



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

April 9, 2025 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: Chair Pehrson, Member Avdoulos, Member Becker, Member Dismondy, Member Roney, Member Verma

Absent Excused: Member Lynch

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Dan Commer, Staff Planner; Rick Meader, Landscape Architect; Milad Alesmail, Project Engineer

APPROVAL OF AGENDA

Motion to approve the April 9, 2025 Planning Commission Agenda. Motion carried 6-0.

PUBLIC HEARINGS

1. JSP24-24 CROWN UTILITY EXTENSION

Public Hearing at the request of Crown Enterprises to consider Preliminary Site Plan and Woodland Permit approval to extend water and sanitary sewer lines approximately 125 feet from Magellan Drive to the subject site. The subject parcel is zoned I-2, General Industrial and is located on the north side of Twelve Mile Road, west of West Park Drive.

In the matter of Crown Utility Extension JSP24-24, motion to approve the Preliminary Site Plan based on and subject to 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 6-0.

In the matter of Crown Utility Extension JSP24-24, motion to approve the Woodland Permit 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 6-0.

2. JZ24-32 FELDMAN KIA PRO PLAN WITH REZONING 18.746

Public hearing at the request of Feldman Automotive for Planning Commission's recommendation to City Council for a Zoning Map Amendment from Non-Center Commercial to General Business with a Planned Rezoning Overlay. The subject site is approximately 4.88-acres and is located west of Joseph Drive, south of Grand River Avenue (Section 24). The applicant is proposing to develop an automotive dealership with outdoor vehicle inventory.

In the matter of JZ24-32 Feldman Kia, with Zoning Map Amendment 18.746 motion to recommend approval to City Council to rezone the subject property from Non-Center Commercial (NCC) to General Business (B-3) with a Planned Rezoning Overlay Concept Plan.

- A. The recommendation includes the following ordinance deviations for consideration by the City Council, *for the reasons noted in italics*:
1. Deviation from Section 3.10.3 to allow the Service Bay Doors to face a major thoroughfare and a residential district. *The service reception area is proposed to have a total of four overhead doors. The northern overhead doors are 129 feet from the Grand River Avenue right of way. The southern overhead doors are located 281 feet from the southern property line. There will be a screen wall and berm with landscaping along the southern property line to screen the overhead doors from the residential uses from the south. The overhead doors are needed for customer use.*
 2. Traffic deviation from Section 5.3.12. There are two locations, on either side of the building, where 2 customer parking spaces have an end island on one side, but not the side adjacent to the entry/exit point of the service area. *This is supported as the area next to the parking spaces has been striped out.*
 3. Landscape deviation from Section 5.5.3.B.ii and iii to permit a continuous evergreen hedge along Grand River Avenue and Joseph Drive in lieu of the required minimum 3-foot-high berm along the road rights of way. *The deviation is supported as the applicant has proposed to use evergreen shrubs to achieve the intent of the ordinance.*
 4. Landscape deviation from Section 5.5.3.D to permit only 79% of the building foundation landscaping to be located at the building. *This is supported as the required foundation area is provided in total, and the remaining landscaping is placed in areas that will enhance the appearance of the site.*
 5. Lighting deviation from Section 5.7.3.L to exceed the 1 footcandle limit at the north and east property lines (3.4 fc and 6.2 fc, respectively). *This deviation is supported as these areas are illuminating the sidewalks along the road frontages.*
 6. Façade deviation from Section 5.15 for the north facade to contain 0% brick rather than the minimum 30% brick. The front consists of 70% showroom glass and 30% flat metal panels. *The deviation is supported as the addition of brick would not offer an enhancement to the design.*
 7. Landscape deviation from Section 5.5.3.B.ii and iii for insufficient screening berm for the southeastern portion of the property that abuts parcel 22-24-326-004. *This deviation is supported as it was requested by the adjacent property owner in order to preserve existing trees, however additional inspection as to the viability of the trees shall be conducted by the applicant before final approval and landscaping shall be provided to achieve the 80-90% opacity requirement.*
- B. If the City Council approves the rezoning, the Planning Commission recommends the following conditions be made part of the PRO Agreement:
1. The use of the property is a New and Used Car Salesroom, Showroom and Office with a Servicing department and outdoor inventory of vehicles, as typically associated with dealerships.
 2. Accessory to the Car Dealership, Outdoor Space for exclusive sale of new or used automobiles will be permitted under the conditions for Special Land Use approval:
 - i. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. *(The traffic impact study provided indicates fewer trips generated by the proposed use than other potential uses.)*
 - ii. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire

