



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

October 16, 2024 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Member Avdoulos, Member Becker, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Absent Excused: Member Dismondy

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Dan Commer, Planner; Humna Anjum, Plan Review Engineer; Ben Nelson, Plan Review Engineer; Rick Meader, Landscape Architect

APPROVAL OF AGENDA

Motion to approve the October 16, 2024 Planning Commission Agenda. Motion carried 6-0.

PUBLIC HEARINGS

1. 22615 NOVI ROAD WOODLAND PERMIT PBR24-0106

Public hearing at the request of Anywhere Lombardo LLC, for a Woodland Use Permit for 22615 Novi Road. The site is located west of Novi Road, and north of Nine Mile Road in Section 27 of the city. The applicant is requesting the removal of 40 regulated woodland trees to build a single-family home.

Motion to approve Woodland Use Permit, PBR24-0106, for the removal of forty (40) regulated woodland trees within an area mapped as City Regulated Woodland at 22615 Novi Road to build a single-family home. The approval is subject to on-site planting to the extent possible of sixty (60) required woodland replacement credits. If necessary, any outstanding credits may be paid into the City's Tree Fund. In addition, any other conditions as listed in the Woodland Consultant's review letter shall be addressed. Motion carried 6-0.

2. 22649 NOVI ROAD WOODLAND PERMIT PBR24-0093

Public hearing at the request of Anywhere Lombardo LLC, for a Woodland Use Permit for 22649 Novi Road. The site is located west of Novi Road, and north of Nine Mile Road in Section 27 of the city. The applicant is requesting the removal of 40 regulated woodland trees to build a single-family home.

Motion to approve Woodland Use Permit, PBR24-0093, for the removal of forty (40) regulated woodland trees within an area mapped as City Regulated Woodland at 22649 Novi Road to build a single-family home. The approval is subject to on-site planting to the extent possible of fifty-nine (59) required woodland replacement credits. If necessary, any outstanding credits may be paid into the City's Tree Fund. In addition, any other conditions as listed in the Woodland Consultant's review letter shall be addressed. Motion carried 6-0.

3. 22683 NOVI ROAD WOODLAND PERMIT PBR24-0095

Public hearing at the request of Anywhere Lombardo LLC, for a Woodland Use Permit for 22683 Novi Road. The site is located west of Novi Road, and north of Nine Mile Road in Section 27 of the city. The applicant is requesting the removal of 23 regulated woodland trees to build a single-family home.

Motion to approve Woodland Use Permit, PBR24-0095, for the removal of twenty-three (23) regulated woodland trees within an area mapped as City Regulated Woodland at 22683 Novi Road to build a single-family home. The approval is subject to on-site planting to the extent possible of forty-three (43) required woodland replacement credits. If necessary, any outstanding credits may be paid into the City's Tree Fund. In addition, any other conditions in the Woodland Consultant's review letter shall be addressed. Motion carried 6-0.

4. CITY WEST ZONING MAP AMENDMENT 18.747

Public hearing and Planning Commission's recommendation to City Council regarding the staff-initiated request to rezone property in Section 16, located east of Beck Road, west of Taft Road on the south side of Grand River Avenue from Office Service, Residential Acreage, and Light Industrial to City West. The subject properties total approximately 106.76 acres.

In the matter of Zoning Map Amendment 18.747, motion to recommend approval to City Council to rezone the subject property from OS-1 (Office Service), RA (Residential Acreage), and I-1 (Light Industrial) to CW (City West) 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, and to create a vibrant, walkable, mixed-use district.**
- 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 and attract new businesses is fulfilled by allowing existing businesses to expand and creating new development opportunities in a mixed-use setting.**
- 4. The Master Plan for Land Use objective to provide a wide range of housing options is supported as the new district allows residential use in a mixed-use setting.**
- 5. The Master Plan for Land Use objective to develop the City West/Grand River and Beck area in a manner that supports and complements neighboring areas through the use of setback and height restrictions to provide buffers to single family districts.**
- 6. It provides an opportunity for long-standing businesses to remain at their current location.**

Motion carried 6-0.

5. JZ24-32 FELDMAN KIA PRO PLAN WITH REZONING 18.746

Public hearing at the request of Feldman Automotive for initial submittal and eligibility discussion for a Zoning Map Amendment from Non-Center Commercial (NCC) to General Business (B-3) with a Planned Rezoning Overlay. The subject site is approximately 4.88-acres and is located west of Joseph Drive, south of Grand River Avenue (Section 24). The applicant is proposing to develop an automotive dealership with outdoor vehicle inventory, which is not a permitted use in the NCC District.

