



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

June 13, 2018 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 7:00 PM.

ROLL CALL

Present: Member Anthony, Member Avdoulos, Member Greco, Member Howard (7:18 pm), Member Lynch, Member Maday, Chair Pehrson

Absent: None

Also Present: Barbara McBeth, City Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Beth Saarela, City Attorney

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Moved by Member Lynch and seconded by Member Avdoulos.

VOICE VOTE TO APPROVE THE JUNE 13, 2018 AGENDA MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.

Motion to approve the June 13, 2018 Planning Commission Agenda. Motion carried 6-0.

AUDIENCE PARTICIPATION

Rachel Sines, 2219 Austin Drive, said I am here again to talk about Pavilion Shore Village. Hopefully you all have had a chance to look at the plans because they have been officially submitted now. I just wanted to run over a couple numbers with you, I'll try to keep this short. The current zoning of the area is 3.3 houses per acre. Without the neighborhoods input or knowledge, the proposed zoning has been changed to 7.3 houses per acre. And Robertson Brothers is proposing 10.3 houses per acre.

So we've talked as a neighborhood, it was a vast improvement from what they were suggesting in the beginning but it's still very, very crowded for the area and three-story buildings is still not going to fly with everybody else. There's fourteen or fifteen buildings that they're trying to propose that are three stories in the corner so I want you all to just keep an open mind. When you see these plans, please take into consideration the neighborhood input. That's all I have for today.

CORRESPONDENCE

There was no correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

CITY PLANNER REPORT

City Planner McBeth said good evening. I just wanted to let you know that at the June 4th City Council meeting, the City Council approved the second reading of the text amendment related to allowing restaurants in the B-1 zoning district. It remained a Special Land Use and it had a number of qualifying criteria, so you may be seeing a request in front of you soon.

CONSENT AGENDA

There were no items on the consent agenda.

PUBLIC HEARINGS

1. IOVAN GLASS OUTDOOR STORAGE JSP18-25

Public hearing at the request of Iovan Glass, LLC for Special Land Use Permit and Preliminary Site Plan approval for outdoor storage. The subject property is located at 44455 Grand River in Section 15, on the south side of Grand River, east of Lannys Road. The applicant is proposing to locate two 8-foot by 40-foot storage containers in the rear yard of his business property for outdoor storage of large materials related to the existing glass supply business. Outdoor storage in the I-1 District requires Special Land Use approval.

Planner Bell said the subject property is in Section 15 on the southwest corner of Grand River Avenue and Lannys Road. The parcel is 1.43 acres and has been the location for the existing building for over 50 years. It is currently occupied by three separate family-owned glass businesses.

The property is zoned I-1 Light Industrial, as are the surrounding properties. Across Grand River Avenue is zoned I-2, General Industrial. The area is mostly developed with similar uses immediately adjacent, with residential homes further south on Lannys Road. The Future Land Use Map indicates Industrial, Research Development & Technology uses for this parcel and those adjacent. There are no wetland or woodland areas on the property.

The applicant would like to place two 8 foot by 40 foot storage containers in the rear yard of the property for outdoor storage of large materials, such as aluminum extrusions, doors, and other materials related to storefront window installations. The area proposed is in the southeast corner of the lot, which is used for parking currently. The rear yard is fenced in.

Planner Bell said outdoor storage is a Special Land Use in the in I-1 District, subject to several conditions. The site plan is in general conformance with those conditions. The applicant has indicated that the containers will be placed to observe the 20 foot setback from side and rear yards. And they have agreed to provide additional arborvitae shrubs along the south and east to provide better screening of the storage containers.

The site plan shows 65 parking spaces, which exceeds the required 29 based on employees and square footage of the existing businesses. Approximately five to six spaces may be lost with the placement of the storage containers.

The applicant requests a waiver from the requirement that the containers be placed on a paved pad. He proposes gravel as the rest of the rear lot is currently gravel and he has concerns about maintenance of the paving. If a motion to approve the Special Land Use

is made, the Planning Commission is asked to address whether to grant the waiver or require the paving. This can be found as Item 8 on the suggested motion for approval.

Planner Bell said existing access from Grand River and Lannys Road would not change from the current configuration and no changes are proposed to the existing building.

The Planning Commission is asked tonight to hold the public hearing and approve or deny the Special Land Use permit and Preliminary Site Plan. The applicant, Dennis Iovan is here tonight to give additional information and to answer any questions you may have, as is staff. Thank you.

Michael Iovan, 9588 Lakeshore Court in South Lyon, said Dennis is not here, I'm his partner. I own the property with him. Together, we put a lot of money into that property. And we need outside storage. Our buildings are full. There are other storage containers in other locations around the City.

Chair Pehrson asked anything else?

Mr. Iovan said, I just need to know what it's going to take to be able to do this.

