



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

APRIL 22, 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 or about 7:00 PM.

ROLL CALL

Present: Member Giacometti, Member Greco, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: Member Anthony (excused), Member Baratta (excused),

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

APPROVAL OF AGENDA

Motion to approve the April 22, 2015 Planning Commission agenda. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. HOMEWOOD SUITES, JSP14-31

Consideration at the request of Stellar Hospitality, LLC for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property is located in Section 14, north of 11 Mile Road and east of Town Center Drive in the OSC, Office Service Commercial District. The current submittal, Homewood Suites, includes a five story extended stay hotel with 88 rooms along with associated parking and landscape on 1.87 acres of the total site.

In the matter of Homewood Suites, JSP14-31, motion to approve the Preliminary Site Plan based on the following findings:

- a. Landscape waiver to permit the absence of the Right of Way trees (7 required, 0 provided) between the existing sidewalk and the curb along Town Center Drive as listed in Section 5.5.3.B.ii due to limited space available for planting, which is hereby granted;
- b. Landscape waiver to permit a decorative wall instead of the required berm adjacent to Public Right of Way as listed in Section 5.5.3.A.(5) due to space limitations, grading and utility easement, decorative wall with landscaping is proposed, which is hereby granted;
- c. Landscape waiver to exceed the minimum allowed parking spaces between planning islands by 1 space (15 spaces allowed, 16 proposed) as listed in Section 5.5.3.C.ii due to proposed site layout, which is hereby granted;
- d. Landscape waiver to permit the reduction in minimum requirements for Perimeter Parking Lot Landscape Calculations (21 required, 7 provided) as listed in Section 5.5.3.C.iii due to limited space available for planting, which is hereby granted;
- e. Zoning Board of Appeals variance from Section 3.1.23.D of City Zoning Ordinance to reduce the minimum parking setbacks; (Side setback on North: required 20 ft., provided approximately 10 ft. and rear setback on East: required 20 ft., provided approximately 6 ft.)
- f. Zoning Board of Appeals variance from Section 5.4.1 of City Zoning Ordinance to not provide a loading space;

- g. Zoning Board of Appeals variance from Section 4.19.2.F.iv of City Zoning Ordinance to allow a corner of the dumpster to be located within parking setbacks;
- h. Increase the width of the Emergency access to twenty feet as indicated in the response letter; and
- 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 Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 4.40, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Homewood Suites, JSP14-31, 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 Article 4.40, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

2. APPROVAL OF THE MARCH 25, 2015 PLANNING COMMISSION MINUTES

Motion to approve the March 25, 2015 Planning Commission minutes. *Motion carried 5-0.*

3. APPROVAL OF THE APRIL 8, 2015 PLANNING COMMISSION MINUTES

Motion to approve the April 8, 2015 Planning Commission minutes. *Motion carried 5-0.*

ADJOURNMENT

The meeting was adjourned at 7:32 PM.

Please note: Actual Language of motions subject to review.