



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

December 7, 2016 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: Member Anthony, Member Giacometti, Member Greco, Chair Pehrson,

Absent: Member Lynch (excused), Member Zuchlewski (excused)

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Kirstin Mellem, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Staff Engineer; Tom Schultz, City Attorney

APPROVAL OF AGENDA

Motion to approve the December 7, 2016 Planning Commission Agenda. *Motion carried 4-0.*

CONSENT AGENDA

1. LAKESHORE PARK-PICNIC SHELTER, JSP16-70

Approval at the request of the City of Novi for approval of Preliminary Site Plan for Lake Shore Park Picnic Shelter, JSP 16-70. The subject property is located in Section 3, south of South Lake Drive and west of Old Novi Road. The applicant is proposing to construct an approximately 630 square feet picnic shelter for Lake Shore Park.

In the matter of Lakeshore Picnic Shelter JSP 16-70, motion to approve the Preliminary Site Plan based on and subject to the findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

PUBLIC HEARINGS

1. FELDMAN AUTOMOTIVE JSP16-31

Public hearing at the request of Feldman Automotive for Planning Commission's approval of Preliminary Site Plan, Wetland Permit, Woodland Permit, Stormwater Management Plan, and Special Land Use. The subject property has split zoning of P-1 (Vehicular Parking) at the south and B-3 (General Business) at the north and is located in Section 23, on the south side of Grand River Avenue between Novi Road and Meadowbrook Road. The subject property is approximately 1.67 acres and the applicant is proposing to improve the parcel for parking for sale of new, unlicensed motor vehicles and outdoor space for exclusive sale of new or used automobiles.

In the matter of Feldman Automotive, JSP16-31, motion to postpone the Special Land Use Permit for the reasons that the applicant intends to make further modifications to the Preliminary Site Plan and has requested that the matter be postponed until those changes are submitted for review. *Motion carried 4-0.*

2. **ZONING ORDINANCE TEXT AMENDMENT 18.279**

Public Hearing for Planning Commission's recommendation to the City Council for an ordinance to amend the City of Novi Zoning Ordinance in order to modify the TC, Town Center and TC-1, Town Center-1 Districts to better accommodate mixed-use and residential developments in the Main Street area.

Motion to recommend approval to the City Council of the ordinance amendment as written.

Motion carried 4-0.

3. **ZONING ORDINANCE TEXT AMENDMENT 18.277**

Public Hearing for Planning Commission's recommendation to the City Council for an ordinance to amend the City of Novi Zoning Ordinance at Article 3, Zoning Districts, Section 3.1.25, Town Center District, Special Land Uses, and Article 4, Use Standards, Section 4.40, Restaurants in the character of a fast food carryout, Drive-In, Fast food drive-through, or Fast food sit-down, specifically for the TC and TC-1 Town Center Districts; in order to permit drive-through Restaurants in the TC Town Center District.

Motion to recommend approval to the City Council of the ordinance amendment as written.

Motion carried 4-0.

MATTERS FOR CONSIDERATION

1. **HADLEYS TOWING JSP16-33 with Rezoning 18.715**

Consideration at the request of Hadley's Towing for Planning Commission's recommendation to the City Council for rezoning property in Section 17 on south side of Grand River Avenue between Wixom Road and Beck from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay (PRO). The subject property is approximately 17.78 acres and the applicant is proposing to rezone approximately 5.6 acres of northerly portion of the property to accommodate the vehicle towing business and outdoor storage yard. The applicant is proposing to develop the property in two phases. The first phase includes construction of 155 parking spaces to store towed vehicles and the future phase would include 113 spaces.

In the matter of Hadley's Towing, JSP 16-33 with Zoning Map Amendment 18.715, motion to recommend approval to the City Council to rezone the subject property from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay (PRO) with a Planned Rezoning Overlay.

