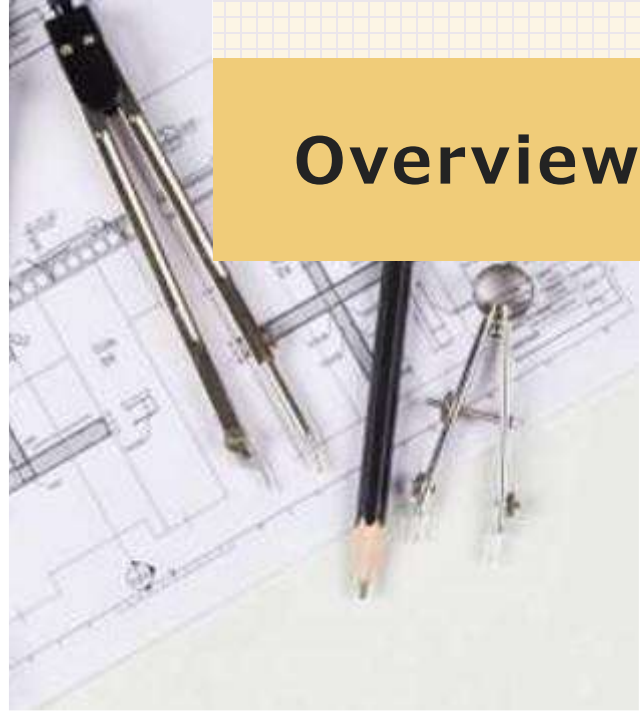




# Community Development Report

OCTOBER - DECEMBER 2023



# Overview

- **Residential and Commercial Construction Updates**
- **Community Development Revenue**
- **Plan Review Center Update**
- **Code Compliance Update**
- **General Permitting, Inspection, and ZBA Activity**
- **Our Team**



# Residential Construction Update

## Completed Projects:

- Dixon Meadows
- Lakeview
- Villas at Stonebrook

## New Subdivisions:

- Ballantyne (8 Mile and Garfield) 27 new homes are currently under construction, Sitework is nearly completed, 3 lots remain unsold.
- Parc Vista (8 Mile, west of Garfield) Initial Sitework and utilities are nearing completion, model home construction is underway.
- Terra (9 Mile and Garfield) Model and 26 Homes are under Construction or Completed, Comfort Station Completed.

## Newly Permitted:

- 15 New Single-Family Residences (\$2,801,756.20 Val.)
- 92 Permits for smaller residential projects, such as additions or alterations (\$2,827,908 Val.)
- \$5,629,664.20 Total Valuation+

