



# PLANNING COMMISSION MINUTES

CITY OF NOVI  
Regular Meeting  
**July 24, 2024 7:00 PM**

Council Chambers | Novi Civic Center  
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

## CALL TO ORDER

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

## ROLL CALL

Present: Member Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Verma

Absent Excused: Member Roney

Staff: Barb McBeth, City Planner; Beth Saarela, City Attorney; Dan Commer, Planner; Ben Nelson, Plan Review Engineer; Rick Meader, Landscape Architect

## PLEDGE OF ALLEGIANCE

Member Becker led the meeting attendees in the recitation of the Pledge of Allegiance.

## APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Avdoulos to approve the July 24, 2024 Planning Commission Agenda.

**VOICE VOTE ON MOTION TO APPROVE THE JULY 24, 2024 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS. Motion carried 6-0.**

## AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Chair Pehrson closed the first public audience participation.

## CORRESPONDENCE

There was not any correspondence.

## COMMITTEE REPORTS

There were no Committee reports.

## CITY PLANNER REPORT

City Planner Barb McBeth thanked the Planning Commissioners who were able to attend the joint Planning Commission/Zoning Board of Appeals training on July 16<sup>th</sup> or who read the packet if unable to attend. It was a good evening, with good discussion.

## CONSENT AGENDA - REMOVALS AND APPROVALS

### 1. JSP20-12 BECK NORTH UNIT 59

Approval of the request of Dembs Development, Inc. for the third one-year extension of the Preliminary Site Plan approval. The subject property is located south of Cartier Drive and west of Hudson Drive, in the Light Industrial (I-1) Zoning District. The applicant is proposing to construct a 31,617 square foot speculative building for use as an office and warehouse space. Approval of the

Preliminary Site Plan was granted in August of 2020.

Motion to approve a third one-year extension of the Preliminary Site Plan approval for JSP20-12 Beck North Unit 59 moved by Member Lynch and seconded by Member Verma.

**In the matter of JSP20-12 Beck North Unit 59, motion to approve a third one-year extension of the Preliminary Site Plan approval.**

**ROLL CALL VOTE ON MOTION TO APPROVE A THIRD ONE-YEAR EXTENSION OF THE JSP20-12 BECK NORTH UNIT 59 PRELIMINARY SITE PLAN MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER VERMA. Motion carried 6-0.**

## **PUBLIC HEARINGS**

### **1. WADE ONE AND NOBLE GAS JSP24-05**

Public Hearing at the request of Integrity Building Group for a Special Land Use Permit and Preliminary Site Plan approval. The subject property, 45241 Grand River Avenue, is an approximately 29,000 square foot building on a 7.61 acre parcel within the I-1, Light Industrial Zoning District. The applicant is proposing to operate two businesses: Wade One is a company that manufactures stone-cutting equipment and Noble Gas Systems tests air tanks for leaks and pressure.

Chair Pehrson stated that the Planning Commission was notified that the applicant is not available this evening. The public hearing will be held and remain open until the applicant is able to attend.

Planner Dan Commer stated a Special Land Use application and Preliminary Site Plan were submitted to the City's Plan Review Center for consideration on behalf of Wade One and Noble Gas Systems by Integrity Building Group for an existing building at 45241 Grand River Avenue, which is south of Grand River and east of Taft Road. Unfortunately, due to scheduling conflicts the applicant was unable to attend the meeting tonight and has requested to postpone the public hearing until a later date. However, since a public hearing was advertised and scheduled, Planner Commer will still provide a brief presentation.

The applicant is proposing to operate two separate businesses out of an existing industrial building. Wade One is a company that manufactures stone-cutting equipment and Noble Gas Systems tests air tanks for leaks and pressure. Some parking improvements are proposed to provide easier access to the rear of the site for loading and unloading purposes.

The current zoning of the site is I-1 Light Industrial. Industrial office sales, laboratory testing, and manufacturing are all Special Land Uses in the I-1 Light Industrial zoning district when the site abuts residential. In this case, the site abuts R-4 and R-A Single-Family Residential to the south, and I-1 Light Industrial to the north, east, and west.

The Future Land Use shows Industrial, Research, Development, and Technology for the site in addition to the property to the north, east, and west, and Single-Family Residential to the south.

The Planning Commission is asked to hold the public hearing tonight for JSP24-05 Wade One and Noble Gas Systems, postpone the Special Land Use Permit and Preliminary Site Plan Review, and leave the public hearing open until the applicant is prepared to move forward. Staff is available for any questions.

Chair Pehrson opened the Public Hearing and invited members of the audience who wished to participate to approach the podium. Seeing no one, and confirming there was no correspondence, Chair Pehrson left the Public Hearing open and turned the matter over to the Planning Commission.

Member Lynch had no comments at this time.

Member Becker stated that in looking at the map, the east side has a very narrow lane, so he was curious how a fire truck would navigate that. He will defer this concern to the later date when the applicant is present.

Member Dismondy had no comment.

Member Verma had no comment.

