



## PLANNING COMMISSION

### ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**January 27<sup>th</sup>, 2021 7:00 PM**

Remote Meeting

(248) 347-0475

In accordance with Open Meetings Act, MCL 15.261, ET SEQ., as amended, this meeting was held remotely.

#### 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 shall identify their physical location by stating the county, city, and state from which he or she is attending the meeting remotely.

Present: Member Avdoulos- *City of Novi, Oakland County, MI*; Member Becker- *City of Novi, Oakland County, MI*; Member Dismondy- *City of Novi, Oakland County, MI*; Member Ferrell- *City of Novi, Oakland County, MI*; Member Lynch- *City of Novi, Oakland County, MI*; Chair Pehrson- *City of Novi, Oakland County, MI*

Absent: None

Staff: Barbara McBeth, City Planner; Christian Carroll, Planner; Madeleine Daniels, Planning Assistant; Rick Meader, Landscape Architect; Victor Boron, Staff Engineer; Beth Saarela, City Attorney; Saumil Shah, City Traffic Consultant

#### APPROVAL OF AGENDA

**Motion to approve the January 27, 2021 Planning Commission Agenda. Motion carried 6-0.**

#### PUBLIC HEARINGS

1. **KARIM BLVD SURGERY CENTER JSP20-36**

Public Hearing at the request of Karim Blvd RE Holdings, LLC for approval of the Preliminary Site Plan, Stormwater Management Plan, and Woodland Use Permit. The subject property contains 3 acres and is located in Section 24, on the west side of Karim Blvd, south of Grand River Ave. The site is currently undeveloped. The applicant is proposing to construct a one-story, 16,941 square foot surgery center, with a two-story 11,412 square foot office for general office use.

In the matter of Karim Blvd Surgery Center, JSP20-36, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Parking setback modification for the north property line from 10 feet to 8.86 feet as such modification of the setback requirement does not reduce the total area of setback on the site below the minimum setback area requirements of the Zoning Ordinance and results in an improved use of the site, which is hereby granted;
- b. Landscape Waiver for a 4.5 foot tall screening wall in lieu of a berm along the west property line because it is consistent with the wall on the property to the south and additional landscaping around the detention pond will provide additional visual buffering, which is hereby granted;
- c. A waiver from Section 11-216.d.1.e of the Code of Ordinances to allow opposite side driveway spacing less than 200 feet because it is a low volume street and the offset from the opposite driveway is only 27 feet, which is hereby granted;
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those 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 6-0.*

In the matter of Karim Blvd Surgery Center, JSP20-36, motion to approve the Stormwater Management Plan subject to the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.  
*Motion carried 6-0.*

In the matter of Karim Blvd Surgery Center, JSP20-36, motion to approve the Woodland Use Permit 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 6-0.*

## **MATTERS FOR CONSIDERATION**

### **2. APPROVAL OF THE JANUARY 13, 2021 PLANNING COMMISSION MINUTES.**

Motion to approve the January 13, 2020 Planning Commission Meeting Minutes. *Motion carried 6-0.*

## **ADJOURNMENT**

The meeting was adjourned at 7:32 pm.

\*Actual language of the motion subject to review.