\*Note All figures from October – December 2023

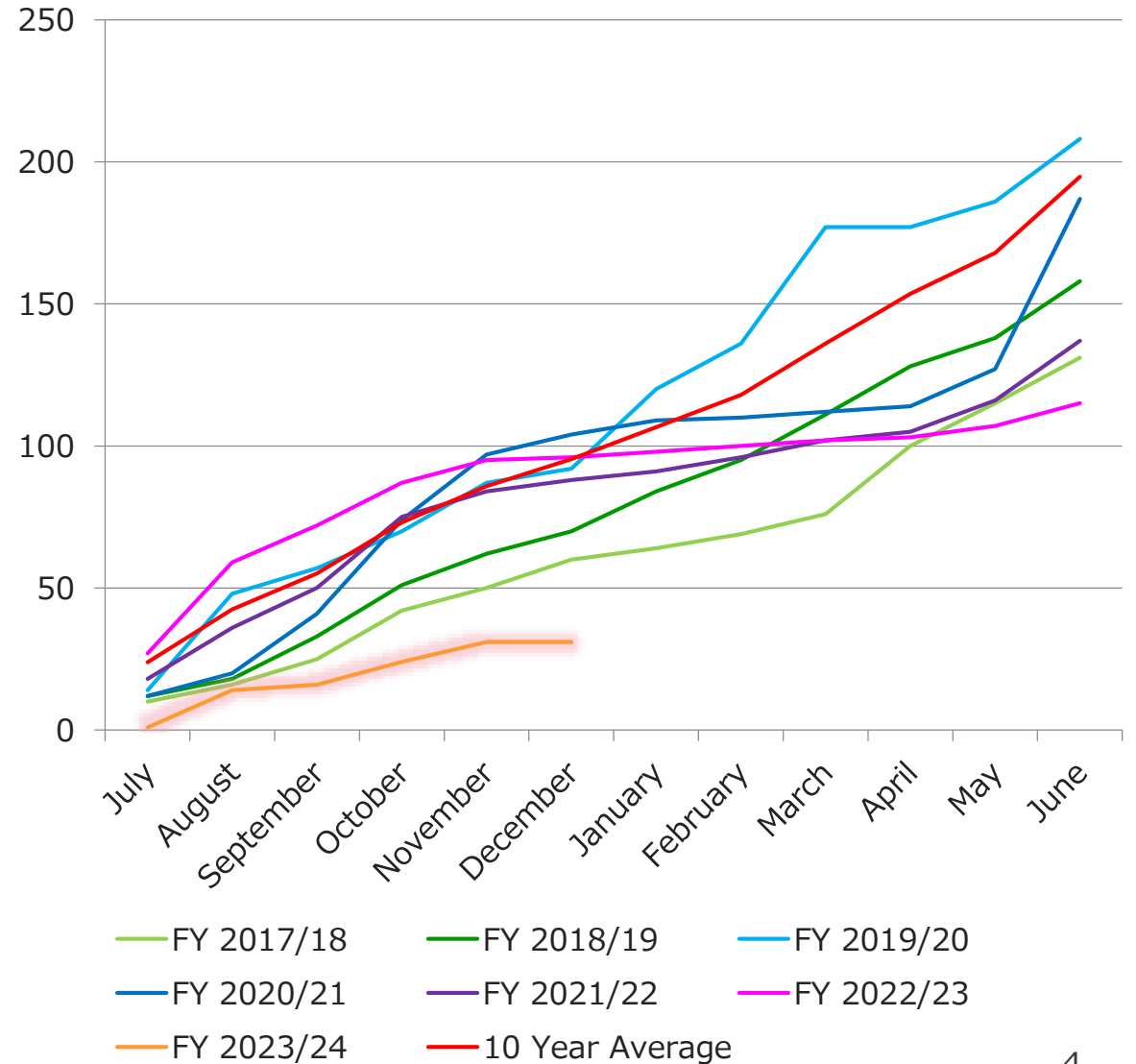
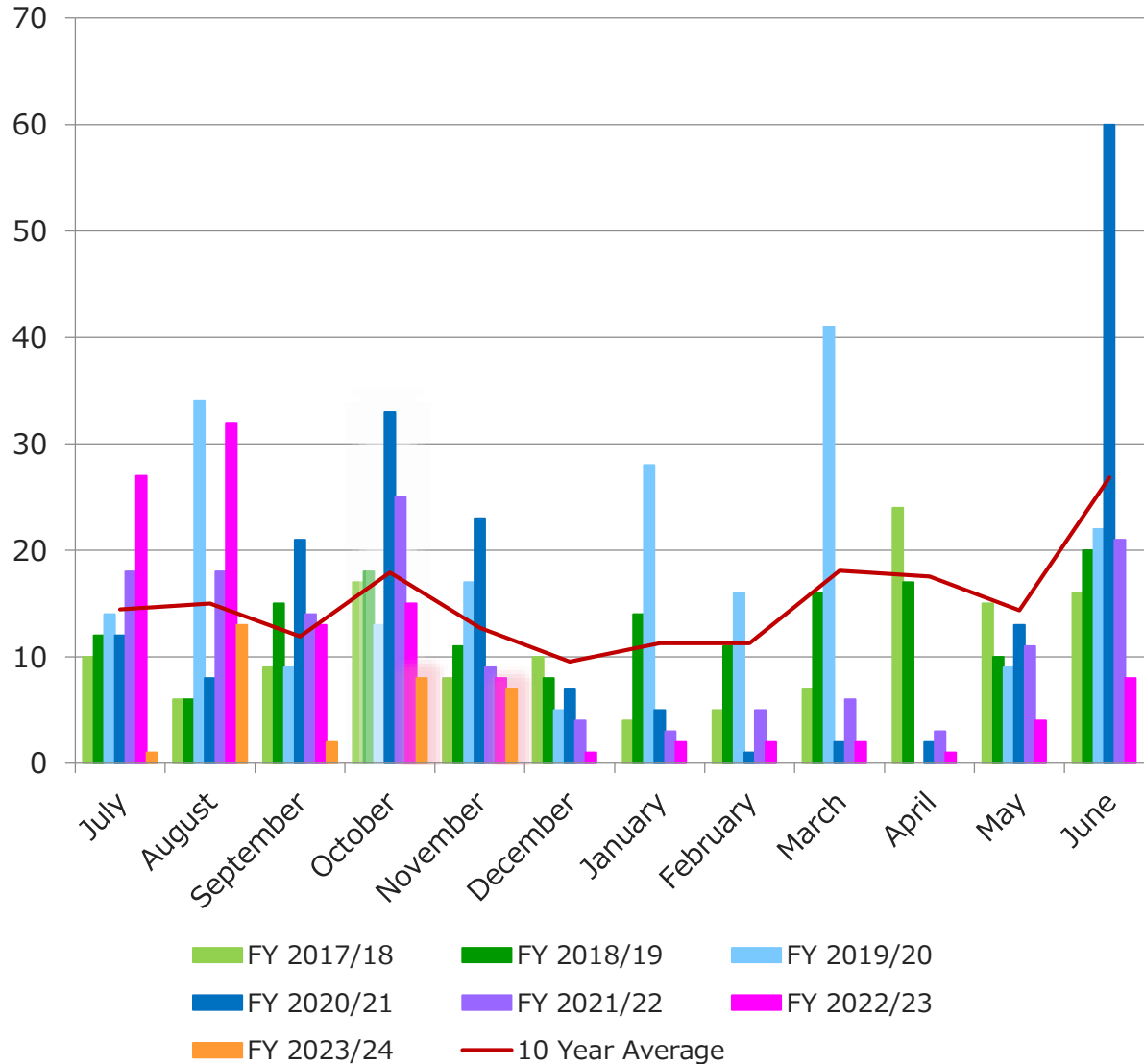


