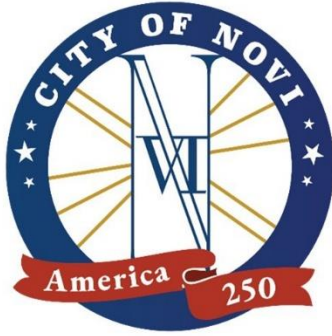




CITY OF NOVI CITY COUNCIL August 31, 2026

SUBJECT: Acceptance of a Pedestrian Plaza Easement associated with Michigan CAT, for property located east of Novi Road, north of Ten Mile Road.

SUBMITTING DEPARTMENT: Community Development, Planning

KEY HIGHLIGHTS:

- The Planning Commission approved the site plan to allow the construction of a new pump and shore storage yard.
- The project is also subject to a PRO Agreement, approved by City Council on February 27, 2023.
- City Council is asked to accept an easement to allow public use of the plaza amenity.

BACKGROUND INFORMATION:

The applicant, Tarbert Properties, received site plan approval to construct their pump and shore equipment storage yard. The Planning Commission approved the Preliminary Site Plan, Woodland Permit and Stormwater Management Plan on January 10, 2024.

As a benefit to the public, the applicant offered to provide a historical marker and a pedestrian plaza along their Novi Road frontage as part of their Planned Rezoning Overlay Agreement (Liber 58648, Page 62): "Developer shall grant the City an easement for public use of the pedestrian plaza, which plaza shall continue to be operated, maintained, and replaced by Developer." The proposed plaza area, shown in Exhibit B of the easement document, illustrates the easement area along Novi Road on the west side of the property totaling approximately 218 square feet.

The easement has been reviewed by the City's professional staff and consultants. The easement is in a form acceptable to the City Attorney's office for acceptance by the City Council.

RECOMMENDED ACTION: Acceptance of a Pedestrian Plaza Easement associated with JSP23-47 Michigan CAT, for property located east of Novi Road, north of Ten Mile Road.