- a. The recommendation shall include the following ordinance deviations for consideration by the City Council:
 - i. Planning Deviation for outdoor storage and screening extending into the required front yard setback of the district as the proposed yard has little to no visibility from Grand River Avenue, as listed in Section 4.55.
 - ii. Landscape deviation for absence of required interior parking lot landscaping islands or trees as listed in Section 5.5.3.C to allow for easy maneuverability of tow trucks and towed vehicles.
 - iii. All parking bays exceed the maximum 15 spaces (up to a maximum of 44 spaces provided) as listed in Section 5.5.3.C. to allow for easy maneuverability of tow trucks and towed vehicles.
 - iv. Landscape deviation for absence of required berm along Grand River frontage greenbelt as listed in Section 5.5.3.B.ii and iii. due to lack of space
 - v. Landscape deviation for absence of required street trees along Grand River frontage as listed in Section 5.5.3.E.i.c and LDM 1.d. due to lack of space
 - vi. Traffic Deviation for painted end islands instead of raised end islands as listed in Section 5.3.12 to allow for easy maneuverability of tow trucks and towed vehicles.
 - vii. City Council variance for the exclusion of bicycle parking, as required per section 5.16 due to nature of the proposed use.

- viii. City Council variance for lack of a traffic impact study due to the nature of the proposed use.
- b. Applicant complying with the conditions listed in the staff and consultant review letters.
- c. If the City Council approves the rezoning, the Planning Commission recommends the following conditions be requirements of the Planned Rezoning Overlay Agreement:
 - i. The Zoning Map amendment from I-1 (Light Industrial) to I-2 (General Industrial) is limited for 5.6-acre of a 17.76-acre property as indicated in the concept plan. There will be no further requests for expanding the proposed 5.6-acre rezoning area as shown on the concept plan.
 - ii. The development will happen in two phases. The first phase includes construction of 155 parking spaces to store towed vehicles and the future phase would include 113 spaces.
 - iii. Additional berm and landscaping proposed to provide additional screening to the property on north shall be protected in a permanent landscape easement. Exact boundaries will be determined at the time of Final site plan.

This motion is made because:

- i. The rezoning request fulfills two objectives of the Master Plan for Land Use by fostering a favorable business climate and welcoming new business.
- ii. The rezoning is a reasonable alternative as the proposed use is less intense of uses that would be typically allowed under I-2 zoning and puts to use a vacant parcel and is adjacent to other parcels of similar use.
- iii. The rezoning will have no negative impact on public utilities.

Motion carried 4-0.

1. ZONING ORDINANCE TEXT AMENDMENT 18.280

Set public hearing for Text Amendment 18.280 to consider amending the City of Novi Zoning Ordinance in order to modify Section 4.86 – Uses Not Otherwise Included Within A Specific Use District and Section 2.2 – Definitions to recognize and provide for implementation of State and Federal legislation regarding wireless communication equipment and facilities.

Motion to set public hearing for Zoning Ordinance Text Amendment 18.280 for January 11, 2017.

Motion carried 4-0.

2. SIGN CODE AMENDMENT 17.188

Set public hearing for consideration to amend Chapter 28, “Signs” of the City of Novi Code, Amendment 17-188, to update, clarify, and provide new substantive regulations Concerning the placement of signs within and throughout the City.

Motion to set public hearing for Sign Code Ordinance amendment 17.188 for January 11, 2017.

Motion carried 4-0.

3. APPROVAL OF THE SEPTEMBER 28, 2016 PLANNING COMMISSION MINUTES

Motion to approve the September 28, 2016 Planning Commission minutes, as amended. *Motion carried 4-0.*

4. APPROVAL OF THE OCTOBER 5, 2016 PLANNING COMMISSION MINUTES

Motion to approve the October 5, 2016 Planning Commission minutes. *Motion carried 4-0.*

ADJOURNMENT

The meeting was adjourned at 7:33 P.M.

**Actual language of the motions subject to review.*