



# PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

**November 13, 2019 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 7:02 PM.

## ROLL CALL

**Present:** Member Anthony, Member Ferrell, Member Gronachan, Member Lynch, Member Maday, Chair Pehrson

**Absent:** Member Avdoulos

**Also Present:** Barb McBeth, City Planner; Beth Saarela, City Attorney; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Victor Boron, Staff Engineer

## PLEDGE OF ALLEGIANCE

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

## APPROVAL OF AGENDA

Moved by Member Gronachan and seconded by Member Ferrell.

## VOICE VOTE TO APPROVE THE NOVEMBER 13, 2019 PLANNING COMMISSION AGENDA MADE BY MEMBER GRONACHAN AND SECONDED BY MEMBER FERRELL.

**Motion to approve the November 13, 2019 Planning Commission Agenda. Motion carried 6-0.**

## AUDIENCE PARTICIPATION

Nobody in the audience wished to speak.

## CORRESPONDENCE

There was no correspondence.

## COMMITTEE REPORTS

There were no committee reports.

## CITY PLANNER REPORT

There was no City Planner Report.

## CONSENT AGENDA - REMOVALS AND APPROVALS

There was nothing on the Consent Agenda.

### PUBLIC HEARINGS

#### 1. KEFORD COLLISION AND TOWING JSP 18-31

Public hearing at the request of Keford Collision & Towing for Planning Commission's approval of the Preliminary site plan, Wetland permit, and Storm water management plan. The subject property is currently zoned I-2 (General Industrial) with an associated Planned Rezoning Overlay (PRO) Agreement. The subject property is approximately 7.61 acres and is located on the south side of Grand River Avenue between Taft Road and Novi Road in Section 15. The applicant proposes to use the existing building for an auto body collision repair shop along with an accessory use of car rental services and to install an enclosed storage yard in the rear yard for towed vehicles of up to 160 spaces.

Planner Komaragiri said the following site layout was presented to the Planning Commission as part of the Planned Rezoning Overlay on September 28 of 2018. It then moved on to City Council for final approval of the PRO and the agreement on June 3<sup>rd</sup>, 2019. As previously mentioned, the subject property is located on the south side of Grand River Avenue between Taft Road and Novi Road in Section 15. It was formerly occupied by a machine tool manufacturer. The property is currently zoned I-2 with a PRO, bordered by I-1 on the east, west, and the north across Grand River Avenue. The property to the south is zoned R-4 residential. The Future Land Use Map recommends similar uses for the property and surrounding properties.

The site contains a few regulated wetland and woodland areas. All regulated woodlands are outside the limits of disturbance to the southwest corner of the site. The plan proposes about 0.06 acres of wetland impact and about 0.28 acres out of 0.32 acre buffer impacts. In Novi, a non-minor wetland permit is required for the proposed impacts.

The subject property contains two existing buildings which are currently unoccupied and are proposed to remain. The applicant proposes to use the larger building (23,493 square feet) for an auto body collision repair shop and related offices, along with an accessory use of car rental services. The car rental service proposes to use up to a maximum of 10 parking spaces in the rear. The applicant states that the potential use for the out building (5,703 square feet) would be a small tool and die shop. However, no particular subtenants have been identified yet. A Planning Commission approval is required for any proposed use for the smaller building. The applicant will be expected to come back once a prospective tenant is determined for that building.

Planner Komaragiri continued to say the site layout received multiple deviations as part of the PRO approval. A couple of landscape deviations were approved from the buffer requirements and landscape requirements within the outside storage area in the back.

When the Planning Commission last reviewed this plan on September 26, 2018, the applicant proposed an asphalt parking lot that met the ordinance requirements for the enclosed area. However, at the time of the June 3<sup>rd</sup> Council meeting, a couple of additional deviations were approved. They relate to the design construction standards for the outside storage area. For lack of curb and gutter, lack of end islands and lack of parking lot striping. This deviation was approved based on two conditions: One, keep the access aisle as shown on the PRO plan free from parked vehicles or other obstructions so

that there is fire truck access at all times; The applicant has provided a demarcation plan with the response letter that is included in your packet. The plan indicates "no parking fire lane" signs and bollards to delineate the fire lane. Our traffic consultant is okay with the proposed measures. The second condition is that additional language about regular maintenance of the gravel storage area to prevent the migration of the gravel to other areas of the land or development or adjacent properties or roadways or nearby waterbodies.

