



## PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI  
Regular Meeting  
**May 6, 2020 7:00 PM**  
Remote Meeting  
45175 W. Ten Mile (248) 347-0475

### CALL TO ORDER

The meeting was called to order at 7:00 PM.

### ROLL CALL

Present: Member Avdoulos, Member Ferrell, Member Gronachan, Member Lynch, Member Maday, Chair Pehrson

Absent: Member Anthony

Also Present: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Victor Boron, Staff Engineer; Thomas Schultz, City Attorney; Pete Hill, City Environmental Consultant, Madeleine Kopko; Planning Assistant

### APPROVAL OF AGENDA

Motion to approve the May 6, 2020 Planning Commission Agenda. *Motion Carried 6-0.*

### PUBLIC HEARINGS

1. **ASBURY PARK, LOT 31, PWD19-0023**

Public hearing at the request of the homeowner at 26181 Mandalay Circle, for consideration of a request for a Woodland Use Permit. The property is known as Lot 31, Asbury Park Estates, which is located on the west side of Mandalay Circle, north of Eleven Mile Road, and east of Beck Road in Section 16 of the City. The applicant is proposing to remove seven regulated woodland trees in order to construct an additional garage structure.

**In the matter of Asbury Park, Lot 31, PWD19-0023, motion to approve the request for a woodland removal permit subject to payment for the required tree credits to be placed into the City's Tree Fund and other conditions noted in the consultant's review letter. *Motion carried 6-0.***

### MATTERS FOR CONSIDERATION

1. **BEHAVIORAL CARE SOLUTIONS JSP20-05**

Consideration at the request of Behavioral Care Solutions, for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 1, south of Fourteen Mile Road and west of Haggerty Road, and is zoned OST, Office Service

Technology. The applicant is proposing to construct an addition to the existing building, resulting in a 6,329 square foot building. The applicant is seeking to continue a stand-alone drive-through ATM under a lease agreement with the previous owner and use as a bank.

**In the matter of Behavioral Care Solutions, JSP20-05, motion to approve the Preliminary Site Plan based on and subject to the following:**

- a. Planning Commission determination the ATM use may continue as an existing nonconforming use of the site;
- b. Continued operation of the ATM is subject to the Zoning Board of Appeals granting the necessary variances for the drive-through requirements found in Section 5.3.11 as follows:
  1. Drive-through lane not separated from egress lane.
  2. Drive-through lane encroaching into side yard parking setback.
  3. Drive-through bypass lane of 16 feet where 18 feet is required.
  4. May also require variance for not having a minimum of 3 stacking spaces.
- c. Landscape waiver for lack of greenbelt between parking and property line *because this is an existing condition of the site, which is hereby granted;*
- d. Landscape waiver for lack of greenbelt berm and all landscaping *because this is an existing condition of the site, which is hereby granted;*
- e. Landscape waiver for deficiency in perimeter trees provided *due to existing site conditions and the presence of utility easement, which is hereby granted;*
- f. Landscape waiver for parking bay greater than 15 spaces *because this is an existing condition of the site, which is hereby granted;*
- g. 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 Behavioral Care Solutions, JSP20-05, motion to approve the Stormwater Management Plan, 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. APPROVAL OF THE MARCH 25, 2020 PLANNING COMMISSION MINUTES.**

Motion to approve the March 25, 2020 Planning Commission Meeting minutes. *Motion carried 6-0.*

## **ADJOURNMENT**

The meeting adjourned at 7:45 PM.

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