



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

NOVEMBER 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 Greco, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: Member Baratta (excused), Member Giacobetti (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Kristen Kapelanski, Planner; Jeremy Miller, Staff Engineer; Tom Schultz, City Attorney; Pete Hill, Environmental Consultant

APPROVAL OF AGENDA

Motion to approve the November 12, 2014 Planning Commission agenda. *Motion carried 5-0.*

PUBLIC HEARINGS

1. OBERLIN, JSP14-42

Public hearing at the request of Singh Development for Preliminary Site Plan utilizing the Open Space Preservation Option, Woodland Permit, Wetland Permit and Stormwater Management Plan approval. The subject property is 29.9 acres in Section 20 of the City of Novi and located at 48301 Eleven Mile Road on the south side of Eleven Mile Road, west of Beck Road in the R-4, One-Family Residential District. The applicant is proposing a 72 unit development using the Open Space Preservation Option.

In the matter of Oberlin, JSP14-42, motion to approve the Preliminary Site Plan with Open Space Preservation Option based on and subject to the following:

- a. Zoning Board of Appeals variance for the deficient lot widths of lots 14 and 70 (64.28 ft. required, 43 ft. and 50 ft. provided);
- b. Planning Commission waiver for the lack of a berm in areas of preserved woodlands along Eleven Mile Road, which is hereby granted;
- c. Planning Commission approval to permit 1,173.48 off-site woodland replacement tree credits on the private property at the northwest corner of Eight Mile and Garfield Roads, which is hereby granted subject to the on-site and off-site conservation easements required by the Ordinance being provided; and
- 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.

This motion is made because the plan is otherwise in compliance with Article 4, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Oberlin, JSP14-42, motion to approve the Wetland Permit based on and subject to the following:

- a. Applicant shall ensure the wetland restoration area on the Ballantyne site will be monitored and maintained for a two year period per the standards outlined in the wetland review letter dated October 2, 2014; and
- b. 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 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Oberlin, JSP14-42, motion to approve the Woodland Permit based on and subject to the following:

- a. Planning Commission approval to permit 1,173.48 off-site woodland replacement tree credits on the private property at the northwest corner of Eight Mile and Garfield Roads, which is hereby granted subject to the on-site and off-site conservation easements required by the Ordinance being provided; and
- b. 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 Oberlin, JSP14-42, 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 otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

2. NOVI TEN TOWNHOMES, JSP14-18, WITH REZONING 18.707

Public hearing of the request of Toll Brothers for Planning Commission's recommendation to City Council for rezoning of property in Section 26, on the south side of Novi Road, east of Ten Mile Road from I-1, Light Industrial and OS-1, Office Service to RM-1, Low Density, Low-Rise Multiple-Family Residential with a Planned Rezoning Overlay. The subject property is approximately 20.9 acres.

In the matter of the request of Novi Ten Townhomes JSP14-18 with Zoning Map Amendment 18.707 motion to recommend approval to the City Council to rezone the subject property from I-1 (Light Industrial) and OS-1 (Office Service) to RM-1 (Low Density Low-Rise Multiple-Family Residential) with a Planned Rezoning Overlay for the development of a 93 unit condominium project. The recommendation shall include the following ordinance deviations:

- a. Construction of proposed cul-de-sac to standards less than the general layout standards for local streets as described in the traffic review letter dated September 9, 2014;
- b. Deficient same-side driveway spacing for south access drive (84 ft. provided, 105 ft. required);
- c. Reduction in minimum berm height from 6 ft. to 4-5 ft. along the southern property boundary;
- d. Lack of berms along the east, west and north property boundaries;
- e. Section 9 façade waiver for the underage of brick and overage of siding and asphalt shingles;
- f. Building orientation to property lines greater than 45° (50°-90° proposed);
- g. Off-street parking, maneuvering lanes, service drives and/or loading areas covering 47% of the required front, side and rear yard building setback areas (maximum 30% coverage permitted);
- h. Reduction in required building setback for the southeastern most building (75 ft. required, 66 ft. provided);

And subject to the following conditions:

- a. Applicant must satisfy items i. through iv. under point 12.C in the traffic review letter dated September 9, 2014;
- b. Applicant must provide understory plantings on the proposed berm along the southern property boundary to assure adequate buffering;
- c. Applicant relocating interior sidewalks further away from the proposed roadway where feasible as indicated in the applicant's response letter;
- d. Applicant providing pedestrian style lighting along the frontage of City streets as indicated in the applicant's response letter;
- e. The City's staff and legal counsel shall work with the land owner and the land developer at the time of PRO Agreement negotiations regarding arsenic issues related to the proposed berm along Ten Mile Road, as raised by Member Anthony during the public hearing and comments.
- f. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and items listed in those letters begin addressed on the Preliminary Site Plan;

This motion is made because:

- a. The applicant has presented a reasonable alternative to the proposed Master Plan designation of Community Office and Industrial Research Development and Technology as outlined in the planning review letter;
- b. The proposed property lines maintain a significant buffer (approximately 350 ft.) from the adjacent railroad and industrial uses to the east of the subject property;
- c. The proposed multiple-family use would complement the existing multiple-family uses to the south and in the general area;
- d. The plan meets several goals, objectives and implementation strategies included in the Master Plan for Land Use as outlined in the planning review letter;
- e. The applicant has made an effort to minimize impacts to on-site wetlands to the extent practical and has offered to preserve all remaining natural features via a conservation easement;
- f. The site will be adequately served by public utilities and the proposed zoning and proposed use represents fewer peak hour trips than the current zoning would require.

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE OCTOBER 8, 2014 PLANNING COMMISSION MINUTES

Motion to approve the October 8, 2014 Planning Commission Minutes. *Motion carried 5-0.*

2. APPROVAL OF THE OCTOBER 22, 2014 PLANNING COMMISSION MINUTES

Motion to approve the October 22, 2014 Planning Commission Minutes. *Motion carried 5-0.*

ADJOURNMENT

The meeting was adjourned at 8:00 PM.

Please note: Actual Language of motions subject to review.