



SUBJECT: Consideration of Zoning Ordinance Text Amendment 18.299 to amend Section 2.2, Definitions; Section 4.51, Self-Storage Facilities; and Section 5.2.12, Off-Street Parking Requirements, to provide standards for the development of climate-controlled self-storage facilities, and to amend the standards for drive-up self-storage facilities. **SECOND READING**

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT, PLANNING

BACKGROUND INFORMATION:

City Council considered the first reading of Text Amendment 18.299 from GHK Development, LLC, to allow for Climate-Controlled Self-Storage facilities on May 23, 2022. Although the ordinance amendment was approved for first reading, the City Council shared comments and concerns regarding the proposed setback requirement from residential districts, building height, landscape screening, lighting, and hours of operation.

During the First Reading, City Council considered Text Amendment 18.299 to allow for climate-controlled self-storage facilities as part of Section 4.51 of the Zoning Ordinance. The current ordinance does not provide standards compatible with newer-style climate-controlled facilities, which are typically located within buildings that consist of multiple stories. The applicant proposed an ordinance amendment to allow and provide standards for climate-controlled self-storage facilities, while proposing to maintain current standards for drive-up self-storage facilities. In addition, the applicant requested that the climate-controlled storage facilities be permitted as a Special Land Use in the I-1 (Light Industrial) Zoning District when properties abut residential zoning districts, and in the I-2 (General Industrial) Zoning District as a permitted use subject to the required conditions and development standards of the I-1 (Light Industrial) Zoning District. Some other proposed changes to ordinance as drafted included the following:

- Add definitions for both drive-up and climate-controlled self-storage facilities.
- Maintain the standards for drive-up self-storage facilities, with a few minor exceptions addressing consistency in terminology and changing the fencing requirements from chain-link to only vinyl or wood fencing.
- Allow climate-controlled self-storage facilities to be built on sites as small as 2 acres, unless the site abuts a residential zoning district, in which case the site shall be a minimum of 3 acres. A minimum of 5 acres will still be required for drive-up self-storage facilities.
- Allow climate-controlled self-storage facilities adjacent to residentially zoned property if the property is separated by a major thoroughfare or railroad right-of-way from the residentially zoned property, and if the structure(s) is setback a minimum of 250 feet from nearest building edge to the nearest building edge of a structure located on a residentially zoned property.
- Allow for any principal permitted use in I-1 (Light Industrial) to be permitted as part of a mixed-use climate-controlled self-storage facility if the gross leasable area of such use(s) is less than

10% of the total gross leasable area of the overall building, and if such uses are not associated with the self-storage use of the site. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted within a building on the site devoted to this use. Applicants have noted that mixing uses in the same building as climate-controlled self-storage is often compatible, with examples provided such as rental of meeting or conference space, or other short-term office purposes.

- Provide additional screening requirements when a site abuts a residential or office zoning district.
- Allow for both drive-up and climate-controlled facilities to be developed on the same site if the site is a minimum of 5 acres and does not abut residential (subject to the conditions stated within each section of the ordinance).
- Revise the parking standards for self-storage facilities to meet the intent of the proposed ordinance amendment, and to match other community's ordinances more closely.

Prior to the First Reading, the Planning Commission considered the proposed ordinance amendment at a public hearing held at its March 23rd meeting, and forwarded **a favorable recommendation to the City Council to adopt staff's version of Text Amendment 18.299 Self-Storage Facilities**. At the public hearing, there was discussion of the future of the self-storage industry and how this ordinance amendment would benefit the business community of Novi. Two members of the public spoke at the hearing, objecting to the amendment—one because of the proximity to his existing self-storage business, and to the nearby residential homes, and the other objected since he had previously requested approval of a self-storage building, but found that the ordinance did not allow it.

The primary intent of this ordinance amendment is to allow for the development climate-controlled self-storage facilities in the Light Industrial (I-1) Zoning District as a Special Land Use and in the General Industrial (I-2) Zoning District as a Principal Permitted Use. Climate-controlled self-storage facilities would only be permitted adjacent to residential subject to certain conditions. The ordinance amendment does not propose any substantial changes to the current ordinance standards for drive-up self-storage facilities, except for revised fencing requirements in which chain-link fencing is no longer permitted, instead requiring more aesthetically pleasing fencing. Currently, drive-up self-storage facilities are not permitted adjacent to residential, and the proposed ordinance amendment does not change this standard.

DEVELOPER FEEDBACK:

Since the City Council's First Reading, staff has been in communication with the applicant and three other developers that have expressed interest in developing climate-controlled self-storage facilities in Novi. The other developers wish to remain anonymous at this time, and are noted by number below. All of the developers we spoke with indicated that the proposed ordinance standards are generally consistent with industry trends and other ordinances that they have encountered during the development process. Developers 1 and 2 were also comfortable with proposed hours of operation limitations for climate-controlled self-storage facilities abutting residential, with leasing offices for self-storage facilities generally being in operation from 9:00 a.m. to 6:00 p.m. on Monday through Saturday and gate access typically limited from 6:00 a.m. to 10:00 p.m. daily. This has been incorporated into the proposed ordinance amendment that is attached. Developer 3 had no comment regarding the proposed hours of operation limitations for climate-controlled storage facilities abutting residential.

Developer 1 offered some additional insight into current industry trends and how they relate to the proposed text amendment. Based on the projects that they have worked on and seen in their communities, new vertical climate-controlled self-storage facilities typically range from 90,000 to

120,000 gross square footage and are 3-4 stories in height. Projects smaller than that size are much harder to justify economically. Typically, a larger floor plate with fewer floors is more cost effective, since vertical construction can be expensive.

Regarding climate-controlled self-storage facilities adjacent to residential, Developer 1 indicated that his company has completed several projects near residential and feel that Novi's language in the proposed text amendment "appears to be more than substantial from the resident's point of view [as there] are only a handful of parcels in the city where you can build near residential" and there are several standards proposed, including height limitations, hours of operation limitations, and additional landscape screening measures, to mitigate adverse impacts. Developer 1 also noted that other communities have similar restrictions on self-storage facilities near residential including hours of operation limitations, additional screening requirements, and minimal lighting levels near residential property.

Developer 1 offered some insights into the benefits of climate-controlled self-storage compared to drive-up facilities and some other industrial uses. The developer noted that climate-controlled self-storage facilities are low impact—with few external effects, like smell and noise. Climate-controlled self-storage can be designed to match any neighborhood and when appropriate, mixed-use can be incorporated into the facility. This developer in particular aims for 4,000 to 6,000 square feet of retail on the first floor with the types of tenants including coffee shops, exercise studios, nail salons, hair salons, restaurants, offices, and pet grooming. Compared to drive-up self-storage facilities, this developer feels that climate-controlled self-storage facilities are safer, more secure, require less square footage of impervious surface, protects customer's materials better, and are more aesthetic. Developer 1 is primarily interested in climate-controlled self-storage facilities.

Developer 2 concurred that the minimum site acreage requirement of two acres when not adjacent to residential is consistent with what they have seen in other communities. Developer 2 also felt comfortable with the suggested hours of operation limitations when abutting residential and is primarily interested in climate-controlled self-storage facilities.

Developer 3 was more concerned with the drive-up self-storage facility standards. Developer 3 does not object to climate-controlled self-storage facilities, but felt that drive-up self-storage facilities and climate-controlled self-storage facilities should be treated similarly. Developer 3 indicated that they feel the self-storage industry is headed in a new direction that promotes development of a mix of both drive-up and climate-controlled facilities on the same site.

STAFF RESEARCH

In addition to developer feedback, staff has conducted research on residential setback requirements, screening standards, lighting, and hours of operation, for self-storage facilities. Research into the self-storage industry has revealed that growing urbanization has led to the increased need for self-storage units, particularly for individuals and families that are considering downsizing from larger homes. Also, as a result of the pandemic, many businesses have decreased their leased office space, and are temporarily using off-site storage.

Forbes indicates that the four contributing reasons people choose self-storage are due to downsizing, divorce, dislocation, and death, which makes it a recession-resistant asset class. To read more about current trends in self-storage, please click [here](#). Over 50 percent of the self-storage operators across the U.S. are owned by small operators, with only 31 percent of self-storage space

owned by six public companies. To learn more about the economic statistics of self-storage facilities, please click [here](#).

Staff has spoken with several residents concerning self-storage facilities, particularly adjacent to residential lots. Their biggest concerns include building height, screening, lighting, the width of the right-of-way (specifically for Novi Road near Novi Bowl), and allowable uses in mixed use self-storage buildings. To address these concerns, staff has revised language within the proposed ordinance amendment that accommodates the residents' requests to the extent possible.

Additionally, staff reviewed the proposed ordinance standards with the current zoning map of the City and created an updated and corrected map, which shows a total of 111 properties in the Light Industrial and General Industrial Zoning Districts that are more than 2-acres in size and potentially meet the requirements of the proposed ordinance amendment. See attached map with the highlighted properties in yellow and green as the potentially eligible properties for development or redevelopment as climate-controlled self-storage facilities. Of these 111 sites, only 7 sites are adjacent to residentially-zoned land and could be proposed for consideration with Special Land Use approval by the Planning Commission.

CITY COUNCIL SECOND READING

At the First Reading, the City Council requested that, following the above additional research efforts, staff come back with some additional options for the City Council to consider at the time of Second Reading. The options for consideration are provided below.

Building Height and related Building Setback (applies only to sites abutting residential) – **Select Option A or Option B (preferred by staff)**

The distance between existing residential homes and proposed climate-controlled facilities was discussed at the First Reading, specifically the concern regarding the use of distance between buildings as a standard was brought up, as compared with the more usual standard of setback minimums from property lines. Residential homes in Novi are limited to a height of 35 feet, and a concern was discussed that buildings could be as tall as 40 feet in the light industrial district, and setback 40 feet from the property line, when located across the street from a residential district. Two options are provided below for consideration, with Option B preferred by staff.

Option A: Revise Section 4.51.2.B.ii to read:

Any building or portion of a building setback less than 75 feet from the property line abutting a residential district shall have a maximum height of 15 feet; provided, however, that for every additional foot of building setback from the property line greater than 75 feet, the maximum building height may be increased 1 additional foot, up to 40 feet in height.

Note: the maximum building height of 15 feet is consistent with the current height limitation within the zoning ordinance for drive-up self-storage facilities.

Option B: Revise Section 4.51.2.B.ii to read:

Any building or portion of building shall be setback a minimum of 40 feet from the property line abutting a residential district, and shall have a maximum height of 25 feet; provided, however, that for every additional 5 feet of building setback from the property line greater than 40 feet, the maximum building height may be increased 1 additional foot, up to 40 feet in height.

Note: the maximum height of 25 feet is consistent with the current height limitation for any I-1 district structure when abutting residential and not separated by a road right-of-way.

Hours of Operation (applies only to sites abutting residential) – **Option C recommended**

The hours of operation of facilities were discussed at the first reading with the concern that there may be disruptive effects of a 24-hour self-storage facility adjacent to residential homes.

Option C: To add Section 4.51.2.B.iii to read:

Leasing office hours shall be limited to the hours between 8:00 a.m. to 6:00 p.m. Monday through Saturday. Facility access hours shall be limited to the hours between 6:00 a.m. to 10:00 p.m. Monday through Sunday.

Note: The above hours of operation are based on industry standards provided by the developers.

Limited Mixed-Use Standards (applies only to sites abutting residential) – **Option D recommended**

Developers have indicated that limited retail use of the facilities and small tenant spaces for uses permitted in the I-1, Light Industrial, Zoning District, are beneficial in certain areas. After discussion regarding the specific permitted uses during the first reading, staff has modified the proposed language to clarify the standards.

Option D: To modify Section 4.51.2.H.ii to read as follows and to add Section 4.51.2.H.iii:

ii. If such uses are not associated with the self-storage use of the site, the Planning Commission may require additional amenities with such use(s), and taking into consideration the compatibility of the proposed use with the existing uses of the site and surrounding sites, whether there is adequate parking for the combination of uses, and adequate pedestrian connectivity of the use to other uses on the site.

iii. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted within a building on the site devoted to this use.

Landscape Screening (applies only to sites abutting residential) – **Select Option E (preferred by staff) or Option F**

Landscape plantings along the street rights of way can often buffer the effects of non-residential uses adjacent to existing single-family homes. The City's Landscape Architect has reviewed the ordinance and recommends Option E to improve the landscaping when climate controlled self-storage abuts a residential district. The current ordinance standard asks for a 25-foot-wide landscaped greenbelt, but does not ask for at least 2 of the required canopy or evergreen trees to be planted between the road right-of-way and building. The reasoning behind this additional requirement is to soften the effects of the building near residential areas.

