



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**March 12, 2014 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 or about 7:00 PM.

## ROLL CALL

**Present:** Member Anthony, Member Baratta, Member Giacometti, Member Greco, Member Lynch, Chair Pehrson

**Absent:** Member Zuchlewski (Excused)

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Sara Roediger, Planner; Kristen Kapelanski, Planner; Adam Wayne, Engineer; David Beschke, Landscape Architect; Gary Dovre, City Attorney; Doug Necci, City's Façade Consultant; Victor Cardenas, Interim City Manager; Brian Coburn, Engineering Manager.

## APPROVAL OF AGENDA

Motion to approve the March 12, 2014 Planning Commission agenda. *Motion carried 6-0.*

## CONSENT AGENDA

Motion to approve the Consent Agenda. *Motion carried 6-0.*

### 1. FOX RUN JSP13-64

Approval of the request of Erickson Living for Planning Commission's recommendation to the City Council of a Revised Preliminary Site Plan with a PD-1 Option and Revised Phasing Plan. The subject property is 102.8 acres in Section 1 of the City of Novi and located north of Thirteen Mile Road and west of M-5 in the RM-1, Low Density Low-Rise Multiple-Family District. The applicant has made minor adjustments to the phasing plan and landscape plan for the remaining buildings in Phase 2.

## PUBLIC HEARINGS

### 1. 2014-2020 CAPITAL IMPROVEMENT PROGRAM

Motion to adopt the 2014-2020 Capital Improvement Program, as presented.

### 2. PARK PLACE EAST, JSP13-35

Public hearing at the request of Centennial Home Group, LLC for Preliminary Site Plan utilizing the Open Space Preservation Option with a Site Condominium, Wetland Permit, Woodland Permit and Stormwater Management Plan approval. The subject property is 10.66 acres in Section 31, located south of Nine Mile Road, between Beck and Napier Roads in the RA, Residential Acreage District. The applicant is proposing a seven unit single-family residential development using the Open Space Preservation Option.

**In the matter of Park Place East, JSP13-35, motion to approve the Preliminary Site Plan utilizing the Open Space Preservation Option with a Site Condominium based on and subject to the following:**

- a. **The Planning Commission has made the determination that the parallel plan is acceptable and, based on that plan, has determined the maximum number of dwelling units that would be permitted under the OSP Option is seven units;**

- b. The Planning Commission has made the determination that the Open Space Preservation Option Plan satisfies the intent of the Open Space Preservation Option;
- c. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan;
- d. To limit the construction equipment access to Nine Mile Road;
- e. The developer is prepared to work with the homeowner's association on a pro rata basis for improvements to the existing Park Place subdivision entrance;
- f. To clean and repair existing roads in Park Place Subdivision that are disrupted by construction.

The motion is made because the plan is otherwise in compliance with Article 3, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Park Place East, JSP13-35, motion to approve the Wetland 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 the staff and consultant review letters being addressed on the Final Site Plan. The motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the ordinance. *Motion carried 6-0.*

In the matter of Park Place East, JSP13-35, 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 6-0.*

In the matter of Park Place East, JSP13-35, 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 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 Chapter 11 of the Code of Ordinances and all other applicable provisions of the ordinance. *Motion carried 6-0.*

#### **MATTERS FOR CONSIDERATION**

##### **1. BECK NORTH LOT 53, JSP14-03**

Consideration of the request of Amson Dembs Development for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 4, at the northeast corner of Nadlan Court and Hudson Drive in the I-1, Light Industrial District. The subject property is 3.90 acres and the applicant is proposing to construct a 50,058 square foot speculative office and industrial building with associated parking and landscaping.

In the matter of Beck North Lot 53, JSP14-03, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Applicant revising the floor plan to more clearly show areas that can be deducted from required parking calculations as indicated in their response letter;
- b. The findings of compliance with ordinance standards in the staff and consultant review letters and the conditions and items listed in those review letters being addressed on the Final Site Plan;
- c. A finding that is hereby made that the parking is compatible with surrounding uses; and
- d. A waiver of the same side driveway spacing requirement, that is hereby granted.

This motion is made because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Beck North Lot 53, JSP14-03, motion to approve the Stormwater Management Plan, subject to the finding 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 Chapter 11 of the Code of Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

1. APPROVAL OF THE FEBRUARY 12, 2014 PLANNING COMMISSION MINUTES

Motion to approve the February 12, 2014 Planning Commission Minutes. *Motion carried 6-0.*

**ADJOURNMENT**

The meeting was adjourned at 7:45 PM.

Please note: Actual Language of motions subject to review.