



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**OCTOBER 8, 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 Baratta, Member Giacometti, Member Greco, Member Lynch, Member Zuchlewski

**Absent:** Member Anthony (excused), Chair Pehrson (excused)

**Also Present:** Kristen Kapelanski, Planner; Sri Komaragiri, Planner; David Beschke, Landscape Architect; Jeremy Miller, Staff Engineer; Gary Dovre, City Attorney

## APPROVAL OF AGENDA

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

## PUBLIC HEARINGS

### 1. DI-COAT ROETHEL DRIVE EXPANSION JSP14-50

Public hearing at the request of Di-Coat Corporation for Special Land Use permit and Preliminary Site Plan approval. The subject property is located in Section 35, at 22213 Roethel Drive, on the south side of Roethel Drive, west of Ashbury Drive in the I-1, Light Industrial District. The subject property is approximately 1.69 acres and the applicant is proposing to occupy an approximately 23,955 square foot space.

**In the matter of Di-Coat Roethel Drive Expansion, JSP14-50, motion to approve the Special Land Use permit and Preliminary Site Plan based on the following findings and waiver:**

**a. Relative to other feasible uses of the site:**

- The proposed use will not cause any detrimental impact on existing thoroughfares since no additional square footage is proposed;
- The proposed use will not cause any detrimental impact on the capabilities of public services and facilities since no additional square footage is proposed;
- The proposed use is compatible with the natural features and characteristics of the land because the plan does not impact any natural features;
- The proposed use is compatible with adjacent uses of land because the proposed use is located over 450 feet from any residential uses;
- The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;

- The proposed use will promote the use of land in a socially and economically desirable manner;
  - The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- b. Waiver of the required Noise Analysis, which is hereby granted, as the proposed use will not add any noise generating equipment to the site; and
- c. The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed.

This motion is made because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

2. **ATI HEADQUARTERS JSP14-40**

Public hearing at the request of ATI Land Holdings LLC for approval of the Preliminary Site Plan, Wetland Permit and Stormwater Management Plan. The subject property is 12.56 acres in Section 14 of the City of Novi and located on the west side of Meadowbrook Road between Twelve Mile Road and Eleven Mile Road, in the OST, Planned Office Service Technology District. The applicant is proposing a 107,400 square foot research and office facility.

In the matter of ATI Headquarters, JSP14-40, motion to approve the Preliminary Site Plan based on and subject to the following:

- a) Opposite-side driveway spacing waiver, which is hereby granted (86.5 feet proposed, 150 feet required);
- b) Landscape waiver to permit the use of evergreen trees as perimeter trees (deciduous trees required), which is hereby granted;
- c) Section 9 Waiver for underage of brick and overage of cast stone on the north and west facades, which is hereby granted; and
- d) 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 23A, 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 ATI Headquarters, JSP14-40, motion to approve the Wetlands Permit based on and subject to the following:

- a) It is the applicant's responsibility to obtain a final determination as to the regulatory status of each of the on-site wetlands with the MDEQ; 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 ATI Headquarters, JSP14-40, 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 the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

## MATTERS FOR CONSIDERATION

### 1. OUTDOOR ACCENTS JC14-120

Consideration of the request of Outdoor Accents, Inc. for Preliminary Site Plan and Section 9 Façade Waiver approval. The applicant is proposing to occupy the former Timberlane Hardware building at 42780 Ten Mile Road in Section 23 on the north side of Ten Mile Road, east of Novi Road in the I-2, General Industrial District. A change in roof materials is also proposed for the Main Building and Warehouse A.

In the matter of Outdoor Accents, JC14-120, motion to approve the Preliminary Site Plan and Section 9 façade waiver, which is hereby granted to allow an overage of standing seam metal on the basis that the proposed alteration, based on and subject to the following:

1. Represents an improvement in the existing façade that is compatible with the existing façade and with adjacent buildings;
2. Is generally in keeping with the intent and purpose of Section 2520; and
3. 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.

*Motion carried 5-0.*

Motion to reconsider the prior vote. *Motion carried 5-0.*

Motion to amend the previous motion in order to apply the Section 9 façade waiver to Warehouse B. *Motion carried 5-0.*

In the matter of Outdoor Accents, JC14-120, motion to approve the Preliminary Site Plan and Section 9 façade waiver, which is hereby granted to allow an overage of standing seam metal on the basis that the proposed alterations for the Main Building, Warehouse A and Warehouse B, based on and subject to the following:

1. Represent an improvement in the existing façade that is compatible with the existing façade and with adjacent buildings;
2. Is generally in keeping with the intent and purpose of Section 2520; and
3. 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.

*Motion carried 5-0.*

### 2. SET PUBLIC HEARING FOR NOVEMBER 12, 2014 FOR TEXT AMENDMENT 18.273, BUILDING HEIGHT STANDARDS FOR PLACES OF WORSHIP

In the matter of Text Amendment 18.273, motion to postpone consideration until such time as staff can provide the additional information request. *Motion carried 5-0.*

3. APPROVAL OF THE SEPTEMBER 10, 2014 PLANNING COMMISSION MINUTES

Motion to approve the September 10, 2014 Planning Commission Minutes. *Motion carried 5-0.*

**ADJOURNMENT**

The meeting was adjourned at 7:37 PM.

Please note: Actual Language of motions subject to review.