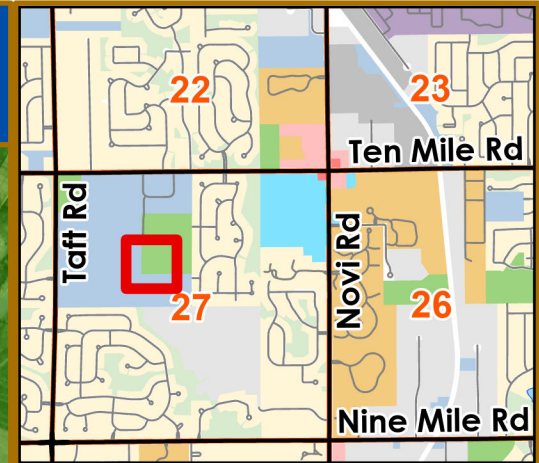


## DETAIL MAPS OF AFFECTED AREAS

# NOVI/NOVI SCHOOLS PROPERTY TRANSFER

## PROPOSED FUTURE LAND USE MAP AMENDMENT



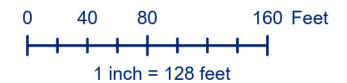
### Land Use Description

- Public Park
- Public/Quasi-Public

The land being reclassified from Public Park to Public/Quasi-Public is not required for park purposes by the City.



**City of Novi**  
 Dept. of Community Development  
 Novi City Hall  
 45175 Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)



Map Author: J. Gartha  
 Date: 6/4/26

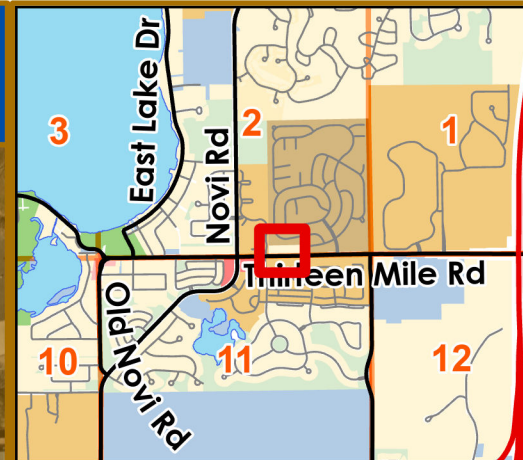


Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



# FIRE STATION 2

## PROPOSED FUTURE LAND USE MAP AMENDMENT



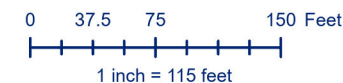
### Land Use Description

- Community Commercial
- Manufactured Housing
- Multiple Family
- Single Family



### City of Novi

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 Novi City Hall  
 45175 Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)



Map Author: J. Gartha  
 Date: 6/4/26

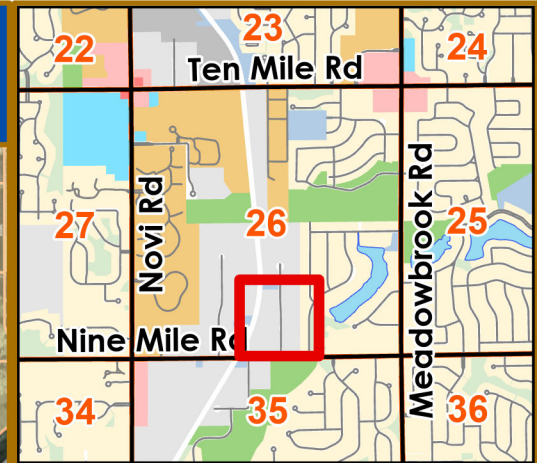


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# FIRE STATION 3

## PROPOSED FUTURE LAND USE MAP AMENDMENT



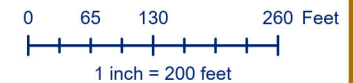
### Land Use Description

- Industrial/Office
- Private Park
- Public/Quasi-Public
- Single Family



### City of Novi

Dept. of Community Development  
Novi City Hall  
45175 Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org