Option E: Remove Section 4.51.2.I and replace it with the following:

At a minimum, a 25 foot wide landscaped greenbelt is required where the site abuts a residential zoning district or office zoning district. In addition, at least 2 of the required canopy or evergreen trees must be planted between the road right-of-way and building to soften the effects of the building on the abutting residential areas. The Planning Commission may require additional screening measures as necessary.

Option F: Revise Section 4.51.2.I to remove the following:

(2) an eight (8) foot tall, opaque fence of vinyl or wood and a ten (10) foot wide landscaped greenbelt.

Site Lighting (applies to all climate-controlled self-storage facilities) – **Option G recommended**

This section is proposed to be added and is intended to reiterate the standards of the ordinance when property abuts residential districts. Developers indicated typical lighting standards are acceptable for climate-controlled self-storage facilities. Additionally, staff notes that the maximum mounting height of lighting fixtures is 25 feet when property abuts residential zoning districts.

Option G: Add Section 4.51.2.P to read as the following:

Any proposed site lighting shall comply with the requirements of Section 5.7. In particular, the standards of Section 5.7.3.L shall apply when a site abutting a residential district or use.

Staff's updated recommendation to include Options B, C, D, E, and G are included in the draft ordinance amendment included in the packet.

RECOMMENDED ACTION: Approval of Zoning Ordinance Text Amendment 18.299 to amend Section 2.2, Definitions; Section 4.51, Self-Storage Facilities; and Section 5.2.12, Off-Street Parking Requirements, to provide standards for the development of climate-controlled self-storage facilities, and to amend the standards for drive-up self-storage facilities, with any modifications as recommended by the City Council, and as determined necessary by the City Manager and City Attorney's office. **SECOND READING**

This motion is made for the following reasons:

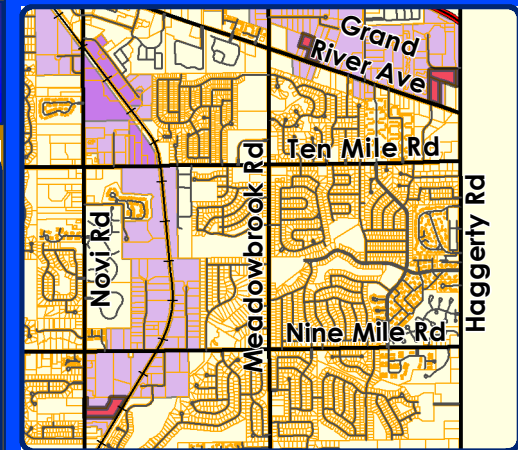
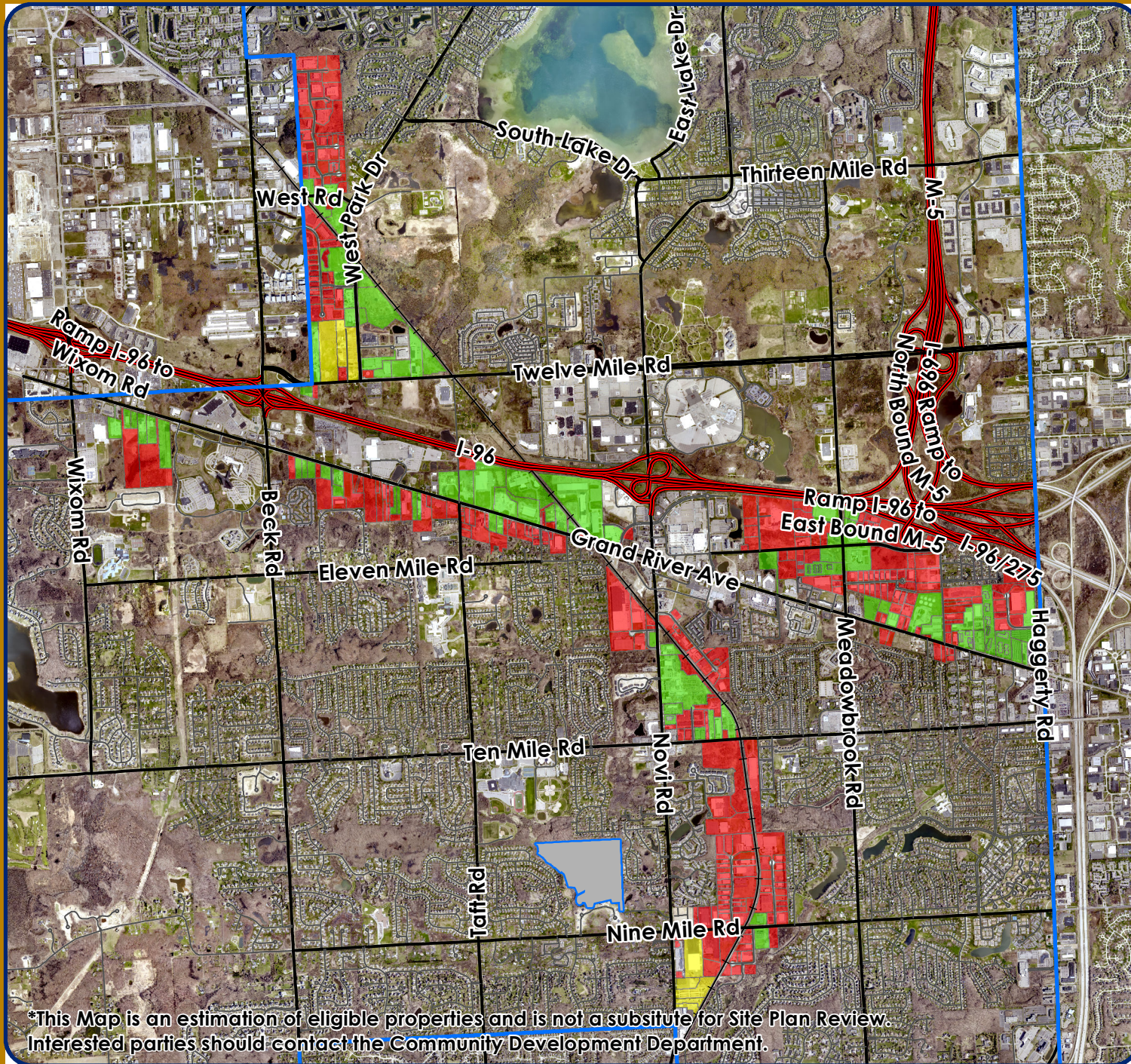
This ordinance amendments help to achieve certain aspects of the Master Plan for Land Use:

- a. Objective 10: *Maintain Quality Architecture & Design throughout the City* by requiring enhanced building facades that are visible from a public right-of-way or nonindustrial district, and
- b. Objective 17: *Retain and Support the Growth of Existing Businesses and attract new businesses to the City of Novi*, by providing an opportunity to provide climate-controlled self-storage facilities in the direction that the self-storage industry is headed, and
- c. Objective 18: *Ensure compatibility between residential and non-residential developments*, by ensuring that additional buffering and landscaping is required when climate-controlled self-storage facilities are proposed abutting residential districts.

MAPS

CLIMATE-CONTROLLED SELF-STORAGE PARCELS

INDUSTRIAL PARCEL MAP



INSET LEGEND

- Existing Self-Storage Facilities
- I-1: Light Industrial District
- I-2: General Industrial District

MAP LEGEND

- Eligible**
- No
 - Yes, near Residential
 - Yes
- *Known Consent Judgements have been removed from the Map



City of Novi

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Map Author: Christian Carroll
 Date: 5/31/22
 Project: Climate-Controlled Self-Storage Facilities
 Version #: 2



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

*This Map is an estimation of eligible properties and is not a substitute for Site Plan Review. Interested parties should contact the Community Development Department.

SELF-STORAGE COMPARISION CHART

18.299 Self-Storage Facilities - Zoning Ordinance Regulations

Municipality	Relevant Sections	Zoning Districts	Max Height	Min. Lot Size	Max Lot Coverage	Residential Setbacks	Adj. to Residential
Novi	Section 4.51	I-1 (Special) , I-2 (Permitted)	15 feet	5 acres	40%	Not allowed	Not allowed
Novi - 1st Reading Option	Section 4.51	I-1 (Special) , I-2 (Permitted)	40 feet (I-1), 60 feet (I-2)	2 acres, 3 acres (adjacent to residential)	None/Section 3.6.2.D	250 feet from nearest building edge to nearest building edge	Allowed adjacent to residential when separated by a road right-of-way or railroad right-of-way
Novi - Staff Option	Section 4.51	I-1 (Special) , I-2 (Permitted)	40 feet (I-1), 60 feet (I-2)* *Note: Height subject to residential setback requirements and limitations	2 acres, 3 acres (adjacent to residential)	None/Section 3.6.2.D	For any building/portion of building setback a minimum of 40 feet from the property line abutting a residential zoning district, it shall have a maximum height of 25 feet. For every additional 5 feet of building setback from the property line, the maximum building height may be increased by 1 additional foot, up to 40 feet in height.	Allowed adjacent to residential when separated by a road right-of-way or railroad right-of-way
Wixom	Section 18.09.040(E)	M-1 (Special), M-2 (Permitted)	40 feet, 60 feet	None	75% by impervious surface	Not allowed	Not allowed
Royal Oak	770-44; 770-62	G-1 (Permitted)	50 feet	None	None	Front: equal to adjacent residential district Rear & Side: 25 feet *Planning Commission has authority to increase or decrease (see notes tab)	Allowed, requires screening
Canton Township	Section 6.02.M	L-1 (Special)	50 feet	3 acres	None	Same as standard setbacks: Front - 40 feet Least Side - 15 feet Total Sides - 40 feet Rear - 20 feet	Allowed with minimum setback of 40 feet unless adjacent to a public street or railroad right-of-way
Southfield	Section 5.185	I-1 (Special)	3 stories or 35 feet	None	None	Same as standard setbacks: Front - 60 feet Least Side - 20 feet when abutting a street	Not specified
Lyon Township	Section 36.02; Section 19.02.T	I-1 (Special)	40 feet	3 acres	75%	I-1: 50 foot setback from any residential zone + 5 feet for every 1 additional foot in height above 15 feet I-2: 75 foot setback from any residential zone + 5 feet for every 1 additional foot in height above 15 feet	Allowed, requires screening
Troy	Section 6.24	GB (Special), IB (Permitted)	40 feet, 3 stories (GB); 50 feet, 4 stories (IB)	-	40% (IB)	Same as standard: GB: Front - 10 feet, Least Side - 20 feet, Side Total - 40 feet, Rear - 30 feet IB: Front - 30 feet, Least Side - 10 feet, Side Total - 20 feet, Rear - 20 feet	Allowed, requires screening
Farmington Hills*	Section 34-4.46.1	LI-1 (Permitted)	50 feet, 3 stories	None	None	B-3 District Front Yard Open Space Requirements (50%) and minimum of 50 feet from any residential district	Allowed, requires screening
Brighton*	Section 98-3.20	RM (Permitted)	35 feet, 3 stories	None	70%	Same as standard setbacks: Front - 50 feet, Side - 40 feet, Rear - 50 feet	Not specified
Commerce Township	Section 18.06	HRC (Special), I (Permitted)	35 feet, 3 stories (HRC) 45 feet, 2 stories (I)	20,000 sf (I)	None	Same as standard setbacks (I): Front - 30 feet, Least Side - 25 feet, Side Total - 50 feet, Rear - 35 feet	Not specified
City of Northville	Section 16.12	CSO (Permitted), GCD (Special), SM-O (Special), PR-1 (Permitted), PR-2 (Permitted)	Dependent on Zoning District	2 acres	None	50 feet from any ROW Line, Residential Lot Line, and 25 feet from any nonresidential lot line	Allowed, requires screening
Northville Township	170-44.1(111)	I (Permitted), CI (Special)	50 feet (I), 30 feet (CI)	None	None	I: 200 foot minimum building setback, 100 foot minimum parking setback CI: 50 foot minimum building setback, 50 foot minimum parking lot setback *The setbacks above may be reduced, up to 50%, by the Planning Commission upon a finding that the abutting area is designated on the Township's future land use map for a use other than residential, is used as a permanent nonresidential use or where the amount of landscaping in the buffer zone adjacent to the residential is increased by 50% above the minimum landscape buffer requirement.	Not specified

*Note: These municipalities do not specifically regulate self-storage/mini warehouse but regulate warehousing generally

**18.299 DRAFT TEXT AMENDMENT
STAFF OPTION
(STRIKE-THROUGH VERSION)**

**HIGHLIGHTED AREAS ARE
CHANGES FROM 1ST READING**

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 18.299

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, ORDINANCE 14-271, THE CITY OF NOVI ZONING ORDINANCE, AS AMENDED, AT ARTICLE 2, DEFINITIONS, AT SECTION 2.2, DEFINITIONS, IN ORDER TO ADD DEFINITIONS FOR DRIVE-UP SELF-STORAGE FACILITIES AND CLIMATE-CONTROLLED SELF-STORAGE FACILITIES; AND AT ARTICLE 4, USE STANDARDS, AT SECTION 4.51, SELF-STORAGE FACILITIES AND ARTICLE 5, SITE STANDARDS, AT SECTION 5.2.12, OFF-STREET PARKING REQUIREMENTS, IN ORDER TO ALLOW FOR AND ADD REGULATIONS RELATING TO DRIVE-UP SELF-STORAGE FACILITIES AND CLIMATE-CONTROLLED SELF-STORAGE FACILITIES.

