GRAND-BECK DEVELOPMENT
JSP25-05

JSP25-05 GRAND-BECK DEVELOPMENT

Approval at the request of Gratus, LLC for a Driveway Spacing Waiver. The subject properties, located at 47277 Grand River, comprise approximately 3.70 acres. The site is located east of Beck Road, south Grand River Ave (Section 16), and is zoned B-3 District. The applicant previously received Preliminary Site Plan approval by the Planning Commission for a fuel station, convenience store, and car wash. Further review indicates that a driveway spacing waiver is also required.

Required Action

Approval of the Driveway Spacing Waiver associated with the Preliminary Site Plan previously approved by the Planning Commission.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Recommended	1/7/26	• Items to be addressed at Final Site Plan submittal
Engineering	Approval Recommended	1/7/26	• Minimum 275 feet required for near approach curb to near approach curb on the same side of the street, approximately 179 feet provided • Items to be addressed at Final Site Plan submittal
Traffic	Approval Recommended	1/7/26	• Subject to approval of a Driveway Spacing Waiver by the Planning Commission and RCOC • Items to be addressed at Final Site Plan submittal

MOTION SHEET:

Approval – Driveway Spacing Waiver

In the matter of JSP25-05 Grand-Beck Development, motion to **approve** the Driveway Spacing Waiver, associated with the Preliminary Site Plan approved on November 12, 2025, based on and subject to the following:

a. A waiver for Commercial Drive Spacing is granted pursuant to Ordinance Article IX, Section 11.216.d.1.d subject to review and approval by the Road Commission for Oakland County (RCOC). *The near approach curb to near approach curb on the same side of the street between the two drive approaches along Grand River is approximately 179 feet; a minimum spacing of 275 feet is required. The drive approaches have been located as far apart as reasonably possible while maintaining appropriate distance from the Beck Road intersection and complying with access and safety considerations.*

b. This waiver approval is contingent upon the applicant obtaining all required permits and approvals from RCOC and complying with any associated conditions.

c. The driveway locations and spacing shall be substantially consistent with those shown on the Preliminary Site Plan, any changes shall require further review and approval by the Planning Commission.

d. (additional conditions here, if any)

(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.)

