



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI  
Regular Meeting

**June 21, 2023 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: Member Avdoulos, Member Becker, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Absent Excused: Member Dismondy

Staff: Barbara McBeth, City Planner; Tom Schultz, City Attorney; Lindsay Bell, Senior Planner; Ben Peacock, Planner; Rick Meader, Landscape Architect; Adam Yako, Plan Review Engineer; Doug Necci, Façade Consultant; Saumil Shah, Traffic Engineering Consultant

## APPROVAL OF AGENDA

**Motion to approve the June 21, 2023 Planning Commission Agenda. Motion carried 6-0.**

## PUBLIC HEARINGS

### 1. JSP23-02 STATION FLATS

Public hearing at the request of Cypress Partners, LLC for recommendation to the City Council for Amendment of the Consent Judgment that governs development of the property. The subject property is located on the east side of Wixom Road, south of Grand River Avenue (Section 17). The applicant is proposing 157 apartment units in a four-story building. The Consent Judgment permits retail uses conforming to the B-2 Community Business standards. The proposed use is most consistent with the RM-2 High-Density Multiple Family Residential District.

**In the matter of JSP23-02 Station Flats, motion to postpone making a recommendation of the proposed Amendment to the Consent Judgment and Concept Plan in order to allow the applicant time to further review items discussed during the Public Hearing, provide a parking analysis to justify the reduction in parking spaces and to work towards greater compliance with the requirements of the Zoning Ordinance. Motion carried 6-0.**

## MATTERS FOR CONSIDERATION

### 1. NOVI-TEN SHOPPING CENTER RENOVATION JSP23-08

Approval of the request by TriCap Holdings LLC for a Section 9 Façade Waiver for the Novi-Ten Shopping Center exterior renovations. The subject parcel is located in Section 23, west of Meadowbrook Road and north of Ten Mile Road. It is zoned B-3, General Business. In addition to the façade improvements, the applicant is proposing minor site modifications and parking lot improvements, which are being reviewed administratively by staff.

**In the matter of the request by TriCap Holdings LLC, for JSP23-08 Novi-Ten Shopping Center Renovation, motion to approve a Section 9 Façade Waiver to allow:**

- i. **An overage of ribbed metal panels on the North Building façade (0% maximum allowed;**

- 25% proposed on the south elevation, 4% proposed on the west elevation, and 7% proposed on the east elevation) and on the West Building (0% maximum allowed; 16% proposed on the east elevation).
- ii. An overage of painted CMU on the West Building (0% maximum allowed; 5% proposed on the east elevation and 10% proposed on the north elevation).
  - iii. An overage of integral color CMU on the West Building façade (0% maximum allowed; 2% proposed on the east elevation, 10% proposed on the south elevation, and 1% proposed on the north elevation).

These approvals are based on and subject to the following:

- a. The façade improvements are limited to the front facades; the side and rear facades will remain substantially unaltered, except for repainting.
- b. The combination of the proposed new materials and the existing materials to be repainted creates a well-balanced composition of colors and textures. The increased definition of primary entrances and use of high-quality materials on the front facades represents a significant improvement to the overall appearance of the shopping center.
- c. The findings of compliance with Ordinance standards in the consultant review letter and the conditions and items listed in that letter 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 JUNE 7, 2023 PLANNING COMMISSION MINUTES**

Motion to approve the June 7, 2023 Planning Commission minutes. *Motion carried 6-0.*

**ADJOURNMENT**

Motion to adjourn the June 21, 2023 Planning Commission meeting. *Motion carried 6-0.*

Meeting adjourned at 7:49 PM.

\*Actual language of the motion sheet subject to review.