



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

JULY 26, 2017 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 Giacopetti, Member Greco, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: None

Also Present: Barbara McBeth, City Planner; Tom Schultz, City Attorney; Sri Komaragiri, Planner; Kirsten Mellem, Planner; Pete Hill, Environmental Consultant; Jill Bahm, Giffels Webster; Joe Tangari, Giffels Webster

APPROVAL OF AGENDA

Motion to approve the July 26, 2017 Planning Commission Agenda. Motion carried 7-0.

PUBLIC HEARINGS

1. MASTER PLAN FOR LAND USE UPDATE

Public Hearing for Planning Commission's adoption of the 2016 Master Plan for Land Use in order to fulfill the requirements of the Michigan Planning Enabling Act and provide a plan for the future development in the City of Novi.

Motion to approve the Resolution for the adoption of the Master Plan for Land Use. Motion carried 6-1 (Giacopetti).

MATTERS FOR CONSIDERATION

1. BOLINGBROKE WOODLAND PERMIT

Correspondence from Singh Development to request reconsideration of the conditions of approval of the Woodland Permit for the Bolingbroke site plan.

In the matter of Bolingbroke JSP17-34, motion to reconsider the motion that approved the Woodland Permit approved by the Planning Commission on June 28, 2017 as requested by the applicant in the letter dated June 30, 2017. Motion carried 5-2 (Avdoulos, Giacopetti).

In the matter of Bolingbroke JSP17-34, motion to approve the Woodland Permit subject to the applicant being required to pay the 537 proposed off-site replacements to the City of Novi Tree Fund should either of the following conditions occur:

- a. No Building Permits are applied for and issued for the Ballantyne site by November 1, 2018, or
- b. If the current owner of the Ballantyne site (Singh Development) sells the property.

This motion is made for the following reasons: To allow the applicant sufficient time to obtain the required permits, update the Ballantyne site plan to accept Bolingbroke replacement trees, and to request a site plan extension for the Ballantyne project due to expire in December 2017. This motion is subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and all of the other the conditions and items listed in those letters being addressed on the Electronic Stamping Set. 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 5-2 (Avdoulos, Giacometti).*

2. **FARMINGTON CORRIDOR IMPROVEMENT AUTHORITY COMMENTS**

Comment on the Farmington/Farmington Hills Grand River Corridor Improvement Authority (CIA) Grand River Corridor Vision Plan as a sub plan to the City's master plan as required by the State of Michigan Municipal Planning Enabling Act (Act 33 of 2008, as amended).

Motion to allow Member Anthony to abstain from voting on this matter, due to Member Anthony's role serving on the Farmington CIA. *Motion carried 6-0.*

Motion for the Chair to sign the letter as presented, indicating support of the plan, with additional text added to the letter indicating an interest in extending an invitation to meet with Farmington and Farmington Hills representatives for the purpose of sharing information and coordinating efforts along the Grand River Corridor. *Motion carried 6-0 (Anthony Abstained).*

3. **ELECTION OF OFFICERS AND APPOINTMENTS TO COMMITTEES**

Motion to elect Officers and make appointments to Committees. *Motion carried 7-0.*

4. **APPROVAL OF THE MAY 10, 2017 PLANNING COMMISSION MINUTES**

Motion to approve the May 10, 2017 Planning Commission minutes. *Motion carried 7-0.*

5. **APPROVAL OF THE MAY 24, 2017 PLANNING COMMISSION MINUTES**

Motion to approve the May 24, 2017 Planning Commission minutes. *Motion carried 7-0.*

ADJOURNMENT

The meeting adjourned at 8:03 p.m.

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