MAPS

Location
Zoning
Future Land Use
Natural Features

GRAND - BECK DEVELOPMENT
LOCATION MAP





LEGEND

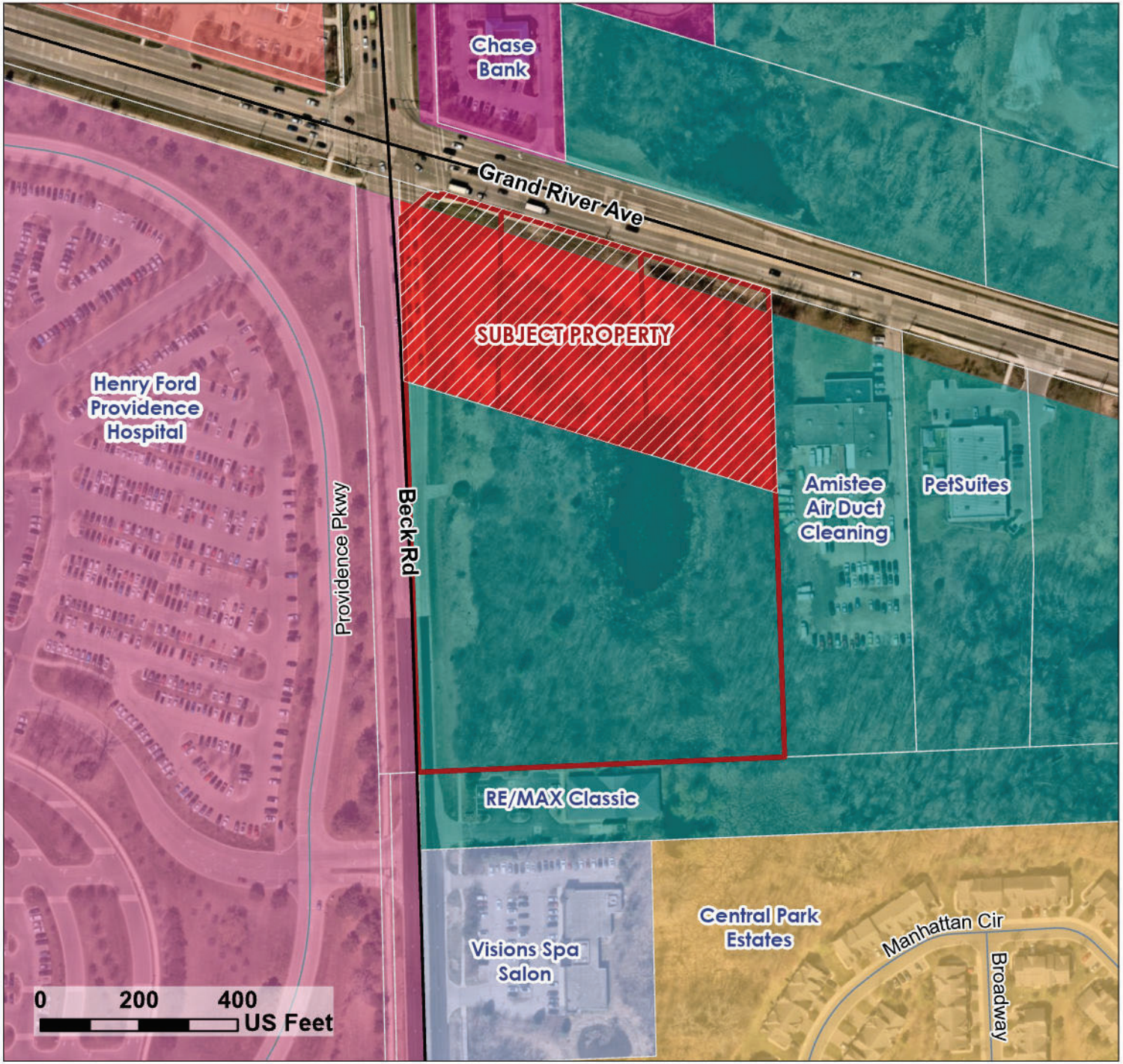
- Subject Property

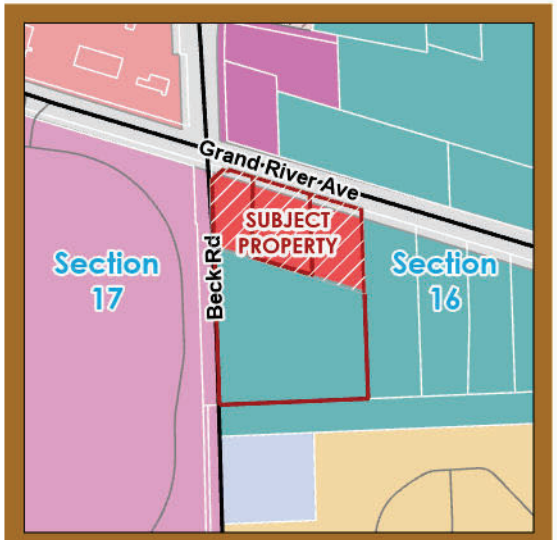
Map Author: Diana Shanahan
Project: Grand Beck Development

Date: 10/16/25
Version #: 1

City of Novi
Community Development Department
City Hall / Civic Center
45175 Ten Mile Road, Novi, MI 48375
cityofnovi.org

GRAND - BECK DEVELOPMENT
ZONING MAP





LEGEND

- Subject Property
- Planned Rezoning Overlay (PRO)
- B-2: Community Business
- B-3: General Business
- CW: City West
- FS: Freeway Service
- OS-1: Office Service
- OSC: Office Service Commercial
- OST: Office Service Technology
- RM-1: Low-Density Multiple-Family

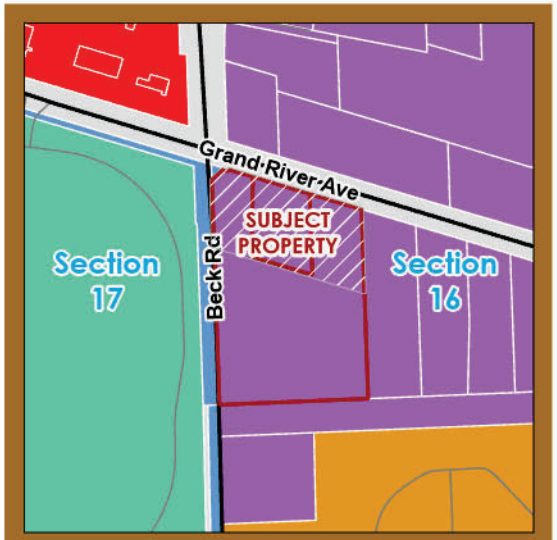
Map Author: Diana Shanahan
Project: Grand Beck Development

Date: 10/16/25
Version #: 1

City of Novi
Community Development Department
City Hall / Civic Center
45175 Ten Mile Road, Novi, MI 48375
cityofnovi.org

GRAND - BECK DEVELOPMENT
FUTURE LAND USE MAP





LEGEND

- Subject Property
- Multiple Family
- Public/Quasi-Public
- General Mixed-Use
- Office, Service, Commercial
- Community Commercial