- protection to service existing and planned uses in the area. *(The use is not expected to increase the demand on public services and utilities relative to other feasible uses of the site.)*
- iii. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats. *(There are no significant natural features or characteristics present on the site.)*
 - iv. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. *(The proposed use is similarly compatible to other uses that could be developed under the current NCC zoning district. No major automobile repair or service, as defined in Section 4.50 of the Zoning Ordinance, shall be permitted on the site.)*
 - v. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use. *(The Master Plan recommends Community Commercial uses, which includes uses permitted within the B-2 and B-3 districts.)*
 - vi. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner. *(The redevelopment of the site will remove a long-standing non-conforming use and improve the site visually from Grand River Avenue. The investments in the site improvements as well as the jobs created will benefit the area economically.)*
 - vii. Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located. *(1. Outdoor Space for exclusive sale of new or used automobiles is listed as a Special Land Use in the B-3 District, and 2. the applicant has addressed the concerns previously raised so that the proposed use better conforms to the site design regulations.)*
3. The applicant shall provide a unique streetscape along Joseph Drive with a winding sidewalk and the installation of a bench node on a concrete platform, decorative light poles, and significant landscaping across the western side of Joseph Drive, as shown on the PRO Plan.
 4. The applicant shall construct two covered bus stop shelters along Grand River Avenue to serve the nearby SMART bus stops.
 5. The days of operation shall be limited to Monday – Saturday. The business shall not be open on Sundays.
 6. The hours of operation shall be limited to the following, as described by the applicant: 7:00 a.m. to 6:00 p.m. on Tuesday, Wednesday and Friday, 7:00 a.m. to 9:00 p.m. on Monday and Thursday, and 8:00 a.m. to 4:00 p.m. on Saturdays.
 7. Outdoor speakers for security purposes may be permitted but must be attuned to meet the requirements of the noise ordinance and avoid disturbance of the adjacent residential neighborhood.
 8. No outdoor compressors shall be permitted.
 9. Automobile transit deliveries shall be limited to 8:00 a.m. to 6:00 p.m. on weekdays and must take place on the site in the designated loading/unloading area. Unloading shall not take place in any public right-of-way.
 10. The parking setback shall be no less than 53 feet from the property line to the south.
 11. The footprint of the building shall be limited to approximately 18,900 square feet, excluding mezzanine space.
 12. The overhead service doors shall remain closed except to allow the entering and existing of vehicles.
 13. The berm and landscape plantings along the southern property line shall be installed early in construction to protect the residents from the negative impacts of construction.

- C. This motion is made because the proposed B-3 General Business zoning district is a reasonable alternative to the NCC Non-Center Commercial district and fulfills the intent of the Master Plan for Land Use, and because of the following enhancements that will result in an overall benefit to the public:
1. The applicant proposes a unique streetscape along Joseph Drive with a winding sidewalk and the installation of a bench node on a concrete platform, decorative light poles, and significant landscaping across the western side of Joseph Drive.
 2. The applicant states that the economic impact of this development includes an investment of \$7 million, the creation of 175-200 construction jobs, and the creation of 40-50 full-time permanent jobs.
 3. The applicant has proposed to construct two covered bus stop shelters along Grand River Avenue to serve the nearby SMART bus stops.

Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. JF25-03 FOUNTAIN VIEW – BUILDING C

Consideration of the request of JRJ Group Inc. for a Revised Section 9 Façade Waiver. The subject property contains 5.45 acres and is located in Section 10, on the east side of Dixon Road, north of Twelve Mile Road. The applicant is proposing to modify the façade of Building C of a previously approved site plan.

In the matter of Fountain View Building C, JF25-03, motion to approve the revised building design based on and subject to the following:

- a. Section 9 Façade Waiver for an underage of brick on all facades (9-23% proposed, 30% minimum required) because the design incorporates a combination of stone and brick to comprise at least 50% of the façade, and meets the intent of the ordinance, which is hereby granted;
- b. Section 9 Façade Waiver for an overage of Fiber Cement Panels (simulated wood) on the north and east facades (32-33% proposed, 25% permitted) because the type shown is a high quality material and meets the intent of the ordinance, which is hereby granted;
- c. Section 9 Façade Waiver for an overage of Burnished CMU installed in a running bond pattern (18-24% proposed, 10% permitted) because it meets the intent of the ordinance, which is hereby granted; and
- d. The findings of compliance with Ordinance standards in the consultant review letters and the conditions and the items listed in those 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 6-0.*

2. APPROVAL OF THE MARCH 12, 2025 PLANNING COMMISSION MINUTES

Motion to approve the March 12, 2025 Planning Commission Minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the April 9, 2025 Planning Commission meeting. *Motion carried 6-0.*

Meeting adjourned at 7:55 PM.

*Actual language of the motion sheet subject to review.