



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

August 28, 2019 7:00 PM

Council Chambers | Novi Civic Center
45175 W. Ten Mile (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:03 PM.

ROLL CALL

Present: Member Avdoulos, Member Gronachan, Member Lynch, Member Maday

Absent: Member Anthony, Member Ferrell, Chair Pehrson

Also Present: Barb McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell, Planner; Kate Richardson, Staff Engineer; Victor Boron, Staff Engineer; Thomas Schultz, City Attorney

APPROVAL OF AGENDA

Motion to approve the August 28, 2019 Planning Commission Agenda. *Motion carried 4-0.*

CONSENT AGENDA - REMOVALS AND APPROVAL

1. FAIRFIELD INN & SUITES JSP 18-66: Approval of reduction of a parking space

Approval at the request of Novi Superior Hospitality, LLC for Planning Commission's approval of reduction of minimum required parking spaces from 119 to 118, as may be granted by the Planning Commission per the revised Planned Rezoning Overlay Agreement for the Adell Center. The applicant previously received Planning Commission approval of Preliminary Site Plan for a 5 -story hotel with 119 rooms on Unit 3 of Adell Center Development.

In the matter of request of Novi Superior Hospitality, LLC, for the Fairfield Inn & Suites JSP18-66, motion to approve the Revised Preliminary Site Plan based on and subject to the Planning Commission's approval of the deviation from the standards of Sec. 5.12 for up to 5 percent reduction in minimum required parking (to be established by staff after reviewing the calculations provided) for each unit within the development subject to the individual users providing satisfactory justification for Planning Commission's approval of the parking reduction at the time of respective site plan approval; Planning Commission's approval to allow for reduction of minimum required parking spaces (124 spaces required, 118 spaces proposed), as noted in the PRO agreement. *Motion carried 4-0.*

PUBLIC HEARINGS

1. TEXT AMENDMENT 18.289

Public hearing at the request of Frank Jonna for Planning Commission's

recommendation to City Council for a Zoning Ordinance text amendment at Article 3, Section 3.10 "B-1, B-2 AND B-3 BUSINESS DISTRICTS REQUIRED CONDITIONS" in order to allow building height to be increased to 52 feet or 4 stories in the B-2 District under certain conditions.

Motion to make a favorable recommendation to the City Council for reading and adoption. *Motion carried 4-0.*

2. JSP 17-52, TERRA associated with Zoning Map Amendment 18.718

Public hearing at the request of Cambridge of Novi, LLC for Planning Commission's recommendation to the City Council for the First Amendment to the previously-approved Planned Rezoning Overlay (PRO) Plan, JSP 17-52, Terra, formerly known as Villa D'Este, associated with Zoning Map Amendment 18.718. The subject property is approximately 30.14-acres and is located east of Napier Road and on the north side of Nine Mile Road (Section 29, 30). The applicant proposed a 41-unit single-family ranch housing development (for sale). The current amendment is required as the applicant is seeking some additional deviations for building elements to allow greater flexibility for construction of individual homes, alternate pavement material for sidewalks and driveways and other minor changes.

In the matter of the request of Cambridge of Novi, LLC, for the Terra JSP 17-52 with Zoning Map Amendment 18.718, motion to recommend approval to the City Council for an amendment to previously approved Planned Rezoning Overlay (PRO) plan, based on following motion:

1. This approval is subject to all conditions listed in the original PRO agreement recorded April 9, 2019, unless otherwise amended with this approval;
2. The recommendation includes the following ordinance deviations with this revision for consideration by the City Council:
 - a. Engineering deviation from Section 7.4.2(d) Engineering Design Manual to allow exposed aggregate as an alternate material for sidewalks pavement in lieu of concrete for the entire development;
 - b. Planning deviation from Section 3.32.8. to allow for additional encroachment for roof overhangs into the required side yards (A maximum of 15 inches is allowed per the current side yard setbacks, a minimum of 9 feet between the roof overhangs at fascia is proposed); This approval shall be subject to building designed with Prairie-style architecture, subject to the City's Façade Consultant approval at the time of building permit review;
3. If the City Council approves the amendment to the PRO Concept Plan, the Planning Commission recommends the following conditions be made part of the PRO Agreement:
 - a. For Units 7-36, covered decks shall be allowed to extend up to 15 feet into the "Accessory Unit Boundary" from the rear façade; "Accessory Unit Boundary" refers to the area beginning at the rear Unit Boundary and is within the side lines of the Unit Boundary, and extending twenty-five (25) to the rear, as shown on