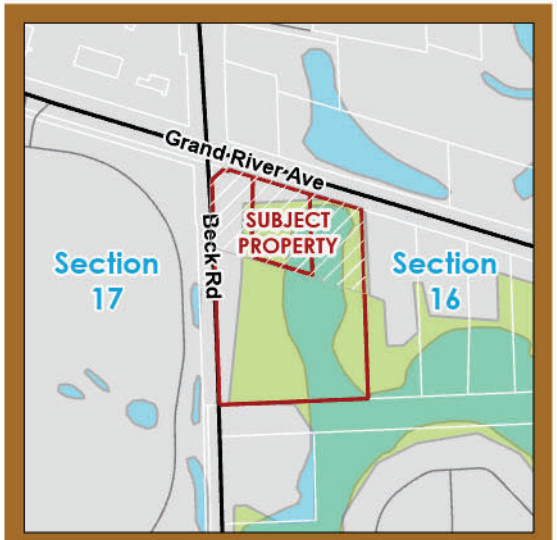
Map Author: Diana Shanahan
Project: Grand Beck Development

Date: 10/16/25
Version #: 1

City of Novi
Community Development Department
City Hall / Civic Center
45175 Ten Mile Road, Novi, MI 48375
cityofnovi.org

GRAND - BECK DEVELOPMENT
NATURAL FEATURES MAP





LEGEND

- Subject Property
- Wetlands
- Woodlands

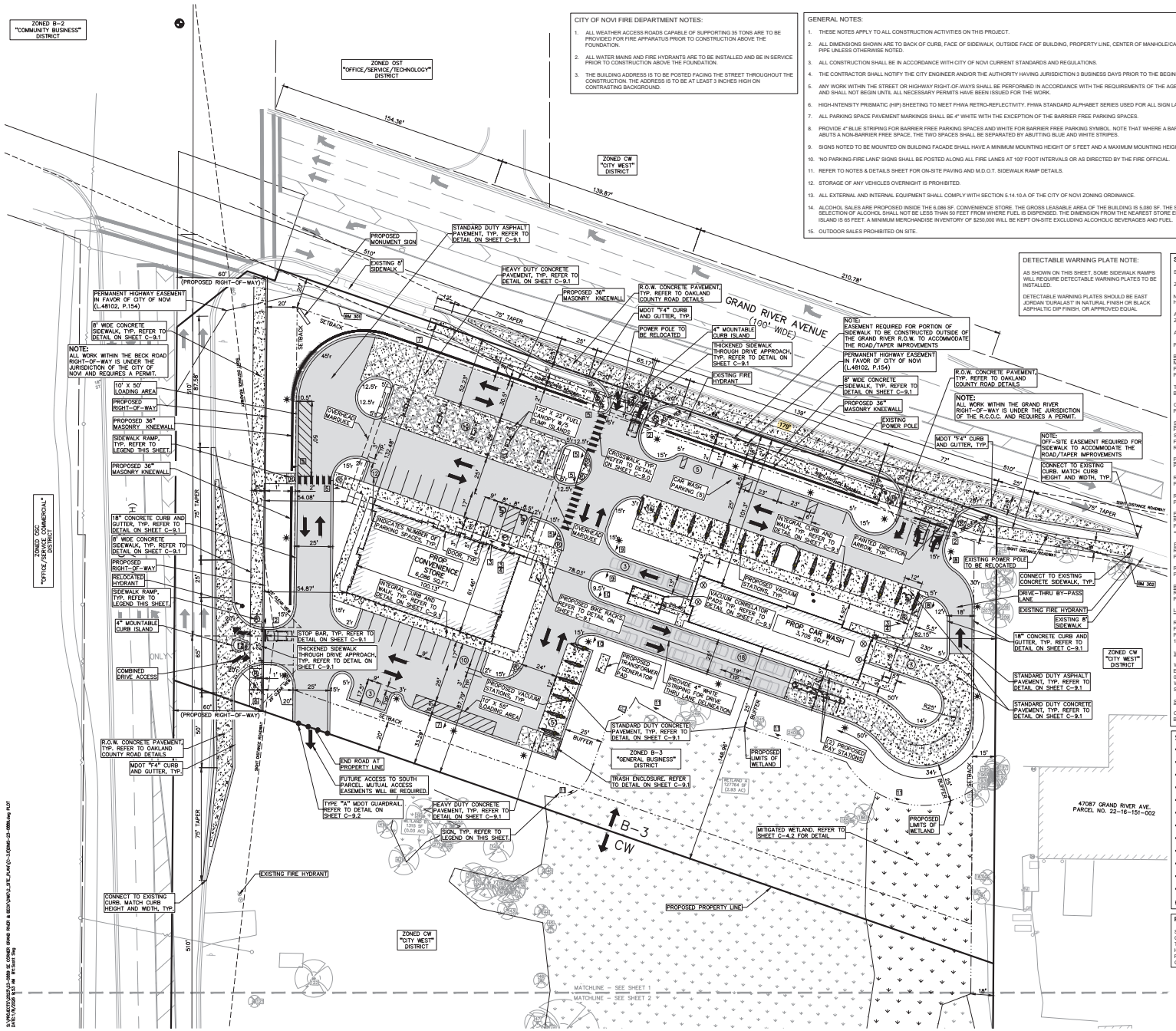
Map Author: Diana Shanahan
Project: Grand Beck Development