Member Avdoulos had no comment.

Motion to postpone a decision on the Special Land Use Permit and Preliminary Site Plan for JSP24-05 Wade One and Noble Gas Systems made by Member Avdoulos and seconded by Member Lynch.

**In the matter of Wade One and Noble Gas Systems, JSP24-05, motion to postpone a decision on the Special Land Use Permit and Preliminary Site Plan and leave the public hearing open so that the applicant can attend a later meeting to present the request. This motion is made because the applicant had a conflict and was unable to attend the meeting.**

**ROLL CALL VOTE ON MOTION TO POSTPONE A DECISION ON JSP24-05 WADE ONE AND NOBLE GAS SYSTEMS SPECIAL LAND USE PERMIT AND PRELIMINARY SITE PLAN MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.**

### **MATTERS FOR CONSIDERATION**

#### **1. CITY-INITIATED REZONING OF PROPERTY TO CW CITY WEST**

Consideration to set a public hearing for a City-initiated rezoning request to rezone property south of Grand River Avenue, between Beck and Taft Roads to CW, City West zoning district.

City Planner McBeth relayed that on May 20<sup>th</sup> the City Council approved the second reading for the City West Zoning Ordinance for both sides of Grand River, and also approved the city-initiated rezoning for most of the properties along the north side but declined to rezone the properties on the south side at that time.

By leaving the Ordinance in place for the south side of Grand River, it was assumed that at some point City Council would come back for possible consideration of rezoning with another round of public hearings and discussion.

Mayor Fisher recently initiated a request to understand the steps needed and to start taking those steps to consider the rezoning of the property on the south side of Grand River. A few things noted were that the Zoning Ordinance and Design Guide are already suited to allowing City West on the south side of Grand River in a form that was very similar what the Planning Commission previously saw but there were a few modifications that will be shared at a subsequent meeting. The rezoning signs are still up along the south side of Grand River.

Staff indicated the first step would be to come to the Planning Commission to make it publicly known that this is being reconsidered and request that the Planning Commission consider setting a public hearing for an undetermined date in the future. This will allow staff time to send letters to explain the situation to the affected property owners and seek feedback.

Public hearing notices would be sent out after that initial feedback has been received as required by law to all the affected property owners, and other properties within 300 feet. Notice would be published in the Novi News and will be posted on the City's website and at City Hall. Details of the new zoning district are currently provided on the City's website. The Planning Commission would hold the public hearing and provide a recommendation to the City Council. The City Council would again hear the City-initiated rezoning request for the south side of Grand River at two hearings, first and second readings, and if they chose to, they would approve the rezoning at that time.

Chair Pehrson turned the matter over to the Planning Commission for consideration.

Member Lynch stated in looking at the map, it makes sense to rezone the south side to City West and try to make it look uniform. Where it abuts residential, many of the property owners may not be aware that it is currently zoned for industrial use. It would be a good idea to have language with appropriate setbacks, landscape and berms for the area adjacent to residential to address resident's concerns.

City Planner McBeth stated that the adopted Ordinance can be highlighted as a part of the discussions with residents as well as the property owners on the industrial side so it is clear that distance and landscaping are required.

Member Becker stated that he is still trying to figure out why the rezoning was split in two. The idea of City West was kind of a symbiotic relationship that was going to be mostly residential on the south side and then other types of nonresidential except for perhaps a hotel on the north side. The residences were going to help to create a built-in walkable customer base for the restaurants and the other entertainment places on the north side. The north side was going to be a reason for people to move to residences on the south side. Member Becker has yet to hear anything in comments from City Council regarding reasons to wait on rezoning the south side as City West was proposed as a whole package. He is perplexed about why they did not want to proceed with the south side. If the south side is now being considered, property owners on the north side should be informed since it could affect their property values.

Member Dismondy asked for clarification that this discussion is to initiate the process for future public hearings. City Planner McBeth confirmed that this is correct.

Member Verma had no comment.

Member Avdoulos inquired if resident's prior comments were from town hall presentations or from the initial public hearing. City Planner McBeth responded comments were received from residents at both town hall presentations on the Master Plan as well as from the public hearings. Member Avdoulos thinks this is where Member Lynch's concern was regarding buffers in relation to the neighboring residences, as well as understanding height limitations for light industrial but other types of projects can have a higher building height.

Member Avdoulos agrees with Member Becker in looking at this whole area as one contiguous area and likes the idea of consolidating down zoning districts where there is some flexibility in the districts. He thinks it is a good idea to set the public hearing to look at rezoning this area but at the same time have some bullet points to help residents understand the benefits.

Motion to a public hearing for a City-initiated rezoning request to rezone the property south of Grand River between Beck and Taft Roads to CW, City West made by Member Avdoulos and seconded by Member Lynch.

