



PLANNING COMMISSION

2023 ANNUAL REPORT

Prepared for consideration December 13, 2023

The duties of the Novi Planning Commission are authorized by State Statute. The Mayor makes nominations to the seven-member Planning Commission, with the approval of the City Council, for a term of three years. Members are volunteers from the community and serve without pay. Three members are appointed each June for terms beginning in July. The Planning Commission typically meets twice per month on Wednesdays at 7:00 p.m. (Specific dates and times are listed in the city calendar and are subject to change). All meetings are open to the public and televised on the local cable station, as well as shown live from the City's webpage.

The Michigan Enabling Act states that "A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development." This document serves as the Novi Planning Commission's annual report.

Membership:

In 2023, the following Planning Commission members presided:

- Mark Pehrson, Chair
- John Avdoulos, Vice Chair
- Mike Lynch, Secretary
- Gary Becker
- David Dismondy
- Edward Roney
- Ramesh Verma

The Planning Commission held a total of 18 meetings in 2023. All 18 meetings were held in person in the Council Chambers at the Civic Center. Meetings are typically held on the second and fourth Wednesday of each month at 7:00 p.m.

Planning Commission Actions:

Some highlights from the Commission's actions in 2023 are as follows:

ORDINANCE AMENDMENTS

1. 2023 SITE PLAN AND DEVELOPMENT MANUAL 18.300

Public hearing for Text Amendment 18.300 to update Section 6.1, Site Plan Review (All Districts), to reference the updated Novi Site Plan and Development Manual, dated 2023. The manual has

been updated to reflect current processes and practices, and in particular the new standards for the Planned Rezoning Overlay ordinance adopted in 2021.

Approval Recommended to City Council

2. CITY WEST TEXT AMENDMENT 18.296

Public hearing of the staff-initiated request for Planning Commission's recommendation to City Council regarding Text Amendment 18.296 to create a new zoning district, CW City West, with associated changes to reference the new district as appropriate, and to amend text related to the EXO District, to reflect an underlying zoning of CW - City West.

Approval Recommended to City Council

3. RESIDENTIAL TEXT AMENDMENT 18.302

Public Hearing of the staff-initiated request for Planning Commission's recommendation to the City Council regarding Text Amendment 18.302 to update the standards for public schools, nonconforming uses of land, and other minor modifications.

Approval Recommended to City Council

4. EXPO DISTRICT TEXT AMENDMENT 18.301

Public hearing of the staff-initiated request for Planning Commission's recommendation to the City Council regarding Text Amendment 18.301 to remove the EXPO Zoning District, modify use standards for microbreweries and brewpubs, update standards related to daycares, update standards related to site lighting, fix inconsistencies, and remove or modify some conflicting sections of the Zoning Ordinance.

Approval Recommended to City Council

5. NONCONFORMING USES TEXT AMENDMENT 18.303

Public hearing of the staff-initiated request for Planning Commission's recommendation to the City Council regarding Text Amendment 18.303 to provide the option to expand nonconforming uses under special circumstances, subject to special land use consideration by the Planning Commission.

Approval Recommended to City Council

6. HOME OCCUPATIONS TEXT AMENDMENT 18.304

Public hearing of the staff-initiated request for Planning Commission's recommendation to the City Council regarding Text Amendment 18.304 to update and clarify language pertaining to home occupations in the City.

Approval Recommended to City Council

SITE PLANS

1. CATHOLIC CENTRAL NORTH CAMPUS JSP22-37

Public hearing at the request of Catholic Central High School for Planning Commission's approval of revised Special Land Use Permit, Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The subject property is zoned R-4 One Family Residential, R-1 One Family Residential, and I-1 Light Industrial and is located in Section 18, west of Wixom Road and south of Twelve Mile Road. The applicant is proposing several new facilities in the northwestern portion of the Catholic Central High School campus: a 4-level parking structure (700 spaces), a hospitality/concession building, an athletic field for practices and competition, discus and shotput fields, and a new track and stadium.