Date: 10/16/25
Version #: 1

City of Novi
Community Development Department
City Hall / Civic Center
45175 Ten Mile Road, Novi, MI 48375
cityofnovi.org

SITE PLAN

(Full plan set available for viewing at the Community Development Department)



CITY OF NOVI FIRE DEPARTMENT NOTES:

1. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
2. ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
3. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT THE CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON CONTRASTING BACKGROUND.

GENERAL NOTES:

1. THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
2. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVI CURRENT STANDARDS AND REGULATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
6. HIGH-INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETRO-REFLECTIVITY. FHWA STANDARD ALPHABET SERIES USED FOR ALL SIGN LANGUAGE.
7. ALL PARKING SPACE PAVEMENT MARKINGS SHALL BE 4" WHITE WITH THE EXCEPTION OF THE BARRIER FREE PARKING SPACES.
8. PROVIDE 4" BLUE STRIPING FOR BARRIER FREE PARKING SPACES AND WHITE FOR BARRIER FREE PARKING SYMBOL. NOTE THAT WHERE A BARRIER FREE PARKING SPACE ABUTS A NON-BARRIER FREE SPACE, THE TWO SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
9. SIGNS NOTED TO BE MOUNTED ON BUILDING FACADE SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 5 FEET AND A MAXIMUM MOUNTING HEIGHT OF 7 FEET.
10. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100' FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
11. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING AND M.D.O.T. SIDEWALK RAMP DETAILS.
12. STORAGE OF ANY VEHICLES OVERNIGHT IS PROHIBITED.
13. ALL EXTERNAL AND INTERNAL EQUIPMENT SHALL COMPLY WITH SECTION 5.14.10.A OF THE CITY OF NOVI ZONING ORDINANCE.
14. ALCOHOL SALES ARE PROPOSED INSIDE THE 6,086 SF. CONVENIENCE STORE. THE GROSS LEASABLE AREA OF THE BUILDING IS 5,080 SF. THE SITE OF PAYMENT AND SELECTION OF ALCOHOL SHALL NOT BE LESS THAN 50 FEET FROM WHERE FUEL IS DISPENSED. THE DIMENSION FROM THE NEAREST STORE ENTRY TO THE NEAREST FUEL ISLAND IS 65 FEET. A MINIMUM MERCHANDISE INVENTORY OF $250,000 WILL BE KEPT ON-SITE EXCLUDING ALCOHOLIC BEVERAGES AND FUEL.
15. OUTDOOR SALES PROHIBITED ON SITE.

DETECTABLE WARNING PLATE NOTE:

AS SHOWN ON THIS SHEET, SOME SIDEWALK RAMPS WILL REQUIRE DETECTABLE WARNING PLATES TO BE INSTALLED.

DETECTABLE WARNING PLATES SHOULD BE EAST JORDAN 'DURALAST' IN NATURAL FINISH OR BLACK ASPHALTIC DIP FINISH, OR APPROVED EQUAL

LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY / ROLL-OVER ONLY)
- ASPHALT PAVEMENT (STD DUTY / HEAVY DUTY / DEEP STRENGTH)
- GRAVEL
- WETLAND
- WETLAND IMPACT
- WETLAND MITIGATION
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

SITE DATA TABLE:

SITE AREA: 3.70 (161,172 SF.) , 3.24 ACRES (141,101 SF.) NET

ZONING: B-3 - GENERAL BUSINESSS DISTRICT

NOTE : A LOT SPLIT AND COMBINATION SHALL BE PERFORMED AFTER SITE PLAN APPROVAL HAS BEEN GRANTED.

ALL GROUND MOUNTED AND BUILDING SIGNAGE SHALL BE PER THE CURRENT CITY OF NOVI ZONING ORDINANCE.

ALL SITE LIGHTING SHALL BE PER THE CURRENT CITY OF NOVI ZONING ORDINANCE.

