



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

July 10, 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, Member Baratta, Member Giacometti, Member Greco, Member Lynch, Chair Pehrson, 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 July 10, 2013 Planning Commission agenda. *Motion carried 7-0.*

PUBLIC HEARINGS

1. TOM'S BAR AND GRILL, JSP13-45

Public hearing at the request of Tom P LLC #6 for Preliminary Site Plan utilizing the Retail Service Overlay option, Special Land Use Permit, Wetland Permit, Woodland Permit and Stormwater Management Plan approval. The subject property is 1.88 acres in Section 16 of the City of Novi and located at 27200 Beck Road at the southeast corner of Citygate Drive and Beck Road in the OST, Planned Office Service Technology District. The applicant is proposing a 5,700 square foot sit-down restaurant.

In the matter of Tom's Bar & Grill, JSP13-45, motion to approve the Special Land Use permit based on the following findings:

a. Relative to other feasible uses of the site:

- The proposed use will not cause any detrimental impact on existing thoroughfares as indicated in the traffic review letter;
- 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;
- The proposed use is compatible with the natural features and characteristics of the land as indicated in the wetland and woodland review letters;
- The proposed use is compatible with adjacent uses of the land as indicated in the staff and consultant review letters;
- The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;
- The proposed use will promote the use of land in a socially and economically desirable manner;
- The proposed use is listed among the provisions 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 7-0.*

In the matter of Tom's Bar & Grill, JSP13-45, motion to approve the Preliminary Site Plan with Retail Service Overlay Option based on and subject to the following:

- a. Zoning Board of Appeals variance for the deficient building setback in the northern yard (50 feet required, 15 feet provided);
- b. Applicant providing the executed Off-Site Drainage Easement for Point Discharge onto Parcel 50-22-16-176-031;
- c. Planning Commission waiver for the required berm to allow fencing with brick piers along Beck Road and the access drive which is hereby granted;
- d. Planning Commission waiver for the deficient number of street trees (16 required, 13 provided) which is hereby granted;
- e. Section 9 façade waiver for the underage of brick which is hereby granted; and
- f. 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 7-0.*

In the matter of Tom's Bar & Grill, JSP13-45, motion to approve the Wetland 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 7-0.*

In the matter of Tom's Bar & Grill, JSP13-45, 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 7-0.*

In the matter of Tom's Bar & Grill, JSP13-45, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with the 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 7-0.*

MATTERS FOR CONSIDERATION

1. EMERSON WAY SETBACK, JPROJ050310

Consideration at the request of Dmitriy Selektor for revised Final Site Plan approval. The subject property is 0.11 acres in Section 11 of the City of Novi and located at 43088 Emerson Way in the R-4, One-Family Residential District. The applicant is proposing a reduced rear yard building setback of 15.04 feet within the Saratoga Circle single-family development, a part of the Vistas of Novi Planned Unit Development (PUD).

In the matter of Emerson Way Building Setback, JPROJ050310, motion to approve the revised Final Site Plan based on and subject to the following:

- a. The proposed reduction in the rear yard setback to 15.04 feet constitutes a minor change to the approved Final Site Plan of the Vistas of Novi Planned Unit Development;
- b. The proposed reduction in the rear yard setback will not adversely affect the adjacent properties; and
- c. The irregular shape of the subject property presents a significant hardship in terms of the applicant meeting the required rear yard setback.

This motion is made because the plan is otherwise in compliance with Article 4, Article 24, Article 25 and Article 27 (retracted) of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

2. SET PUBLIC HEARING FOR TEXT AMENDMENT 18.268

Motion to set the public hearing for Text Amendment 18.268 for August 14, 2013. *Motion carried 7-0.*

3. PLANNING COMMISSIONERS OFFICERS AND COMMITTEES

Motion to nominate Mark Pehrson as Chairperson of the Planning Commission. *Motion carried 7-0.*

Motion to nominate David Greco as Vice-Chairperson of the Planning Commission. *Motion carried 7-0.*

Motion to nominate Mike Lynch as Secretary of the Planning Commission. *Motion carried 7-0.*

The Planning Commission worked together as a group to determine the following committee appointments.

Administrative Liaison Committee: Member Greco, Member Lynch, Chair Pehrson

CIP & Budget Planning Studies Committee: Member Giacometti, Member Zuchlewski, Member Lynch

Environmental and Walkable Novi Committee: Member Giacometti, Member Baratta, Member Zuchlewski

Implementation Committee: Member Anthony, Member Greco, Chair Pehrson

Main Street Committee: Member Anthony, Member Giacometti, Member Zuchlewski

Master Plan & Zoning Committee: Member Giacometti, Member Lynch, Chair Pehrson

Rules Committee: Member Baratta, Member Greco, Chair Pehrson

ADJOURNMENT

The meeting was adjourned at 7:46 PM.

Please note: Actual Language of motions subject to review.