Figure 1: Catholic Central North Campus Hospitality Center Rendering, as provided by the applicant.

Approval Granted

2. PORSCHE OF NOVI JSP22-32

Public Hearing at the request of Lithia Motors, Inc. for approval of the Preliminary Site Plan, Special Land Use Permit, and Stormwater Management Plan. The subject property is approximately 8.15 acres and is located north of Ten Mile Road on the west side of Haggerty Road in the B-3, General Business District. The applicant is proposing to demolish an existing building in the southeast portion of the site and redevelop the area in order to build a 19,170 square foot, two-story car dealership building to be used by Porsche of Novi.

Approval Granted

3. HOME 2 SUITES AT ADELL CENTER JSP22-56

Consideration at the request of Novi Elite Hospitality, LLC for Planning Commission's approval of Preliminary Site Plan and Storm Water Management plan. The applicant is proposing a 5-story hotel with 141 rooms on Unit 5 of the Adell Center Development located north of Grand River Avenue and west of Novi Road. The site plan proposes associated parking and other site improvements. The subject property zoned TC Town Center is part of the Planned Rezoning Overlay (PRO) for Adell Center.

Approval Granted

4. 29580 HUDSON DRIVE JSP22-54

Consideration of 29580 Hudson Drive for Preliminary Site Plan approval. The subject property contains 1.09 acres and is located in Section 4 of the City (Unit 5 of Beck North). The applicant is proposing to construct an 8,400 square foot, two story warehouse and showroom for kitchenware and restaurant equipment.

Approval Granted

5. STATION FLATS JSP23-02

Public hearing at the request of Cypress Partners, LLC for recommendation to the City Council for Amendment of the Consent Judgment that governs development of the property. The subject property is located on the east side of Wixom Road, south of Grand River Avenue (Section 17). The applicant is proposing 157 apartment units in a four-story building. The Consent Judgment permits retail uses conforming to the B-2 Community Business standards. The proposed use is most consistent with the RM-2 High-Density Multiple Family Residential District.

Recommend denial to the City Council of the proposed Amendment to the Consent Judgment and Concept Plan.



Figure 2: Station Flats rendering, as provided by the applicant.

6. NOVI-TEN SHOPPING CENTER RENOVATION JSP23-08

Approval of the request by TriCap Holdings LLC for a Section 9 Façade Waiver for the Novi-Ten Shopping Center exterior renovations. The subject parcel is located in Section 23, west of Meadowbrook Road and north of Ten Mile Road. It is zoned B-3, General Business. In addition to the façade improvements, the applicant is proposing minor site modifications and parking lot improvements, which are being reviewed administratively by staff.

Approval Granted

7. PRIMROSE DAYCARE & SWIM SCHOOL JSP22-53

Public Hearing at the request of EIG14T (Eight-Fourteen) NOVI MI LLC for approval of the Preliminary Site Plan, Special Land Use Permit, Stormwater Management Plan, and Woodland Permit. The subject property is approximately 5.59 acres. It is located south of Ten Mile Road, west of Novi Road, and it is in the OS-1 Office Service District. The applicant is proposing to demolish the existing building in the eastern portion of the site to build a 13,586 square foot daycare center and a 6,658 square foot swim school facility.

Approval Granted



Figure 3: Primrose School Rendering, as provided by the applicant.

8. AUDI OF NOVI JSP21-34

Consideration of the revised Final Site Plan at the request of Lithia Motors, Inc. The subject property is approximately 3.91 acres and is located at the northwest corner of Ten Mile Road and Haggerty Road in the B-3, General Business Zoning District. The applicant is proposing to repurpose the approximately 19,000 square foot former Jaguar Car Dealership building for Audi of Novi, along with associated parking, vehicle inventory, and site improvements.

Approval Granted



Figure 4: Audi of Novi Rendering, as provided by the applicant.

