



## PLANNING COMMISSION

### ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**December 9<sup>th</sup>, 2020 7:00 PM**

Remote Meeting

(248) 347-0475

In accordance with Open Meetings Act, MCL 15.261, ET SEQ., as amended, this meeting was held remotely.

#### CALL TO ORDER

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

#### ROLL CALL

Present: Member Avdoulos, Member Becker, Member Lynch, Member Maday, Chair Pehrson

Absent: Member Dismondy, Member Ferrell

Staff: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Christian Carroll, Planner; Madeleine Kopko, Planning Assistant; Rick Meader, Landscape Architect; Kate Richardson, Staff Engineer; Elizabeth Saarela, City Attorney

#### APPROVAL OF AGENDA

**Motion to approve the December 9, 2020 Planning Commission Agenda. Motion carried 5-0.**

#### PUBLIC HEARINGS

**1. VALENCIA ESTATES SOUTH LOT 55, PWD20-00011, WOODLAND USE PERMIT REQUEST**

Public hearing at the request of M/I Homes for consideration of a request for a Woodland Use Permit at 47541 Villa Terrace Court. This property is also known as Lot 55, Valencia Estates South Subdivision, which is located south of Ten Mile Road, west of Beck Road in Section 29 of the City. The applicant is proposing to remove eleven (11) regulated woodland trees in order to provide additional useable outdoor space on the site.

**In the matter of Valencia Estates South Lot 55 PWD20-0011 motion to approve Woodland Use Permit, PWD20-0011, for the removal of eleven regulated woodland trees within an area mapped as City Regulated Woodland on Lot 55 of the Valencia Estates South Subdivision for the reasons that the applicant wishes to use the space for recreation, decking, and a play area for the family. The approval is subject to payment for the Woodland Replacement Credits into the City's Tree Fund, and any other conditions as listed in the Environmental Consultant's review letter.**

#### MATTERS FOR CONSIDERATION

## **1. THE BOND JSP 18-10**

Consideration at the request of Bond at Novi LLC for JSP 18-10 for recommendation to the City Council for approval or denial of the revised Preliminary Site Plan and Storm Water Management Plan. The subject property is zoned TC-1 (Town Center One) and is approximately 7.74 acres. It is located west side of the recently renamed Bond Street in the south west corner of Grand River Avenue and Novi Road in Section 22. The applicant previously received approval of the proposal of a mixed-use development with two four-story multi-family residential buildings with a total of 260 apartments and a single-story commercial building (5,578 SF). The current submittal makes revisions that will require modifications of some of the previously approved waivers.

**In the matter of The Bond JSP18-10, motion to recommend approval to City Council the Revised Preliminary Site Plan based on and subject to the following:**

- 1. The previously approved waivers and Development Agreement granted by City Council and the approved variances granted by the Zoning Board of Appeals;**
- 2. The applicant will need to obtain an easement agreement with the City to grant access through the City's parcel from the vehicle entrance at the northwestern portion of the property to Grand River Avenue, including any access improvements that may be required.**
- 3. A revised section 9 waiver for the following deviations as the overall appearance of the building would not be significantly improved by strict application of the percentage listed in the Ordinance:**
  - a. not providing the minimum required brick (30% minimum required) on the east (17% proposed), north (24-28% proposed) and south (18% proposed) facades for Building 1 and 2;**
  - b. exceeding the maximum allowed percentage of EIFS (25% maximum allowed) on all facades (proposed: East-54%, North-38-56%, South- 61% and West- 77%) for Building 1 and 2;**
  - c. not providing the minimum required brick and stone (50% minimum required) for TC-1 district on all façades (proposed: East-26%, North-32%, South- 30% and West- 23%) for Building 1 and 2;**
  - d. The previously approved Section 9 waivers for the commercial building and parking garage remain unchanged As the interesting massing and creative use of materials is not compromised by the proposed revisions as recommended by the City's façade consultant, and the proposed QCO Rusted Steel is similar to the previously approved Woodgrain metal material, which is hereby granted;**
- 4. Revision of the landscape waiver from Sec 5.5.3.F.ii.b(1) for a deficiency in the number of total number multifamily unit trees provided (171 required, 129 provided) as the number of ground floor units has increased but the building footprint has not changed and the site is otherwise well-landscaped;**
- 5. 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 5-0.***

**In the matter of The Bond JSP18-10, motion to recommend approval to the City Council of the Revised Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other**

applicable provisions of the Ordinance. *Motion carried 5-0.*

**2. INTRODUCTION TO TEXT AMENDMENT – RESIDENTIAL USE IN THE PD-2 OPTION**

Set public hearing for Text Amendment 18.295 to update Section 3.31, Planned Development Options, to allow stand-alone multiple family residential use in the PD-2, Planned Development Option for eligible properties in the RC Regional Center District, as indicated in the City of Novi Master Plan for Land Use.

**In the matter of Text Amendment 18.295 Residential Use in the PD-2 Option motion to set a public hearing for an upcoming Planning Commission meeting to hold the hearing and propose a recommendation to City Council. *Motion carried 5-0.***

**3. APPROVAL OF THE NOVEMBER 18, 2020 PLANNING COMMISSION MINUTES.**

**Motion to approve the November 18, 2020 Planning Commission Meeting Minutes. *Motion carried 5-0.***

**ADJOURNMENT**

The meeting was adjourned at 7:53 pm.

\*Actual language of the motion subject to review.