THE CITY OF NOVI ORDAINS:

Part I. That Article 2, Definitions, Section 2.2, Definitions, of the City of Novi Zoning Ordinance is hereby amended to add definitions for “Drive-Up Self-Storage Facilities” and “Climate-Controlled Self-Storage Facilities” to read as follows:

Drive-Up Self-Storage Facilities: A building or a group of buildings that are primarily accessed externally without humidity control capability containing compartmentalized stalls or lockers which are rented or leased as individual units for the storage of personal property customarily related to residential, office, and/or local commercial activities.

Climate-Controlled Self-Storage Facilities: A building or a group of buildings that are primarily accessed from common interior spaces with humidity control capability containing fully enclosed, compartmentalized stalls or lockers which are rented or leased as individual units for the storage of personal property customarily related to residential, office, and/or local commercial activities.

Part II. That Article 4, Use Standards, Section 4.51, Self-Storage Facilities of the City of Novi Zoning Ordinance is hereby amended to read as follows:

In the I-1 district, self-storage facilities used to provide temporary storage needs for businesses, apartment dwellers, and other individuals on a self-service basis are permitted as a special land use. In the I-2 district, they are a permitted use. In both districts they are subject to the following:

1. For sites consisting of drive-up self-storage facilities, the following use requirements shall apply:
 - A. The minimum size of the site devoted entirely to such use shall be not less than five (5) acres.
 - 2-B. Drive-up self-storage facilities are not permitted adjacent to residentially zoned property.
 - 3-C. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.

~~4.D.~~ All yard setbacks established in the I-1 district for buildings shall be complied with, except that setbacks between ~~mini-warehouses~~buildings on the same site may be twenty-five (25) feet apart, side to side or front to rear.

~~5.E.~~ Maximum lot coverage may not exceed forty (40) percent.

~~6.F.~~ Maximum length of any ~~mini-warehouse~~building shall be two-hundred and fifty (250) feet.

~~7.G.~~ No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.

~~8.H.~~ No storage outside of the ~~self-storage~~ buildings shall be permitted.

~~9.I.~~ Except as provided herein, the use of the premises shall be limited to storage only and shall not be used for operating any other business, for maintaining or repairing of any vehicles, recreational equipment or other items, or for any recreational activity, hobby or purpose other than the storage of personal items and business items as hereinbefore set forth.

~~10.J.~~ The entire site shall be surrounded on all non-residentially zoned sides by a six (6) foot ~~tall, opaque fence of vinyl or wood~~chain link fence. Where the site abuts an office, recreational facility, a motel/hotel, or restaurant in an I-1 district, screening shall consist of ~~either (1) a face brick wall not less than six (6) feet in height, or (2) a six (6) foot tall, chain link opaque fence of vinyl or wood~~ and a ten (10) foot wide landscaped greenbelt, ~~except w~~With respect to the side of the property ~~which that~~ abuts a public street, including an exterior side lot line, ~~which shall provide screening shall consist of~~ a landscaped berm at least three (3) feet in height and evergreen trees that provides at least 80-90% opacity to a minimum height of six (6) feet in the required forty (40) foot setback yard space.

~~11.K.~~ A security manager shall be permitted to reside on the premises to the extent required by such use and such residence shall be considered an accessory use as provided at Section 2.2.

~~12.L.~~ All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.

~~13.M.~~ Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted on the site devoted to this use.

~~14.N.~~ Access to the self-service storage facility premises shall be restricted to tenants only, by use of an attendant, mechanical or electronic locking device or other entrance-control device.

~~15.O.~~ Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.

~~16.P.~~ No building or structure other than the manager's quarters shall exceed fifteen (15) feet in height.

~~17.Q.~~ In addition to requirements at Section 5.15, Exterior Building Wall I Materials, self-storage facilities, including storage buildings and caretaker's office and quarters, shall be architecturally designed so as not to have a flat roof, and shall instead have a mansard, gable hip or gambrel roof design.

2. For sites consisting of climate-controlled self-storage facilities, the following use requirements shall apply:

- A. The minimum size of the site devoted entirely to such use shall be a minimum of two (2) acres unless the site abuts a residential zoning district in which case the site shall be a minimum of three (3) acres.
- B. Notwithstanding the provisions of Section 3.1.18.C or Section 3.1.19.B, climate-controlled self-storage facilities may be allowed as a special land use when adjacent to residentially zoned property under the following criteria:
- i. For any property separated by a major thoroughfare or railroad right-of-way from a residential zoning district, and;
 - ii. Any building or portion of a building setback less than 75 feet from the property line abutting a residential district, it shall have a maximum height of 15 feet; provided, however that for every additional foot of building setback from the property line greater than 75 feet, the maximum building height may be increased 1 additional foot, up to 40 feet in height. **(Option A)**
- OR**
- Any building or portion of building setback a minimum of 40 feet from the property line abutting a residential district, and shall have a maximum height of 25 feet; provided, however, that for every additional 5 feet of building setback from the property line greater than 40 feet, the maximum building height may be increased 1 additional foot, up to 40 feet in height. **(Option B – Staff Preferred)**
- iii. Leasing office hours shall be limited to the hours between 8:00 a.m. to 6:00 p.m. Monday through Saturday. Facility access hours shall be limited to the hours between 6:00 a.m. to 10:00 p.m. Monday through Sunday. **(Option C – recommended)**
- C. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.
- D. Building setbacks shall comply with the standards as set forth in the I-1, Light Industrial, or I-2, General Industrial district, as applicable.
- E. No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.
- F. No storage outside of the self-storage buildings shall be permitted.
- G. Except as provided herein, the use of the premises shall not be used for maintaining or repairing of any vehicles and any other uses as determined by the Planning Commission.
- H. Any principal permitted use in the Light Industrial (I-1) district may be permitted in a mixed-use climate-controlled self-storage facility, subject to the following conditions:
- i. If the gross leasable area of such use(s) is less than 10% of the total gross leasable area of the overall building, and;
 - ii. If such uses are not associated with the self-storage use of the site, the Planning Commission may require additional amenities with such use(s), taking into consideration the compatibility of the proposed use with the

existing uses of the site and surrounding sites, whether there is adequate parking for the combination of uses, and adequate pedestrian connectivity of the use to other uses on the site.

iii. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted within a building on the site devoted to this use. **(Option D – Recommended)**

i. At a minimum, a 25 foot wide landscaped greenbelt is required where the site abuts a residential zoning district or office zoning district. In addition, at least 2 of the required canopy or evergreen trees must be planted between the road right-of-way and building to soften the effects of the building on the abutting residential areas. The Planning Commission may require additional screening measures as necessary. **(Option E – Staff Preferred)**

OR

At a minimum, where the site abuts a residential zoning district or office zoning district, screening shall consist of ~~(1) either a face brick wall not less than eight (8) feet in height, or (2) an eight (8) foot tall, opaque fence of vinyl or wood and a ten (10) foot wide landscaped greenbelt, or (3) a landscaped berm at least four (4) feet in height that provides 80-90% opacity to a minimum height of ten (10) feet. With respect to the side of the property that abuts a public street, including an exterior side lot line, screening shall consist of a landscaped berm at least three (3) feet in height and evergreen trees that provides at least 80-90% opacity to a minimum height of six (6) feet in the required forty (40) foot setback yard space. These standards apply for both the I-1, Light Industrial, and I-2, General Industrial Districts. The Planning Commission may require additional screening measures as necessary. **(Option F)**~~

J. All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.

K. Notwithstanding the required fire codes, the following minimum driveway widths shall apply.

i. All one-way driveways shall be designed with one ten-foot-wide loading/unloading lane and one 15-foot travel lane.-

ii. All two-way driveways shall be designed with one ten-foot-wide loading/unloading lane and two 12-foot travel lanes.-

iii. The parking lanes may be eliminated if the driveway does not serve storage units.

iv. Signs and painted lines shall be used to indicate parking and traffic direction throughout the site.

L. Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.

M. The maximum building height shall be consistent with the zoning district that the site is located within.

N. Exterior building walls visible from a public right-of-way or nonindustrial district shall be finished with brick or other high-quality masonry materials as permitted in Section 5.15.

O. A demonstrated means of security and management shall be provided.

P. Any proposed site lighting shall comply with the requirements of Section 5.7. In particular, the standards of Section 5.7.3.L shall apply when a site abutting a residential district or use. (Option G – Recommended)

3. For sites consisting of both drive-up self-storage facilities and climate-controlled self-storage facilities, the minimum site size shall be 5 acres and each use will be subject to the conditions stated within this ordinance.

Part III. That Article 5, Site Standards, Section 5.2.12, Off-Street Parking Requirements, Subsection E of the chart of Off-Street Parking Spaces, of the City of Novi Zoning Ordinance is hereby amended to read as follows:

Use	Minimum Number of Parking Spaces per Unit of Measure
E. Industrial	
<u>Mini-warehouses, Self-Storage Facilities</u>	<u>Five (5) spaces at the office, 1 space for each 100 storage units, with a minimum of five (5) parking spaces.</u> Access to <u>individual self-storage units</u> shall provide for loading/unloading of vehicles <u>adjacent to units</u> without impeding <u>through</u> -traffic flow.

PART IV.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART V.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART VI.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART VII.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2022.

ROBERT J. GATT, MAYOR

CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent:

**18.299 DRAFT TEXT AMENDMENT
STAFF OPTION
(CLEAN VERSION)**

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 18.299

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, ORDINANCE 14-271, THE CITY OF NOVI ZONING ORDINANCE, AS AMENDED, AT ARTICLE 2, DEFINITIONS, AT SECTION 2.2, DEFINITIONS, IN ORDER TO ADD DEFINITIONS FOR DRIVE-UP SELF-STORAGE FACILITIES AND CLIMATE-CONTROLLED SELF-STORAGE FACILITIES; AND AT ARTICLE 4, USE STANDARDS, AT SECTION 4.51, SELF-STORAGE FACILITIES AND ARTICLE 5, SITE STANDARDS, AT SECTION 5.2.12, OFF-STREET PARKING REQUIREMENTS, IN ORDER TO ALLOW FOR AND ADD REGULATIONS RELATING TO DRIVE-UP SELF-STORAGE FACILITIES AND CLIMATE-CONTROLLED SELF-STORAGE FACILITIES.

THE CITY OF NOVI ORDAINS:

Part I. That Article 2, Definitions, Section 2.2, Definitions, of the City of Novi Zoning Ordinance is hereby amended to add definitions for “Drive-Up Self-Storage Facilities” and “Climate-Controlled Self-Storage Facilities” to read as follows:

Drive-Up Self-Storage Facilities: A building or a group of buildings that are primarily accessed externally without humidity control capability containing compartmentalized stalls or lockers which are rented or leased as individual units for the storage of personal property customarily related to residential, office, and/or local commercial activities.

Climate-Controlled Self-Storage Facilities: A building or a group of buildings that are primarily accessed from common interior spaces with humidity control capability containing fully enclosed, compartmentalized stalls or lockers which are rented or leased as individual units for the storage of personal property customarily related to residential, office, and/or local commercial activities.

Part II. That Article 4, Use Standards, Section 4.51, Self-Storage Facilities of the City of Novi Zoning Ordinance is hereby amended to read as follows:

In the I-1 district, self-storage facilities used to provide temporary storage needs for businesses, apartment dwellers, and other individuals on a self-service basis are permitted as a special land use. In the I-2 district, they are a permitted use. In both districts they are subject to the following:

1. For sites consisting of drive-up self-storage facilities, the following use requirements shall apply:
 - A. The minimum size of the site devoted entirely to such use shall be not less than five (5) acres.
 - B. Drive-up self-storage facilities are not permitted adjacent to residentially zoned property.
 - C. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.
 - D. All yard setbacks established in the I-1 district for buildings shall be complied with, except that setbacks between buildings on the same site may be twenty-five (25) feet apart, side to side or front to rear.