9. AUDI SERVICE CENTER JSP23-40

Consideration of Audi Service Center for Preliminary Site Plan and Stormwater Management Plan approval. The subject property contains 8.15 acres and is located in Section 24 of the City. The subject building is located behind the proposed Porsche building. The applicant is proposing to demolish a portion of the former Chrysler service center and renovate the existing building to result in an approximately 21,979 square foot building to serve as Audi's service center. Some parking lot and site improvements are also proposed.

Approval Granted

10. NOVI PET RESORT JSP23-20

Consideration of Novi Pet Resort for Preliminary Site Plan and Stormwater Management Plan approval. The subject property contains 2.31 acres and is located on Gen Mar, north of Ten Mile Road and west of Novi Road in section 22 of the City. The applicant is proposing to construct a 9,350 square foot pet boarding facility along with a 2,509 square foot outdoor animal play area with artificial turf.

Approval Granted

11. BRIGHT LORITOS NOVI OUTDOOR PLAY AREA JSP23-28

Consideration of Bright Loritos Novi for Preliminary Site Plan approval. The subject property contains 4.54 acres and is a part of the Pine Ridge Shopping Center on the west side of Novi Road, north of Ten Mile Road in section 22 of the City. The applicant is proposing a 1,200 square foot play area at the northwest corner of the site, replacing some parking spaces.

Approval Granted

12. GODDARD SCHOOL ANNEX JSP22-59

Consideration at the request of Doeting Education Co. and Goddard School of Novi for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 17 of the City on the north side of Grand River Avenue and south side of Twelve Mile Road, east of Wixom Road. It is zoned B-3, General Business. The applicant is proposing an addition to the existing Goddard School to accommodate an anticipated increase in enrollment from 154 to 274 students.

Approval Granted

13. CENTRAL PARK ESTATES SOUTH JSP23-22

Public hearing at the request of Nobe Property Group II, LLC for JSP 23-22 Central Park Estates South for Preliminary Site Plan, Wetland Permit, Woodland Permit and Storm Water Management Plan. The subject property is zoned RM-2 (High Density Mid Rise Multiple Family) and is approximately 7 acres. It is located south of Grand River Avenue on the east side of Beck Road, in Section 16. The applicant is proposing a multifamily development with 142 units in a single 5-story building.

Approval Granted.

14. BLM GROUP BUILDING EXPANSION JSP23-24

Public Hearing at the request of Dembs Development for approval of the Special Land Use Permit, Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan. The subject property is located in Section 4, on the north side of Cartier Drive in the I-1, Light Industrial District. The subject property is approximately 7.62 acres and the applicant is proposing an proposing a 63,608 square foot addition to an existing 75,162 square foot building in the Beck North Corporate Park.

Approval Granted.

15. OAK POINTE CHURCH ADDITION AND PATIO JSP23-21

Approval of the request of Oak Pointe Church, JSP23-21, Preliminary Site Plan for a building addition for a children's play area totaling approximately 1000 square feet, and a patio addition. The subject parcel is in Section 20 of the city, east of Napier Road, west of Wixom Road, and north of Ten Mile Road. The property is zoned RA, Residential Acreage and the initial multiple phase site plan for the property was approved in 2001.

Approval Granted

16. TOWNES OF MAIN STREET JSP20-35

Public hearing at the request of Singh Development for JSP 20-35 Townes of Main Street for a revised Wetland Permit. The subject property is zoned TC-1 (Town Center One) and is approximately 17.7 acres. It is located north and south of Main Street, east of Novi Road, in Section 23. The applicant received City Council approval of their Preliminary Site Plan for a multifamily development with 192 townhouse-style apartments on May 23, 2022.

Approval Granted

17. SAKURA NOVI ARTWORK DEFERRAL JSP22-19

Approval of the request of Sakura Novi, LLC to defer the submittal of artwork for approval. The subject property is located north of Grand River Avenue and east of Town Center Drive. A condition of the PRO Agreement for the project was for the artwork proposed for Building C to be approved by the City with site plan approval for Phase 1.

