CITY OF NOVI CITY COUNCIL
MARCH 24, 2025

SUBJECT: Consideration to approve a Resolution to vacate a portion of Gen Mar Drive north of Ten Mile Road and west of Novi Road, and consideration to approve the Act 51 Resolution to decertify/vacate a portion of Gen Mar Drive, removing 0.292 miles of roadway from the City's public street system.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- A dead end was created following construction of the bridge over the railroad.
- The City would like to exclude this segment of Gen Mar Drive from future maintenance.
- Conveying this ROW to the adjoining parcel to the north would maintain appropriate access for that parcel.
- An Act 51 resolution is required to remove this portion of the street from the City's public street system and for purposes of Act 51 funding.

BACKGROUND INFORMATION:

Scores Livonia LLC has requested that the City vacate and convey that portion of Gen Mar Drive that is south of its Parcel 22-22-276-003 (north of the bridge on Novi Road crossing the CSX railroad. The 2012 construction of the Novi Road bridge over the railroad created a dead-end on Gen Mar, which was then rerouted further south on Novi Road. The subject portion of Gen Mar Drive is not necessary for the purpose of providing access to any other parcel on Gen Mar Drive. Parcel 22-22-276-017, which is on the south side of the area proposed for vacation, has access to its parcel from its west and south sides along the remaining portion of Gen Mar Drive.

DPW sees no public benefit to continuing to maintain that portion of Gen Mar Drive south of 22-22-276-003. The City will retain a utility easement over the vacated ROW as shown in the attached Resolution for the City's water main and other public utilities. Since the public street was not designed as a part of a plat, but was conveyed to the City by a deed, the vacated land does not automatically go to the adjacent property owner.

Additionally, the enclosed Act 51 resolution satisfies the Michigan Department of Transportation requirement for removing 0.292 miles of roadway from Act 51 funding. The City Council has been asked to consider the draft resolutions to vacate the above-described portion of Gen Mar Drive.

Procedure for Street Vacation

Section 7.6 of the City Code provides the procedure for vacating public streets:

(a) Action to Vacate Public Places. Action to vacate, discontinue or abolish any highway, street land, alley or other public place, or part thereof, shall be by resolution. After the introduction of such a resolution and before its final adoption, the Council shall hold a public hearing thereon and shall publish notice of such hearing at least one week prior thereto.

RECOMMENDED ACTION: Approval of a Resolution to vacate a portion of Gen Mar Drive north of Ten Mile Road and west of Novi Road, and approval of the Act 51 decertification/vacation of a portion of Gen Mar Drive, removing 0.292 miles of roadway from the City's public street system.