Chair Pehrson said that's what we're here to decide. He asked if there was anyone in the audience that wished to address the Planning Commission regarding this project. Seeing no one, he said I believe we have some correspondence.

Member Lynch said yes, we do. These are all in support. The first one is Philip Youtsey of Guardian Equipment Company, 44375 Grand River Avenue, and he is in support. The next is Tom Smith of Shaw PPC Design, 44311 Grand River Avenue. Bruce Jerome, 26040 Lannys Road, said he would like to see the containers on a concrete pad, but is in support. Dennis Iovan, 44455 Grand River Avenue, in support. Michael Iovan, 44445 Grand River Avenue, in support. Donna Melonio, 26105 Lannys Road, is in support. Jeffrey Iovan, 44465 Grand River Avenue, is in support.

Chair Pehrson closed the public hearing and turned it over to Planning Commission for their consideration.

Member Greco said just to start, I don't have any objection to the outside storage in this location and at the location where they're proposing it. As far as our decision with regard to whether it should be on a paved or asphalt pad, I think it should be. That would be my opinion, to put it on the asphalt pad if you're putting something in the back there. I understand that there's a lot of gravel and dirt there, but to put these outdoor storage items there – I mean, they're not dumpsters, but the outdoor storage items, I think they should be on the pad.

Member Lynch I concur, I support this. This business has been there for a long time, but certainly it would be my preference that they would be stored on asphalt or concrete, some type of pad. But I see no reason to reject this based on outdoor storage.

Member Maday said I agree, I think it should be on some type of pad, whether it's asphalt or concrete. I also am thrilled if you're busy enough to need the storage, so I can definitely support this.

Member Anthony said my question is for the applicant. Just to go over this again, how many storage units are there, what are their dimensions, and what do they contain?

Mr. Iovan said they contain materials, building materials for aluminum store-front framing like your entrance doors, windows, stuff like that.

Member Anthony said so the aluminum that goes around the glass?

Mr. Iovan said correct.

Member Anthony said ok. And then these bins themselves, they're constructed of what type of material?

Mr. Iovan said these are steel bottoms, heavy steel bottoms that came off of semi-trucks. They're shipping containers that come off of boats. So these are solid containers, they're not something to fall apart. They're not falling apart.

Member Anthony said so these are very sturdy?

Mr. Iovan said these are very sturdy, that's why I don't understand why they want them on asphalt or concrete slabs.

Member Anthony said well I concur with the slab, but you're right, not asphalt because I don't think that could really hold the weight of those shipping containers. So I would think that your material would probably need to be cement, and I'd imagine – I'll turn my question to the City, that the applicant would need to work with the City on what specification or Ordinance would be needed. Probably similar to concrete pads needed for dumpsters?

City Planner McBeth said yes, that's what we were thinking. It should be a concrete pad that would be similar to a dumpster pad.

Member Anthony said so my other question, too, is usually with a dumpster – we have a container, we have a concrete pad, and we usually require some type of screening that is around that.

City Planner McBeth said for a dumpster, we do, yes. In this case, the applicant has made an argument that there are fences that are existing around certain portions of the property and landscaping that is existing along Lannys Road, and then the building also blocks it from Grand River. So they are making the argument that the shipping containers themselves screen the items that are being stored and the outside of the lot is screened.

Member Anthony said and staff was good with that?

City Planner McBeth said we were in support of that. I know Rick took a look at it again because the landscaping was important along Lannys Road, I don't know if he has any comments about that.

City Landscape Architect Meader said what they have is good. They're going to replace one missing spruce that's there and then they're going to add some arborvitaes around the outside on two sides to screen from the other adjacent properties.

Member Anthony said and that's in the kind of penciled in corner right there?

Landscape Architect Meader said yes, the upper right corner.

Member Anthony said ok, good. So that provides the screening. So consistent with other

properties where we have containers, but in other cases they're used as dumpsters, concrete pad, and has the equivalency of screening. So I think that I would support this and this looks good.

Member Greco said with that, I would like to make a motion.

Motion made by Member Greco and seconded by Member Avdoulos.

ROLL CALL VOTE TO APPROVE SPECIAL LAND USE MADE BY MEMBER GRECO AND SECONDED BY MEMBER AVDOULOS.