All reviews are currently recommending approval of the proposed plan. With the Preliminary Site Plan, the applicant had made two changes to two items. The façade design and the lighting pole locations. Planner Komaragiri showed the façade plans on the screen. The image on the screen refers to the approved façade plan. The gray and red colors are currently proposed as opposed to the blue and yellow colors. Our façade consultant thought the change was for the better. It still complies with the Ordinance requirement and he is recommending approval. The other notable change is to the proposed pole light locations. There were some pole lights proposed in the middle of the parking lot. With the Preliminary Site Plan, the applicant moved them outside along the perimeter of the storage area to avoid obstructions with tow-truck vehicles in the parking lot. Both plans met the Ordinance requirements for light levels adjacent to a residential district. However, staff noted the boundary for 0 foot candle light level is moved further closer to the property boundary. Staff will continue working with the applicant to identify some mitigating measure such as light shields as such so the reflection near the residential areas is reduced.

The Planning Commission is asked tonight to hold the public hearing and consider the applicant's request for approval of the Preliminary Site Plan, Wetland Permit, and Storm Water Management Plan. The applicant's attorney, Mr. David Landry, is here with his engineer to answer any questions you may have.

David Landry on behalf of Keford Collision said I just want to say thank you to the administration and the Planning Commission. Folks like my clients who are not developers and don't buy and sell property; the rezoning process can be long, confusing, and very expensive. I just want to say thanks for listening. We're a company who has been here for 30 years, and you've tried to understand our business and what we need to do to stay here. We're here to answer any questions. We are very anxious to put a shovel in the ground.

Chair Pehrson said this is a public hearing. If anyone wishes to address the Planning Commission, you can do so now.

Seeing no one, Chair Pehrson closed the audience participation and asked for any correspondence.

Member Lynch said yes we have two letters of support from Rodger LaVigne from Northville, Michigan and Lawrence Santos from Las Vegas, Nevada. They currently own property adjacent to this project and there is a letter attached.

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

Member Lynch said the only outstanding issues are the lights. They meet the City Ordinance and it doesn't bleed over or pass through the property line. I don't have an issue with the gravel. You've already agreed to come back once the out building is

occupied. I think this is a pretty clean project. I would like to make a motion.

Motion made by Member Lynch and seconded by Member Ferrell.

**ROLL CALL VOTE TO APPROVE THE KEFORD COLLISION AND TOWING PRELIMINARY SITE PLAN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER FERRELL.**

In the matter of Keford Collision and Towing JSP 18-31, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. The applicant shall include the revised demarcation plan sent via email dated 10-31-19 as part of the final site plan submittal, to maintain a clear fire lane in the outside storage yard area;
- b. The site plan shall be subject to conditions of the Keford Collision and Towing Planned Rezoning Overlay agreement;
- c. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters, as well as all of the terms and conditions of the PRO Agreement as approved, with these items 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.*

Motion made by Member Lynch and seconded by Member Ferrell.

**ROLL CALL VOTE TO APPROVE THE KEFORD COLLISION AND TOWING WETLAND PERMIT MADE BY MEMBER LYNCH AND SECONDED BY MEMBER FERRELL.**

In the matter of In the matter of Keford Collision and Towing JSP 18-31, motion to approve the Wetland 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 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

Motion made by Member Lynch and seconded by Member Gronachan.

**ROLL CALL VOTE TO APPROVE THE KEFORD COLLISION AND TOWING STORM WATER MANAGEMENT PLAN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GRONACHAN.**

In the matter of In the matter of Keford Collision and Towing JSP 18-31, motion to approve the Storm Water 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 it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

**MATTERS FOR CONSIDERATION**

1. APPROVAL OF THE OCTOBER 30, 2019 PLANNING COMMISSION MINUTES.

Motion made by Member Lynch and seconded by Member Maday.

**ROLL CALL VOTE TO APPROVE THE OCTOBER 30, 2019 PLANNING COMMISSION MINUTES  
MADE BY MEMBER LYNCH AND SECONDED BY MEMBER MADAY.**

**Motion to approve the October 30, 2019 Planning Commission Minutes. *Motion carried 6-0.***

**SUPPLEMENTAL ISSUES**

There were no supplemental issues.

**AUDIENCE PARTICIPATION**

Nobody in the audience wished to speak.

**ADJOURNMENT**

Moved by Member Lynch and seconded by Member Gronachan.

**VOICE VOTE ON THE MORION TO ADJOURN MADE BY MEMBER LYNCH AND SECONDED BY  
MEMBER GRONACHAN.**

**Motion to adjourn the November 13, 2019 Planning Commission meeting. *Motion carried 6-0.***

The meeting adjourned at 7:15 PM.