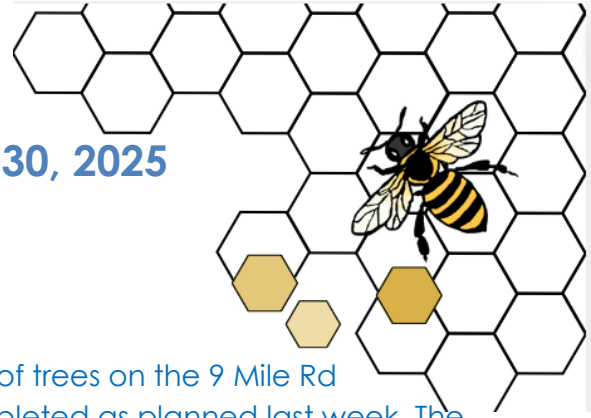


Buzz Report

January 30, 2025



Hot Topics:

- **9 Mile Road Tree Removal Delay**

Unfortunately, due to a delay with the Contractor the removal of trees on the 9 Mile Rd Berm, between Meadowbrook and Haggerty Rd, was not completed as planned last week. The new expected date of removal will be the week of February 3rd, provided there are no major weather events. More information about the associated road project and reasoning for the tree removals can be found in a past memo from Engineering [here](#).

- **8 Mile Road Construction – Noises when you drive over it**

Many residents have reached out regarding the odd noise when you drive over the newly rehabilitated 8 Mile road. Per our fantastic Engineering team, the noise is due to “tining.” Tining is a road construction technique that involves using a metal rake or mechanical device to create grooves in concrete pavement. The grooves roughen the surface, improving skid resistance and reducing the risk of hydroplaning in wet weather. Tining is typically done as soon as possible after the concrete is finished but before it sets. Over time, the road will even out, and the noise should go away.

- **Bristol Corners Sidewalks**

Residents of Bristol Corners have recently contacted the City requesting reimbursement for sidewalk repairs they undertook themselves. This matter was previously considered by the Mobility Committee and the following was determined:

For the duration of the Pilot Program, the City will not provide reimbursement for sidewalk repair/replacement work performed outside of the NSRP; in other words, work completed privately by a homeowner or Homeowners Association). Additionally, the City will not consider repair/replacement of sidewalk panels due to ponding or pooling water, assuming the two previously mentioned conditions per state law do not exist.

Update: For further clarification as some residents from Bristol Corners continue to reach out; the Mobility Committee recommended against providing reimbursement as it was rather difficult to verify if replacement would have occurred under the policy. Specifically, the question was asked and ultimately assisted the committee in “drawing a line in the sand” as what if residents come forward who replaced their sidewalk 2 or 3 years prior to the program? Could they too receive reimbursement? Ultimately it was decided to adhere to the City’s ordinance.

Development Project Updates:

Map of Development projects

- **Salvation Army Grand Opening** – Grand River/Novi Road
The new Salvation Army location, at 43600 Grand River, will be holding their Grand Opening and Ribbon-Cutting Ceremony at 9:00am on February 7, 2025.
- **Macy's**
Has also announced the closing of several stores, including 4 in Michigan. The one at Twelve Oaks is not one of them and, according to Mall Management, continues to be a top-performing store in their portfolio.
- **Comau Sale**
As of late December, One Equity Partners (OEP) became the majority shareholder of Comau; Stellantis will remain an active minority shareholder of the company. This move is seen as a growth move that will see the company, including its local location on Grand River (near Novi Road), into the future.
- **Party City** (West Oaks)
[News](#) hit the press that Party City has filed Chapter 11 and will be closing all of their locations. We have one location in West Oaks located between the DSW and Gardner White.
- **Container Store** (West Oaks)
There has also been [news](#) that the Container Store has filed for Chapter 11 bankruptcy protection. However, current press indicates that all store locations, including the one located in West Oaks (adjacent to Michaels and HomeGoods), are expected to stay open.
- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd
The former PNC Bank located at 48648 Grand River Ave has been demolished and an El Car Wash will be being built on the site. The project has already received approvals from the Planning Commission ([4/10/24](#)) and Zoning Board of Appeals ([5/14/24](#)). Currently, a pre-construction meeting has been held and the building plans are in the final stages of review prior to permit issuance.

Estimated Completion Date: Fall 2025

- **Cantaritos Fiesta Mexican Restaurant** (Former Chili's Grill & Bar) – 8 Mile/Haggerty Road
The former Chili's location in the City's southeast corner is planned to soon become a new Mexican restaurant following necessary renovations and upgrades to the interior of the building. The restaurant also has a location in Royal Oak that opened in May 2023. The building plans for the renovation were recently submitted and undergoing review.

Estimated Completion Date: Late Spring or Summer 2025

- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave
The Novi Wendy's location at 26245 Novi Rd recently closed as part of a company plan to shutter 140 locations nationwide. The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. Raising Cane's specializes in chicken fingers, crinkle-cut fries and Texas toast.

Estimated Completion Date: Currently Unknown (no submittals to date, project scope unclear)

- **Porsche of Novi** – Grand River/Haggerty Road
Construction of an approx. 19,170 square foot, two-story Porsche car dealership (right next to the Audi Sales Center)

Estimated Completion Date: February 2025

- **Audi Sales Center** (Former Jaguar dealership) – 10 Mile/Haggerty Road
The former Jaguar dealership located at 24295 Haggerty Rd is in the process of being converted to an Audi Sales Center. Currently the renovation is in full swing, and recently was approved for its “rough” building inspection.

Estimated Completion Date: April 2025

- **Primrose School** (Former Whitehall nursing home) – 10 Mile/Novi Road
The former Whitehall nursing home at 43455 Ten Mile Rd has been demolished and Primrose School, a 13,586 square feet private preschool and daycare center, is currently being built on the former site. When completed, is estimated to be able to have 202 children during its peak hours.

The construction was previously limited only to foundation/flatwork while a hydrant was installed to make water available at the site. As of December 4th, the full building permit has been issued which will allow them to proceed with “vertical” construction.

Estimated Completion Date: Summer 2025

Frequently Asked Questions:

Q: Why is the gate on LeBost closed even though it is winter?

A: In past years the breakaway gate on LeBost between Willowbrook Estates Subdivision and Willowbrook Farms No. 2 Subdivision was left open during Winter months for greater ease of access of snowplows and other winter maintenance equipment. However, following a renewal of interest (both for and against the gate) by residents late last winter it was decided that the gate would be kept closed all year long in order not to cause any confusion.

This is in keeping with what was contemplated by City Council when the Willowbrook Farms No. 2 plat was approved in the late 1990s, wherein a requirement for a “berm” was written into the subdivision restrictions recorded at the Oakland County Register of Deeds.

City of Novi Snowplow operators may temporarily open the gate to plow cleanly plow the street and will then close it before moving on to other areas.

Q: With the planned improvements to 9 Mile Road between Meadowbrook and Haggarty, when will the trees be removed?

A: Endangered species protections require the trees to be removed prior to March 31, 2025, to avoid disturbing bat nesting areas. The City's tree contractor will remove the week of ~~January 20th~~ **February 3rd**.