- E. Maximum lot coverage may not exceed forty (40) percent.
 - F. Maximum length of any building shall be two-hundred and fifty (250) feet.
 - G. No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.
 - H. No storage outside of the buildings shall be permitted.
 - I. Except as provided herein, the use of the premises shall be limited to storage only and shall not be used for operating any other business, for maintaining or repairing of any vehicles, recreational equipment or other items, or for any recreational activity, hobby or purpose other than the storage of personal items and business items as hereinbefore set forth.
 - J. The entire site shall be surrounded on all non-residentially zoned sides by a six (6) foot tall, opaque fence of vinyl or wood. Where the site abuts an office, recreational facility, a motel/hotel, or restaurant in an I-1 district, screening shall consist of either a face brick wall not less than six (6) feet in height, or a six (6) foot-tall, opaque fence of vinyl or wood and a ten (10) foot wide landscaped greenbelt. With respect to the side of the property that abuts a public street, including an exterior side lot line, screening shall consist of a landscaped berm at least three (3) feet in height and evergreen trees that provides at least 80-90% opacity to a minimum height of six (6) feet in the required forty (40) foot setback yard space.
 - K. A security manager shall be permitted to reside on the premises to the extent required by such use and such residence shall be considered an accessory use as provided at Section 2.2.
 - L. All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.
 - M. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted on the site devoted to this use.
 - N. Access to the self-service storage facility premises shall be restricted to tenants only, by use of an attendant, mechanical or electronic locking device or other entrance-control device.
 - O. Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.
 - P. No building or structure other than the manager's quarters shall exceed fifteen (15) feet in height.
 - Q. In addition to requirements at Section 5.15, Exterior Building Wall Materials, self-storage facilities, including storage buildings and caretaker's office and quarters, shall be architecturally designed so as not to have a flat roof, and shall instead have a mansard, gable hip or gambrel roof design.
2. For sites consisting of climate-controlled self-storage facilities, the following use requirements shall apply:
- A. The minimum size of the site devoted entirely to such use shall be a minimum of two (2) acres unless the site abuts a residential zoning district in which case the site shall be a minimum of three (3) acres.
 - B. Notwithstanding the provisions of Section 3.1.18.C or Section 3.1.19.B, climate-controlled self-storage facilities may be allowed as a special land use when adjacent to residentially zoned property under the following criteria:

- i. For any property separated by a major thoroughfare or railroad right-of-way from a residential zoning district, and;
 - ii. Any building or portion of building setback a minimum of 40 feet from the property line abutting a residential district, and shall have a maximum height of 25 feet; provided, however, that for every additional 5 feet of building setback from the property line greater than 40 feet, the maximum building height may be increased 1 additional foot, up to 40 feet in height.
 - iii. Leasing office hours shall be limited to the hours between 8:00 a.m. to 6:00 p.m. Monday through Saturday. Facility access hours shall be limited to the hours between 6:00 a.m. to 10:00 p.m. Monday through Sunday.
- C. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.
- D. Building setbacks shall comply with the standards as set forth in the I-1, Light Industrial, or I-2, General Industrial district, as applicable.
- E. No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.
- F. No storage outside of the self-storage buildings shall be permitted.
- G. Except as provided herein, the use of the premises shall not be used for maintaining or repairing of any vehicles and any other uses as determined by the Planning Commission.
- H. Any principal permitted use in the Light Industrial (I-1) district may be permitted in a mixed-use climate-controlled self-storage facility, subject to the following conditions:
 - i. If the gross leasable area of such use(s) is less than 10% of the total gross leasable area of the overall building, and;
 - ii. If such uses are not associated with the self-storage use of the site, the Planning Commission may require additional amenities with such use(s), taking into consideration the compatibility of the proposed use with the existing uses of the site and surrounding sites, whether there is adequate parking for the combination of uses, and adequate pedestrian connectivity of the use to other uses on the site.
 - iii. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted within a building on the site devoted to this use.
- I. At a minimum, a 25 foot wide landscaped greenbelt is required where the site abuts a residential zoning district or office zoning district. In addition, at least 2 of the required canopy or evergreen trees must be planted between the road right-of-way and building to soften the effects of the building on the abutting residential areas. The Planning Commission may require additional screening measures as necessary.
- J. All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.
- K. Notwithstanding the required fire codes, the following minimum driveway widths shall apply.

- i. All one-way driveways shall be designed with one ten-foot-wide loading/unloading lane and one 15-foot travel lane.-
 - ii. All two-way driveways shall be designed with one ten-foot-wide loading/unloading lane and two 12-foot travel lanes.-
 - iii. The parking lanes may be eliminated if the driveway does not serve storage units.
 - iv. Signs and painted lines shall be used to indicate parking and traffic direction throughout the site.
 - L. Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.
 - M. The maximum building height shall be consistent with the zoning district that the site is located within.
 - N. Exterior building walls visible from a public right-of-way or nonindustrial district shall be finished with brick or other high-quality masonry materials as permitted in Section 5.15.
 - O. A demonstrated means of security and management shall be provided.
 - P. Any proposed site lighting shall comply with the requirements of Section 5.7. In particular, the standards of Section 5.7.3.L shall apply when a site abutting a residential district or use.
3. For sites consisting of both drive-up self-storage facilities and climate-controlled self-storage facilities, the minimum site size shall be 5 acres and each use will be subject to the conditions stated within this ordinance.

Part III. That Article 5, Site Standards, Section 5.2.12, Off-Street Parking Requirements, Subsection E of the chart of Off-Street Parking Spaces, of the City of Novi Zoning Ordinance is hereby amended to read as follows:

Use	Minimum Number of Parking Spaces per Unit of Measure
E. Industrial	
Self-Storage Facilities	1 space for each 100 storage units, with a minimum of five (5) parking spaces. Access to self-storage units shall provide for loading/unloading of vehicles without impeding through-traffic flow.

PART IV.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART V.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART VI.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART VII.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2022.

ROBERT J. GATT, MAYOR

CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent:

**18.299 DRAFT TEXT AMENDMENT
FIRST READING OPTION
(STRIKE-THROUGH VERSION)**

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 18.299

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, ORDINANCE 14-271, THE CITY OF NOVI ZONING ORDINANCE, AS AMENDED, AT ARTICLE 2, DEFINITIONS, AT SECTION 2.2, DEFINITIONS, IN ORDER TO ADD DEFINITIONS FOR DRIVE-UP SELF-STORAGE FACILITIES AND CLIMATE-CONTROLLED SELF-STORAGE FACILITIES; AND AT ARTICLE 4, USE STANDARDS, AT SECTION 4.51, SELF-STORAGE FACILITIES AND ARTICLE 5, SITE STANDARDS, AT SECTION 5.2.12, OFF-STREET PARKING REQUIREMENTS, IN ORDER TO ALLOW FOR AND ADD REGULATIONS RELATING TO DRIVE-UP SELF-STORAGE FACILITIES AND CLIMATE-CONTROLLED SELF-STORAGE FACILITIES.

THE CITY OF NOVI ORDAINS:

Part I. That Article 2, Definitions, Section 2.2, Definitions, of the City of Novi Zoning Ordinance is hereby amended to add definitions for “Drive-Up Self-Storage Facilities” and “Climate-Controlled Self-Storage Facilities” to read as follows:

Drive-Up Self-Storage Facilities: A building or a group of buildings that are primarily accessed externally without humidity control capability containing compartmentalized stalls or lockers which are rented or leased as individual units for the storage of personal property customarily related to residential, office, and/or local commercial activities.

Climate-Controlled Self-Storage Facilities: A building or a group of buildings that are primarily accessed from common interior spaces with humidity control capability containing fully enclosed, compartmentalized stalls or lockers which are rented or leased as individual units for the storage of personal property customarily related to residential, office, and/or local commercial activities.

Part II. That Article 4, Use Standards, Section 4.51, Self-Storage Facilities of the City of Novi Zoning Ordinance is hereby amended to read as follows:

In the I-1 district, self-storage facilities used to provide temporary storage needs for businesses, apartment dwellers, and other individuals on a self-service basis are permitted as a special land use. In the I-2 district, they are a permitted use. In both districts they are subject to the following:

1. For sites consisting of drive-up self-storage facilities, the following use requirements shall apply:
 - A. The minimum size of the site devoted entirely to such use shall be not less than five (5) acres.
 - 2-B. Drive-up self-storage facilities are not permitted adjacent to residentially zoned property.
 - 3-C. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.

~~4.D.~~ All yard setbacks established in the I-1 district for buildings shall be complied with, except that setbacks between ~~mini-warehouses~~buildings on the same site may be twenty-five (25) feet apart, side to side or front to rear.

~~5.E.~~ Maximum lot coverage may not exceed forty (40) percent.

~~6.F.~~ Maximum length of any ~~mini-warehouse~~building shall be two-hundred and fifty (250) feet.

~~7.G.~~ No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.

~~8.H.~~ No storage outside of the ~~self-storage~~ buildings shall be permitted.

~~9.I.~~ Except as provided herein, the use of the premises shall be limited to storage only and shall not be used for operating any other business, for maintaining or repairing of any vehicles, recreational equipment or other items, or for any recreational activity, hobby or purpose other than the storage of personal items and business items as hereinbefore set forth.

~~10.J.~~ The entire site shall be surrounded on all non-residentially zoned sides by a six (6) foot ~~tall, opaque fence of vinyl or wood~~chain link fence. Where the site abuts an office, recreational facility, a motel/hotel, or restaurant in an I-1 district, screening shall consist of ~~either (1) a face brick wall not less than six (6) feet in height, or (2) a six (6) foot tall, chain link opaque fence of vinyl or wood~~ and a ten (10) foot wide landscaped greenbelt, ~~except w~~With respect to the side of the property ~~which that~~ abuts a public street, including an exterior side lot line, ~~which shall provide screening shall consist of~~ a landscaped berm at least three (3) feet in height and evergreen trees that provides at least 80-90% opacity to a minimum height of six (6) feet in the required forty (40) foot setback yard space.

~~11.K.~~ A security manager shall be permitted to reside on the premises to the extent required by such use and such residence shall be considered an accessory use as provided at Section 2.2.

~~12.L.~~ All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.

~~13.M.~~ Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted on the site devoted to this use.

~~14.N.~~ Access to the self-service storage facility premises shall be restricted to tenants only, by use of an attendant, mechanical or electronic locking device or other entrance-control device.

~~15.O.~~ Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.

~~16.P.~~ No building or structure other than the manager's quarters shall exceed fifteen (15) feet in height.

~~17.Q.~~ In addition to requirements at Section 5.15, Exterior Building Wall I Materials, self-storage facilities, including storage buildings and caretaker's office and quarters, shall be architecturally designed so as not to have a flat roof, and shall instead have a mansard, gable hip or gambrel roof design.

2. For sites consisting of climate-controlled self-storage facilities, the following use requirements shall apply:

- A. The minimum size of the site devoted entirely to such use shall be a minimum of two (2) acres unless the site abuts a residential zoning district in which case the site shall be a minimum of three (3) acres.
- B. Notwithstanding the provisions of Section 3.1.18.C or Section 3.1.19.B, climate-controlled self-storage facilities may be allowed as a special land use when adjacent to residentially zoned property under the following criteria:
 - i. If the property is separated by a major thoroughfare or railroad right-of-way from the residentially zoned property, and;
 - ii. If the structure(s) is setback a minimum of 250 feet from nearest building edge to the nearest building edge of a structure located on a residentially zoned property.
- C. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.
- D. Building setbacks shall comply with the standards as set forth in the I-1, Light Industrial, or I-2, General Industrial district, as applicable.
- E. No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.
- F. No storage outside of the self-storage buildings shall be permitted.
- G. Except as provided herein, the use of the premises shall not be used for maintaining or repairing of any vehicles and any other uses as determined by the Planning Commission.
- H. Any principal permitted use in the Light Industrial (I-1) district may be permitted in a mixed-use climate-controlled self-storage facility, subject to the following conditions:
 - i. If the gross leasable area of such use(s) is less than 10% of the total gross leasable area of the overall building, and;
 - ii. If such uses are not associated with the self-storage use of the site, except for limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted within a building on the site devoted to this use. The Planning Commission may require additional amenities with such use(s).
- I. At a minimum, where the site abuts a residential zoning district or office zoning district, screening shall consist of (1) a face brick wall not less than eight (8) feet in height, or (2) an eight (8) foot tall, opaque fence of vinyl or wood and a ten (10) foot wide landscaped greenbelt, or (3) a landscaped berm at least four (4) feet in height that provides 80-90% opacity to a minimum height of ten (10) feet. With respect to the side of the property that abuts a public street, including an exterior side lot line, screening shall consist of a landscaped berm at least three (3) feet in height and evergreen trees that provides at least 80-90% opacity to a minimum height of six (6) feet in the required forty (40) foot setback yard space. These standards apply for both the I-1, Light Industrial, and I-2, General Industrial Districts. The Planning Commission may require additional screening measures, as necessary.
- J. All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.

