



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

November 16, 2016 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 Giacometti, Member Greco, Chair Pehrson, Member Zuchlewski,

Absent: Member Anthony (excused), Member Lynch (excused)

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Kirstin Mellem, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Staff Engineer; Dave Gillam, City Attorney

APPROVAL OF AGENDA

Motion to approve the November 16, 2016 Planning Commission Agenda. *Motion carried 4-0.*

MATTERS FOR CONSIDERATION

1. AMERICAN INTERIORS JSP16-55

Consideration at the request of American Interiors, for approval of Preliminary Site Plan, landbank parking and Storm water Management Plan. The subject property is located in Section 4 of the City of Novi north of West Road and east of Hudson Drive. The applicant is proposing to construct a 21,437 square feet single story office and warehouse building of consisting of office and warehouse space and associated site improvements. The applicant is proposing to landbank up to 17 spaces of the required 66 parking spaces.

In the matter of American Interiors JSP16-55, motion to approve the Preliminary Site Plan with landbank parking and a Section 9 waiver based on and subject to the following:

- a. At the time of Final Site Plan submittal, the applicant shall revise the site layout according the alternate provided via email to limit the landbank parking to twenty-five percent of total required at the time of Final Site Plan;
- b. To allow landbank parking up to a maximum of twenty-five percent (17 spaces) of the maximum required parking (66 required spaces) on site, as listed in section 5.2.14, as the number of parking spaces required are in excess of the actual requirements for the functional use of the building, which is hereby granted;
- c. With regard to the proposed landbanked parking, Planning Commission finding that:
 - i. The applicant has demonstrated through substantial evidence that the specified occupant and building use will require less parking than what is required by the Zoning Ordinance;
 - ii. Parking will not occur on any street or driveway;
 - iii. Parking will not occur on any area not approved and developed for parking;
 - iv. Parking will not occur on that area where parking construction has been landbanked until such time as that area is constructed for such parking;

- v. The requested parking landbanking will not create traffic or circulation problems on or off site; and
- vi. The requested parking lankbanking will be consistent with the public health, safety and welfare of the City and the purposes of the Zoning Ordinance;
- d. To allow the overage of Flat Metal Panels (50% allowed; 58% on south, 86% on east, 57% on west and 83% on north proposed), Wood Siding (0% allowed, 36% on south, 8% on east, 40% on west and 11% on north proposed), and Exposed Concrete (4% on east and 2% on north proposed), because the proposed alteration will significantly improve the overall appearance of the building and is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted;
- e. At the time of Final Site Plan submittal ,the applicant shall submit for review and approval by the City Traffic Consultant, either a Traffic impact assessment statement or any other prior studies prepared for the Beck North Corporate park or other additional information (if determined as a suitable replacement for Traffic Impact Assessment by City's Traffic Consultant);
- f. Landscape waiver to permit the relocation of required Building Foundation Landscape to meet the total minimum required in both scenarios (before and after landbank parking) as listed in Section 5.5.3.D which is hereby granted;
- g. Landscape waiver to permit the reduction of Parking Lot Perimeter Canopy Trees as listed in Section 5.5.3.C.(3) (to a number to be determined by City's Landscape Architect at the time of Final Site Plan submittal)due to limited room available, and good effort toward landscaping the site fully, which is hereby granted.
- h. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with the 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 American Interiors JSP16-55, 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 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. THE GODDARD SCHOOL JSP16-50

Consideration at the request of Hobbs + Black, on behalf of Derick & Bobbie Doe, for approval of Preliminary Site Plan and Stormwater Management Plan. The subject property is located in Section 17 of the City of Novi north of Grand River Avenue and east of Wixom Road. The applicant is proposing to construct a single story daycare building, consisting of 9,689 square feet, outdoor recreation area, which includes two play structures and two canopies, and associated site improvements.

In the matter of The Goddard School, JSP 16-50, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver from Section 5.5.3.B to permit fewer Greenbelt Trees than required on Grand River Avenue (13 subcanopy required, 10 subcanopy provided) due to lack of space allowed by clear vision zones, which is hereby granted;
- b. Landscape waiver from Section 5.5.3.E.i.c to permit fewer Street Trees than required along both Grand Rive Avenue (8 canopy required, 4 canopy provided) and Twelve Mile Road (5 canopy required, 3 canopy provided) due to lack of space created by corner clearance/site vision issues and subject to approval by the Road Commission of Oakland County (RCOC), which is hereby granted;

- c. Landscape waiver from Section 5.5.3.C.(3) to permit fewer Parking Lot Perimeter Canopy Trees than required (31 required, 2 proposed) due to limited room available and good effort toward landscaping the site fully, which is hereby granted;
- d. Landscape waiver from Section 5.5.3.D to permit the Building Foundation Landscape to be located away from the building foundation and play area due to conflict with hazardous plants near children in play area, which is hereby granted;
- e. Same-side/Opposite-side Driveway Spacing waiver from Section 11-216.D of the City of Novi Code of Ordinances to permit less distance between entrances on Grand River Avenue (same side to the west 217.3 ft. provided, 275 ft. required; opposite side to the east 19.1 ft. provided, 200 ft. required) and Twelve Mile Road (same side to the west 102.1 ft. provided, 275 ft. required; opposite side to the west 100.1 ft. provided, 150 ft. required; opposite side to the east 72 ft. provided, 200 ft. required) than required due to site constraints, which is hereby granted;
- f. Section 9 Façade waiver from Section 5.15 to permit the overage of Asphalt Shingles on all sides (25% maximum, 32%, 48%, 47%, and 41% provided) of required maximum due to architectural roof style that is augmented by architectural features including dormers and a decorative cupola, which is hereby granted;
- g. Zoning Board of Appeals variance from Section 4.12.2.a to allow a reduced outdoor recreation area (22,500 sq. ft. required, 16,956 sq. ft. provided) due to site constraints and franchise needs;
- h. Zoning Board of Appeals variance from Section 5.4.2 to allow absence of required loading area due to use type;
- i. Zoning Board of Appeals variance from Section 4.19.2.F to allow location of dumpster in the secondary front yard due to lack of a rear yard;
- j. Zoning Board of Appeals variance from Section 4.19.1.B to allow accessory structures in the secondary front yard due to lack of a rear yard;
- k. Zoning Board of Appeals variance from Section 4.19.1.J to allow two canopy structures on site due to required shade canopies to protect children from the sun;
- l. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with the 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 The Goddard School, JSP 16-50, 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 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.*

ADJOURNMENT

The meeting was adjourned at 7:33 P.M.

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