



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting
July 22nd, 2020 7:00 PM
Remote Meeting
45175 W. Ten Mile (248) 347-0475

In accordance with Executive Order 2020-154, this meeting was held remotely.

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Member Avdoulos, Member Dismondy, Member Ferrell, Member Gronachan, Member Lynch, Member Maday, Chair Pehrson

Absent: None

Staff: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Madeleine Kopko, Planning Assistant; Rick Meader, Landscape Architect; Kate Richardson, Staff Engineer; Elizabeth Saarela, City Attorney; Pete Hill, City Environmental Consultant; Doug Necci, Façade Consultant;

APPROVAL OF AGENDA

Motion to approve the July 22, 2020 Planning Commission Agenda. *Motion carried 7-0.*

PUBLIC HEARINGS

1. VIBE CREDIT UNION, JSP 20-14

Public hearing at the request of Vibe Credit Union, for Preliminary Site Plan, Wetland Permit, Woodland Permit, and Storm Water Management Plan approval. The subject property is located in Section 15, south of Twelve Mile Road and west of Cabaret Drive, and is zoned OST, Office Service Technology. The applicant is proposing to construct a new 3,684 square foot building with three drive-through lanes and associated site improvements.

In the matter of Vibe Credit Union, JSP 20-14, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Per section 5.4.5, a Planning Commission waiver for absence of loading zone, because, as a financial institution, the deliveries to the site are of a sensitive nature and must occur as near to the door as possible, which is hereby granted;
- b. Landscape waiver for a deficiency in the berm crest width (3 feet required, 2 feet proposed) and lack of undulations because the required 20 foot greenbelt does not allow space for such features, which is hereby granted;
- c. Section 9 Façade waiver for an underage of brick (30% required, 23% proposed) and an overage of Flat Metal Panels (50% allowed, 68% proposed) on the East elevation, because the proposed design does not adversely affect the aesthetic

quality and meets the intent and purpose of the Ordinance, which is hereby granted; and

- d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

In the matter of Vibe Credit Union, JSP 20-14, motion to approve the Wetland Permit based on the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

In the matter of Vibe Credit Union, JSP 20-14, motion to approve the Woodland Permit based on the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

In the matter of Vibe Credit Union, JSP 20-14, motion to approve the Stormwater Management Plan, subject to the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

MATTERS FOR CONSIDERATION

1. ELECTION OF OFFICERS AND APPOINTMENTS TO COMMITTEES

The Planning Commission elected officers and assigned members to positions on the Committees.

2. APPROVAL OF THE JUNE 24, 2020 PLANNING COMMISSION MINUTES.

Motion to approve the June 24, 2020 Planning Commission Meeting Minutes. *Motion carried 7-0.*

ADJOURNMENT

The meeting adjourned at 7:29 PM.

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