- K. Notwithstanding the required fire codes, the following minimum driveway widths shall apply.
 - i. All one-way driveways shall be designed with one ten-foot-wide loading/unloading lane and one 15-foot travel lane.-
 - ii. All two-way driveways shall be designed with one ten-foot-wide loading/unloading lane and two 12-foot travel lanes.-
 - iii. The parking lanes may be eliminated if the driveway does not serve storage units.
 - iv. Signs and painted lines shall be used to indicate parking and traffic direction throughout the site.
- L. Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.
- M. The maximum building height shall be consistent with the zoning district that the site is located within.
- N. Exterior building walls visible from a public right-of-way or nonindustrial district shall be finished with brick or other high-quality masonry materials as permitted in Section 5.15.
- O. A demonstrated means of security and management shall be provided.
- 3. For sites consisting of both drive-up self-storage facilities and climate-controlled self-storage facilities, the minimum site size shall be 5 acres and each use will be subject to the conditions stated within this ordinance.

Part III. That Article 5, Site Standards, Section 5.2.12, Off-Street Parking Requirements, Subsection E of the chart of Off-Street Parking Spaces, of the City of Novi Zoning Ordinance is hereby amended to read as follows:

Use	Minimum Number of Parking Spaces per Unit of Measure
E. Industrial <u>Mini-warehouses, Self-Storage Facilities</u>	Five (5) spaces at the office <u>1 space for each 100 storage units, with a minimum of five (5) parking spaces.</u> Access to individual self- storage units shall provide for loading/unloading of vehicles adjacent to units <u>without impeding through-</u> traffic flow.

PART IV.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART V.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART VI.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART VII.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2022.

ROBERT J. GATT, MAYOR

CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent:

**EXCERPT FROM MAY 23, 2022
CITY COUNCIL MEETING MINUTES**

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, MAY 23, 2022 AT 7:00 P.M.**

Mayor Gatt called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Gatt, Mayor Pro Tem Staudt, Council Members Casey, Crawford, Fischer, Smith, Thomas

ALSO PRESENT: Peter Auger, City Manager
Victor Cardenas, Assistant City Manager
Tom Schultz, City Attorney

APPROVAL OF AGENDA:

CM 22-05-060 Moved by Casey, seconded by Fischer; CARRIED UNANIMOUSLY

To approve the Agenda as presented.

Roll call vote on CM 22-05-060 **Yeas: Staudt, Casey, Crawford, Fischer, Smith, Thomas, Gatt**
Nays: None

PUBLIC HEARINGS: None

PRESENTATIONS: None

MANAGER/STAFF REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Brandon Bueter, 21875 Novi Road., Northville said he was there to discuss Item 3 for the Self-Storage. He stated he has been a resident of Novi for over 30 years. He is the owner of Estate Storage at 21650 Novi Road. He said he shares a fence with the proposed Novi Bowl development. He said he is a third-generation storage owner dating back to 1986. He took pride in his business and knowing his business. He belonged to a Self-Storage Association, both state and national. He said not only does he know his business, but after 30 years of residency, he would like to believe he knew his community as well. He wanted to set the record straight. His main concern is not that the storage facility is trying to change the ordinance to develop next to him, climate-control storage is not his competition. He said they provide a valuable service for customers that he cannot accommodate, he would gladly refer customers over to them that he cannot provide the appropriate accommodations for. He was concerned that these text amendments are done right, not with one developer in mind, or in a hurry because financing is readily available now. He gave his professional opinion and stated that climate-control storage is needed in the area and this text amendment has identified a positive pathway for effective integration. However, it is not there yet. He believed one key problem is a large

disconnect and it is amendment with storage being permitted adjacent to residential. He said the existing ordinance puts the residential property first, the proposed ordinance put the developer first, it will allow multi-story facilities to be built adjacent to residential with a setback of 250 feet from the front edge of the nearest house, not the lot line. He paraphrased; the amendment allows developers to put a multi-level skyscraper 250 feet from your front door. He said multi-level buildings do not integrate well into residential streets and corridors. He said it will require additional screening. He explained that you could put a popsicle stick in front of a two-liter bottle and call that screening, but we know better. He suggested we could eliminate a lot of these issues and make an effective integration with both residents and developers if we keep any developments adjacent to residential down to just one story that can be effectively screened to blend with the current landscape and height restrictions. He could not recommend this amendment go through as is, it needs work. He said he would leave his contact information and he would be willing to and able to participate in the research with this process. He said he had a team with an institutional research specialist, and they would love to participate in helping to preserve the health, safety, and welfare of this community. He noted he dropped off a couple letters from some residents as well regarding the same issue. Thank you for your time.

Mike Storm, 22126 Beck Road, Northville said he had a problem with this amendment as well that they wanted to propose. He said he has lived in Novi his whole life, he lived in Westridge Down subdivision across the street, and now he lives at 9 mile and Beck Road, and he travels that corridor daily. He said when you drive it, you have residential to the west, and on the east, you have single story commercial, and it carries all the way through. He said with this proposal he thought putting a three-story building there from what sounds like they are wanting to do was going to be too much of an impact for that corridor. He said when he read further into their documentation, it seemed like this is almost spot zoning. He said it did not seem like it just give the railroad tracks as a marker, the roadway, it seemed like it is very self-catering to that exact property. He said in his opinion it did not seem like it fits in that spot. He thanked them for their time.

Philip Horlock, 21907 Novi Road, Northville directly opposite the Novi Bowl. He has lived there over 20 years and has 11-acre property. He loves the property. He has a conservation easement there to protect and support all wildlife. He said he was devastated by this thought of a multi-story skyscraper building on the edge of his driveway. He said he lives at the bowling lanes there, it is a single-story property, it is entertainment, it is different characteristic altogether than these storage areas. He said Brandon Bueter's storage facility holds up great on that property there, with a single-story facility, he wondered why we needed more adjacent in that same corridor. He agreed with the previous speaker, when look at the roadway, two single lane roads. He said his mailbox has been destroyed three times in the last four years because the tightness of that road condition within winter when ice was on the road, and then we are going to build another property of that magnitude opposite, which will only cause more problems and issues with traffic. He questioned the height of the property. He said he was hearing things like they are going to build a six-foot fence, for beautification for a 45-foot building, that does not work. He did not understand why we can have 83 potential properties or

the two acres in size, which could support this. He said they are being told, six of them are in adjacent to residential, and we are selecting one that is adjacent to residential. He said he completely did not support this proposal. He said he has been in this area for 20 years, and he loved the property. He loved the location, and he loved the city, and he was disappointed if this proceeds, he believed it is wrong for the community, and it is wrong for the people who pay their taxes every year. Thank you for your time.

Merlyn Trauss, 21927 Novi Road, Northville said he lives directly across the street from Novi Bowl. He said he has lived there for 43 years. He stated all the buildings along there were not built when he bought the property back in 1979, except for the bowling alley and it was okay with him. He said when there is traffic in and out of there, it is one story, the current zoning is one-story. He stated that is what every had to comply with up and down the road when they put in their new buildings and their new businesses. He did not understand why you would suddenly cater to a concern that was coming from, he did not know where, but they want to change the whole ordinance. He said his dining room is 250, that is where the 250 feet came from, from the far side of the road, his property is 190 feet to the right-of-way, his dining room is and then right-of-way is 60 feet and now we start with the bowling alley property. He said he was not in favor of this, and he did not know anybody up and down the road there who is. He stated another concern is the light pollution. He said seven months of the year the leaves are off the tree. He said it is a proposed building that must be this heated storage has to be secured with pretty much serious amount of lighting. He said he was not interested in having that into his bedrooms and into his house all winter long. He reiterated that he was not for this. He hoped that you look out for the residents instead of one business at this time. That was all he had to say.

Tom Bohland, 23720 Harvest Ct., Novi said he has been a resident for 20 years as well. He developed and has been part of teams that have built some of the property on Novi Road, Echo Office Park at the time, single-story, it made sense. He said it fits the zoning that was in the ordinance at the time. He said he could not understand why multi-story fits in this. He drives down the road every day as well, he works in Troy sometimes and he did not want Novi to become another Troy with these monster ugly storage facilities. He said they want to redevelop it, one-story storage, the way the ordinance is now. He said that is your right, but it just does not make sense. He was not sure what the motivation is to try to change this, he was fully against it.

Stephen Thallman, 21651 Fenway directly west of Novi Road, and he travels that road every day. He echoed everybody else and said he could not understand why you consider putting a three-story facility there is that is the only one on the road. He said this opens Pandora's box for further down the road. He said the scenic aspect of Novi Road will change significantly if you allow it one time. He said he was completely against it.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 22-05-061 Moved by Casey, seconded by Thomas; CARRIED UNANIMOUSLY

2. Consideration of Zoning Ordinance Text Amendment 18.299 to amend Section 2.2, Definitions; Section 4.51, Self-Storage Facilities; and Section 5.2.12, Off-Street Parking Requirements, to provide standards for the development of climate-controlled self-storage facilities, and to amend the standards for drive-up self-storage facilities. FIRST READING

Mr. David Landry said he was representing J.H.K. Development, he said he did not plan on doing this, he wondered if he could put something up on the overhead. He believed it was important to respond to some comments that were made earlier that evening. Mayor Gatt asked if he had talked to the Clerk earlier regarding this. Mr. Landry said it was okay if he could not. Mayor Gatt said he was informed that it was only audience participation that they need to have approval for the overhead, petitioners do not need approval.

Mr. Landry thanked Council. He said when we began this process, we sat down with City Administration, because we have an option to purchase the Novi Bowl site. He said we thought it was a matter of getting a couple of variances. He stated that City Administration actually suggested to them that instead of seeking a variance, they submit an application for a zoning text amendment, because the City is being approached by a number of people who want to develop multi-story climate controlled self-storage facilities. He explained this is the way the industry is going. He said they were asked to do that by the City Administration, they said OK, and we have been working with them since last November. He stated the self-storage industry is moving towards climate control, it is interior access only. He said it is not the traditional long buildings with garage doors, therefore, it does not require five acres to put it on, it is totally indoors all loading. He explained you go inside the building, the doors closed, there are elevators, there is no noise. He said you cannot tell anything from the outside, it is climate controlled, so that you can store more technical items such as computers and things like that. He said temperatures are maintained between 55 degrees and 80 degrees. He wanted to dispel right away is that what is up tonight is a text amendment is not a site-specific aspect. However, he wanted to address the height. He said height is not the issue this evening. He wanted to emphasize that height is not the issue, and he went on to explain why. He went over the slides on the overhead and pointed out this is a row by row, everything you see in purple is I-1 (Light Industrial) Zoning District which is the current zoning. He said the maximum height in I-1 (Light Industrial) Zoning District is 40 feet. He said there is a one-story bowling alley on this site, right here, right now, if they do not sell to them, and really that is not the issue, they can sell this to anybody else who can build a 40-foot building, they are under the I-1 (Light Industrial) Zoning District, principle permitted uses are professional office buildings, so a four-story office building could go there. He mentioned public or private health facilities, Lifetime Fitness could go there, when was the last time you saw a one-story Lifetime Fitness. He said it is not about height, all these properties along Novi Road can all be up to 40 feet. He said that is not the issue. He said with respect to specific parcels of property, the parcel in question is right here, this parcel he was highlighting on the slide. He said two residential parcels are huge across the street, with the house's way back here one there and one back here. He said they have worked with the City Administration, the City Administration has added setback requirements,

they have added screening, they have added green space requirements and berm requirements. He stated that is all that was recommended here, so height is not the issue with respect to this site. He said while it is not site specific, they will have to get into this in the Planning Commission, but he pointed on the slides Novi Road, and the Novi Bowl building, we are not going to change that. He said they are not going to make that three-stories, it is going to stay the same height that it is now. He said they are proposing to add to the back of the building and connect the two. He said the increase in height is not only going to be across row by row, but in the back of the site, near the railroad tracks, there is a drain back there, traffic will come in, come inside the building and the doors close exit, and exit back on the site. He said with all the screening and everything. He said they are not proposing that we are proposing anything that evening about the site. He said this will not be a three-story building. He wanted to dispel it is not about height. He stated it is about the City needing to amend its ordinance to keep up with the industry. He said they have been before the Planning Commission, they recommended approval unanimously. He stated City Administration recommends approval and their report tonight. He said he would be happy to answer any questions. He said there is a list of other communities and what they have and what their height restrictions are 40 feet, 50 feet, 50 feet, 60 feet, 40 feet, 40 feet, 50 feet, 35 feet, and 35 feet. He stated the I-1 (Light Industrial) Zoning District is 40 feet, all these properties along Novi Road, but again we are not going to put a 40-foot building right next to Novi Road, but that is a site plan issue. He was happy to answer questions, they have worked on this with City Administration since November. He stated it has it keeps all the traditional self-storage, we are not changing that, it does not become a non-conforming issue.