Ballantyne



Parc Vista (Initial Sitework)

# Combined Housing Units



# Commercial Construction Update

## Completed Projects:

- J. Crew
- K-Bunsik Korean Street Food
- Perfumania
- Pita Way Mediterranean Grill
- Racelogic USA
- Rockler Woodworking and Hardware
- Sherwin Williams
- Soho Vintage Barber

## Newly Permitted:

- 38 Commercial Additions/Alterations (\$13,993,172 Val.)

## New Projects of Note:

- Audi of Novi Car Dealership, repurposing former Jaguar Dealership at 10 Mile and Haggerty
- Busch's Fresh Food Market Expansion
- Extra Space Self Storage
- Porsche of Novi Car Dealership

\*Note All figures from July – Sept. 2023

Audi of Novi Rendering



Soho Vintage Barber

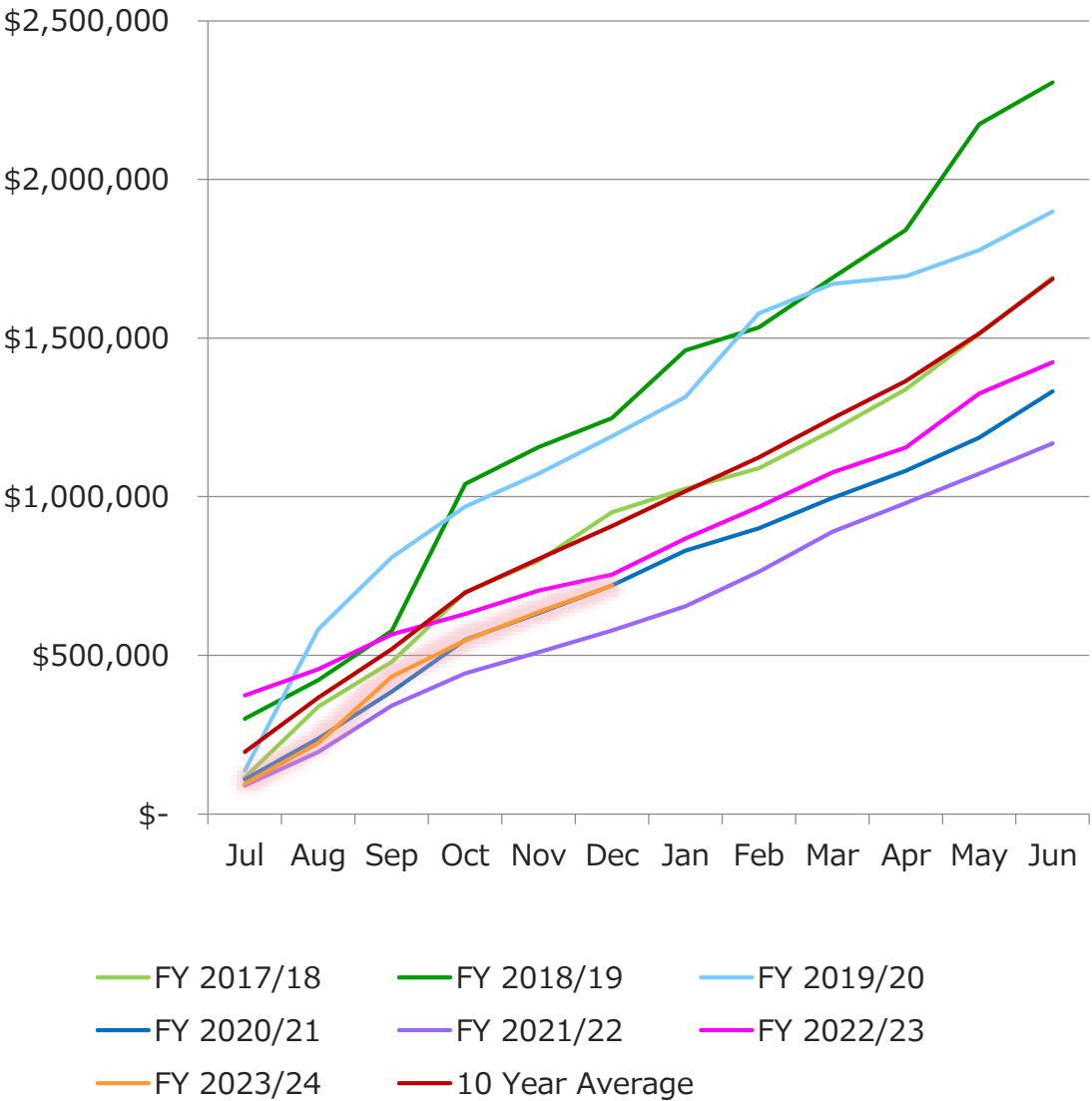
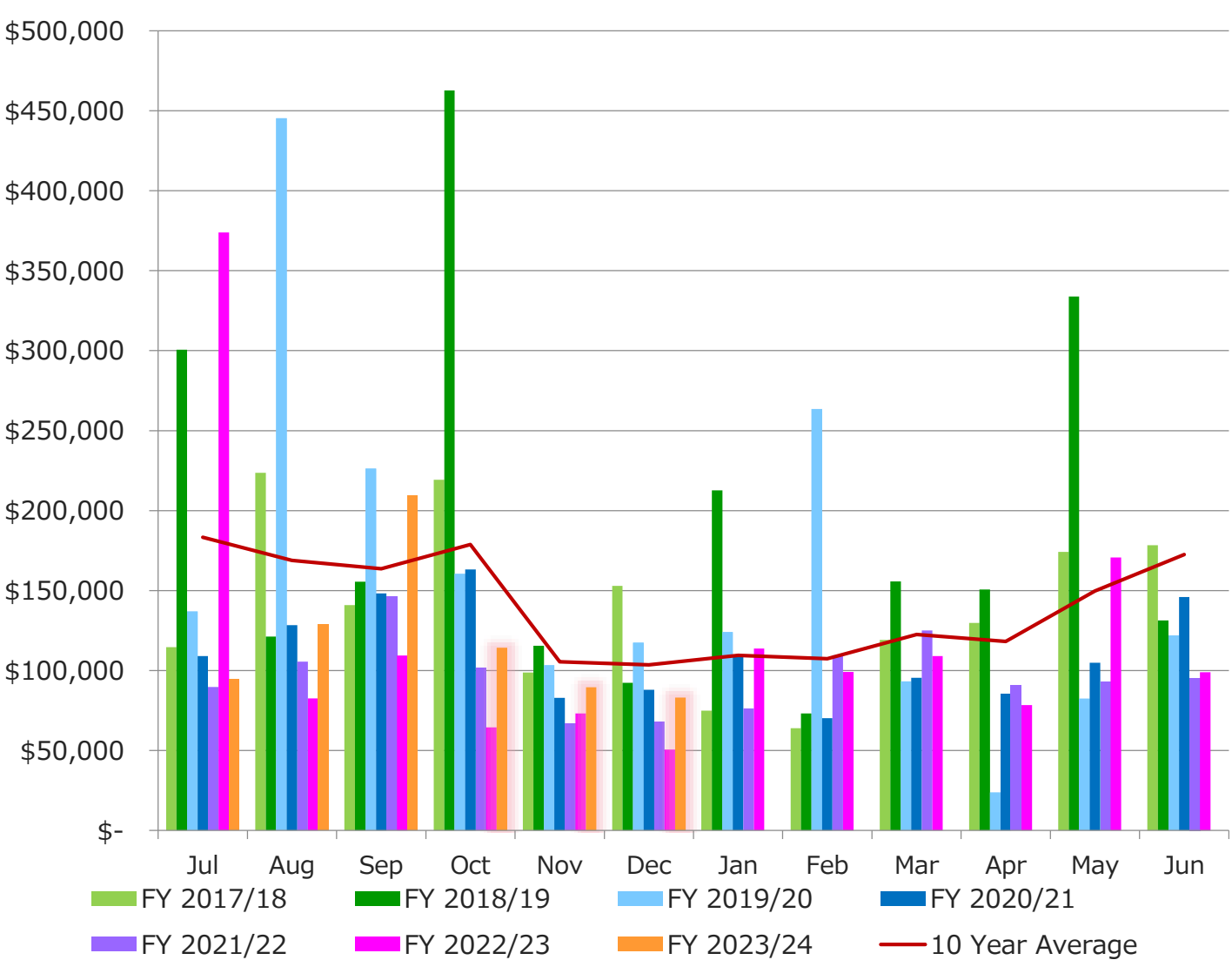


