

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
THRU: BARBARA MCBETH, *A/CP*, CITY PLANNER
FROM: SRI RAVALI KOMARAGIRI, PLANNER
SUBJECT: JSP 18-57 PLANET FITNESS
DATE: JULY 19, 2019

The purpose of this memo is to provide some background information on the applicant's request for approval of an alternate location for a proposed transformer at Planet Fitness.

The subject property is part of a Planned Rezoning Overlay (PRO) request for the Adell Center Development, which was approved by the City Council at their October 22, 2018 meeting. It is referred to as Unit 2. The applicant is proposing a single floor 21,054 square foot indoor recreational facility known as Planet Fitness. The facility is estimating to serve up to 1000 memberships.

The transformer is proposed in the interior side yard, whereas it is required to be located in the rear yard. It was shown on the Preliminary Site Plan which the Planning Commission approved on January 23, 2019; however, this deviation was not included in the original PRO Agreement approved on October 22, 2018. Staff notified the applicant of this discrepancy and the applicant requested to address it after the PRO has been amended to allow for this location. **The applicant's letter of request and landscape plan is attached to this memo.**

An Amendment to the PRO agreement was approved by the City Council on June 17, 2019. A deviation was approved to allow placement of transformers in alternate locations instead of required rear yard, provided proposed locations conform to other code requirements and appropriate screening is provided at the time of Preliminary Site Plan review, subject to review and approval by the Planning Commission. This is applicable for Units 1, 2, 3, 5, 6, 7 and 8.

The location of the transformer has been reviewed for compliance with the following requirements of Zoning Ordinance as noted below.

Location (Sec. 4.19.2.A): All accessory structures are to be located in the rear yard. The transformer is **proposed to be located in interior side, which requires the Planning Commission's approval, as allowed in the amended PRO Agreement.**

1. Accessory Structure/Building Setback (Sec. 4.19.1.G/Sec. 3.1.18.D): A detached accessory building shall not be located closer than 10 ft. to any main building and shall not be located closer than 6 ft. to any interior side or rear lot line. **Meets the requirements.**

2. Screening (Landscape Design Manual 6.): All transformer/utility structures shall be screened from public view in an attractive manner, but shall allow safe access to said facilities. **Landscape screening is proposed. Meets the requirements.**
3. Noise Levels (5.14.10.A.ii): The receiving zoning districts that surround the parcel are TC Light Industrial. TC district has a maximum permitted decibel level of 75 during daytime hours and 70 during nighttime hours. **The applicant indicated that the noise levels will be compliant. Information to be submitted prior to Planning Commission meeting.**

Since the Preliminary Site Plan has already been approved, the Planning Commission's approval is essentially for one item to allow proposed transformer in the interior side yard. The following motion is suggested.