Member Smith liked the idea of doing this as an ordinance rather than coming back and asking for variances on specific sites, having an ordinance make it clear to everyone what is allowed and what is not allowed which eliminates a lot of confusion and makes things easier for everyone. His one concern was about the way the setback is defined, the 250 feet from building to building is what he was afraid of, it is not just this site but any site you put a building behind someone's house. He said if they wanted to add a deck or put another room on the back of their house are they allowed to do this or do they have to come to out for a variance. He wanted to see that more as a lot line to lot line, as they are seemed to be defined. He was interested to seeing what his colleagues had to say.

CM 22-05-064

Moved by Crawford, seconded by Gatt; CARRIED UNANIMOUSLY

Approval of Zoning Ordinance Text Amendment 18.299 to amend Section 2.2, Definitions; Section 4.51, Self-Storage Facilities; and Section 5.2.12, Off-Street Parking Requirements, to provide standards for the development of climate-controlled self-storage facilities, and to amend the standards for drive-up self-storage facilities. FIRST READING

This motion is made for the following reasons: This ordinance amendments help to achieve certain aspects of the Master Plan for Land Use:

- a. Objective 10: Maintain Quality Architecture & Design throughout the City by requiring enhanced building facades that are visible from a public right-of-way or nonindustrial district, and**
- b. Objective 17: Retain and Support the Growth of Existing Businesses and attract new businesses to the City of Novi, by providing an opportunity to provide climate-controlled self-storage facilities in the direction that the self-storage industry is headed, and**
- c. Objective 18: Ensure compatibility between residential and non-residential developments, by ensuring that additional buffering and landscaping is required when climate-controlled self-storage facilities are proposed abutting residential districts.**

Mayor Gatt wanted to put his comments on the record. He listened intently to the people who spoke during audience comment. He stated that most of the comments were centered around the height, they did not want a three-story building, they do not want this high, it is going to be too bright. He understood that. He said he learned that a I-1 (Light Industrial) Zoning District allows up to a 40-foot-high building, and that is not changing that. He said the attorney told us, if this deal did not go through, the person who owns that property, could sell to anybody, for anything. He said that is a very robust part of town, if you will, prolific. He said he could see something big and obnoxious there. He said it is right near the entrance to Novi. He thought the building being proposed is something that is mundane, it is not going to be an eyesore. He understood that you are not even going to know it is a facility that stores things, it is going to look like just a three-story building, a good-looking building. He stated he would be in favor of it, but he wanted you to know, he heard you all, but we cannot change the height requirement, because that district allows for a 40-foot height building. He said whether it is this building or somebody else coming down the pike, we might, you might, not like that a lot more than you do not like this. He thought this is going to be a very calm setting and you are not going to hear people when you drive into the building to load and unload, you will not be awakened during the middle of the night with the big truck or anything like that. He was in favor of the motion.

Member Thomas understood that the City reached out to this company to get some information after several other people that had items for or wanted to pursue climate control self-storage in the community. She said she was all for outdated our ordinances to make sure that we can support businesses as they grow and as they change. She was concerned if we have reached out to one business, and if we had multiple people coming to us, she would like to make sure that we reach out to more than one developer so that we have more people who have this type of business are coming to us. She wanted to make sure that we are making sure this ordinance when it is abutting residential neighborhoods, that it makes sense for those communities. She stated there are plenty of places as we can see in the maps that are provided, where these properties do not have these properties and they do not abut residential neighborhoods is provided

in some of the maps. She thought she wanted to mention as far as how she felt about what is written. She had a question about something on page 64, Item H and she was not sure who would be able to address that. She said it is about any y principle permitted use in the light industrial may be permitted in a mixed-use climate-controlled storage facility, subject to the following conditions, gross leasable area of such less than 10% of the total gross l use of the area. She wondered if in a mixed-use building, what other uses would be available in this type of building? City Planner McBeth explained that this was something that staff decided to add after talking to another developer who suggested that in more urban areas, they do like to mix the uses. She said they like to have maybe an office on the first floor and the storage above it. She said we have talked to another developer in the community that has storage inside the building, and then some small office space, it is for lease for somebody who wants to come and do some business in an office or a conference room that is available for lease on a short-term basis. Member Thomas wondered how many developers she has spoken to and have been part of this project. City Planner McBeth replied, at least three, maybe four.

Member Fischer asked Mr. Landry to come back for a few questions. He wanted to clarify that the City did not necessarily reach out to this developer and say, hey, you know, there has been some comments about we should continue to do surveys of people in this or that. He understood the situation is that there was a proposal you have the option to buy, instead of doing the variance process, it made more sense from the City's perspective to do an ordinance amendment. He stated yes, because other people in the industry are also interested in this type of storage, which we do not allow, presently. He stated it was not that no one reached out to you and said, can you please do this, is that correct. Mr. Landry replied the City did not reach out to them, they approached the City with a request for variance, and then discussion about the City has been approached by other developers. Mr. Landry said since you are here, and you are a warm body, how would you like to go into this process and assist the City with respect to considering a text amendment. He said they have been working on this for six months. Member Fischer understood the industry was changing, but he did not want anyone to have the impression that the City reaches out on a regular basis to try and get different types of industry or changes in industry in the City. He directed his next question to City Attorney Schultz. He said what we are doing this evening was not specific to anything on Novi Road, he knew his role, correct him if he was wrong, and we are looking at a First Amendment or a first reading, which means this will come back to us as well, is that correct? City Attorney Schultz replied that is correct. Member Fischer said then nothing final approved that evening. He echoed the sentiments of Member Smith a little bit, he did have a little bit, he was also concerned on the 250-foot minimum. He stated before this comes back for second reading, he would like staff to go ahead and do a little more digging into that issue. He was not sure if he saw it in the chart that was provided, he knows that the height was, but he did not see the minimum setback. He would like to get another chart and some more data on what other cities allow as far as setbacks. He mentioned there were some alternative drafts that could be considered by City Council related to that issue, he would appreciate that as well. He said he would approve the motion that evening, but that is what he would expect to see when it comes back for second reading. Thank you.

Mayor Pro Tem Staudt echoed Member Fisher and gave his support for the first reading that evening. He stated the reason we have two readings is because we get an opportunity to hear feedback and go out and look at the site. He said it is good that this is an actual real site, we generally do not get to look at these kinds of things where there is a proposed site plan coming down. He understood some of the concerns. However, he thought that the fact that the bowling alley is going to remain as the forward piece of the property and that it is going to be single story has a little bit more bearing on it than had been an entirely full sight of a three-story building. He said it was mentioned previously that this is not a site plan. This is not anything we are approving this evening. He said this is not a thing the Planning Commission approved yet, this ordinance. He asked City Planner McBeth to come up for a few questions. He said based on her experience and talking to some of these developers, how many of these types of buildings are you anticipating being built in our city over the next five to 10 years. City Planner McBeth replied that this is one of the things that we were trying to highlight in the Motion Sheet as well. She said we do believe that there is some pent-up demand for this type of use in the city of Novi. She said that is why we highlighted all the properties zoned light industrial or general industrial that could potentially say they want to either develop or redevelop for this type of use. She mentioned they also heard from one of our Planning Commission members who is in real estate finance, that this type of use is more easily financed than some other uses that we might see. She thought we are expecting at least probably three or four. Mayor Pro Tem Staudt commented this is something we probably should discuss during our Master Plan sessions. He said they are probably more appropriate places in our city that we would like to see these in industrial parks and in areas that are not residential. He stated this location is in a way unique because it is in an old part of our city that has been established residential on one side. He said we have a lot of other things going on the other side of the road, the side that this is built on. He supported the first reading, and said we need to take a lot deeper look, and probably take a ride over there. He suggested when this comes back for second reading, it is not on the Consent Agenda, that it is something that we have an opportunity to discuss. He said this is our opportunity to do some of our own research and take some of the feedback from the public and put it into a real-life situation. Thank you.

Member Casey directed her questions to City Planner McBeth. She mentioned she had a long list of questions. She said we are not talking about a specific site, yet what we saw was a look at a specific area of the city. She said she knew that there are a handful of lots that would equally be applicable that would fall underneath this ordinance that are on the north side of the city that also impact residential, she as if she had a map handy that would show those areas as well. City Planner McBeth replied yes. She said we have similar concerns with adjacency of residential up towards the north side of West Road, and the West Park area, correct? City Planner said that was correct. Member Casey asked if they are as close to the residential as some of the lots are off Novi Road. City Planner McBeth said this is an interesting area because the residential is across the street on the south side of Twelve Mile Road, these are so long and deep it is a little bit of a different situation. Member Casey thanked her for the clarification, she wanted to make sure that we saw everything equally, we are looking at the ordinance. She asked if there

were any limitations or insight into hours of operation. She said theoretically if we have a self-contained storage, self-serve storage, it could be 24/7. She asked if there were indications of hours of operation for this type of storage. She wondered if it would be more for the climate-controlled storage. City Planner McBeth noted that we did not add anything to the ordinance for that. She stated that if that were something that City Council would like to see, we could easily add, normal hours of operation, 8:00 A.M. to 8:00 P.M. or something like that. Member Casey thought that would be appropriate where we are abutting a residential area. She said specifically, in those instances, she was less concerned about those areas, she was more concerned about the residential. In terms of lighting, and again, she was still talking about the climate-controlled storage. She focused on the height of the buildings and the larger size buildings that we are talking about, again, specifically towards residential. She asked if we had any insight into any increased lighting concerns for security that might impact and have some visual impact to some of the residents nearby? She wondered if that has come up in any conversations. City Planner McBeth said it has come up, we have a robust lighting ordinance outside lighting ordinance is look for sort of a low even level of light across the site. She said no bright spots, but an even level across. She commented that we would expect that they would follow the ordinance standards. Member Casey asked if we have heard from any of the individual developers that we have spoken to who have interest in climate-controlled that they would be looking for some sort of increased lighting for security. City Planner McBeth said no, everything would be inside the building as well. Member Casey said it is the perspective of the outside. She asked City Planner McBeth to talk a little more when we look at setbacks is to the property line, but in this case, we are talking about setbacks building to buildings so can you give a little background on why that decision has been made or recommended. City Planner McBeth said this was recommended by the applicant. She stated we typically look at the distance to the property lines, and we can certainly adjust it to make that work. She said usually, the front yard setback in the light industrial is 40 feet, residential would be 35 feet. She said then you have got the width of the road there, so it might work out to be a little less if we use as the standard one. She said we can make something that would be an equivalent, if you would like to about 250 feet, but using setbacks from the property lines. Member Casey said she would like to see that because that is residential. She said she wanted to make sure that we are doing our greatest to support the residents. Member Casey said there was something about a caretaker and asked City Planner McBeth to address that question as well. City Planner McBeth thought those are in the older style that drive-up to the garage style, a lot of times there would be a caretaker there to let people in or out at various times of the day, and just keeping an eye on the place. She did not believe they would have that in a secured climate-controlled building. Member Casey said her next question was regarding some very specific language about sites abutting residential where there is a railroad and major thoroughfare. City Planner McBeth thought that is a standard provision in the ordinance, so we have certain standards for properties, if they are on a major thoroughfare, there is a certain limitation in the uses or greater allowance for the uses in that case. She stated it is also the case if there is a railroad. She said the abutting and the adjacency is adjusted somewhat for that. She stated a lot of our light industrial areas have railroad cutting through the community. She said that is why we thought it made sense in this case to include that. Member Casey said she was done with her

questions. She echoed the previous speaker, and she was going to support the first reading. She said she did not have time this week to go to the sites again, not just the ones she knew on Novi Road, but also the ones on the north side of the city. She had some concerns about the height of buildings near residential, understanding that it is what is zoned, she was grateful to get that incite. She still was still concerned, because she that there will be some changes in architecture for the buildings base on some of the I-1 (Light Industrial) Zoning District uses versus what we are talking about here with the climate-controlled storage. She wanted to do a little more due diligence, but for now, she would approve first reading. Thank you.

