



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**NOVEMBER 4, 2015 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 Baratta, Member Giacometti, Member Greco, Member Lynch, Chair Pehrson

**Absent:** Member Anthony (excused), Member Zuchlewski (excused)

**Also Present:** Barbara McBeth, Community Development Deputy Director; Sri Komaragiri, Planner; Chris Gruba, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Doug Necci, Façade Consultant; Gary Dovre, City Attorney.

## APPROVAL OF AGENDA

Motion to approve the November 4, 2015 Planning Commission Agenda. *Motion carried. 5-0*

### 1. LEARNING CARE ACADEMY JSP15-0057

Public hearing at the request of ICAP Development for recommendation to the City Council for Concept Plan approval under the Planned Suburban Low Rise Overlay District. The subject property is located on the west side of Beck Road north of Eleven Mile Road (Section 17). The applicant is proposing a child care facility to serve up to 170 children.

**In the matter of Learning Care Academy, JSP15-57, motion to recommend approval of the Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan based on the following findings, City Council deviations, and conditions:**

- a. The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community. The proposed development and site design provide a reasonable transition from the higher intensity hospital uses and lower intensity single-family residential uses thereby meeting the intent of the PSLR Overlay District. The site itself includes provisions for future vehicular and pedestrian connections along the proposed Public drive and a proposed pathway along Beck Road that will benefit the community as a whole.
- b. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment. Given that the size of the site is less than 10 acres, a community impact statement is not required. The current site plan is not proposing any impacts to natural features and has minimal impacts on the use of public services, facilities and utilities.
- c. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties. The proposed building has been substantially buffered by proposed landscape and should minimally impact the surrounding properties.
- d. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of this Article [Article 3.1.27]. The proposed development meets the stated intent of the PSLR Overlay District to encourage

- transitional uses between higher intensity office and retail uses and lower intensity residential uses while maintaining the residential character of the area as outlined in this review letter.
- e. City Council deviations for the following as the Concept Plan provides substitute safeguards for each of the regulations and there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District as stated in the planning review letter:
    1. City Council deviation from Section 3.21.2.A.ii and Section 3.1.27.D to exceed the maximum allowed front building setback 75 feet allowed; approximately 114 feet provided;
    2. City Council deviation from Section 3.21.2.A.iv to allow parking in the front yard approximately 20 spaces are provided;
    3. City Council deviation from Section 4.19.2.J to exceed the maximum allowed accessory structures on the site 2 allowed, 3 provided;
    4. City Council deviation from Section 4.19.2.F to allow proposed dumpster in the required front yard;
    5. City Council deviation from 5.11.2.A to allow proposed fence in the required front yard;
    6. The applicant shall provide sidewalk at the time of Preliminary Site Plan per staff's recommendation
    7. City Council deviation from section 5.5.3. to allow absence of screening of non-residential adjacent to non-residential property along south and west property line
    8. City Council deviation from Section 5.5.3.B.ii. to allow absence of required berm adjacent to public Right of Way along the proposed public drive and along the Southern property line
    9. The applicant shall provide street trees at the time of Preliminary Site Plan per staff's recommendation
    10. City Council deviation from Section 5.5.3.C.parking lot landscape to not provide the minimum required parking lot trees (21 required, 12 provided).
    11. Planning Commission recommends that City Council not to delay from the requirement of the Traffic Impact Study to the time of future expansion but provide the study at this time.
  - f. The applicant updating the PSLR concept plan submittal to include the proposed phase lines and revised building elevations to include the future expansion as part of the PSLR concept plan, that were provided in electronic format for staff review;
  - g. The applicant shall work with the City Engineer to determine the limits of future Right of Way around the proposed turn around.
  - h. The applicant revising the plan to redesign the turnaround to meet the Fire department standards;
  - i. 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 Preliminary Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0*

## MATTERS FOR CONSIDERATION

### 1. LEGACY CHURCH FAÇADE JSP 15-66

Approval at the request of Connecting Spaces LLC for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 22, South of Eleven Mile Road and east of Taft Road, in the R-4, One Family Residential zone. The subject property is approximately 6.25 acres and the applicant is proposing to remodel the existing façade for Legacy Church along with modifications to the existing parking lot, internal sidewalks and remodel the interior of the school building.

In the matter of Legacy Church Façade JSP 15-66, motion to approve the Preliminary Site Plan and a Section 9 Waiver, based on and subject to the following:

- a. To allow the overage of single score CMU material on all façades 25% allowed; 71%, 48%, 44% and 59% proposed because the proposed alteration will significantly improve the overall appearance of the building and is consistent with the intent and purpose of the Façade

Ordinance, which is hereby granted. The CMU block is existing but will be painted and complemented with additional materials.

- b. 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 3, Article 4 Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0*

1. APPROVAL OF THE SEPTEMBER 9, 2015 PLANNING COMMISSION MINUTES

Motion to approve the September 9, 2015 Planning Commission minutes. *Motion carried 5-0*

**ADJOURNMENT**

The meeting was adjourned at 7:42 PM.

Please note: Actual Language of motions subject to review.