



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

August 25th, 2021 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

Absent: None

Staff: Barbara McBeth, City Planner; Thomas Schultz, City Attorney; Christian Carroll, Planner; Victor Boron, Plan Review Engineer; Ben Peacock, Planning Assistant; Doug Necci, Façade Consultant

APPROVAL OF AGENDA

Motion to approve the August 25, 2021, Planning Commission Agenda. Motion carried 7-0.

MATTERS FOR CONSIDERATION

1. TFJ NOVI JSP21-22

Consideration of the request of Broder and Sachse Real Estate for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property contains 1.16 acres and is located in Section 36, on the east side of Haggerty Road, north of Eight Mile Road. The applicant is proposing to demolish a former Big Boy Restaurant at the corner of Eight Mile Road and Haggerty Road and redevelop the site with an 8,488 square foot building to be used by Tapper's Fine Jewelry and Rolex.

In the matter of TFJ Novi, JSP21-22, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. **Permitted use of the site for a Fine Jewelry Store and Watch Store because the proposed use is generally similar to a gift store use as permitted in the Freeway Service District, which is hereby granted;**
- b. **Landscape waiver for a deficiency in greenbelt width along Haggerty Road because the applicant is maintaining the original lot, which is hereby granted;**
- c. **Landscape waiver for a lack of greenbelt berms along Haggerty Road and I-275 frontages in areas with parking because heavy screening is proposed along both property lines, which is hereby granted;**
- d. **Landscape waiver for a deficiency in greenbelt landscaping along Haggerty**

- Road frontage because significant landscaping is proposed and is an improvement over current conditions, which is hereby granted;
- e. Landscape waiver for a lack of an end island tree and landscaping for one bay because the location of the planting compromises security operations, which is hereby granted;
 - f. Landscape waiver for a deficiency of parking lot perimeter trees because the location of the plantings compromises security operations, which is hereby granted;
 - g. Landscape waiver for a lack of transformer box screening because its position in the parking lot is an existing condition, which is hereby granted;
 - h. Parking Setback Waiver of 7.5 feet (20 feet required, 12.5 feet proposed) along the west property line and a parking setback waiver of 3 feet (10 feet required, 7 feet proposed) along the north property line based on a calculation provided by the applicant indicating that the proposed site parking setback area exceeds the parking setback area ordinance requirement, which is hereby granted;
 - i. Zoning Board of Appeals Variance for the lack of a 1,420 square foot loading area because the use will likely not demand high use of a loading area;
 - j. Section 9 Façade Waiver for an underage of Brick on all elevations, an overage of manufactured stone on the north elevation, an overage of EIFS on the east elevation and south elevation, and an overage of cement fiber panels on the west elevation and south elevation contingent upon increased masonry on the south elevation and east elevation as determined by the City's Façade Consultant because the overall design is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted; and
 - k. 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 7-0.

In the matter of TFJ Novi, JSP21-22, 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 7-0.

2. APPROVAL OF THE July 28, 2021, PLANNING COMMISSION MINUTES

Motion to approve the July 28, 2021 Planning Commission Meeting Minutes. Motion carried 7-0.

ADJOURNMENT

Motion to adjourn the August 25, 2021, Planning Commission meeting. Motion carried 7-0.

The meeting adjourned at 7:47 PM.

*Actual language of the motion subject to review.