



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

JULY 08, 2015 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 Baratta, Member Giacometti, Member Greco, Chair Pehrson, Member Lynch, Member Zuchlewski

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

Also Present: Barbara McBeth, Community Development Deputy Director; Sri Komaragiri; Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Gary Dovre, City Attorney

APPROVAL OF AGENDA

Motion to approve the July 08, 2015 Planning Commission agenda. *Motion carried 5-0*

CONSENT AGENDA - REMOVALS AND APPROVAL

PUBLIC HEARING

1. MAGNA SEATING OF AMERICA JSP15-46

Public hearing at the request of MSA Technology Partners LLC for Preliminary Site Plan, Woodland Permit and Stormwater Management Plan approval. The subject property is located in Section 1, north of Thirteen Mile Road and east of Cabot Drive. The subject property is approximately 11.68 acres and the applicant is proposing to construct a 3-story office building, consisting of 130,000 square feet of office space, 35,000 square feet of laboratory space, and 15,000 square feet of high bay space, and associated site improvements to house the Magna Seating headquarters.

In the matter of Magna Seating of America JSP15-46, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Increase the width of the sidewalk along Cabot drive to the minimum required (6 feet required, 5 feet provided) or request a Design Construction Standards variance from the City Council;
- b. The area next to the location in the rear yard shall not be used for outdoor storage, with the details of the applicant's disclosed use for a recycling program to be provided on the final site plan and compliance with all enclosure, screening and applicable City ordinance requirements;
- c. Landscape waiver to permit the reduction of the Right of Way trees (29 canopy trees required, 5 provided; 77 sub canopy trees required, 16 provided) between the existing sidewalk and the curb along Cabot Drive as listed in Section 5.5.3.B.ii due to the practical difficulties presented by the overhead power line and DTE easement, provided that the restrictions noted by the applicant are found to limit the landscaping to that proposed, which is hereby granted;
- d. 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, with the applicant requested to consider staff's recommendation for a sidewalk connection along Cabot Drive at the north entrance.

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 5-0

In the matter of Magna Seating of America JSP15-46, 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 5-0*

In the matter of Magna Seating of America JSP15-46, 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 it is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 5-0*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE PLANNING COMMISSIONER OFFICERS AND COMMITTEES

Motion to elect the Planning Commission Officers and appointments to Committees. *Motion carried 5-0*

2. APPROVAL OF THE JUNE 24, 2015 PLANNING COMMISSION MINUTES

Motion to approve the June 24, 2015 Planning Commission minutes. *Motion carried 5-0*

ADJOURNMENT

The meeting was adjourned at 7:16 PM.

Please note: Actual Language of motions subject to review.