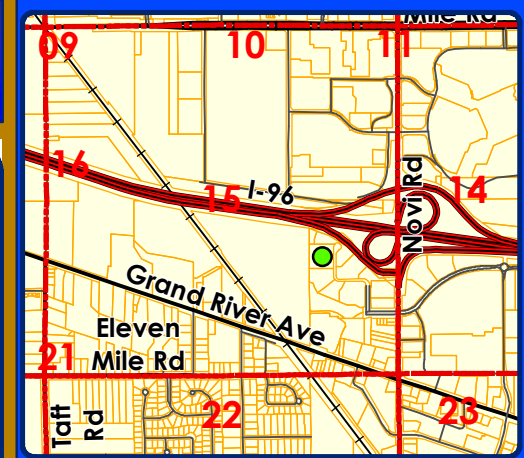
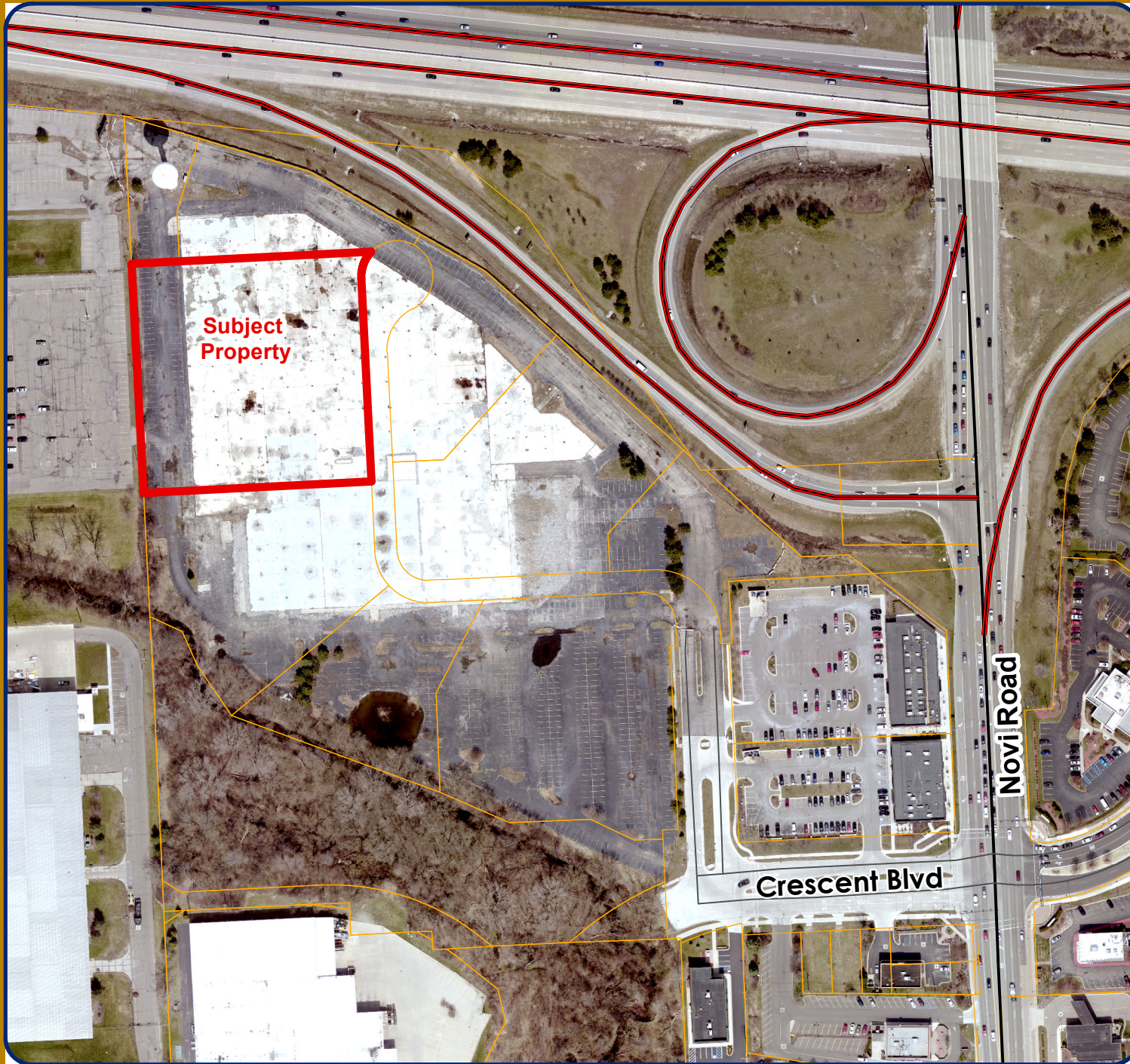
Approval – Alternate location for Transformer

In the matter of request of PF Michigan Group, LLC, for the Planet Fitness JSP18-57, motion to approve the alternate location of the proposed transformer in the interior side yard in lieu of required rear yard, as may be granted by the Planning Commission per the revised Planned Rezoning Overlay Agreement for the Adell Center, based on and subject to the comments provided in this letter.

MAPS
Location

JSP 18-57: PLANET FITNESS

Location



LEGEND
Sections



City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Sri Komaragiri
Date: 01/18/19
Project: JSP 18-57 PLANET FITNESS
Version #: 1



1 inch = 234 feet



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

APPLICANTS REQUEST FOR APPROVAL

Letter

Transformer Information

Landscape Plan

July 19, 2019

Sri Komaragiri - Planner
City of Novi – Planning Department
47175 10 Mile Road
Novi, MI 48375

For: Planet Fitness - Transformer
Adell Center

Dear Sri:

Please find this letter in response to your July 17, 2019 email request for more information regarding the proposed transformer that we are proposing for the southerly Interior Side Yard for the Planet Fitness site.

