



May 13, 2026

Edward Sleeper
Michigan House Committee Clerk's Office
Anderson House Office Building,
124 N. Capitol Avenue
P.O. Box 30014
Lansing, MI 48933

Mayor and Council,

Please see the following letter submitted to the committee hearing testimony on the bills looking to limit local control on zoning decisions.

- Victor

CITY COUNCIL

Mayor

Justin Fischer

Mayor Pro Tem

Laura Marie Casey

David Staudt

Brian Smith

Matt Heintz

Priya Gurumurthy

Aaron Martinez

City Manager

Victor Cardenas

City Clerk

Cortney Hanson

Re: Opposition to House Bill 5529-5532 and 5581-5585.

On behalf of the City of Novi, I write to express strong opposition to the recently introduced package of legislation (House Bill 5529-5532 and 5581-5585) that would significantly preempt local zoning and land use authority, including provisions related to accessory dwelling units (ADUs), density standards, parking requirements, and residential development approvals.

The City of Novi recognizes the importance of expanding housing opportunities and increasing housing diversity throughout Michigan. In fact, Novi has already taken meaningful local action to address these challenges. Our recently adopted Master Plan recommends accessory dwelling units, higher densities, and greater flexibility in appropriate areas as part of a thoughtful long-term housing strategy. The City West planning and zoning framework also actively encourages additional multi-family and mixed-use residential development where appropriate. These efforts were developed through extensive public engagement, infrastructure analysis, market evaluation, and community-driven planning processes.

What makes Novi's approach successful is precisely the ability for local officials, planning professionals, residents, and stakeholders to collaboratively shape development in a manner that reflects the unique character, infrastructure capacity, transportation network, environmental conditions, and long-term vision of our community. The proposed legislation would undermine that process by imposing one-size-fits-all mandates from Lansing that fail to recognize the differing needs and circumstances of Michigan communities.

While proponents of these bills suggest they are intended to address housing supply concerns, removing local discretion over zoning standards, density, setbacks, parking, and public review processes risks producing unintended consequences that could negatively impact existing neighborhoods, municipal infrastructure, traffic patterns, stormwater management, public safety access, and overall community planning efforts. Local governments are best positioned to balance housing goals with these critical considerations.

Importantly, Novi is not opposed to housing innovation or modernization. We are already pursuing those objectives locally and responsibly. However, communities that are proactively planning for

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growth should not be penalized by state legislation that strips away the very local tools necessary to guide that growth effectively.

The City respectfully urges the Legislature to reject legislation that broadly preempts local zoning authority and instead pursue collaborative approaches that support housing expansion while preserving local decision-making and community-led planning solutions. Michigan's communities are diverse, and land use policies should retain the flexibility necessary to reflect those differences.

Thank you for your consideration and for your continued service to the residents of Michigan.

Sincerely,

A handwritten signature in black ink, appearing to read "Victor Cardenas", with a stylized flourish extending to the right.

Victor Cardenas
City Manager
City of Novi

CC: Mayor Fischer and City Council
Representative Breen
Michigan Municipal League