K-Bunsik



Extra Space Storage Rendering

# Building Department Revenue



# Planning Update

## Final Stamping Sets

1. Extra Space Self-Storage - Traffic Control (JSP22-48)
2. O'Reilly Drainage and Pavement (JSP21-35)
3. TFJ Gates (JSP21-22)
4. Porsche of Novi (JSP22-32)
5. Starbucks Order Board – Beck Road (JSP22-57)
6. Starbucks Order Board – Cabot Drive (JSP22-58)
7. Bright Loritos Play Area (JSP23-28)
8. Novi Ten Shopping Center - Revised Façade (JSP23-08)
9. SPARC Arena (JSP23-23)
10. Parc Vista - Revised for Gate (JSP21-47)
11. Oak Pointe Church Addition and Patio (JSP23-21)

## Meetings & Public Engagement

**October 11** – Planning Commission

**October 11** – Walkable Novi Committee presented the  
Final Draft of the Active Mobility Plan (AMP)

**November 15** – Planning Commission

**December 13** – Planning Commission

## Noteworthy Projects Currently Under Review:

Culver's

El Car Wash

Novi-Ten PRO – 71 Residential Units in 14 Townhouse Style Buildings

Sakura East PRO – 52 Residential Units in 10 Townhouse Style Buildings

**12 Concept Meetings Held**

**7 Preliminary Site Plan Reviews Completed**

# Code Compliance Update

| Activities                                                                       | Oct - Dec<br>2023 | YTD<br>2023 | YTD<br>2022 |
|----------------------------------------------------------------------------------|-------------------|-------------|-------------|
| Complaints Received                                                              | 53                | 315         | 315         |
| Notices of Violation                                                             | 128               | 905         | 898         |
| Counter Assistance                                                               | 90                | 314         | 256         |
| Citations                                                                        | 4                 | 18          | 21          |
| Signs Removed from ROW                                                           | 893               | 2762        | 3190        |
| Sign Permits Issued                                                              | 24                | 84          | 81          |
| Final Sign Inspections                                                           | 49                | 145         | 143         |
| Soil Erosion Control inspections                                                 | 34                | 218         | 286         |
| Soil Erosion Violations Issued                                                   | 20                | 30          | 42          |
| Drainage Issues                                                                  | 10                | 30          | 42          |
| Court Appearances                                                                | 10                | 39          | 27          |
| Woodland/Forester/Landscape Assistance                                           | 7                 | 50          | 33          |
| Wetland Assistance                                                               | 3                 | 12          | 11          |
| Engineering Assistance                                                           | 7                 | 18          | 16          |
| Building Department Assistance                                                   | 11                | 60          | 25          |
| Addresses Assigned                                                               | 18                | 392         | 371         |
| <b>October - December 2023<br/>Ordinance Enforcement Conducted - By Category</b> | <b>Total</b>      |             |             |
| Proactive                                                                        | 118               |             |             |
| Reactive                                                                         | 37                |             |             |
| Housing                                                                          | 39                |             |             |
| Zoning                                                                           | 30                |             |             |
| Nuisance                                                                         | 33                |             |             |
| Dangerous Buildings                                                              | 2                 |             |             |
| Other                                                                            | 47                |             |             |

## Activity and Honors

- **Code Compliance Officer Maureen Underhill retired after 33 years of outstanding service to the City of Novi and its residents.**

# General Permitting, Inspection, and ZBA Activity

## General Permit Activity for October — December 2023

- Electrical: 296
- Refrigeration: 78
- Plumbing: 91
- Heating: 239
- Demolition: 9
- Other: 4

**717 Total Permits Issued**

## Inspection Activity for October — December 2023

- Building: 884
- Plumbing: 664
- Electrical: 731
- HVAC: 623

**2,902 Total Inspections Performed**

## Zoning Board of Appeals

- 14 Cases were heard; 13 cases were approved and 1 case deferred to January 2024.
- 5 residential cases, and 9 commercial cases.
- Of the residential cases were for reduced setbacks: 3 involved an increase to the permitted garage square area for garage/accessory structure additions. 1 requested reduced setbacks and increased lot coverage for a new home, and 1 requested reduced setbacks for a home addition.
- Commercial cases included sign variance requests, dumpster placement and setbacks, and a reduced parking setback. Central Park Estates South, The Goddard School (Grand River), and Novi Pet Resort all requested a variety of variances for their projects.

# Our Team

## Community Development

**248-347-0415**

Plan Review Center  
Code Compliance

248-347-0475  
248-735-5678



### **Charles Boulard - Director**

Alan Hall - Deputy Director

### **Customer Service**

Sarah Marchioni - Project Coordinator  
Angela Sosnowski - Bond Coordinator  
Nina Schaffrath - Account Clerk  
Sarah Fletcher - Account Clerk  
Suzie Compton - Customer Service Rep

### **Inspectors**

Gary Baumgardner - Mechanical  
Steve Losacco - Electrical  
Glenn Richmond - Plumbing  
Michael Wall - Building  
Chris Weber - Building

### **Code Compliance**

Mario Gibbons  
Deborah Martinez  
Brian Riley

### **Planning**

Barb McBeth, AICP - City Planner  
Lindsay Bell, AICP - Senior Planner  
James Hill - Planner  
Heather Zeigler - Planner  
Rick Meader - Landscape Architect  
Diana Shanahan - Planning Assistant