Map Author: J. Gartha  
Date: 6/4/26

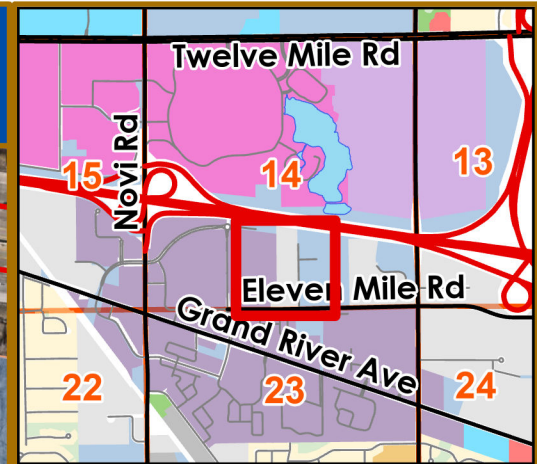


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# PUBLIC SAFETY HEADQUARTERS

## PROPOSED FUTURE LAND USE MAP AMENDMENT



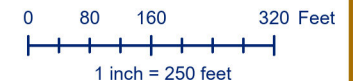
### Land Use Description

- Industrial/Office
- Public/Quasi-Public
- Town Center Mixed-Use



### City of Novi

Dept. of Community Development  
 Novi City Hall  
 45175 Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)



Map Author: J. Gartha  
 Date: 6/4/26



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**SUGGESTED CITY COUNCIL RESOLUTION**



## **SUGGESTED RESOLUTION**

### **RESOLUTION AUTHORIZING DISTRIBUTION OF PROPOSED CITY OF NOVI MASTER PLAN AMENDMENTS AND PERMITTING FINAL ADOPTION BY PLANNING COMMISSION**

**JULY 27, 2026**

At a regular meeting of the City Council of the City of Novi, Oakland County, Michigan, held on the 27th day of July, 2026

PRESENT:

ABSENT:

The following resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_:

WHEREAS, the City of Novi ("City") and Novi Community School District ("District") have prepared a draft Property Exchange Agreement ("Agreement") under which the City will convey to the District a portion of Ella Mae Power Park to accommodate the District's stormwater drainage needs resulting from planned improvements to the District's adjacent High School campus; and

WHEREAS, at the June 22nd City Council meeting an Agreement was presented and approved subject to the approval of final form by the City Manager and City Attorney's Office; and

WHEREAS, the terms of the Agreement include ensuring that the transfer complies with MCL 117.5(e)(the Home Rule Cities Act), which states that land designated as park in an official Master Plan may not be sold; and

WHEREAS, the portion of land proposed to be conveyed to the District is currently designated as Public Park on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 42000 Thirteen Mile Road is currently designated as Single Family on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 26125 Lee BeGole Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and



WHEREAS, City-owned property at 22700 Venture Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and

WHEREAS, an amendment to the Master Plan, to comply with MCL125.3845 (the Michigan Planning and Enabling Act), must follow the procedures set forth in Sections 39, 41, and 43 of the Act; and

WHEREAS, Section 39 requires sending notices of the amendment to the same entities required for an entire master plan update and requesting comments and cooperation; and

WHEREAS The City of Novi Planning Commission has held a public hearing and considered draft amendments to the 2016 City of Novi Master Plan in accordance with the requirements of MCL 125.3801 *et seq*; and

WHEREAS pursuant to MCL 125.3841, upon completion of the proposed amendments the Planning Commission is required to submit the same to the City Council for review and comment, and for approval of distribution of the proposed amendments to adjacent communities and certain other governmental or public agencies for their review and comment, as described in MCL 125.3841, except for the shorter time period for review and comment of amendments as described in MCL 125.3845; and

WHEREAS the City Council has reviewed and approves the attached "Amendments to the Master Plan's Future Land Use Map" (Attachment A) for distribution as required;

NOW THEREFORE BE IT RESOLVED, pursuant to MCL 125.3841(1), that the Secretary of the City of Novi Planning Commission and all other necessary administrative personnel are hereby notified to cause a copy of the proposed amendments to be submitted to those entities and agencies described in MCL 125.3841(2), for review and comment within the time limits set forth in MCL 125.3845(1)

BE IT FURTHER RESOLVED, that pursuant to the foregoing authority, such review is advisory only.



