



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**MAY 28, 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 Lynch, Chair Pehrson, Member Zuchlewski

**Absent:** Member Baratta (excused), Member Giacometti (excused), Member Greco (excused)

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Sara Roediger, Planner; Sara White, Planner; Adam Wayne, Engineer; David Beschke, Landscape Architect; Rod Arroyo, Traffic Consultant; Matt Carmer, Environmental Consultant; Pete Hill, Environmental Consultant; Beth Saarela, City Attorney.

## APPROVAL OF AGENDA

Motion to approve the May 28, 2014 Planning Commission agenda. *Motion carried 4-0.*

## CONSENT AGENDA – REMOVALS AND APPROVALS

### 1. HOLLY HILL FAÇADE, JC13-209

Approval of the request of Regency Capital Holdings of Novi for Final Site Plan and Section 9 Façade Waiver. The applicant is proposing to update the façades of the three existing office buildings located in Section 25 on the south side of Ten Mile Road, west of Haggerty Road in the OS-1 Office Service District.

**In the matter of Holly Hill Facade, JC13-209, motion to approve the Final Site Plan and Section 9 façade waiver to allow an overage of EIFS and painted brick on the basis that the proposed alteration:**

1. Represents an improvement in the existing façade that is compatible with the existing façade and with adjacent buildings, and
2. Is generally in keeping with the intent and purpose of Section 2520. *Motion carried 4-0.*

## PUBLIC HEARING

### 1. ROSE SENIOR LIVING AT PROVIDENCE, JSP13-81

Public hearing at the request of Edward Rose and Sons for Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan approval. The subject property is 23.61 acres in Section 17 of the City of Novi and located on the north side of Eleven Mile Road and west of Beck Road. The applicant is proposing a 182 unit senior living facility.

**In the matter of Rose Senior Living at Providence, JSP13-81, motion to approve the Preliminary Site Plan based on and subject to the following:**

- a. Planning Commission waiver to reduce the buffer area around the proposed basin; which is hereby granted; and
- b. 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 the PSLR Overlay Agreement and PSLR Overlay Concept Plan, Article 4, Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

In the matter of Rose Senior Living at Providence, JSP13-81, motion to approve the Wetland Permit 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 the PSLR Overlay Agreement and PSLR Overlay Concept Plan and Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

In the matter of Rose Senior Living at Providence, JSP13-81, motion to approve the Woodland Permit 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 the PSLR Overlay Agreement and PSLR Overlay Concept Plan and Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

In the matter of Rose Senior Living at Providence, JSP13-81, motion to approve the Stormwater Management Plan, subject to 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 the PSLR Overlay Agreement and PSLR Overlay Concept Plan and Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

2. WEST PARK STORAGE TANK, JSP14-14

Public hearing at the request of the City of Novi for Special Land Use Permit, Preliminary Site Plan and Stormwater Management Plan for a water storage reservoir and to replace pumps at the existing pump station located on the northeast corner of West Park and Twelve Mile Road. The 2.8 acre site will contain one expanded access off of West Park Drive, a six foot wrought iron security fence, and a new sidewalk along Twelve Mile Road.

In the matter of West Park Storage Tank, JSP14-14, motion to approve the Special Land Use permit based on the following findings:

Relative to other feasible uses of the site:

- The proposed use will not cause any detrimental impact on existing thoroughfares as there will be no additional access points or significant change in trip generation;
- Subject to satisfying the requirements in the Engineering Review the proposed use will not cause any detrimental impact on the capabilities of public services and facilities because the plan adequately addresses and provides for water and sanitary sewer service and management of stormwater volumes;
- The proposed use is compatible with the natural features and characteristics of the land as minimal impacts to quality natural features are proposed;
- The proposed use is compatible with adjacent uses of land as indicated in the staff and consultant review letters;
- 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; and
- 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.

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 4-0.*

In the matter of the West Park Storage Tank, JSP14-14, motion to approve the Preliminary Site Plan, based on and subject to the following:

- a. Planning Commission waiver of the required Noise Impact Statement which is hereby granted;
- b. Planning Commission acknowledgment of security fencing located in the front and exterior side yards is necessary for security of the facility;
- c. Planning Commission determination that the number of parking spaces provided are adequate for the proposed use; and
- d. The conditions and items listed in the staff and consultant review letters being addressed on the Stamping Site Plan.

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 4-0.*

In the matter of the West Park Storage Tank, JSP14-14, motion to approve the Stormwater Management Plan, based on and subject to the conditions and items listed in the staff and consultant review letters being addressed on the Stamping 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 4-0.*

#### MATTERS FOR CONSIDERATION

1. **SUNDANCE GRILLE & CANTINA, JSP13-56**

Consideration of the request of Theodore Andris, PC for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is 1.89 acres in Section 2, located on the southeast corner of Fourteen Mile Rd. and East Lake Dr. in the B-3, General Business District. The applicant is proposing to construct a 693 square foot addition and a 526 square foot outdoor seating area at the existing Sundance Grille & Cantina.

In the matter of Sundance Grill & Cantina, JSP13-56, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Zoning Board of Appeals variance for the front yard setback along East Lake Dr. which is supported by staff because the site is an existing nonconforming site that is being improved (30 feet required, 24 feet proposed);
- b. Zoning Board of Appeals variance for the exterior yard setback along Fourteen Mile Rd. which is supported by staff because the site is an existing nonconforming site that is being improved (30 feet required, 3 feet proposed);
- c. City Council variance from Section 11.256(b) of the Design and Construction Standards of the City Code for the lack of a bicycle path on East Lake Drive because this is an existing site that is being improved and there is not adequate room to provide this path safely adjacent to the existing non-conforming building and because of the presence of an existing bike lane;
- d. The applicant installing a sidewalk along Fourteen Mile Road that connects the existing bike lane along East Lake Drive to the existing sidewalk east of the property, with support for an administrative variance from Section 11.278(b)(5) of the Design and Construction Standards of the City Code to permit a sidewalk to vary more than 1 foot from the future right-of-way as illustrated in Sheet 2 dated 5-16-14;
- e. Planning Commission waiver for same-side driveway spacing (185 feet required, 130 feet provided), which is hereby granted;
- f. Planning Commission waiver to allow a 6 ft. wood screen fence in lieu of a berm along the southern property line as it will provide adequate and effective noise attenuation and screening while still maintaining a useable site; which is hereby granted;
- g. Planning Commission waiver from the street tree requirements along both frontages because this is an existing non-conforming site that has limited space and the installation of street trees is impractical; which is hereby granted;
- h. Planning Commission waiver to reduce the berm height (3 ft. required, 2 ft. recommended) along Fourteen Mile in order to allow the installation of a sidewalk; which is hereby granted;

- i. All RTU's, exhaust fans and related ductwork be painted the same color as the trim to match the existing asphalt shingles; and
- j. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 15, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

In the matter of Sundance Grill & Cantina, JSP13-56, motion to approve the Stormwater Management Plan, subject to 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 Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

2. APPROVAL OF THE MAY 14, 2014 PLANNING COMMISSION MINUTES

Motion to approve the May 14, 2014 Planning Commission Minutes. *Motion carried 4-0.*

**ADJOURNMENT**

The meeting was adjourned at 8:01 PM.

Please note: Actual Language of motions subject to review.