



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting
January 13th, 2021 7:00 PM
Remote Meeting
(248) 347-0475

In accordance with Open Meetings Act, MCL 15.261, ET SEQ., as amended, this meeting was held remotely.

CALL TO ORDER

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

ROLL CALL - Pursuant to the State of Michigan Open Meetings Act, all members shall identify their physical location by stating the county, city, and state from which he or she is attending the meeting remotely.

Present: Member Avdoulos- *City of Novi, Oakland County, MI*; Member Becker- *City of Daytona Beach, Volusia County, FL*; Member Dismondy- *City of Novi, Oakland County, MI*; Member Ferrell- *City of Novi, Oakland County, MI*; Member Lynch- *City of Novi, Oakland County, MI*; Chair Pehrson- *City of Novi, Oakland County, MI*

Absent: none

Staff: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Christian Carroll, Planner; Madeleine Daniels, Planning Assistant; Rick Meader, Landscape Architect; Kate Richardson, Staff Engineer; Doug Necci, City Façade Consultant; Beth Saarela, City Attorney

APPROVAL OF AGENDA

Motion to approve the January 13, 2021 Planning Commission Agenda. Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. LINEAGE LOGISTICS PARKING EXPANSION JSP19-47

Consideration at the request of Lineage Logistics for approval of revised Preliminary Site Plan. The subject property is located in Section 9 north of Twelve Mile, west of West Park Drive, along Humboldt Drive, and is zoned I-2, General Industrial. The applicant is proposing to expand the parking lot to the north of the existing building, and will add carports over the new spaces.

In the matter of Lineage Logistics Parking Expansion, JSP19-47, motion to approve the revised Preliminary Site Plan based on and subject to the following:

- a. A Zoning Board of Appeals variance for exceeding the allowable number of accessory structures;**
- b. Section 9 facade waiver for the lack of brick on the carport canopies, which is hereby**

granted, as this is not a highly visible location and the addition of brick to the supports would interfere with vehicle use;

- c. 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.

2. STORIE LOU PLAZA JSP20-19

Consideration at the request of Alrig LLC for approval of a Preliminary Site Plan, Stormwater Management Plan, and Section 9 Façade Waiver. The subject property contains 1.41 acres and is located in Section 14, on the east side of Novi Road, north of Crowe Drive. The site is currently developed with a branch of the Fifth Third Bank. The applicant is proposing to redevelop the site into a 7,000 square foot multi-tenant building that proposes one retail tenant and one restaurant.

In the matter of Storie Lou Plaza, JSP20-19, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Landscape Waiver for a deficiency in greenbelt width along Crowe Drive because the proposed redevelopment is an improvement to the existing conditions, and a screening wall will be proposed, which is hereby granted;
- b. Landscape Waiver for a deficiency in greenbelt landscaping along Crowe Drive (6 trees required, 5 trees shall be provided) because the proposed greenbelt does not have enough space for an additional tree, which is hereby granted;
- c. Section 9 Façade Waiver for an overage of fabric awning on the west (10% allowed, 14% proposed), east (10% allowed, 19% proposed), and south (10% allowed, 14% proposed) elevations because the proposed design does not adversely affect the aesthetic quality and meets the intent and purpose of the Ordinance, which is hereby granted;
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those 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 Storie Lou Plaza, JSP20-19, 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 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.*

3. TEXT AMENDMENT 18.294 – FACILITIES FOR HUMAN CARE

Consideration for Text Amendment 18.294, at the request of Bowers and Associates Inc., to

amend the City of Novi Zoning Ordinance at the following location: Article 4.0, "Use Standards," Section 4.64, "Facilities for Human Care," in order to reduce the minimum lot size requirement from five acres to four and a half acres.

In the matter of Text Amendment 18.294 Facilities for Human Care, motion to make a positive recommendation to City Council for the text amendment change for Section 4.64 Facilities for Human Care. Motion carried 6-0.

5. APPROVAL OF THE DECEMBER 9, 2020 PLANNING COMMISSION MINUTES.

Motion to approve the December 9, 2020 Planning Commission Meeting Minutes. Motion carried 5-0. (Member Lynch left the meeting at 7:35 pm)

ADJOURNMENT

The meeting was adjourned at 7:43 pm.

*Actual language of the motion subject to review.