



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

June 26, 2013 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 or about 7:00 PM.

ROLL CALL

Present: Member Anthony Greco, Member Gutman, Member Lynch, Chair Pehrson, Member Prince

Absent: Member Greco, Member Zuchlewski

Also Present: Barbara McBeth, Deputy Director of Community Development; David Beschke, Landscape Architect, Adam Wayne, Engineer, Kristen Kapelanski, Planner; Gary Dovre, City Attorney.

APPROVAL OF AGENDA

Motion to approve the June 26, 2013 Planning Commission agenda. *Motion carried 5-0.*

PUBLIC HEARINGS

1. STARBUCKS, JSP13-38

Public hearing at the request of Northern Equities for Preliminary Site Plan utilizing the Retail Service Overlay option, Special Land Use Permit and Stormwater Management Plan approval. The subject property is 0.74 acres in Section 12 of the City of Novi and located on the northwest corner of Twelve Mile Road and Cabot Drive in the OST, Planned Office Service Technology District. The applicant is proposing a 2,032 square foot Starbucks restaurant with an accessory drive-through.

In the matter of Starbucks, JSP13-38, motion to approve the Special Land Use permit based on the following findings:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares as indicated by the submitted traffic analyses;
- b. Subject to satisfying the requirements in the Engineering Review the proposed use will not cause any detrimental impact on the capabilities of public services and facilities because the plan adequately addresses and provides for water and sanitary sewer service and management of the increased stormwater volumes;
- c. The proposed use is compatible with the natural features and characteristics of the land because the plan does not impact any natural features;
- d. The proposed use is compatible with adjacent uses of the land as indicated in the staff and consultant review letters;
- e. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;
- f. The proposed use will promote the use of the land in a socially and economically desirable manner; and
- g. 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 23A, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Starbucks, JSP13-38, motion to approve the Preliminary Site Plan with Retail Service

Overlay Option based on and subject to the following:

- a. Planning Commission finding, which is hereby made, that the proposed plan is consistent with the following standards as noted in Section 2302A.2.b:
 1. The plan is in keeping with the stated intent of the Retail Service Overlay to provide a limited amount of retail and personal service establishments to serve the employees and visitors to nearby office use areas;
 2. The plan is in keeping with the stated intent of the OST, Planned Office Service Technology District to encourage and allow development of high tech, multi-use office/laboratory/production uses; and
 3. The proposed plan will not have an adverse impact on the site and on the adjacent lands and uses with respect to landscaping, screening, offstreet parking, vehicular and pedestrian circulation and the compatibility of its physical design with respect to adjacent buildings;
- b. Zoning Board of Appeals variance for the deficient building setback in the northern yard (50 feet required, 45 feet provided);
- c. Zoning Board of Appeals variance for the deficient parking setback in the western yard (20 feet required, 15 feet provided);
- d. Zoning Board of Appeals variance for the deficient parking setback in the northern yard (20 feet required, 15 feet provided);
- e. Zoning Board of Appeals variance for the lack of a drive-through bypass lane;
- f. Zoning Board of Appeals variance for the deficient accessory structure dumpster setback (20 feet required, 15 feet provided);
- g. Applicant providing the executed License Agreement with ITC for the proposed driveway in the ITC-owned property;
- h. Planning Commission waiver of traffic study requirements outlined in the Site Plan and Development Manual which is hereby granted and acceptance of the traffic analyses submitted for review and approval;
- i. Declaration from City Traffic Engineer to permit a curb-return encroachment on the adjacent property;
- j. Planning Commission waiver for the deficient foundation landscaping which is hereby granted (1,006 square feet required, 744 square feet provided);
- k. Planning Commission waiver for the deficient foundation landscaping which is hereby granted (1,792 square feet required, 1,252 square feet provided);
- l. 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 at Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 23A, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Starbucks, JSP13-38, 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 Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. LA-Z-BOY FURNITURE FAÇADE, JC13-72

Consideration at the request of The Delventhal Company for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 14 at 27754 Novi Road, on the west side of the Twelve Oaks Mall ring road in the RC, Regional Center District. The applicant is proposing to update the façade of the building including painting the existing facades, the addition of a raised pediment and other minor enhancements.

In the matter of La-Z-Boy Façade Update, JC13-72, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Section 9 waiver to allow an overage of EIFS which is hereby granted; and
- b. 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 Stamping Set.

This motion is made because the plan is otherwise in compliance with Article 17, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

2. APPROVAL OF THE MAY 29, PLANNING COMMISSION MINUTES

Motion to approve the May 29, 2013 Planning Commission Minutes. *Motion carried 5-0.*

3. APPROVAL OF THE JUNE 12, PLANNING COMMISSION MINUTES

Motion to approve the June 12, 2013 Planning Commission Minutes. *Motion carried 5-0.*

MATTERS FOR DISCUSSION

1. PLANNING COMMISSION ELECTRONIC PACKETS

ADJOURNMENT

The meeting was adjourned at 7:26 PM.

Please note: Actual Language of motions subject to review.