PROPOSED USE: CONVENIENCE STORE (6,086 SF) AND CAR WASH (3,705 SF)

BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 30 FT.(1 STORIES)
PROP. BUILDING HEIGHT (CONVENIENCE STORE) = 35.5 FT. (1 STORY) * VARIANCE REQ'D
PROPOSED BUILDING HEIGHT (CAR WASH) = 30 FT. (1 STORY)

TOTAL BUILDING(S) FOOTPRINT AREA = 6,086 + 3,705 = 9,791 SF.
BUILDING LOT COVERAGE = 6.94%

OPEN SPACE = 75,145 SF OR 53.26%
PAVEMENT SQUARE FEET = 56,994 SF

SETBACK REQUIREMENTS:	REQUIRED:	C-STORE:	CANOPY:	CAR WASH:
FRONT (NORTH)	30'	132.48'	52.23'	101.3'
SIDE (EAST)	15'	X	X	82.15'
FRONT (WEST)	30'	54.87	54.08'	X
REAR (SOUTH)	20'	87.79'	X	148.96'

PARKING CALCULATIONS:
PROPOSED CAR WASH (TUNNEL WASH)

REQUIRED - 2S SPACE PRIOR TO TUNNEL
PROVIDED - 2S SPACES PRIOR TO TUNNEL

REQUIRED - 3 SPACES BEYOND THE TUNNEL
PROVIDED - 3 SPACES BEYOND THE TUNNEL

PROPOSED CAR WASH:
REQUIRED - 2 + 1 FOR EACH EMPLOYEE, PLUS 1 FOR EACH VACUUM STATION
PROVIDED - 2 + 3 EMPLOYEE SPACES + 20 VACUUM SPACES (INCLUDING 1 ADA)
= 25 SPACES

PROPOSED CONVENIENCE STORE
REQUIRED - 1 SPACE PER 200 SF. 6,086 SF (G.L.A. 5,080) / 200 = 25.4 OR 25 SPACES
PROVIDED - 2S SPACES (INCLUDING 2 ADA)

REQUIRED - 1 SPACE PER FUEL DISPENSING STAND = 10 SPACES
PROVIDED - 1 SPACE PER FUEL DISPENSING STAND = 10 SPACES

BICYCLE PARKING CALCULATIONS:
REQUIRED - 2 SPACES PER BUILDING X 2 BUILDINGS
PROVIDED - 4 SPACES (ALL 4 SPACES LOCATED ADJACENT TO CONVENIENCE STORE)

LOADING CALCULATIONS:

REQUIRED = 10 SF FOR EACH FRONT FOOT OF BUILDING
FRONT ELEVATION FOOTAGE = 103.12' x 10 SF = 1030 SF
PROVIDED = 10' X 55' = 550 SF (LOADING AREA) AND A 10' X 50' = 500 SF FUELING AREA
1,050 SF PROVIDE (VARIANCE REQUIRED FOR FUELING AREA IN FRONT YARD)

WETLAND CALCULATIONS:

WETLAND FILL = 14,051 SF OR 0.323 ACRES
EXISTING EMERGENT WETLAND = 1 : 1.5 TIMES RATIO
0.328 ACRES X 1.5 = 0.492 ACRES
WETLAND MITIGATION PROPOSED = 21,938 SF OR 0.504 ACRES
SEE SHEET C-4.2 FOR PLAN.

SOIL INFORMATION PER OAKLAND COUNTY SOIL SURVEY:

CAPAC SANDY LOAM, 0 TO 4 % SLOPES
BROOKSTON AND COLWOOD LOAMS

SIGN LEGEND:		EA
"NO PARKING" SIGN	[1]	16
"STOP" SIGN	[2]	3
"BARRIER FREE PARKING" SIGN	[3]	3
"VAN ACCESSIBLE" SIGN	[4]	2
"CROSSWALK" SIGN	[5]	6
"SIDEWALK ENDS" SIGN	[6]	1
"NO PARKING LOADING ZONE" SIGN	[7]	1
"DO NOT ENTER" SIGN	[8]	2
"CAR WAS EXIT" SIGN	[9]	2
"CAR WASH ENTRY" SIGN	[10]	2
"DO NOT MOW" SIGN	[11]	4
"NO LEFT TURN" SIGN	[12]	2

REFER TO DETAIL SHEET FOR SIGN DETAILS

PAVEMENT QUANTITIES:	
STANDARD DUTY ASPHALT	48,691 SF
CONCRETE SIDEWALK	10,273 SF
THICKENED SIDEWALK IN DRIVE	681 SF
HEAVY DUTY CONCRETE	4920 SF
RIGHT OF WAY CONCRETE	1789 SF
CONCRETE CURB AND GUTTER	2,709 LF

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'	(R)
SIDEWALK RAMP 'TYPE P'	(P)
CURB DROP ONLY	(X)