Member Crawford echoed the same concerns that a few other Councilmembers had regarding the setback. He said he did not know what the answer was. He did not know if it is the 250 feet between buildings, 250 feet between lot lines. He thought we should be sensitive when it abuts either the building or the abuts residential. He said in our second reading he would like to see staff give us either a solution or some recommendations that we could consider. Thank you.

Mayor Gatt reminded everyone that we were not voting to build any buildings that evening, we are bit voting to approve any buildings that evening. He stated we are just voting on the first reading of this. He said as the members of the audience heard, we have asked the City Administration to work with the wording now and come back with some amendments.

Roll call vote on CM 22-05-064

**Yeas: Smith, Thomas, Gatt, Staudt, Casey,
Fischer, Crawford**

Nays: None

- 4. Approval of the request of Singh Development LLC for JSP 20-35 Townes of Main Street for approval of Preliminary Site Plan, Phasing Plan, Wetland Permit and Storm Water Management plan. The subject property is located east of Novi Road, north and south of Main Street in Section 23. The applicant proposes to develop 192 multi-family residential units on a vacant 17.69 acre site in the Town Center One District.**

Todd Rankin was there representing Singh Development Company and he was there with Jason Emerine P.E. with Seiber & Keast Engineering. He said they were proud to bring this project before City Council tonight, The Townes of Main Street development. He said Novi has been and continues to be recognized as a great place to live and that is because of the great businesses, recreational opportunities, shopping, superior schools, municipal services, and housing. He stated that nearly a decade ago Novi identified the Main Street areas as Novi's downtown in the City's Town Center area study. He said the vision is to create a dynamic, attractive city core that provides residents and visitors with unique opportunities to participate in active community life and meet their needs for goods and services, housing, and entertainment. He stated the Townes of Main Street will be an important addition to the downtown area. He stated that it will be providing permanent residents to the area, and it will help to bring the City's vision of this center alive. He said

**EXCERPT FROM MARCH 23, 2022
PLANNING COMMISSION MEETING MINUTES**

CONSENT AGENDA - REMOVALS AND APPROVALS

There were not any consent agenda items.

PUBLIC HEARINGS

1. SELF-STORAGE FACILITIES TEXT AMENDMENT 18.299

Public hearing at request of the applicant, GHK Development, for Planning Commission's recommendation to City Council of Text Amendment 18.299 in order to amend Section 4.51 of the Zoning Ordinance, Self-Storage Facilities. This would allow for climate-controlled self-storage facilities.

Planner Carroll said before you tonight is a proposed text amendment to Section 4.51 of the Zoning Ordinance, which regulates the use standards for Self-Storage Facilities. The applicant is GHK Development, who is looking to potentially develop a self-storage facility on the current Novi Bowl site. Self-Storage facilities are permitted by right in the I-2 Zoning District and as a Special Land Use in the I-1 Zoning District. Just as a reminder, the current self-storage ordinance does not allow for climate-controlled buildings, so the proposed project would not be feasible without an amendment to the ordinance. The current ordinance standards are more directly related to drive-up self-storage uses of single-story, fenced-in lots with an office. The applicant has submitted two proposed text amendments that were discussed previously. They are listed as option #1 and option #2 in your packet. Both would allow for the development of multi-story self-storage facilities, but option #1 maintains the traditional self-storage facility standards as a separate section and adds an additional section that regulates climate-controlled self-storage facilities. Meanwhile, option #2 integrates the standards together without splitting them apart.

Planner Carroll continued to say since the February 9, 2022, Planning Commission meeting, staff has made several changes to the proposed ordinance amendment based on Planning Commission feedback, comments received from another developer, and through additional research. These changes include clarifying the definition of self-storage facilities. There are two definitions now, one for drive up facilities and one for climate-controlled facilities, with access and humidity control being defining features. The climate-controlled facilities are primarily accessed from the interior and have humidity control, whereas the drive-up facilities are typically accessed from the exterior and do not have humidity control. In addition, the screening requirements were clarified. There is still a requirement to screen near residential and have a certain setback from residential buildings. Another change was the lowering of the site acreage requirement to 2 acres but only when the site abuts an industrial zoning district. It is still 3 acres when it abuts any zoning district that is not I-1 or I-2. The development of drive-up and multi-story, climate-controlled facilities on the same site would be allowable as long as the site is a minimum of 5 acres. They would each be subject to their respective section in the ordinance, but the 5-acre requirement would override the 3-acre requirement.

Planner Carroll concluded by saying in your packet there are three proposed text amendments, two applicant options and one staff option. Staff is suggesting that the staff option be considered for review and approval by the City Council as it takes elements of the applicant's request and combines it with some of the typical standards seen within the City and surrounding communities that help protect the health and wellbeing of Novi residents. The map displayed shows the current self-storage facilities in Novi: there are 2 at Haggerty and Grand River, one near Meadowbrook and Grand River, and one at Novi Road and Nine Mile which is fairly close to the Novi Bowl site. This next map displays where the current I-1 and I-2 districts are, for context of allowable lots for this use; if a self-storage facility were located adjacent to residential, it would be considered a special land use. Ultimately, the Planning Commission is asked tonight to hold the Public Hearing and make recommendation to the City Council regarding Text Amendment 18.299. The applicant's representative, David Landry, is here representing the

proposal, and staff is available to answer any questions.

David Landry said the applicant has an option to purchase what is now the Novi Bowl building to develop a single building, multi-story, climate control self-storage facility. The current ordinance does not allow for that. We approached the city last fall and had a concept meeting with the administration. We anticipated that we would need to seek variances for this use. The current ordinance states that an applicant must have 5 acres; we have 4.3. It also says you must have no more than 40 percent lot coverage; our proposed coverage is 44 percent. When we approached the city, they recommended we seek a text amendment since the city has been approached by several folks interested in climate-controlled storage facilities. That is where the industry is going, so that is what we did. I drafted two proposals: one separates the definition of climate controlled from non-climate controlled and the other lumps them together. The city prefers the separation, and they have made a few tweaks to that option, which we are fine with. We think the city did a good job incorporating the possibility of an applicant looking to do both types of facilities on one site, as Member Becker inquired at the last meeting we were on the agenda. Climate controlled facilities are the future of the industry; oblong, single story structures are still allowed, but they are not the focus of the industry any longer. Vehicles pull into the building to load and unload, which provides more security. We are in full support of the city's recommendation to City Council, and we hope the Planning Commission will support it as well.

Brandon Buetter, 21875 Novi Road, said I am one of the residents adjacent to the Novi Bowl property. We also own Estate Storage at 21650 Novi Road. We've owned it for about 40 years now; my grandfather built it in 1986. I have been there for about 14 years now, and we are still family owned. The proposed ordinance amendment is opening a box that cannot be closed. Self-storage is a booming business that is trying to get in anywhere it can by any means necessary. We own the acreage surrounding the Novi Bowl property. There are industrial pockets in Novi where multi-level storage can comply with the master land use plan as it stands. The Novi Bowl property is not in compliance for three reasons: it does not meet the 5-acre requirement, it does not allow for development of multi-story structures, and it is adjacent to residential. Novi Road is a heavily residential corridor, so it makes this an improper fit for that piece of land. The developers have two options. One option is to find another suitable piece of land for their development. Their other option is to try to change our city structure to accommodate their business plan while also securing a competitive edge over existing businesses who have worked to align with the current city ordinance. I think we owe it to our residents and businessowner to proceed with extreme caution on this. We shouldn't change our community to accommodate their business plan; they should change their business plan to accommodate our community.

Mike Storm, 22126 Beck Road, said I take issue with this proposal because I had a 5-acre parcel on Grand River, and I went through the site plan review process to have a storage facility there. I met the 5-acre requirement, but I backed up to residential. Therefore, the planning division did not want to support a storage facility at that site.

Seeing no correspondence and that nobody else wished to participate in the public hearing, Chair Pehrson closed the public hearing and turned it over to the Planning Commission for consideration.

Member Verma said I noticed that Novi's height limit is 15 feet. However, some surrounding cities have 40 to 60 foot limits. Why does Novi have such a low height limit?

Planner Carroll said that is the current standard for single-story drive-up self-storage structures. In I-1, Novi's height limit is 40 feet, and in I-2 the height limit is 60 feet.

Member Verma asked what is the current height of the Novi Bowl building?

Planner Carroll said I don't know the height of the building off hand, but I can look into it.

Member Verma asked then are they renovating the existing building and then building an additional structure next to that?

Planner Carroll said correct. The drive-up lane will be on the back portion of the site, and it will connect the new structure and the renovated portion.

Member Roney said, I believe I brought this up back in February, but this public hearing is not about the Novi Bowl Property. It is about an ordinance change within the city to allow for climate-controlled storage facilities. When the Novi Bowl property comes to us, that would be reviewed under this ordinance. So, the question here is whether we want to expand the ordinance to allow these types of facilities in the city at any level; we need to separate that from the Novi Bowl property.

Member Lynch said Commissioner Dismondy mentioned that this is where the industry is headed at the last meeting during which this item was discussed. We want to do what is best for the city, and I think the smaller the footprint we can enforce and being able to control the climate in these types of facilities probably is a good thing for the city. I don't think it precludes any current property owner from abiding by the new ordinance and expanding their business. I was disappointed to hear someone was turned down, but that was based upon the ordinance at that time. That still bothers me, but this amendment to the ordinance would then allow the same individual to get that use approved.

Member Becker said philosophically, I am all for making the text of an amendment or ordinance very specific, rather than making it general and having to give out several variances down the line. I think this is the right way to go; we should make the ordinance the way we want it and amend it later if need be. Of the existing self-storage facilities in the city, how many of them are climate controlled versus drive-up, not climate controlled?

Planner Carroll said all of them are drive-up from what I can tell from aerial photos. They do not have full climate control capability; they may have some form of temperature control, and some single-story facilities do have that in other places.

Member Becker asked would this text amendment change the ordinance so we could approve a single-story, climate-controlled storage facility?

Planner Carroll said correct.

Member Dismondy said in my opinion, this is not where the industry is heading – it is already there. There is evidence around metro-Detroit and all over the country as well. To be clear, this is a text amendment for general purposes, not just in favor for one developer. The developer, from what I've gathered, is a national self-storage developer that brought it to our staff's attention that our ordinance might be a little bit outdated in this area.

Member Avdoulos said I agree with my fellow Commissioners. This is a focus on an amendment and not a piece of property, even though it stems from the desire to develop a particular lot.

Motion made by Member Avdoulos and seconded by Member Lynch.

In the matter of Text Amendment 18.299, motion to recommend approval to City Council to amend the Zoning Ordinance at Section 2.2, Definitions; at Section 4.51, Self-Storage

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the city a given project would exist in. What we're basing our judgement on tonight is associated with the special land use permit. All other things being equal – parking, noise, etcetera – they are all understandable things relative to how you may feel about this proposal. However, we must look at this based on the ordinances placed in front of us that the city has adopted over years. Inside the special land use permit regulations, the ordinance calls out that we must make the judgement relative to the compatibility of this use to the adjacent area. The lack of secure fencing, lot size under the minimum requirement, and the lot not abutting a major thoroughfare are all items that we must base our decision on. While I appreciate the applicants coming forward tonight, they do not meet the standards set for a special land use permit, and I cannot objectively support this.

Motion made by Member Lynch and seconded by Member Roney

In the matter of Little Gems of Novi Group Daycare Home, JSP21-48, motion to deny the Special Land Use permit because the site does not comply with the following ordinance standards, which are qualifying conditions:

- a. **Relative to other feasible uses of the site:**
 - i. **The proposed use is not compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, because the proposed use lacks the proper site acreage, site screening, and access; and**
- b. **Lack of secure fencing and screening in the backyard as required by Section 4.12.A.i of the Zoning Ordinance; and**
- c. **The subject site is only 0.24 acres, which is below the minimum requirement as required by Section 4.12.A.ii of the Zoning Ordinance; and**
- d. **The subject site does not abut a major thoroughfare as required by Section 4.12.A.vii of the Zoning Ordinance.**

ROLL CALL VOTE TO DENY THE SPECIAL LAND USE FOR JSP21-48 LITTLE GEMS OF NOVI GROUP DAYCARE HOME MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY.

