



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

September 22, 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: Acting Chair Avdoulos, Member Becker, Member Dismondy, Member Lynch, Member Roney, Member Verma

Absent (excused): Chair Pehrson

Staff: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Victor Boron, Plan Review Engineer; Christian Carroll, Planner; Ben Peacock, Planning Assistant

APPROVAL OF AGENDA

Motion to approve the September 22, 2021 Planning Commission Agenda. Motion carried 6-0.

CONSENT AGENDA - APPROVALS

1. SRI VENKATESWARA TEMPLE AND CULTURAL CENTER, JSP18-32

Approval of the request of Sri Venkateswara Temple and Cultural Center for a one-year Preliminary Site Plan extension. The subject property is located at 26233 Taft Road, on the west side of Taft Road, south of Grand River Avenue in Section 16 of the City. The site plan proposes phase 2 of the project: a 24,136 square foot, 2-story Cultural Center on the eastern portion of the site.

2. MERCEDES-BENZ SPRINTER SERVICE SHOP JSP21-20

Approval of Mercedes-Benz Sprinter Service Shop Preliminary Site Plan at the request of Mercedes-Benz of Novi. The subject property contains 2.31 acres and is located in Section 24, on the west side of Haggerty Road, north of Grand River Avenue. The applicant is proposing to remodel a former body and service facility for the servicing of Mercedes-Benz Sprinter Service Vans.

Motion to approve the one-year extension of the Preliminary Site Plan approval for Sri Venkateswara Temple and Cultural Center, and to approve the Preliminary Site Plan for Mercedes-Benz Sprinter Shop. Motion carried 6-0.

PUBLIC HEARINGS

1. PAVILION SHORE VILLAGE TEXT AMENDMENT 18.291 WITH REZONING 18.735

Public hearing of the staff-initiated request for Planning Commission's recommendation to City Council Text Amendment 18.291 in order to create a new zoning district, Pavilion Shore Village, and rezoning of property in Section 3, 10 and 11, located south of Thirteen Mile Road along both sides of Old Novi Road from B-3 (General Business) to PSV (Pavilion Shore Village). The subject properties total approximately 1.61 acres.

In the matter of Text Amendment 18.291, motion to recommend approval to City Council to adopt the Pavilion Shore Village District into the Zoning Ordinance as shown in the draft amendment, with the addition of permitting temporary special event uses in accordance with City requirements. Motion carried 6-0.

- AND -

In the matter of Zoning Map Amendment 18.735, motion to recommend approval to City Council to rezone the subject property from B-3 (General Business) to PSV (Pavilion Shore Village) for the following reasons:

- 1. The 2016 Master Plan for Land Use recommended the creation and adoption of a new zoning district for this area of the City in order to foster redevelopment of underutilized parcels,**
- 2. The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing more flexible development standards for a unique area of the City,**
- 3. The Master Plan for Land Use objective to support and strengthen existing businesses is fulfilled by allowing an existing business to expand and develop a vacant parcel,**
- 4. There is no negative impact expected on public utilities or traffic as the permitted uses are generally the same or less intense than those permitted under B-3 zoning , and**
- 5. It provides an opportunity for a long-standing businesses to remain at their current location.**

Motion carried 6-0.

1. HOLIDAY INN JZ19-24 WITH REZONING 18.730

Public hearing at the request of Grand River Show, LLC for initial submittal and eligibility discussion for a Zoning Map amendment from Light Industrial (I-1) to Town Center (TC) with a Planned Rezoning Overlay. The subject property is approximately 5.5 acres and is located on the south side of Grand River Avenue, east of Beck Road (Section 16). The applicant is proposing to develop a 4-story, 117-room hotel with sit-down restaurant, and a 16,413 square foot commercial building, with associated parking and site improvements.

The Public Hearing was held, and comments from the public and the Planning Commission were made. No action was needed.

MATTERS FOR CONSIDERATION

1. SOMNIO GLOBAL PARKING EXPANSION JSP21-26

Consideration at the request of Somnio Global for approval of revised Preliminary Site Plan. The subject property is located in Section 15 south of Twelve Mile Road, west of Taft Road, and is zoned OST, Office Service Technology. The applicant is proposing to provide 17 striped parking spaces in a portion of the loading area to the north of the existing building in order to accommodate a tenant on a temporary basis.

In the matter of Somnio Global Temporary Parking Expansion, JSP21-26, motion to approve the revised Preliminary Site Plan based on and subject to the following:

- a. At the end of 2024, the temporary parking lot striping and other improvements shall be removed and the loading areas shall be restored to the previously approved configuration, unless Planning Commission approval is granted to extend the parking;
- b. A waiver to allow the proposed painted end islands in lieu of raised islands, as traffic circulation at this location is anticipated to be low and the painted islands will meet the dimensional requirements of the Ordinance as shown in the applicant's response letter, which is hereby granted; and
- c. 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 Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

2. APPROVAL OF THE PLANNING COMMISSION MEETING CALENDAR FOR 2022

Motion to approve the Planning Commission Meeting Calendar for 2022. *Motion carried 6-0.*

3. APPROVAL OF THE AUGUST 25, 2021 PLANNING COMMISSION MINUTES

Motion to approve the August 25, 2021 Planning Commission Meeting Minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the September 22, 2021 Planning Commission meeting. *Motion carried 6-0.*

The meeting adjourned at 8:14 PM.

*Actual language of the motion subject to review.