**Motion to set a public hearing for a City-initiated rezoning request to rezone the property south of Grand River Avenue, between Beck and Taft Roads to CW, City West zoning district.**

**ROLL CALL VOTE ON MOTION TO SET A PUBLIC HEARING FOR A CITY-INITIATED REZONING REQUEST TO REZONE THE PROPERTY SOUTH OF GRAND RIVER BETWEEN BECK AND TAFT ROADS TO CW, CITY WEST ZONING DISTRICT MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.**

## **2. ELECTION OF OFFICERS AND APPOINTMENT TO COMMITTEES**

City Planner McBeth stated that the Planning Commission rules indicate that at the start of the fiscal year the Planning Commission will elect their officers as well as make Committee appointments.

There were a couple of small changes to the Committees in this past year. The City Council has decided to sunset the Walkable Novi Committee and replace it with a much larger and more inclusive Mobility Committee, incorporating the walkable Novi aspects into roads, sidewalks, pathways, safety, and maintenance. It sounds like this Committee will meet more frequently, perhaps once a month, which is more than the Walkable Novi Committee which met approximately four times a year. The first meeting of the Mobility Committee was already held, and Member Becker attended.

There is another new Committee incorporating the CIP and Budgeting Planning Studies Committee. That is also a Council Committee, the CIP aspect will still be the same it will just have a different kind of overall

structure of being a committee group. Planning Commission members of the CIP group would be asked to attend two meetings per year, likely around November/December, and January/ February.

City Planner McBeth thanked the Planning Commissioners for turning in their committee selections prior to the meeting.

Motion to nominate Chair Pehrson as Planning Commission Chairperson for 2024-2025 made by Member Avdoulos and seconded by Member Verma.

**Motion to nominate Chair Pehrson as Planning Commission Chairperson for 2024-2025.**

**VOICE VOTE TO NOMINATE CHAIR PEHRSON AS PLANNING COMMISSION CHAIRPERSON FOR 2024-2025 AS MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER VERMA. Motion carried 6-0.**

Motion to nominate Member Avdoulos as Planning Commission Vice Chairperson for 2024-2025 made by Member Lynch and seconded by Member Verma.

**Motion to nominate Member Avdoulos as Planning Commission Vice Chairperson for 2024-2025.**

**VOICE VOTE TO NOMINATE MEMBER AVDOULOS AS PLANNING COMMISSION VICE CHAIRPERSON FOR 2024-2025 AS MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER VERMA. Motion carried 6-0.**

Motion to nominate Member Lynch as Planning Commission Secretary for 2024-2025 made by Member Avdoulos and seconded by Member Dismondy.

**Motion to nominate Member Lynch as Planning Commission Secretary for 2024-2025.**

**VOICE VOTE TO NOMINATE MEMBER LYNCH AS PLANNING COMMISSION SECRETARY FOR 2024-2025 AS MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER DISMONDY. Motion carried 6-0.**

Motion to accept Planning Commission Committee selections as presented for 2024-2025 made by Member Avdoulos and seconded by Member Lynch.

**Motion to accept Planning Commission Committee selections as presented.**

**VOICE VOTE TO ACCEPT PLANNING COMMISSION COMMITTEE SELECTIONS AS PRESENTED FOR 2024-2025 AS MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.**

#### **1. APPROVAL OF THE JUNE 26, 2024 PLANNING COMMISSION MINUTES**

Motion to approve the June 26, 2024 Planning Commission minutes made by Member Lynch and seconded by Member Verma.

**ROLL CALL VOTE ON MOTION TO APPROVE THE JUNE 26, 2024 PLANNING COMMISSION MINUTES MADE BY MEMBER LYNCH AND SECONDED BY MEMBER VERMA. Motion carried 6-0.**

#### **CONSENT AGENDA REMOVALS FOR COMMISSION ACTION**

There were no consent agenda items.

#### **SUPPLEMENTAL ISSUES/TRAINING UPDATES**

Member Avdoulos stated in relation to the previously mentioned Mobility Committee and safety concerns that he has been witnessing an inordinate number of cars going through red lights. At Nine Mile and Beck he sees about four per day. Other states like Minnesota, Wisconsin, Ohio, and Kentucky use red light cameras. Member Avdoulos inquired if that is an option here. City Attorney Beth Saarela responded that she does not think we can do that yet in the State of Michigan to where we can use anything that was taken in the camera as evidence to prosecute a violation. There are other forms of cameras though that can be used for monitoring purposes.

City Planner McBeth added that talking to the Police Department as a concerned citizen is always a good idea. She will also speak with the City Manager to mention this concern was brought to the attention of the Planning Commission. There are additional Committees that the City Council has set up, but they may not be tasked towards this issue. The Police Department is responsible for monitoring traffic.

#### **AUDIENCE PARTICIPATION**

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing no one, Chair Pehrson closed the final audience participation.

#### **ADJOURNMENT**

Motion to adjourn the meeting made by Member Lynch and seconded by Member Avdoulos.

**VOICE VOTE ON MOTION TO ADJOURN THE JULY 24, 2024 PLANNING COMMISSION MEETING MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS. *Motion carried 6-0.***

Meeting adjourned at 7:29 PM.

\*Actual language of the motion sheet subject to review.