



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI  
Regular Meeting

**January 10, 2024 7:00 PM**

Council Chambers | Novi Civic Center  
45175 Ten Mile Road, 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 Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Staff: Barb McBeth, City Planner; Beth Saarela, City Attorney; James Hill, Planner; Rick Meader, Landscape Architect; Adam Yako, Plan Review Engineer

## APPROVAL OF AGENDA

**Motion to approve the January 10, 2024 Planning Commission Agenda. Motion carried 7-0.**

## PUBLIC HEARINGS

### 1. **TREK ADDITION JSP23-32**

Public hearing at the request of Trek, Inc. for the approval of the Special Land Use Permit, Preliminary Site Plan, and Stormwater Management Plan. The subject property is located in Section 4, on the north side of Desoto Court in the I-1, Light Industrial District. The subject property is approximately 2.02 acres and the applicant is proposing a 27,743 square-foot expansion of the existing 15,550 square-foot Trek building in the Beck North Corporate Park.

**In the matter of Trek Addition, JSP23-32, motion to approve the Special Land Use Permit based on the following findings:**

1. **Relative to other feasible uses of the site:**
  - a. **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 (since the building addition is intended to provide more storage space, but no additional employees will be coming or going from the site).**
  - b. **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 serve existing and planned uses in the area (no impacts to utilities are anticipated).**
  - c. **The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats (since the applicant intends to replace the trees that have died near the berm as shown on the original landscape plan and has no plans to impact existing woodlands or wetlands).**
  - d. **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 (since the distance away from the residential property line is**

*consistent with other buildings located within the industrial park, and there is no driveway or parking proposed adjacent to the existing residential uses).*

- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *(as it fulfills one of the Master plan objectives to see existing businesses expand and stay in Novi).*
- f. The proposed use will promote the use of land in a socially and economically desirable manner *(as it expands onto an existing building rather than constructing an entirely new building).*
- 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 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

In the matter of Trek Addition, JSP23-32, 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 5.2.12.E of the Zoning Ordinance for not providing the required amount of parking per the Ordinance (90 spaces required and 66 provided) because the proposed warehouse expansion is not proposed to increase the number of employees, so additional parking is not required.
- b. 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 7-0.*

In the matter of Trek Addition JSP23-32, 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 7-0.*

## **2. MICHIGAN CAT PUMP AND SHORE MAINTENANCE YARD JSP23-47**

Public hearing at the request of Michigan CAT for the approval of the Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan. The subject property is currently zoned I-2 General Industrial with a Planned Rezoning Overlay Agreement associated. The subject property is located in Section 23, north of Ten Mile Road on the east side of Novi Road, and consists of 32.29 acres, 5.29 of which are a part of this site plan. The applicant is proposing to develop the vacant site as an outdoor storage area.

**In the matter of Michigan CAT Pump and Shore Maintenance Yard, JSP23-47, motion to approve the Preliminary Site Plan based on and 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 Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 7-0.***

**In the matter of Michigan CAT Pump and Shore Maintenance Yard, JSP23-47, motion to approve the Woodland Permit based on the following findings:**

- a. Any proposed woodland replacement trees shall be placed in a Woodland Conservation Easement as indicated in the Woodland Protection Ordinance and the approved PRO.
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, the approved PRO, 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 Michigan CAT Pump and Shore Maintenance Yard, JSP23-47, 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 7-0.*

#### **MATTERS FOR CONSIDERATION**

1. **APPROVAL OF THE DECEMBER 13, 2023 PLANNING COMMISSION MINUTES**

Motion to approve the December 13, 2023 Planning Commission minutes. *Motion carried 7-0.*

#### **ADJOURNMENT**

Motion to adjourn the January 10, 2024 Planning Commission meeting. *Motion carried 7-0.*

Meeting adjourned at 7:55 PM.

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