BE IT FURTHER RESOLVED that after the required review period and public hearing, final adoption of the amendments is up to the Planning Commission, and Council does not assert its right to approve or reject the amendments.

RESOLUTION DECLARED ADOPTED

YEAS:

NAYS:

ABSENT:

ABSTENTIONS:

### **CERTIFICATION**

I hereby certify that the foregoing Resolution is a true and complete copy of the resolution adopted by the City Council of the City of Novi, Oakland County, Michigan, at a meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2026, the original of which is on file in my office.

I further certify that the notice of the meeting was given pursuant to, and in full compliance with, Act No. 267 of the Public Acts of Michigan, 1976, as amended.

IN WITNESS WHEREOF, I have hereunto affixed by official signature this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Cortney Hanson, City Clerk

### **MAYOR'S CERTIFICATION**

I hereby certify that the foregoing resolution accurately reflects the action taken by the City Council on this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Justin Fischer, Mayor

## **ATTACHMENT A - AMENDMENTS TO THE MASTER PLAN'S FUTURE LAND USE MAP**

This attachment contains the amendments to the Future Land Use Map. As noted in the maps, this is meant to replace the map and all other material found on page 104 of the 2025 Master Plan. Also noted in the map is the following statement:

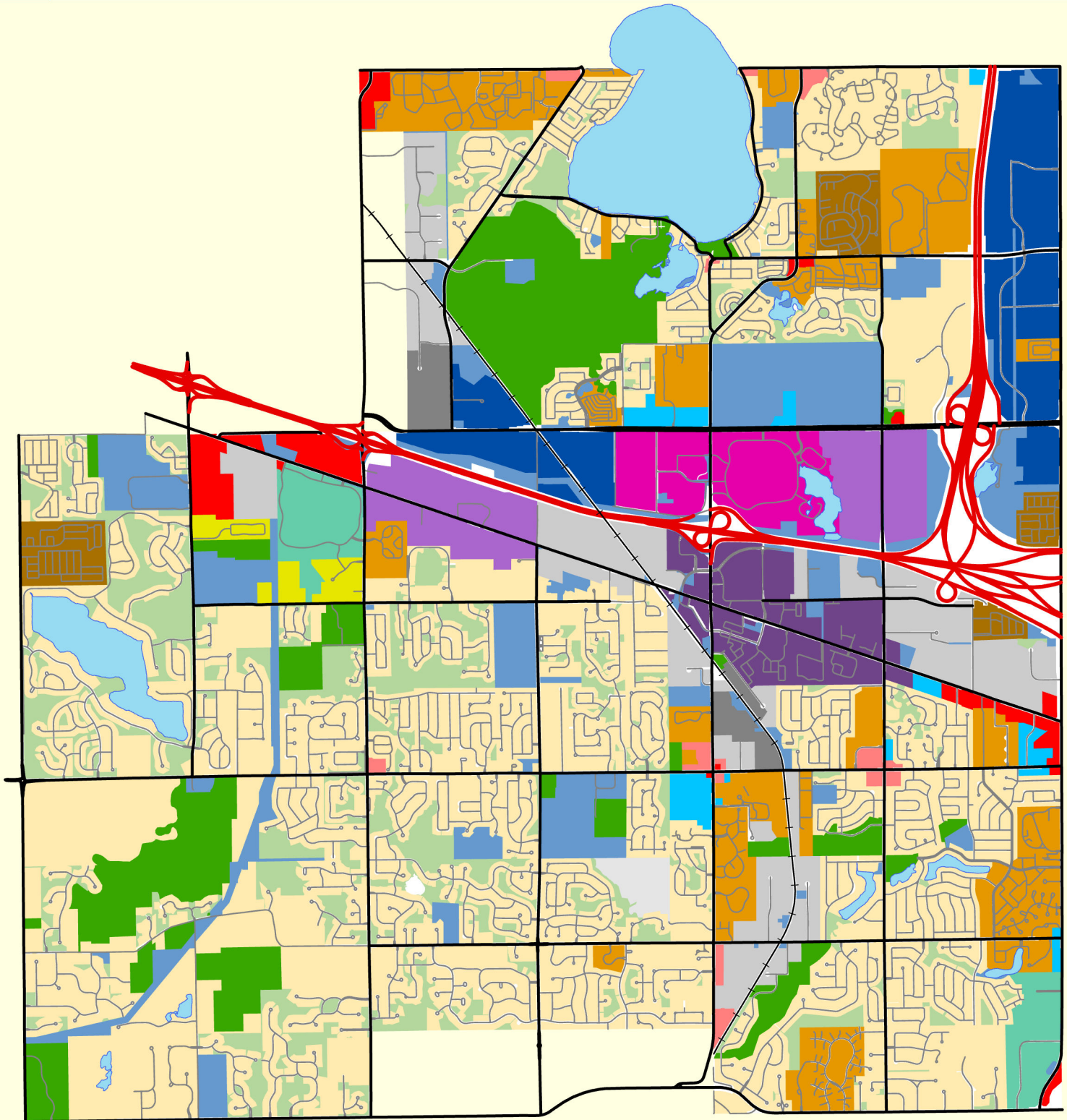
*"The land being reclassified from Public Park to Public/Quasi-Public, as shown in the map, is not required for park purposes by the City."*