Approval Granted

18. MEDSTAR SPECIAL LAND USE JSP23-35

Public hearing at the request of Medstar, Inc. for consideration of a Special Land Use Permit at 22515 Heslip Drive. The property is located north of Nine Mile Road and east of Novi Road in section 26 of the City. The applicant is proposing to use the existing building and site as an ambulance

service, staging, and dispatch business. Medstar is currently under contract with the City to provide its services.

Approval Granted

19. SPARC ARENA PHASE II JSP23-23

Approval of the request of SPARC Holdings, LLC, for SPARC Arena Phase II JSP 23-23 for a Section 9 waiver. The subject parcel is in Section 35, east of Novi Road and south of Nine Mile Road. It is zoned I-1, Light Industrial. The applicant proposes to raise portions of the façade elevations to expand the recreational activities offered.

Approval Granted

20. EXTRA SPACE SELF STORAGE JSP22-48

Public Hearing at the request of GHK, Inc. for approval of the Preliminary Site Plan, Special Land Use Permit, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The subject property is approximately 4.3 acres and is located south of Nine Mile Road on the east side of Novi Road in the I-1, Light Industrial District. The Applicant is proposing to renovate the existing building and build a new 3-story building to repurpose the site for an indoor climate-controlled self-storage facility.

Approval Granted

21. CAMELOT PARC APARTMENTS JSP22-01

Public Hearing at the request of Wixom Road Development, LLC for recommendation to the City Council for Concept Plan approval under the Planned Suburban Low Rise Overlay District. The subject property is located on the east side of Wixom Road, north of Eleven Mile Road (Section 17). The applicant is proposing 46 apartment units in three low-rise buildings. The subject property is currently zoned R-1, One Family Residential, with a Planned Suburban Low-Rise Overlay.

Approval Recommended to the City Council

22. TOWNPLACE SUITES JSP18-66

Consideration at the request of Novi Superior Hospitality, LLC for Planning Commission's approval of Preliminary Site Plan and Final Site Plan and Storm Water Management plan. The applicant is proposing a 5 –story hotel with 120 rooms on Unit 3 of Adell Center Development. The proposed site plan proposes associated parking and other site improvements. The subject property is part of a Planned Rezoning Overlay (PRO) development for Adell Center.

TBD

MASTER PLAN FUTURE LAND USE MAP AMENDMENT

1. AMENDMENT TO 2016 MASTER PLAN FOR LAND USE

Public hearing for Planning Commission's adoption of the amendment to the 2016 Master Plan for Land Use, including the changes to the Future Land Use Map and Residential Density Map, to fulfill the requirements of the Michigan Planning Enabling Act and reclassify land as part of the land swap between the City and Novi Community School District.

Approval Granted

REZONINGS

1. CITY WEST ZONING MAP AMENDMENT 18.741

Public hearing of the staff-initiated request for Planning Commission's recommendation to City Council regarding the rezoning of property in Section 16, located east of Beck Road, west of Taft Road along both sides of Grand River Avenue from OS-1 (Office Service), RA (Residential Acreage), I-1 (Light Industrial), B-3 (General Business), and OST (Office Service Technology) to CW (City West). The subject properties total approximately 250 acres.

Approval recommended to the City Council

2. ELM CREEK PRO JZonon22-28 WITH REZONING 18.737

Public hearing at the request of Toll Brothers, Inc. for revised initial submittal and eligibility discussion for a Zoning Map amendment from Office Service Technology (OST) and Low-Rise Multiple Family (RM-1) to Low-Rise Multiple Family (RM-1) with a Planned Rezoning Overlay. The subject site is approximately 37-acres and is located south of Twelve Mile Road, west of Meadowbrook Road (Section 14). The applicant is proposing to develop a two-phase 134-unit multiple-family townhome development.

A motion on the item was not required

3. PARADISE PARK PARTIAL REZONING JZ22-31 WITH REZONING 18.739

Public hearing at the request of Paradise Park for Planning Commission's recommendation to City Council for a Zoning Map amendment from Office Service Technology (OST) to Light Industrial (I-1). The subject site is approximately 4.14 acres of an 8.03-acre site and is located at 45799 Grand River Avenue, which is on the south side of Grand River Avenue and west of Taft Road (Section 16). The applicant has indicated that the proposed rezoning is being requested to make the zoning consistent throughout the entirety of the property.

