matter of Catholic Central North Campus JSP22-37, 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 North Campus JSP22-37, 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.*

MATTERS FOR CONSIDERATION

1. HOME 2 SUITES AT ADELL CENTER JSP 22-56

Consideration at the request of Novi Elite Hospitality, LLC for Planning Commission's approval of Preliminary Site Plan and Storm Water Management plan. The applicant is proposing a 5-story hotel with 141 rooms on Unit 5 of the Adell Center Development located north of Grand River Avenue and west of Novi Road. The site plan proposes associated parking and other site improvements. The subject property zoned TC Town Center is part of the Planned Rezoning Overlay (PRO) for Adell Center.

In the matter of request of Novi Elite Hospitality, LLC, for the Home2 Suites JSP22-56, motion to approve the Preliminary Site Plan based on and subject to the following:

- 1. The following items 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.D. to allow some of the building foundation landscaping to be located away from the building foundation, because the alternate location is still located in close proximity to the building entrance, which is hereby granted.**
 - b. Landscape waiver from Section 5.5.3.C. to allow a total of 17 parking spaces without a landscaped island, as the island provided contains the main pedestrian sidewalk into the site leaving no room for a tree, which is hereby granted.**
 - c. Planning waiver to allow for reduction of minimum required loading area (approximately 2,490 sf required, 204 sf provided) based on the largest truck information the applicant has provided, which is hereby granted.**
- 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. At the time of final site plan review hydrant spacing shall comply with the Fire safety requirements.**
- 4. Compliance with the terms and conditions of the Adell Center PRO Agreement, as amended.**

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 request of Novi Elite Hospitality, LLC, for the Home2 Suites JSP22-56, 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 2022 PLANNING COMMISSION ANNUAL REPORT

Motion to approve the 2022 Planning Commission Annual Report. Motion carried 7-0.

3. APPROVAL OF THE DECEMBER 7, 2022 PLANNING COMMISSION MINUTES

Motion to approve the December 7, 2022 Planning Commission Minutes. Motion carried 7-0.

ADJOURNMENT

Motion to adjourn the January 11, 2023 Planning Commission meeting. Motion carried 7-0.

The meeting adjourned at 8:00 PM.

*Actual language of the motions subject to review.