- the approved final Concept Plan.
- b. No more than three (3) regulated woodland trees may be removed from the Accessory Unit Boundary to accommodate the construction or installation of any pool, or other accessory use.
 - c. A minimum of 15 feet shall be maintained between two buildings, with the exception of roof overhangs and wing walls as noted below:
 - i. A minimum of 9 feet shall be maintained between the roof overhangs between two buildings at fascia as shown in the 'Overhang Projection Areas' exhibit on revised PRO Concept plan dated 07-25-19 , subject to the house being designed with Prairie architecture style and subject to the City's Façade Consultant approval at the time of building permit review;
 - ii. A maximum of 4.5 feet of on-ground projection shall be allowed as shown in the 'Wing wall/planter projection area' exhibit on revised PRO Concept plan dated 07-25-19, subject to the City's Façade Consultant approval at the time of building permit review;
 - d. The elevations shall comply with the Ordinance requirements and conditions of the PRO agreement, subject to the limitations set forth in the Master Deed as determined at the time of individual building permit review;
 - e. The applicant shall update the PRO agreement with the following updates:
 - i. The ITC comfort station shall be completed within 6 months of Dec. 15, 2019 or within 6 months from the substantial completion date of the ITC trail at Nine Mile and Garfield intersection;
 - ii. The compensating cut areas in the approved PRO Agreement shall be updated to be consistent with the MDEGLE permit approval dated 04-09-19;

This motion is made because the proposed amendment is proposing changes that are consistent with the intent of the original PRO plan and Agreement with additional modification as noted. *Motion carried 4-0.*

MATTERS FOR CONSIDERATION

1. **INTRODUCE TEXT AMENDMENT 18.290– Updates to standards for Hotel developments**
Set a public hearing for Text Amendment 18.290 to update at various sections, in order to bring ordinance language up to date, and update standards for minimum parking and loading requirements for Hotel developments.

Motion to set public hearing for Text Amendment 18.290 with staff to make revisions to the draft ordinance as discussed at the meeting. *Motion carried 4-0.*

2. **INTRODUCE TEXT AMENDMENT 18.288 – UPDATES TO THE B-2 AND B-3 ZONING DISTRICTS**

Set a public hearing for Text Amendment 18.288 to update the uses permitted as of right and the uses permitted as special land uses in the B-2, Community Business District and B-3, General Business District, and various other modifications.

Motion to set public hearing for Text Amendment 18.288. *Motion carried 4-0.*

3. INTRODUCE TEXT AMENDMENT 18.291– PAVILION SHORE VILLAGE ZONING DISTRICT

Set a public hearing for Text Amendment 18.291 to establish the Pavilion Shore Village Zoning District, in order to fulfill the Master Plan recommendation for redevelopment near Thirteen Mile Road and Old Novi Road.

Motion to send the draft ordinance to the Implementation Committee, with the understanding that the Committee will work with staff and notice will be given to the affected property owners for additional input, prior to setting the public hearing. *Motion carried 4-0.*

4. PLANNING COMMISSION MEETING CALENDAR FOR 2020

Motion to approve the presented Planning Commission public meeting schedule for 2020. *Motion carried 4-0.*

5. APPROVAL OF THE JULY 24, 2019 PLANNING COMMISSION MINUTES

Motion to approve the July 24, 2019 Planning Commission Meeting Minutes. *Motion carried 4-0.*

ADJOURNMENT

The meeting was adjourned at 8:44 PM.

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