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

PEA GROUP
t: 844.813.2949
www.peagroup.com

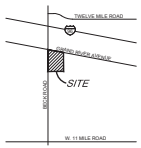
STATE OF MICHIGAN — JOHN R HOUSER — License No. 6201046876 — PROFESSIONAL ENGINEER

NORTH

0 15 30 60
SCALE: 1" = 30'

811 Know what's below. Call before you dig.

CAUTION!! THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS ARE APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT/OWNER
GRATUS, LLC
29992 BECK ROAD
WIXOM, MI 48393

PROJECT TITLE
GRAND RIVER - BECK DEVELOPMENT
PART OF SECTION 16, T1N, R8E, CITY OF NOVI OAKLAND COUNTY, MI 48374

REVISIONS	
PRE-APPLICATION	10-02-24
PRELIMINARY SITE PLAN	03-25-25
PRE. SITE PLAN RESUBMITTAL	09-19-25
PRE. SITE PLAN RESUBMITTAL	10-03-25

ORIGINAL ISSUE DATE:
JANUARY 24, 2024

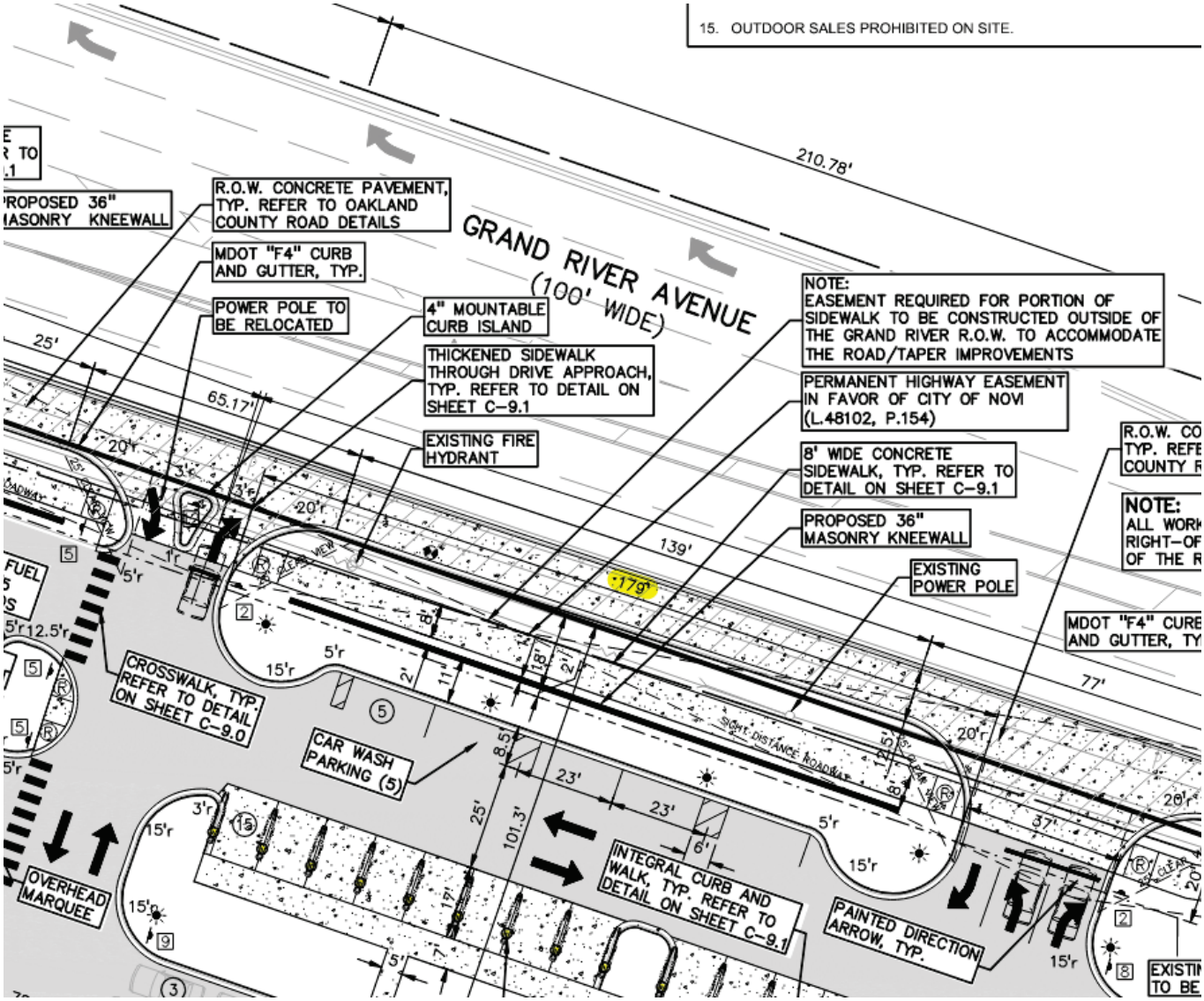
DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	2023-0889
P.M.	JH
DN.	SWS
DES.	SWS