We previously put in a request to DTE for information to the size and noise specifications for the transformer that they would be placing on the above referenced site. Unfortunately, we have not been able to get any information in response to our request. As an alternative, we located a similar building in the area that is slightly larger in size and has a slightly larger electric load than what is required for the proposed Planet Fitness site.

The attached exhibit illustrates a comparable (but slightly larger) transformer than what will be required for the Planet Fitness site. The attached exhibit does not show any landscape screening, however as indicated on the attached landscape plan, the transformer for the proposed site will be fully screened per city ordinance.

I personally collected the pictures on the attached exhibit and find the transformer to be relatively quite in comparison to the surrounding ambient sounds. We are currently awaiting noise readings, and will send the results to your office prior to the planning commission meeting.

The location of the proposed transformer has not changed from what was indicated on the plan that the Planning Commission previously approved. In addition, we understand that the first amendment to the Adell Center PRO also included the modification to allow transformers to be located within the interior side yard areas of the Adell Center sites.

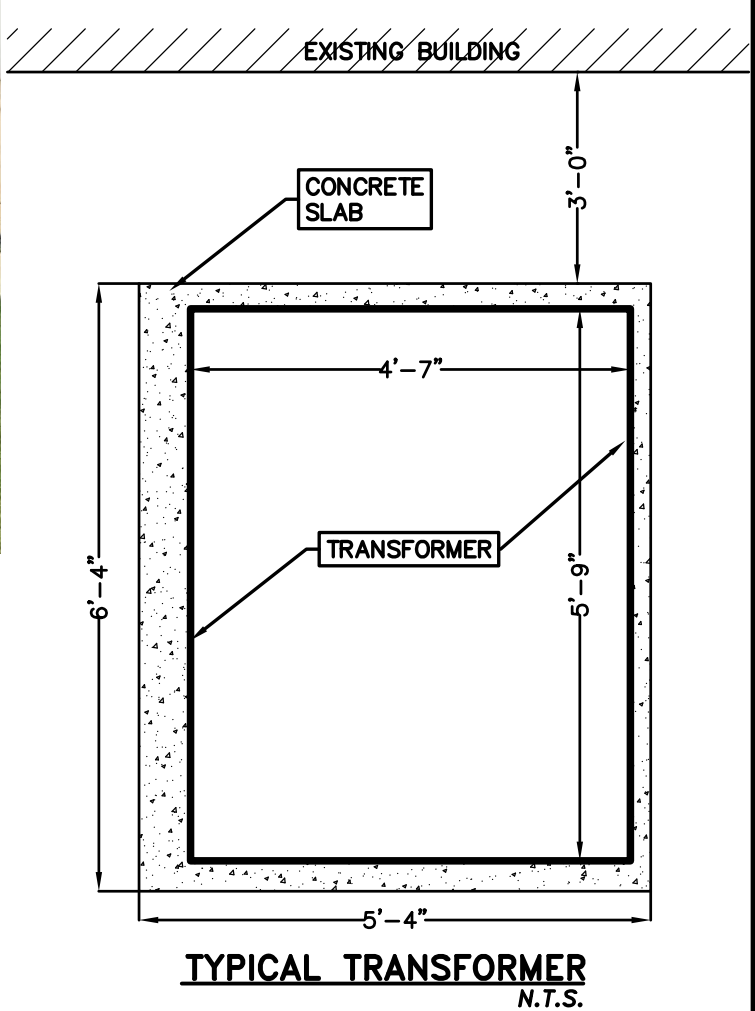
Formally, we kindly request that the Planning Commission approved the location of the proposed transformer in the interior side yard of the proposed Planet Fitness site.

Please feel free to contact our office with any questions or concerns, regarding the response letter or updated plans.

Sincerely,



Daniel LeClair, P.E.
GreenTech Engineering, Inc.



CLIENT: PLANET FITNESS	DATE: 7-18-2019
ADELL CENTER TRANSFORMER NOISE LEVEL	DRAWN BY: RMS
PARCEL NO. 22-15-478-002 SECTION: 15 TOWNSHIP: 1 N. RANGE: 8 E. CITY OF NOVI OAKLAND COUNTY MICHIGAN	CHECKED BY: DJL
	 FBK: -- CHF: --
	SCALE HOR 1" = 200 FT. VER 1" = -- FT.