Motion to deny the Special Land Use for JSP20-27 Griffin Novi to City Council. Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. INTRODUCTION TO TEXT AMENDMENT - SELF-STORAGE FACILITIES

Introduction of Text Amendment 18.299 to update Section 4.51, Self-Storage Facilities, to allow for climate-controlled multi-story self-storage facilities throughout the City of Novi as a special land use in the I-1 Light Industrial, Zoning District, and as permitted by right in the I-2 General Industrial, Zoning District.

Planner Carroll said before you tonight is a proposed text amendment to Section 4.51 of the Zoning Ordinance, which regulates the use standards for Self-Storage Facilities. The applicant is GHK Development, who is looking to potentially develop a self-storage facility on the current Novi Bowl site. Self-Storage facilities are permitted by right in the I-2 General Industrial district and as a special land use in the I-1 Light Industrial district. The applicant could not be here tonight, but he sends his regards. Over the past few years, the City has seen increased interest in climate controlled multi-story self-storage facilities from multiple parties. The current self-storage ordinance does not allow for multi-story climate-controlled buildings, so the proposed project would not be feasible without an amendment to the ordinance. The current ordinance standards are more directly related to traditional self-storage use of single-story, fenced-in lots with an office. The applicant has submitted two proposed text amendments, listed as option #1 and option #2 in your packet, and there is a third staff option as well that provides some additional standards. The first option provided by the applicant splits the ordinance into two

sections. The first section would stay the same, maintaining the traditional self-storage facility regulations, and a second section would be added as provisions for climate-controlled facilities. The second applicant-provided option has everything listed under the same section with some additional text changes. The staff option takes a similar route as the first applicant-provided option, but it adds some provisions based on conditions of some surrounding communities. Some of the items to note are the building setbacks would be consistent with the zoning district, there would be some additional screening requirements, the lot size is reduced a bit, there would be an allowance of additional building height, and there would be an allowance of facilities near residential areas if they meet certain conditions as listed within the draft amendment. The Planning Commission is asked tonight to provide direction to staff on this request and to consider setting a Public Hearing for an upcoming meeting. Staff is available to answer any questions.

Member Dismondy said in my career, I do commercial real estate finance, and this asset class is one of the easier things to finance now. You'll probably start seeing a lot of these pop up in the metro Detroit area and around the country. It's interesting because it is progressive. This is the next step for climate-controlled storage. Additionally, we are going to start seeing big box retail buildings that lost a tenant being retrofitted by storage companies. I don't know if we'd like to consider that as a part of this amendment, or if we would rather focus on the amendment as it pertains to this particular developer.

Member Lynch said that is a good point – why not get it all done at once? I'm happy with the draft recommended by the staff, but Commissioner Dismondy brings up a good idea. We're going to have to address this sooner or later, and we know that reuse is going to become necessary in certain areas. If the staff would be open to it, I'd like to see Commissioner Dismondy's recommendation considered.

City Planner McBeth said that is an interesting idea, though we haven't looked into it at all. Our recommendation is somewhat tagging onto the applicant's request, and they are eager to take the next steps following a decision on the amendment. I wonder if we should consider this idea as we move forward with the Master Plan and as we think about what to do with our aging malls and other locations.

Member Lynch said I just don't want this to fall off the table, considering everything that is going on in the market right now.

Member Becker said does the owner of the proposed development also own the self-storage that is immediately to the south of Novi Bowl?

Planner Carroll said that it is a different company.

Member Becker asked because I don't know, and not because I'm challenging it, is there a reason why we are suggesting language that establishes a minimum acreage of 5 acres for single story buildings but a minimum of 3 acres for multistory buildings?

Planner Carroll said 5 acres is the current requirement, so that was left in for traditional units. The 3-acre requirement was based on research of other communities and their requirement for lot size for these types of facilities.

Member Becker asked is there a need for the suggested ordinance text to address what is required for a development that includes both single and multi-story temperature-controlled buildings? It seems like we are treating them as if it will be one or the other. Will this apply for a developer who wants to do both?

Planner Carroll said I know that both are covered either way. That is a good question, though, and it is something we can look into.

Member Becker said we mention climate control storage as if it were only feasible in a multistory building. Could this become an issue if an applicant comes to us with a proposal for a single-story building, which set of requirements are applicable?

Planner Carroll said that is something else that staff will have to investigate.

Member Roney said the suggestion is to schedule a public hearing. The public hearing would be on the storage unit amendment overall. It wouldn't be on the property itself, correct?

City Planner McBeth confirmed that Member Roney's statement was correct.

Member Verma asked are they going to demolish the Novi Bowl building to construct their own building?

Planner Carroll said if I'm not mistaken, a portion of it is supposed to be renovated.

City Planner McBeth said we have seen a couple of plans for that, but unfortunately the applicant is not here tonight to answer that. We will have information on whether it is partial renovation or a completely new building for the public hearing.

Motion made by Member Lynch and seconded by Member Verma.

ROLL CALL VOTE TO SET A PUBLIC HEARING FOR TEXT AMENDMENT 18.299 FOR A FUTURE PLANNING COMMISSION MEETING MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER VERMA.

Motion to set a public hearing for Text Amendment 18.299 for a future Planning Commission meeting. Motion carried 6-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were not any consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

City Planner McBeth said just a reminder, we have that joint training between the Zoning Board of Appeals and the Planning Commission on March 2 in the evening. The two groups will meet at the beginning, and then they will split up to discuss items specific to each group.

AUDIENCE PARTICIPATION

Nobody wished to speak during the final audience participation.

ADJOURNMENT

Motion made by member Lynch.

VOICE VOTE TO ADJOURN THE FEBRUARY 9, 2022 PLANNING COMMISSION MEETING MOVED BY MEMBER LYNCH.

Motion to adjourn the February 9, 2022 Planning Commission meeting. Motion carried 6-0.

L A W O F F I C E S
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July 7, 2022

City of Novi
Attn: Barbara McBeth
Planning Department Director
Planning and Community Development
45175 Ten Mile Road
Novi, MI 48375

Re: Application for Zoning Ordinance Text Amendment
 Regarding Climate Controlled Self-Storage Facilities
 Applicant: GHK Development, Inc.

Dear Ms. McBeth:

Please accept this letter as the Applicant's comments in response to concerns raised at the city council meeting of May 23, 2022, upon the occasion of the first reading of this proposed zoning ordinance text amendment.

As you know the Applicant has requested a zoning ordinance text amendment with respect to climate controlled self-storage facilities in the City of Novi. Currently, the zoning ordinance does not address climate controlled self-storage facilities but only addresses the traditional one story, elongated, garage-type buildings with side garage doors. As you know, the industry trend is moving to single building, multi-story, climate controlled, self-storage facilities. Such facilities include loading and unloading from the interior of the buildings only and thus require far less lot acreage and less general traffic movement around a site.

The first reading of the proposed zoning ordinance text amendment was approved by city council. The second reading is scheduled for the city council meeting of July 11, 2022. The purpose of this letter is to address comments raised by city council members regarding the issue of set-back and building height.

SET-BACK AND BUILDING HEIGHT

Initially, it is important to keep in mind that a single building, multi-story, climate controlled, self-storage facility is in fact no different with respect to height and bulk than a general office building or a medical office building. Such buildings are often the same size, height and, in fact, look similar. When we look at city's zoning ordinance, self-storage facilities are permitted as a special land use in the I-1 and I-2 zoning districts.

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In the I-1 zoning district, a professional office building or a medical office building can have a maximum height of 40 feet. In addition, the minimum front yard set-back is 40 feet. Thus, for example, at the site which my client is purchasing, the Novi Bowl building site, the current Novi Bowl Building could be razed and a professional office building erected with 40 feet of height and a front yard set-back of 40 feet from Novi Road. The current Novi Bowl Building has a 25-foot peak at its front with an average front height of 20.75 feet. Therefore, at this exact site, a professional office building could be virtually double the height of the current Novi Bowl Building. The current Novi Bowl Building is set back 44 feet from Novi Road. Thus, under the current I-1 zoning ordinance an office building could be constructed, as a principal permitted use on this very same site, twice as tall in the exact spot as the Novi Bowl Building.

Currently, the Novi zoning ordinance does not allow self-storage facilities which abut a residential district. However, there is currently a self-storage facility directly south of the Novi Bowl Building site which contains a very large self-storage facility. This is Estate Storage. Estate Storage has existed on this site since the mid 1980's. It is a traditional self-storage facility with multiple elongated one-storage buildings. There does not appear to be any problem with respect to its adjacency to residential across Novi Road. However, its existence is only allowed because it received a variance in the 1980's. With the industry trend of multi-story, single building, climate controlled, self-storage facilities, the city has invited my client to submit a zoning ordinance text amendment to address this trend. The proposed text amendment would allow climate controlled, self-storage facilities adjacent to residential only if they are separated by a major thoroughfare. Therefore, such multi story, self-storage facilities would not be allowed if the side yard or rear yard abutted residential but only if the front yard was separated from residential by a major thoroughfare. Novi Road is such a major thoroughfare. Its right-of-way is 120 feet. Therefore, while the general set back rule in the I-1 zoning district allows a 40-foot-tall building set back only 40 feet from the front property line, this proposed ordinance would require a greater set back.

City staff has recommended a set-back provision that would allow such climate controlled, self-storage facilities adjacent to residentially zoned property *only if such property is separated by a major thoroughfare*. In addition to the 120 feet separation from residential by the existence of the major thoroughfare, the staff preferred option requires an additional minimum 40 feet set-back from the property line for the initial 25 feet in building height. For every additional five (5) feet of building set-back, the ordinance would allow an additional one foot in height of a building. Therefore, under the staff preferred, suggested option, a 40-foot tall, single story, climate controlled, self-storage facility would require 115 feet set-back from the front property line (40 feet set-back for the initial 25 feet in height of the building plus an additional 75 feet set-back for the additional 15 feet in building height). That would total 115 feet of set-back. That is almost three (3) times the set-back for an office building in an I-1 district. However,

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when truly calculating the adjacency effect we must add the 120 feet of separation from the residential created by the existence of the major thoroughfare. When we add the 120 wide right-of-way along with the 115 feet of set-back that would be required for a 40 foot-tall building under the staff preferred, proposed zoning ordinance, the total set-back for a 40 foot building from the front edge of a residential property across a major thoroughfare would be 235 feet. The Applicant is in agreement with the city staff's recommended option for set-back. For any site within the City of Novi where a single building, climate controlled, self-storage facility would be constructed adjacent to a residentially zoned area, it could only be built if the site was separated from the residentially zoned area by a major thoroughfare. In order to go to 40 feet in height, it would require a front yard set-back of 115 feet and the total set-back from the residential property on the other side of the major thoroughfare would be 235 feet. Compared to the general I-1 standards, which would only require 40 feet set-back for a 40-foot-tall building, the proposed zoning ordinance text amendment provides more than sufficient set-back with respect to adjacent residential across a major thoroughfare.

It is our understanding that the staff is also providing to City Council a second "option" regarding set-back which would require that any climate controlled, self-storage facility adjacent to residential separated by a major thoroughfare would require a 75-foot set-back from the property line for the first 15 feet in building height. This is not consistent at all with the existing I-1 zoning ordinance which would allow a 40-foot-tall building with only a 40-foot set-back. Again, there is no distinction between an office building and a climate controlled, self-storage facility building. There would be no reason to require such an additional set-back for this type of building. Moreover, this alternative option would result in a 40-foot-tall self-storage facility building which would only be set back 100 feet from the front property line. That would be in fact closer to the front property line than the staff preferred option. The alternative option would require 75 feet set-back for the first 15 feet of building height and a one-foot set-back for every additional foot in building height. Thus, for a 40-foot-tall building it would require 75 feet in set-back for the first 15 feet and an additional 25-foot set-back for the additional 25 feet in building height for a total of 100 feet. That would be closer to the front property line than would the staff preferred option.

The Applicant wholeheartedly supports the staff preferred set-back language of 40 feet from the property line for the first 25 feet of the building height and an additional five feet in set-back for every additional one foot in building height.

We look forward to discussing this matter with city council at its meeting on July 11, 2022.

LANDRY, MAZZEO & DEMBINSKI, P.C.

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Very truly yours,

LANDRY, MAZZEO & DEMBINSKI, P.C.

// David B. Landry

David B. Landry

DBL/ch