DRAWING NUMBER:
C-3.0

CITY OF NOVI PROJECT NUMBER: JSP 25-05

S:\PROJECTS\2023\23-0889 BECK GRAND RIVER & BECK\DWG_SITE_PLAN\C-1.0SWS-23-0889.dwg PLOT DATE: 10/2/2025 9:53 AM BY Scott Sieg



Near curb approach to near curb approach = 179 feet

PLANNING REVIEW

MEMORANDUM

TO: CITY OF NOVI PLANNING COMMISSION

FROM: DIANA SHANAHAN, PLANNER

THROUGH: BARBARA MCBETH, *AICP*, CITY PLANNER

SUBJECT: JSP25-05 GRAND-BECK DEVELOPMENT: DRIVEWAY SPACING WAIVER

DATE: JANUARY 7, 2026

The applicant, Gratus, LLC, is proposing to construct an automotive fuel station with five fuel pump islands, a 6,086 square foot convenience store with partial second level storage, and a 3,705 square foot tunnel Clean Express car wash with 20 vacuum stations. The development is proposed at the southeast corner of Grand River Avenue and Beck Road.

The overall site is comprised of two abutting parcels with B-3: General Business to the north and CW: City West to the south; the project development is limited to the area currently zoned B-3. If approved, a lot split and combination will be performed as part of the Final Site Plan approval. The site will be accessible from both Beck Road and Grand River Avenue.

The Planning Commission held a public hearing on November 12, 2025 and approved:

- Preliminary Site Plan
- Wetland Permit
- Woodland Permit
- Stormwater Management Plan

The Preliminary Site Plan approval was subject to two landscape waivers and the granting of variances by the Zoning Board of Appeals for the convenience store building height and for locating the loading (fueling) area in the front yard (see attached Planning Commission Action Summary from the November 12th meeting). The Zoning Board of Appeals will be considering these variances at the January 13, 2026 meeting.

Subsequent to approval of the Preliminary Site Plan, it was determined that the spacing between the two proposed driveways along Grand River, east of Beck Road, does not meet ordinance standards. The ordinance requires a minimum spacing of 275 feet from near curb approach to near curb approach on the same side of the street, however, the proposed spacing is approximately 179 feet. The ordinance permits one drive approach for each separately owned parcel with up to three hundred (300) feet of frontage, with additional drive approaches allowed for commercial properties exceeding three hundred (300) feet of frontage. The subject site has approximately 510 feet of frontage along Grand River; therefore, the two driveways are permitted, and the proposed driveways are located as far apart as reasonably possible while maintaining appropriate distance from the Beck Road intersection.

Pursuant to Article IX, Section 11.216.d.1.d of the Code of Ordinances, a waiver for commercial driveway spacing may be granted, however, as Grand River is under Road Commission for Oakland County (RCOC) jurisdiction, the waiver is also subject to RCOC review and approval.

Based on these considerations, the Planning Commission is asked to approve the driveway spacing waiver as indicated on the attached motion sheet.

PLANNING COMMISSION ACTION SUMMARY
NOVEMBER 12, 2025

PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

November 12, 2025 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: Chair Pehrson, Member Lynch, Member Dismondy, Member Avdoulos, Member Roney, Member Verma

Staff: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Diana Shanahan, Planner; Dan Commer, Planner; Milad Alesmail, Plan Review Engineer

APPROVAL OF AGENDA

Motion to approve the November 12, 2025 Planning Commission Agenda. *Motion carried 6-0.*

CONSENT AGENDA - REMOVALS AND APPROVALS

1. **JSP20-09 LUXOR ESTATES**
   Approval of the request for a one-year extension of the Preliminary Site Plan approval. The subject property is located east of Beck Road, south of Nine Mile Road on a 1.82 acre parcel in the RM-1 District. The Preliminary Site Plan was approved by the Planning Commission on November 9, 2022 for six units in two-family attached buildings. The first extension was granted November 13, 2024.

   In the matter of JSP20-09 Luxor Estates, motion to approve the second one-year extension of the Preliminary Site Plan approval. *Motion carried 6-0.*

PUBLIC HEARINGS

1. **JSP25-23 LITTLE SEEDS**
   Public Hearing at the request of Little Seeds for consideration of a Special Land Use Permit and Preliminary Site Plan approval. The subject property is an existing daycare center within the RA District. The applicant is proposing to expand enrollment at the daycare center from 60 students to 75 students and increase the parking lot by six parking spaces.

