



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

March 28, 2018 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 Lynch, Member Maday

Absent: Member Greco (excused), Member Howard (excused), Chair Pehrson (excused)

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Darcy Rechtien, Staff Engineer; Thomas Schultz, City Attorney; Peter Hill, Environmental Consultant

APPROVAL OF AGENDA

Motion to approve the March 28, 2018 Planning Commission Agenda.

Motion carried 4-0.

PUBLIC HEARINGS

1. TODAY'S DENTAL JSP16-47

Public hearing at the request of Dr. John Halmaghi for approval of Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan. The subject property is located in Section 15 of the City of Novi, south of Grand River Avenue and east of Taft Road, at 44911 Grand River Avenue. The applicant is proposing to construct a 6,688 square foot single-story office building with two tenant spaces and associated site improvements.

In the matter of Today's Dental, JSP16-47, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Section 9 Façade Waiver to allow reduction of percentage of minimum brick on West (30 percent minimum required, 20 percent provided) and East façades (30 percent minimum required, 27 percent provided) because the design is consistent with the intent of Façade Ordinance, which is hereby granted;
- b. A landscape waiver from Sec. 3.14.5.E and Sec. 5.5.3.A.vii for not providing a berm along the southern edge of the property adjacent to residential due to significant wetland and woodlands already existing, which is hereby granted;
- c. A landscape waiver from Section 5.5.3.C. for not meeting the minimum required square footage for landscape end island and not providing a tree within the island due to conflict with location of proposed fire hydrant, which is hereby granted;
- d. A landscape waiver for allowing a painted island in lieu of landscape end island to allow for convenient fire access within the site, which is hereby granted;

- e. A landscape waiver from Section 5.5.3.E.i.c and LDM 1.d. of Zoning Ordinance for absence of required street trees due to conflicts with utility lines, which is hereby granted;
- f. A landscape waiver from Section 5.5.3.D. for providing 276 square feet of required building foundation landscape in an area not adjacent to the building as it meets the intent of requirement, which is hereby granted;
- g. 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 4-0.*

In the matter of Today's Dental, JSP16-47, 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 4-0.*

In the matter of Today's Dental, JSP16-47, motion to approve the Stormwater Management Plan to the City Council 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 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

2. AMENDMENT TO WOODLAND TREE REPLACEMENT CHART

Public hearing for consideration of City Code Amendment in order to amend the City of Novi at Chapter 37 Ordinance No. 18.125-24, Woodland Protection Ordinance in order to modify the list of trees provided in the woodland replacement chart, and to set a maximum for credits received in the use of native seed mixes.

Motion to recommend approval to City Council of the Amendment to the City of Novi Ordinance Chapter 37 – Woodlands Protection Ordinance No. 18.125-24, Woodland Tree Replacement Chart. *Motion carried 4-0.*

ADJOURNMENT

The meeting was adjourned at 7:47 PM.

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