Approval recommended to the City Council

4. GABRIEL REZONING WITH MAP AMENDMENT 18.742 JZ23-16

Public hearing at the request of Paul Gabriel for Planning Commission's recommendation to City Council for a Zoning map amendment from Light Industrial (I-1) to Residential Acreage (RA). The subject site is approximately 3.98 acres and is located at 41700 Eleven Mile Road, which is on the north side of Eleven Mile Road and west of Meadowbrook Road (Section 14). The applicant has indicated that the proposed rezoning is being requested to allow for the existing home and pole barn onsite to be remodeled and expanded.

Consideration postponed

5. SAKURA EAST PRO JZ23-41 WITH REZONING 18.743

Public hearing at the request of Sakura Novi LLC for initial submittal and eligibility discussion for a Zoning Map Amendment from Light Industrial (I-1) to Town Center One (TC-1) with a Planned Rezoning Overlay. The subject site is approximately 3.5-acres and is located south of Eleven Mile Road, west of Meadowbrook Road (Section 23). The applicant is proposing to develop a 52-unit multiple-family townhome development.

TBD

OTHER

1. 2023-2029 CAPITAL IMPROVEMENT PROGRAM

In the matter of 2023-2029 Capital Improvement Program, motion to adopt the 2023-2029 Capital Improvement Plan as presented.

Approval Granted

2. NORTHVILLE TOWNSHIP DRAFT MASTER PLAN REVIEW

In the matter of Northville Township Draft Master Plan Review, motion to authorize the Planning Commission Chair to sign and send a letter to the Northville Township Planning Commission.

Approval Granted

3. COMMERCE TOWNSHIP DRAFT MASTER PLAN REVIEW

In the matter of Commerce Township Draft Master Plan Review, motion to authorize the Planning Commission Chair to sign and send a letter to the Commerce Township Planning Commission.

Approval Granted

SINGLE FAMILY WOODLAND USE PERMITS

1. 28015 SUMMIT DRIVE WOODLAND PERMIT

Public hearing at the request of MG Building Co. Inc. for consideration of a Woodland Use Permit at 28015 Summit Drive. The property is located north of Twelve Mile Road and west of Summit Drive in Section 12 of the City. The applicant is requesting the removal of fifty-three regulated woodland trees in order to construct a single-family residence.

Approval Granted

2. 21111 MEADOWBROOK ROAD WOODLAND PERMIT

Public hearing at the request of Barima Opong-Owusu for consideration of a Woodland Use Permit at 21111 Meadowbrook Drive. The property is located north of Eight Mile Road and west of Meadowbrook Road in Section 35 of the City. The applicant is requesting the removal of thirty-six regulated woodland trees in order to construct a single-family residential structure.

Approval Granted

3. 22585 MONTEBELLO COURT WOODLAND PERMIT

Public hearing at the request of Mark Sieckman for consideration of a Woodland Use Permit at 22585 Montebello Court. The property is located north of Nine Mile Road and west of Novi Road in Section 27 of the City. The applicant is requesting the removal of four regulated woodland trees in order to increase recreational space in the backyard.

Approval Granted.

4. 22535 EVERGREEN COURT WOODLAND PERMIT

Public hearing at the request of Angela Havistiuc for consideration of a Woodland Use Permit at 22535 Evergreen Court. The property is located north of Nine Mile Road and west of Garfield Road in Section 30 of the City. The applicant is requesting the removal of eleven regulated woodland trees in order to construct a single-family residential structure.

Approval Granted subject to conditions.