   In the matter of Little Seeds, JSP25-23, motion to approve the Special Land Use Permit based on and subject to the following:
   - **a. Relative to other feasible uses of the site:**
     1. **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 *(as it is an existing daycare center with a student drop off and pick up plan in place);***
     2. **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);*

3. **The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats *(minimal impacts to existing natural features are proposed);***
4. **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 *(the parcel borders other RA – Residential Acreage properties on all sides, and meets all of the conditions set forth under the City's Daycare text amendment that was adopted by City Council May 19, 2025);***
5. **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 attract/retain businesses to the City of Novi);***
6. **The proposed use will promote the use of land in a socially and economically desirable manner *(as it fulfills one of the Master plan objectives to attract/retain businesses to the City of Novi); and,***
7. **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.**

b. **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 revised Final Site Plan submittal.**

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 Little Seeds, JSP25-23, motion to approve the Preliminary Site Plan based on and subject to the following:

a. **Waiver of Noise Impact Statement based on the limited scope of work, which is hereby granted;**
b. **Landscape waiver for lack of screening berm along east and north frontages, and is supported by staff as an existing condition, which is hereby granted;**
c. **Landscape waiver for no greenbelt berm provided along the 10 Mile frontage in front of the parking bay, and is supported by staff as alternative landscaping is proposed in that area, which is hereby granted;**
d. **Landscape waiver for deficient greenbelt landscaping the 10 Mile Road frontage, and is supported by staff as an existing condition, which is hereby granted;**
e. **The findings of compliance with Ordinance standards in the staff and consultant review letters and the remaining items listed in those letters being addressed on the revised Final Site Plan submittal.**

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. **PBR25-0284 22685 EVERGREEN COURT WOODLAND PERMIT**

Public Hearing at the request of Cranbrook Custom Homes for consideration of a Woodland Permit to remove 12 regulated woodland trees to build a single-family home.

In the matter of PBR25-0284 22685 Evergreen Court Woodland Permit, motion to approve the Woodland Permit for the removal of 14 regulated woodland trees within an area mapped as City Regulated Woodland at 22685 Evergreen Court to build a single-family home. The approval is subject to on-site planting to the extent possible of 17 required woodland replacement credits. If

necessary, any outstanding credits may be paid into the City's Tree Fund. In addition, any other conditions as listed in the Woodland Consultant's review letter shall be addressed. Motion carried 6-0.

3. JSP25-05 GRAND BECK DEVELOPMENT

Public hearing at the request of Gratus, LLC for consideration of Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The subject properties, located at 47277 Grand River Avenue, comprise approximately 3.70 acres. The site is located east of Beck Road, south Grand River Ave (Section 16), and is zoned B-3 District. The applicant proposes to develop the site with a fuel station, convenience store, and car wash.

In the matter of JSP25-05 Grand-Beck Development, motion to approve the Preliminary Site Plan, based on and subject to the following:

a. **A waiver is granted for lack of greenbelt berms along Beck Road and Grand River Avenue under Zoning Ordinance Section 5.5.3.B.ii. *The sidewalk placement through the area normally designated for berm placement along road frontage is constrained by the acceleration/deceleration lane, this configuration is required for pedestrian safety. The masonry wall, in lieu of the berm, will provide the required screening and will match the walls across Grand River.***
b. **A waiver is granted for deficiency in building foundation landscaping for the convenience store, under Zoning Ordinance Section 5.5.3.D.ii.b – 75% required, 69% provided. *The deviation is not significant, and the proposed landscaping is sufficient.***
c. **The Zoning Board of Appeals granting a variance from:**
    i. **Section 3.1.12.D of the Zoning Ordinance for exceeding the maximum building height. (*The proposed convenience store height is 35'-6", the maximum height in the B-3 District is 30 feet*).**
    ii. **Section 5.4.2 of the Zoning Ordinance for loading (fueling) area in the front yard. (*The location of fuel tanks must be located near the fuel pumps, loading/unloading in the B-3 District is required in the rear yard*).**

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 JSP25-05 Grand-Beck Development, motion to approve the Wetland Permit 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 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 6-0.

In the matter of JSP25-05 Grand-Beck Development, motion to approve the Woodland Permit 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 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 6-0.

In the matter of JSP25-05 Grand-Beck Development, motion to approve the Stormwater Management Plan, based on and subject to:

a. **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 it is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE OCTOBER 8, 2025 PLANNING COMMISSION MINUTES**

   Motion to approve the October 8, 2025 Planning Commission Minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the November 12, 2025 Planning Commission meeting. *Motion carried 6-0.*

Meeting adjourned at 7:42 PM.

*Actual language of the motion sheet subject to review.