If adopted by the Planning Commission, this amended map will become a part of the 2025 Master Plan and replace the previously adopted Future Land Use map. Until adoption, these are draft amendments and can be edited by Staff based on review from the Planning Commission and City Council, comment during the Public Hearings, or as a result of the comments received following distribution of the plan to surrounding communities and other entities.



# Master Plan Map Amendment - Future Land Use

## Current

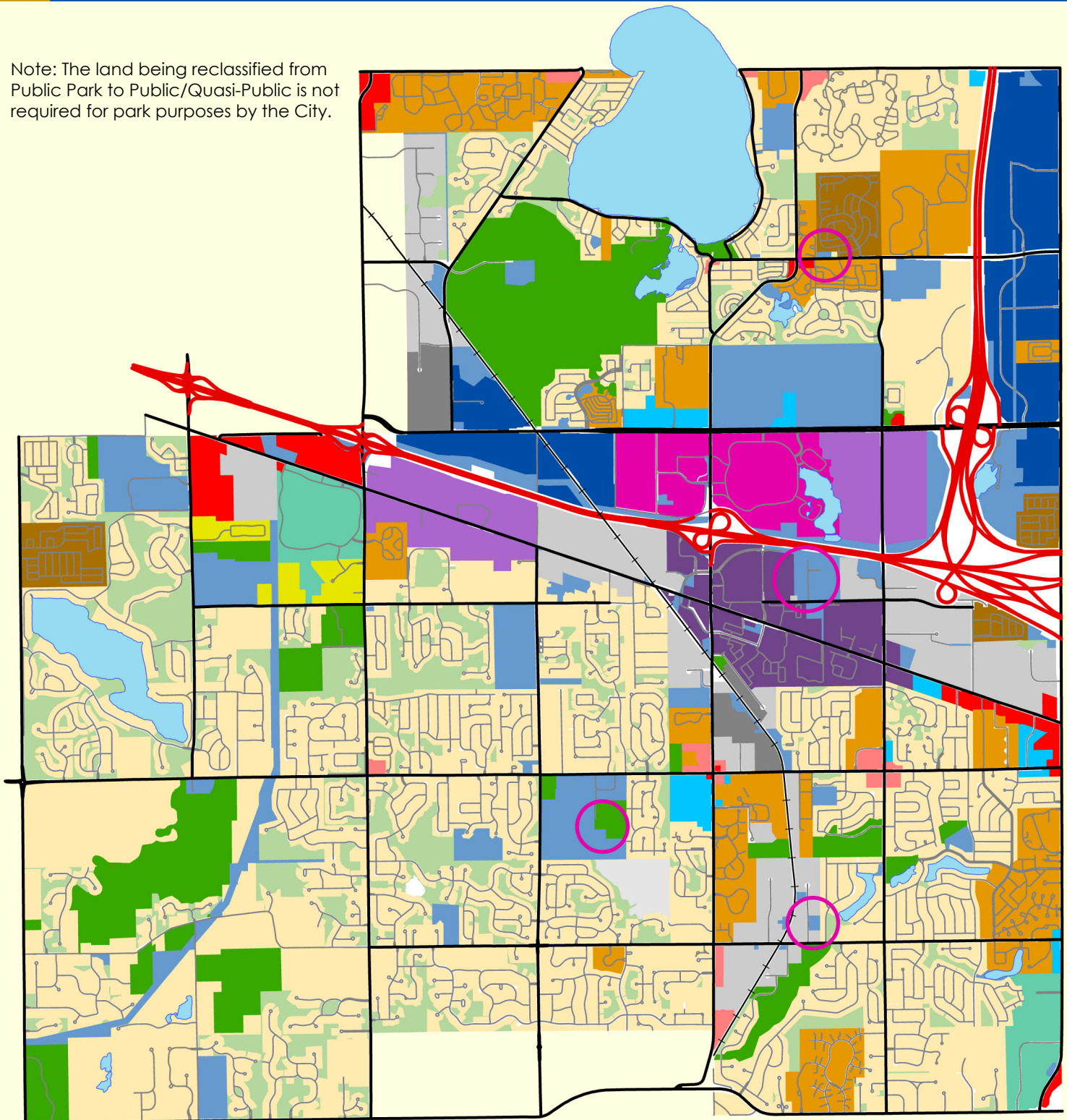


|                                                                                     |                      |                                                                                     |                             |                                                                                       |                       |
|-------------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------|-----------------------|
|  | Commercial Mixed-Use |  | Manufactured Housing        |  | Public Park           |
|  | Community Commercial |  | Multiple Family             |  | Public/Quasi-Public   |
|  | Community Office     |  | Neighborhood Commercial     |  | Single Family         |
|  | General Industrial   |  | Office, Service, Commercial |  | Suburban Low-Rise     |
|  | General Mixed-Use    |  | Office, Service, Technology |  | Town Center Mixed-Use |
|  | Industrial/Office    |  | Private Park                |  | Unassigned            |



# Master Plan Map Amendment - Future Land Use Proposed

Note: The land being reclassified from Public Park to Public/Quasi-Public is not required for park purposes by the City.



|                      |                             |                       |
|----------------------|-----------------------------|-----------------------|
| Commercial Mixed-Use | Manufactured Housing        | Public Park           |
| Community Commercial | Multiple Family             | Public/Quasi-Public   |
| Community Office     | Neighborhood Commercial     | Single Family         |
| General Industrial   | Office, Service, Commercial | Suburban Low-Rise     |
| General Mixed-Use    | Office, Service, Technology | Town Center Mixed-Use |
| Industrial/Office    | Private Park                | Unassigned            |