In the matter of Iovan Glass, JSP 18-25, motion to approve the Special Land Use permit based on the following findings:

- a. **Relative to other feasible uses of the site:**
 1. **The proposed use will not cause any detrimental impact on existing thoroughfares (*No additional traffic will be created by the storage and they will not impact local circulation*);**
 2. **The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*because there is no additional impact on capabilities of public services.*);**
 3. **The proposed use is compatible with the natural features and characteristics of the land (*because there are no existing regulated woodlands or wetlands on subject property. The placement of the storage will not remove any trees*);**
 4. **The proposed use is compatible with adjacent uses of land (*because the business has operated here for several years and the existing adjacent uses are also industrial and/or will be screened from view*);**
 5. **The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use (*It complies with the goal that recommends supporting growth of existing businesses*);**
 6. **The proposed use will promote the use of land in a socially and economically desirable manner (*The applicant will derive greater economic benefit from being able to store additional materials to support his business*);**
 7. **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.**
 8. **The storage containers shall be placed on a paved cement or asphalt pad as required by Section 3.14.1.B.iv.I of the ordinance.**

This motion is made because the plan is otherwise in compliance with Article 3.1.5, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

ROLL CALL VOTE TO APPROVE PRELIMINARY SITE PLAN MADE BY MEMBER GRECO AND SECONDED BY MEMBER AVDOULOS.

In the matter of Iovan Glass, JSP 18-25, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. **The applicant shall provide more shrubs to completely screen (after 2 years of growth) the storage containers on the east and south – as the six proposed do not provide adequate screening. The applicant shall provide the type of arborvitae or other shrubs to be planted on the Final Site Plan;**

- b. The location of the storage containers shall observe the minimum distance of 20 feet from the rear and side yard setbacks required in the I-1 district, with any necessary modifications to be provided on the Final Site Plan;
- c. 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.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE MAY 23, 2018 PLANNING COMMISSION MINUTES

Motion made by Member Avdoulos and seconded by Member Anthony.

ROLL CALL VOTE TO APPROVE THE MAY 23, 2018 PLANNING COMMISSION MEETING MINUTES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER ANTHONY.

Motion to approve the May 23, 2018 Planning Commission Meeting Minutes. *Motion carried 6-0.*

SUPPLEMENTAL ISSUES

City Planner McBeth said we were just trying to get a sense of whether the Planning Commission members would be present for upcoming meetings. We've got one in two weeks, June 27th, and also July 11th, and July 25th. And if anybody knows that they will not be available, please let us know, via email is fine. And speaking of emails, if anybody is having a problem with their City of Novi email, please let us know.

Chair Pehrson very good. For the record, let the record reflect that Member Howard joined us at 7:18 PM.

Member Howard said my apologies; traffic from Lansing is always a toss-up.

AUDIENCE PARTICIPATION

Michel Duchesneau, 1191 South Lake Drive, said just briefly, Robertson Brothers has submitted a proposal for Pavilion Shore Village that is being reviewed by the Planning Department. It still has three-story townhouses. Three-story townhouses are not appropriate in this neighborhood. The proposal does not meet the Master Plan or Zoning Ordinances. We are looking forward to a proposal with only single-family detached houses. Thank you.

Dorothy Duchesneau, 125 Henning Street, said I am also here based on the Robertson Brothers. We now have an official project number, JSP18-0016, which is a new project number compared to the one that was submitted back in November of 2017, which everybody told me never existed because they never talked to the City. That one, for anybody's interest, was JSP17-0074 and happened to be attached to the same Sidwell number that the new submittal was submitted under. It somehow went from Lakeview Townes as a name to just Lakeview.

The residents of that area have been meeting on their own several times. There are two things with this proposal with Robertson. There is a violent objection to three-story

anything, much less three-story attached homes. There is a secondary violent opposition to any parallel parking on Old Novi Road, which is a 25 mile-per-hour, practically residential road leading up to Thirteen Mile and South Lake Drive. If you try to put parallel parking into that location with the two businesses, three businesses – the veterinary, the Lakeview market, and the Lakeview bar – people cannot turn around to make a U-turn to back where they came from. They will be cutting through the neighborhood subs, which have no side streets, no street lights, no sidewalks. They're basically the residential streets of Wainright and Linhart.

Ms. Duchesneau said three-story townhomes do not fit the lakeshore community, three-story townhomes do not fit what the Novi Master Plan said when it said we want to keep the eclectic communities of the north shore. We do not want downtown Royal Oak in the middle of our lake and we don't need it next to Lakeshore Park.

The residents have come up with, based on what Robertson has told us the City requires, which upon conversation with some of the people in the Planning Department seems to be a flat-out lie, that no, side-entry garages are not mandatory in the City of Novi. We are willing to make concessions to any builder that can come up with a project, but some things are not negotiable and if you try to pass anything with parallel parking on that tiny little road when Novi is 120 feet wide, or if you try to pass three-story townhomes in a 97-year-old community of cottage-style homes, you will need more seats in this auditorium when that plan finally comes to the front. Thank you.

ADJOURNMENT

Moved by Member Howard and seconded by Member Greco.

VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER HOWARD AND SECONDED BY MEMBER GRECO.

Motion to adjourn the June 13, 2018 Planning Commission meeting. Motion carried 7-0.

The meeting was adjourned at 7:23 PM.