WETLAND PERMITS

1. TOWNES OF MAIN STREET JSP20-35

Public hearing at the request of Singh Development for JSP 20-35 Townes of Main Street for a revised Wetland Permit. The subject property is zoned TC-1 (Town Center One) and is approximately 17.7 acres. It is located north and south of Main Street, east of Novi Road, in Section 23. The applicant received City Council approval of their Preliminary Site Plan for a multifamily development with 192 townhouse-style apartments.

Request Denied

SUMMARY:

As of December 13, 2023, over 48 project permits were processed through the Planning Division for the 2023 calendar year. The Planning Division was able to approve more than 50 final stamping sets for projects reviewed either by the Planning Commission or through administrative approval. The Planning Commission reviewed and voted on at least 40 different projects this year.

Planning Commission Committees:

A summary of the 2023 Planning Commission Committees and City Committees that included Planning Commission members:

- Capital Improvement Program Committee 1/18/2023

The Capital Improvement Program Committee held one meeting during 2023. Some discussion items included:

- Rehabilitating Wixom Road from the north city limits to Ten Mile Road, to occur in fiscal year 2023-24
- Adding a play structure, pathways, and parking lot in Northwest Park, located east of Napier off Twelve Mile, to occur in fiscal year 2023-24
- Purchasing new fire engines in fiscal year 2023-24 and 2027-28

- Implementation Committee 2/8/2023

The Implementation Committee had one meeting in 2023. Discussion items included:

- Review and provide comments on the update to the Site Plan and Development Manual
- Review and provide comments on the draft City West Zoning District text and Design Guide of the new Zoning District recommended by the Master Plan for recommendation to the Planning Commission

- Walkable Novi Committee (4/20, 6/15, 10/19)

The Walkable Novi Committee held three meetings in 2023. The committee was chaired by Parks, Recreation and Cultural Services Commissioner Joe Tolkacz. Discussion items included:

- Planning, Engineering, and Parks, Recreation and Cultural Services Updates as needed
- Discussion of the neighborhood sidewalk repair pilot program
- Active Mobility Plan (AMP) updates on the progress of the plan as it evolved over the course of the year, including a Summary of the Public Engagement Opportunities,

Framework Overview, Network Recommendations, Presentation of the AMP Draft and Recommendations.

- Master Plan for Land Use Steering Committee (1/26, 3/02, 5/03, 6/14)

The Master Plan for Land Use Steering Committee held five meetings in 2023. The committee was chaired by Commissioner John Avdoulos. Discussion items included:

- Initial Concepts for the Master Plan such as reducing number of zoning districts, discussion of office occupancy rates post COVID-19, and retail square footage.
- An Opportunities Map which was updated with additional redevelopment sites.
- Discussion of the benefits of incorporating a PUD ordinance.
- Parkland Updates: Since the last Future Land Use Map update in 2017, the City of Novi has acquired 73 acres of parkland, with an additional 40 acres currently under lease agreements for a total of an additional 113 acres of parkland that should be referenced on the maps.
- Updates of feedback from the public engagement open houses that were held.
- Thoroughfare Master Plan updates summary including Volume-to-Capacity map with projections.
- Discussion of incorporating Accessory Dwelling Units as a part of the plan recommendations.
- Review of a Draft Future Land Use Plan, Draft Future Land Use Categories, and Draft Zoning Plan.
- Review of Draft Guiding Principles
- Review of recommended changes to the Thoroughfare Classifications

Master Plan and Zoning Committee (5/24)

The Master Plan and Zoning Committee met to review and provide comments on Station Flat's request to amend the Consent Judgment for the Promenade Plaza, located on the east side of Wixom Road and south of Grand River Avenue in Section 17. The Consent Judgment limits the use of the 24.77 acre site (located between the existing Target Store and the Sam's Club) to a retail use consistent with a traditional "big box" store.

Looking ahead to 2024

The Planning Commission can look forward to the following objectives in 2024:

- Final review and potential adoption of the updated Master Plan for Land Use
- Recommendation to the City Council on the Active Mobility Plan (an update to the 2011 Non-Motorized Master Plan)
- Continued implementation of recommendations of the Master Plan for Land Use
- Training opportunities