**JULY 8th PLANNING COMMISSION RESOLUTION**

## **RESOLUTION**

### **PLANNING COMMISSION RESOLUTION OPENING THE MASTER PLAN REVIEW PROCESS, NOTIFYING ALL REQUIRED ENTITIES TO CONSIDER AMENDING THE 2025 MASTER PLAN FUTURE LAND USE MAP TO RECLASSIFY A PORTION OF ELLA MAE POWER PARK FROM PUBLIC PARK TO PUBLIC/QUASI-PUBLIC, AND OTHER CITY- OWNED PROPERTIES TO PUBLIC/QUASI-PUBLIC**

At a regular meeting of the Planning Commission of the City of Novi, Oakland County, Michigan, held on the 8th day of July, 2026

PRESENT: Chair Pehrson, Member Reddi, Member Dismondy, Member Roney, Member Verma

ABSENT: Member Avdoulos, Member Lynch

The following resolution was offered by Member Roney and seconded by Member Dismondy:

WHEREAS, the City of Novi ("City") and Novi Community School District ("District") have prepared a draft Property Exchange Agreement ("Agreement") under which the City will convey to the District a portion of Ella Mae Power Park to accommodate the District's stormwater drainage needs resulting from planned improvements to the District's adjacent High School campus; and

WHEREAS, at the June 22nd City Council meeting an Agreement was presented and approved subject to the approval of final form by the City Manager and City Attorney's Office; and

WHEREAS, the terms of the Agreement include ensuring that the transfer complies with MCL 117.5(e)(the Home Rule Cities Act), which states that land designated as park in an official Master Plan may not be sold; and

WHEREAS, the portion of land proposed to be conveyed to the District is currently designated as Public Park on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 42000 Thirteen Mile Road is currently designated as Single Family on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 26125 Lee BeGole Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and



WHEREAS, City-owned property at 22700 Venture Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and

WHEREAS, an amendment to the Master Plan, to comply with MCL125.3845 (the Michigan Planning and Enabling Act), must follow the procedures set forth in Sections 39, 41, and 43 of the Act; and

WHEREAS, Section 39 requires sending notices of the amendment to the same entities required for an entire master plan update and requesting comments and cooperation; and

WHEREAS, Section 41 requires submitting the proposed amendment to the legislative body for approval of distribution to the same entities as required by section 39; and

WHEREAS, Section 43 requires a public hearing at the Planning Commission 42 days after the legislative body approves the distribution of the amendment, at which point the Planning Commission can adopt the proposed amendments or adopt them subject to modifications; and

WHEREAS, the Agreement between the City and the District is partially contingent upon the completion of this master plan map reclassification; and

WHEREAS, because City Council has already approved the conveyance of the land, the Planning Commission can condense steps in the amendment process due to the circumstances of the Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby authorizes the opening of the Master Plan review process.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends to the City Council the draft amendments to the 2025 Future Land Use Map and text, as presented as Attachment A, for approval by the City Council for distribution.

BE IT FURTHER RESOLVED that once the draft amendments are approved for distribution by the City Council, the Planning Commission Chairperson hereby authorizes the mailing of a notification of the opening of the Master Plan for Land Use to all required

entities of the start of the process requesting comments before the matter returns for final consideration.

RESOLUTION DECLARED ADOPTED

YEAS: Pehrson, Reddi, Dismondy, Roney, Verma

NAYS:

ABSENT: Avdoulos, Lynch

ABSTENTIONS:

**CERTIFICATION**

I hereby certify that the foregoing Resolution is a true and complete copy of the resolution adopted by the Planning Commission of the City of Novi, Oakland County, Michigan, at a meeting of the City of Novi Planning Commission held on the 8th day of July, 2026, the original of which is on file in my office.

I further certify that the notice of the meeting was given pursuant to, and in full compliance with, Act No. 267 of the Public Acts of Michigan, 1976, as amended.

IN WITNESS WHEREOF, I have hereunto affixed by official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Cortney Hanson, City Clerk

**CHAIRPERSON'S CERTIFICATION**

I hereby certify that the foregoing resolution accurately reflects the action taken by the Planning Commission on this 8th day of July, 2026

  
\_\_\_\_\_

Mark Pehrson, Chairperson