



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting
June 23rd, 2021 7:00 PM
Remote Meeting
(248) 347-0475

As authorized under the open meetings act, MCL 15.261, ET SEQ., this meeting will be held remotely.

CALL TO ORDER

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

ROLL CALL - Pursuant to the State of Michigan Open Meetings Act, all members shall identify their physical location by stating the county, city, and state from which he or she is attending the meeting remotely.

Chair Pehrson, Member Avdoulos, Member Becker, Member Dismondy, Member Lynch, Member Roney, Member Verma

Present: Member Avdoulos- City of Novi, Oakland County, MI; Member Becker- City of Novi, Oakland County, MI; Member Dismondy- City of Novi, Oakland County, MI; Member Lynch- City of Novi, Oakland County, MI; Chair Pehrson- City of Novi, Oakland County, MI; Member Roney- City of Novi, Oakland County, MI; Member Verma- City of Novi, Oakland County, MI

Absent: None

Staff: Barb McBeth, City Planner; Lindsay Bell, Senior Planner; Madeleine Daniels, Planner; Tom Schultz, City Attorney

APPROVAL OF AGENDA

Motion to approve the June 23, 2021 Planning Commission Agenda. Motion carried 7-0.

PUBLIC HEARINGS

1. LAKEVIEW JSP 18-16

Public hearing at the request of Robertson Brothers Homes for Planning Commission's recommendation to City Council for an amendment of the Planned Rezoning Overlay Agreement. The subject property is approximately 3.15 acres and is located south of 13 Mile Road on the east and west sides of Old Novi Road (Section 10 and 11). The applicant is proposing to amend the PRO Agreement to remove a condition that states garages must be set back 5 feet from the porch in order to offer additional home models for buyers to select from.

In the matter of Lakeview JSP18-16, motion to recommend approval to the City Council to amend the Planned Rezoning Overlay Agreement as follows:

- a. **Remove condition (k) on page 5 of the recorded PRO Agreement which states "All lots/units shall have front entry attached garages, which will be set back a minimum of 5 feet from the porch."**

- b. The new proposed home models to be added to Exhibit B of the PRO Agreement.

This motion is made because:

1. The PRO Agreement otherwise remains unchanged and there are no changes proposed to the lot layouts, deviations and other conditions of development;
2. The amendment will allow for a greater variety of home models that can be accommodated within the lots on the east side of Old Novi Road;
3. The proposed new single family home models are consistent with those previously approved for this development, and appear to be generally of equal or greater architectural quality.
4. The new homes proposed will still be reviewed for compliance with the similar/dissimilar ordinance (Section 3.7) at the time of plot plan submittal;
5. The driveway length will still allow adequate room for parking vehicles within the driveway without encroaching into the sidewalk

Motion carried 7-0.

MATTERS FOR CONSIDERATION

1. TEXT AMENDMENT – SIGN ORDINANCE UPDATES

Set public hearing for Text Amendment 21-188.01 to update the Code of Ordinances, Chapter 28, "Signs", in order to comprehensively revise the regulations.

Motion to set a public hearing at an upcoming Planning Commission meeting for Text Amendment 21-188.001 to update the Code of Ordinances, Chapter 28, "Signs." Motion carried 7-0.

2. TEXT AMENDMENT – PLANNED REZONING OVERLAY ORDINANCE

Set public hearing for Text Amendment 18.297 to update Section 7.13, Amendments to Ordinance, Section 2, Planned Rezoning Overlay (PRO) in order to comprehensively revise the regulations.

Motion to set a public hearing at an upcoming Planning Commission meeting for Text Amendment 18.297 to update Section 7.13, Amendments to Ordinance, Section 2, Planned Rezoning Overlay. Motion carried 7-0.

ADJOURNMENT

The meeting was adjourned at 7:48 PM.

*Actual language of the motion subject to review.