



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

March 8, 2023 7:00 PM

Council Chambers | Novi Civic Center
45175 W. Ten Mile, 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 Lynch, Chair Pehrson, Member Roney, Member Verma

Absent Excused: Member Becker, Member Dismondy

Staff: Lindsay Bell, Senior Planner; Beth Saarela, City Attorney; Ben Peacock, Planner, Rick Meader, Landscape Architect; Adam Chludzinski, Plan Review Engineer

APPROVAL OF AGENDA

Motion to approve the March 8, 2023 Planning Commission Agenda. Motion carried 5-0.

PUBLIC HEARINGS

1. JSP22-32 PORSCHE OF NOVI

Public Hearing at the request of Lithia Motors, Inc. for approval of the Preliminary Site Plan, Special Land Use Permit, and Stormwater Management Plan. The subject property is approximately 8.15 acres and is located north of Ten Mile Road on the west side of Haggerty Road in the B-3, General Business District. The applicant is proposing to demolish an existing building in the southeast portion of the site and redevelop the area in order to build a 19,170 square foot, two-story car dealership building to be used by Porsche of Novi.

In the matter of JSP22-32 Porsche of Novi, motion to approve the Special Land Use Permit based on the following findings. 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 because the proposed use is compatible with the surrounding area and no new driveways are proposed on Haggerty Road;**
- 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 because the use of the site is not changing substantially from its previous use;**
- iii. **The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats because the proposed use does not impact any regulated natural features as it was previously developed;**

- 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 because the proposed use is similar to the surrounding commercial uses, and several other car dealerships in the area;
- v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use because the proposed use is a compatible commercial development that provides economic value to the community;
- vi. The proposed use will promote the use of land in a socially and economically desirable manner because the proposed use is similar to the previous use and will add another dealership option to the surrounding area;
- 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 5-0.

In the matter of JSP22-32 Porsche of Novi, 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 3.10.3.A of the Zoning Ordinance for overhead door on the east elevation of the building facing a major thoroughfare (Haggerty Road);
- b. Landscape waiver for the lack of a greenbelt berm along Haggerty Road because the existing site grades provides the intended screening, which is hereby granted;
- c. Landscape waiver for the lack of greenbelt landscaping along Haggerty Road because of the conflict with the underground Buckeye Pipeline utility corridor, which is hereby granted;
- d. Landscape waiver for the deficiency in perimeter parking landscaping on the west side of the site (9 feet proposed, 10 feet required), which is hereby granted;
- e. Landscape waiver for the placement of two parking lot perimeter trees on the north side further than 15 feet from the parking lot due to existing utilities and easements, which is hereby granted;
- f. Landscape waiver for a deficiency in building foundation landscaping because compensating landscaping is provided at the entry and across the parking lot, which is hereby granted;
- g. Section 9 Façade Waiver for an underage of brick (30% minimum required, 10% provided) and an overage of Flat Metal Panels (50% maximum allowed, 86% proposed) on the east elevation because the overall design is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted;
- h. 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 5-0.

In the matter of JSP22-32 Porsche of Novi, 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 5-0.

2. 28015 SUMMIT DRIVE WOODLAND PERMIT

Public hearing at the request of MG Building Co. Inc. for consideration of a Woodland Use Permit at 28015 Summit Drive. The property is located north of Twelve Mile Road and west of Summit Drive in Section 12 of the City. The applicant is requesting the removal of fifty-three regulated woodland trees in order to construct a single-family residence.

In the matter of 28015 Summit Drive Woodland Permit, motion to approve Woodland Use Permit, PBR22-0530, for the removal of fifty-three regulated woodland trees within an area mapped as City Regulated Woodland on Lot 3 of Summit Hills for the construction of a new single-family home. The approval is subject to on-site tree replacements to the extent possible and payment into the City's Tree Fund for any outstanding Woodland Replacement Credits, along with any other conditions as listed in the Environmental Consultant's review letter.

Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE FEBRUARY 22, 2023 PLANNING COMMISSION MINUTES

Motion to approve the February 22, 2023 Planning Commission minutes. *Motion carried 5-0.*

ADJOURNMENT

Motion to adjourn the March 8, 2023 Planning Commission meeting. *Motion carried 5-0.*

The meeting adjourned at 7:56 PM.

*Actual language of the motion sheet subject to review.