



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

AUGUST 27, 2014 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 Baratta, Member Giacometti, Member Greco, Chair Pehrson, Member Zuchlewski

Absent: Member Anthony (excused), Member Lynch (excused)

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

APPROVAL OF AGENDA

Motion to approve the August 27, 2014 Planning Commission agenda. *Motion carried 5-0.*

PUBLIC HEARINGS

1. TRILOGY, JSP14-13

Public hearing at the request of DMK Development Group LLC for Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan approval. The subject property is located in Section 14, on the south side of Twelve Mile Road, west of Meadowbrook Road in the OST, Office Service Technology District. The subject property is approximately 10.25 acres and the applicant is proposing a 59,926 square foot senior assisted living facility.

In the matter of Trilogy, JSP14-13, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. **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;**
- b. **Prior to submission of the Final Site Plan, the applicant should secure an appropriate cross-access agreement with the neighboring site and the City attorney should review and approve that agreement as part of the final site plan review;**
- c. **Applicant revising the façade as described in the façade review letter including the following:**
 1. **Providing full height brick on portions of the north, east and west elevations visible from Twelve Mile Road;**
 2. **Adding dormers within the asphalt shingle areas on the above mentioned elevations;**
- d. **Zoning Board of Appeals variance for the location of the loading dock as depicted which is supported by staff because the loading zone is well screened and far exceeds the required setback.**

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 Trilogy, JSP14-13, motion to approve the Wetlands 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 5-0.*

In the matter of Trilogy, JSP14-13, 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 and in the Special land Use approval 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 5-0.*

In the matter of Trilogy, JSP14-13, 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 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 Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE 2015 PLANNING COMMISSION CALENDAR

Motion to approve the 2015 Planning Commission Calendar. *Motion carried 5-0.*

2. APPROVAL OF THE AUGUST 13, 2014 PLANNING COMMISSION MINUTES

Motion to approve the August 13, 2014 Planning Commission Minutes. *Motion carried 5-0.*

MATTERS FOR DISCUSSION

1. PARKING LOT LANDSCAPING STANDARDS

ADJOURNMENT

The meeting was adjourned at 7:25 PM.

Please note: Actual Language of motions subject to review.