



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

July 12, 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 Dismondy, Member Lynch, Chair Pehrson, Member Roney

Absent Excused: Member Verma

Staff: Barbara McBeth, City Planner; Tom Schultz, City Attorney; Ben Peacock, Planner; James Hill, Planner; Rick Meader, Landscape Architect; Adam Yako, Plan Review Engineer

APPROVAL OF AGENDA

Motion to approve the July 12, 2023 Planning Commission Agenda. Motion carried 6-0.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. **JSP20-12 BECK NORTH UNIT 59**

Approval of the request of Dembs Development, Inc. for the second one-year extension of the Preliminary Site Plan approval. The subject property is located south of Cartier Drive and west of Hudson Drive, in the Light Industrial (I-1) Zoning District. The applicant is proposing to construct a 31,617 square foot speculative building for use as an office and warehouse space. Approval of the Preliminary Site Plan was granted in August of 2020.

In the matter of JSP20-12 Beck North Unit 59, motion to approve a second one-year extension of the Preliminary Site Plan approval. Motion carried 6-0.

PUBLIC HEARINGS

1. **JSP22-53 PRIMROSE DAYCARE & SWIM SCHOOL**

Public Hearing at the request of EIG14T (Eight-Fourteen) NOVI MI LLC for approval of the Preliminary Site Plan, Special Land Use Permit, Stormwater Management Plan, and Woodland Permit. The subject property is approximately 5.59 acres. It is located south of Ten Mile Road on the west side of Novi Road, and it is in the OS-1 Office Service District. The applicant is proposing to demolish the existing building in the eastern portion of the site to build a 13,586 square foot daycare center and a 6,658 square foot swim school facility.

In the matter of Primrose Daycare and Swim School, JSP22-53, motion to approve the Special Land Use Permit based on the following findings:

a. Relative to other feasible uses of the site:

- i. The proposed use will not 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. *(A Traffic Impact Study was submitted, and the City's Traffic Consultant determined that this proposal would not be detrimental to existing thoroughfares).*
- ii. The proposed use will not 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. *(There are no additional impacts on capabilities of public services).*
 - iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats. *(The impacts to regulated woodlands and wetlands have been minimized to the extent possible).*
 - iv. 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 uses fit the character of the area and are compatible with the nearby commercial and office buildings).*
 - v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use. *(The proposed project complies with several goals of the Master Plan, including the protection and maintenance of the City's natural features, attracting new businesses to the City of Novi, and ensuring compatible development between residential and non-residential developments).*
 - vi. The proposed use will promote the use of land in a socially and economically desirable manner. *(Compared to other uses permitted as a special land use in the OS-1 district, a swim school and daycare center may bring more vehicular traffic to the site but will serve an important role to the community as a place of education and recreation).*
 - vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this ordinance and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Primrose Daycare and Swim School, JSP22-53, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. The Zoning Board of Appeals granting a variance from Section 4.12.2.i.a of the Zoning Ordinance for insufficient outdoor recreation space because the applicant has indicated that children are released to the recreation area on a classroom-by-classroom basis, at separate times throughout the day.
- b. The Zoning Board of Appeals granting a variance from Section 4.12.2.ii.c of the Zoning Ordinance for direct access to or from a major arterial or arterial road (Ten Mile Road) because the site has been designed to mitigate the vehicle stacking to the extent possible and because the City's Traffic Consultant determined that this proposal would not be detrimental to existing thoroughfares based upon the Traffic Impact Statement submitted by the applicant.
- c. Landscape waiver for the lack of screening from the residential property to the west which is supported by staff if the applicant has provided evidence that screening is not necessary prior to this motion.
- d. Landscape waiver for the planting of street trees due to utility conflicts.
- e. Landscape waiver for the lack of a berm, greenbelt plantings, and street trees in the wetland frontage in order to preserve the wetland.
- f. Landscape waiver for insufficient landscaping of interior parking lot areas and trees because the site is otherwise heavily landscaped, and the deficiency is not apparent.
- g. Landscape waiver for most of the daycare building's foundation landscaping being located away from the building because the alternate locations will be attractive, and the applicant has included landscaping along most of the building frontage facing Ten Mile Road.
- h. Section 9 Façade Waiver for an overage of Cement Fiber Siding on all elevations of both

buildings (0% maximum allowed; ranges from 4% to 10% on the daycare building and 5%-22% on the swim school building) because the use of the materials will not be detrimental to the aesthetic value of the buildings, the use of matching materials & colors on both buildings enhances the overall project, and the overall design is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted.

- i. **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 Primrose Daycare and Swim School, JSP22-53, 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.

In the matter of Primrose Daycare and Swim School, JSP22-53, motion to approve the Stormwater 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 the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 6-0.

2. JZ23-16 GABRIEL REZONING WITH MAP AMENDMENT 18.742

Public hearing at the request of Paul Gabriel for Planning Commission's recommendation to City Council for a Zoning map amendment from Light Industrial (I-1) to Residential Acreage (RA). The subject site is approximately 3.98 acres and is located at 41700 Eleven Mile Road, which is on the north side of Eleven Mile Road and west of Meadowbrook Road (Section 14). The applicant has indicated that the proposed rezoning is being requested to allow for the existing home and pole barn onsite to be remodeled and expanded.

In the matter of JZ23-16 Gabriel Rezoning, with Zoning Map Amendment 18.742, motion to postpone consideration to a later date in order for the applicant to have more time to explore alternative options available to them. Motion carried 6-0.

3. TEXT AMENDMENT 18.301

Public hearing of the staff-initiated request for Planning Commission's recommendation to the City Council regarding Text Amendment 18.301 to remove the EXPO Zoning District, modify use standards for microbreweries and brewpubs, update standards related to daycares, update standards related to site lighting, fix inconsistencies, and remove or modify some conflicting sections of the Zoning Ordinance.

In the matter of Text Amendment 18.301, motion to recommend approval to the City Council. Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. NORTHVILLE TOWNSHIP DRAFT MASTER PLAN REVIEW

In the matter of Northville Township Draft Master Plan Review, motion to authorize the Planning Commission Chair to sign and send a letter to the Northville Township Planning Commission. Motion carried 6-0.

2. ELECTION OF OFFICERS AND APPOINTMENT TO COMMITTEES

Motion to nominate Chair Pehrson as Planning Commission Chairperson for 2023-2024. *Motion carried 6-0.*

Motion to nominate Member Avdoulos as Planning Commission Vice Chairperson for 2023-2024. *Motion carried 6-0.*

Motion to nominate Member Lynch as Planning Commission Secretary for 2023-2024. *Motion carried 6-0.*

3. APPROVAL OF THE JUNE 21, 2023 PLANNING COMMISSION MINUTES

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

ADJOURNMENT

Motion to adjourn the July 12, 2023 Planning Commission meeting. *Motion carried 6-0.*

Meeting adjourned at 7:43 PM.

*Actual language of the motion sheet subject to review.