This agenda item was discussed, but a motion on the item was not required.

6. JZ23-41 SAKURA EAST PRO PLAN WITH REZONING 18.743

Public hearing at the request of Sakura Novi LLC for Planning Commission's recommendation to City Council for a Zoning Map Amendment from Light Industrial to Town Center One with a Planned Rezoning Overlay. The subject site is approximately 3.5-acres and is located south of Eleven Mile Road, west of Meadowbrook Road (Section 23). The applicant is proposing to develop a 45-unit multiple-family townhome development.

In the matter of JZ23-41 Sakura East, with Zoning Map Amendment 18.743 motion to recommend approval to City Council to rezone the subject property from Light Industrial (I-1) to Town Center One (TC-1) with a Planned Rezoning Overlay Concept Plan.

- A. The recommendation includes the following ordinance deviations for consideration by the City Council, for the reasons noted:
1. Allowable Number of Rooms (4.82.2.B): Planning deviation from Section 4.82.2.B to allow an increase in the number of rooms permitted on the property up to 225 rooms.
 2. Sidewalks (Sec 3.27.1.1): Planning deviation from Section 3.27.1.1 to permit the existing 6-foot sidewalk rather than the 12.5 foot wide sidewalk required in the TC-1 District on a non-residential collector road, as this is consistent with the existing sidewalk width along 11 Mile Road and is not considered a gathering space in this area.
 3. Pedestrian Connectivity (Sec. 3.8.2.G): Planning deviation to allow a 5-foot sidewalk along the west side of the entrance driveway only, since it is a relatively small development and areas to the east do not have many walkable destinations.
 4. Landscape Screening (Sec. 5.5.3.B.ii and iii): Landscaping deviation from Section 5.5.3.B.ii and iii. for the lack of a berm between the site and adjacent industrial properties, as the applicant has provided evergreen trees and arborvitae for screening, as well as a fence along the southern property line.
 5. Major Drive (Sec. 5.10): Planning deviation to allow a 24-foot driveway width entering the site, where the ordinance requires a major drive to be 28-feet back-to-back width, as the site has a relatively low number of trips.
 6. Section 9 Waiver (Section 5.15): Façade deviation from Section 5.15 to permit the underage of brick (26% proposed, 30% required) on the front façade, and the overage of Cement Fiber Siding (58% proposed, 50% allowed) on the side facades of the Matsu building style, as the deviation is minor and does not adversely impact the aesthetic quality of the building.
- B. If the City Council approves the rezoning, the Planning Commission recommends the following conditions be made part of the PRO Agreement:
1. The height of the buildings will be limited to 35 feet. The ordinance permits up to 5 stories or 65 feet in TC-1, so limiting the height would be more restrictive.
 2. The use of the property is restricted to 45 attached residential units, with a total room count of 225 and a density of 14.3. This would provide a restriction of the use of the property, as well as layout in conformity with the PRO Plan.
 3. The total open space of the site will exceed the 15% requirement, with no less than 48% provided, which exceeds the ordinance requirements.
 4. The distance between buildings will be a minimum of 15 feet.
 5. No more than 7 units would be in a single building, which is more limiting than the ordinance allows.
- C. This motion is made because the proposed Town Center One zoning district is a reasonable alternative to the Light Industrial District and fulfills the intent of the Master Plan for Land Use, and because:
1. A reduction in traffic compared to development under the current zoning. The traffic study shows a difference of about 20 fewer trips compared to a general light industrial use, or up to 835 fewer trips compared to a medical office use.
 2. The plan shows that the total open space areas to be provided will exceed the 15% Open Space requirement of the TC-1 district, with approximately 45% shown.
 3. The project will exceed the 9,000 square foot Usable Open Space requirement, with about 17,200 square feet proposed.
 4. Preservation of the on-site wetland. The wetland is very small in size (less than 0.1 acre) but does represent an ecological benefit.
 5. A publicly accessible wetland overlook amenity to be provided on the City's parcel to the west, as shown in the PRO Plan.

6. The detriments to the City from the multiple family development as proposed are not substantial overall, so while the benefits to the public of this proposed use resulting from the conditions above are somewhat minor, they do tend to outweigh the detriments.

Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE SEPTEMBER 11, 2024 PLANNING COMMISSION MINUTES**

Motion to approve the September 11, 2024 Planning Commission minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the October 16, 2024 Planning Commission meeting. *Motion carried 6-0.*

Meeting adjourned at 9:22 PM.

*Actual language of the motion sheet subject to review.