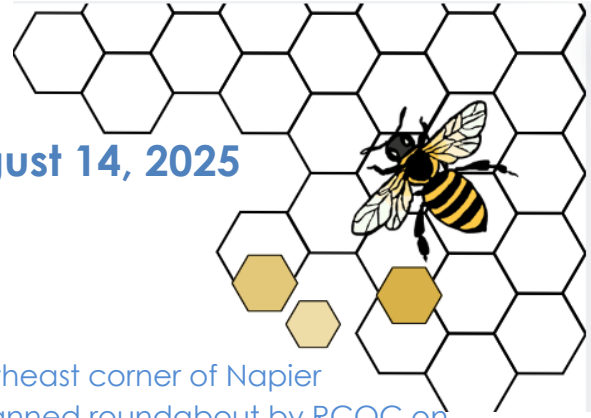


Buzz Report

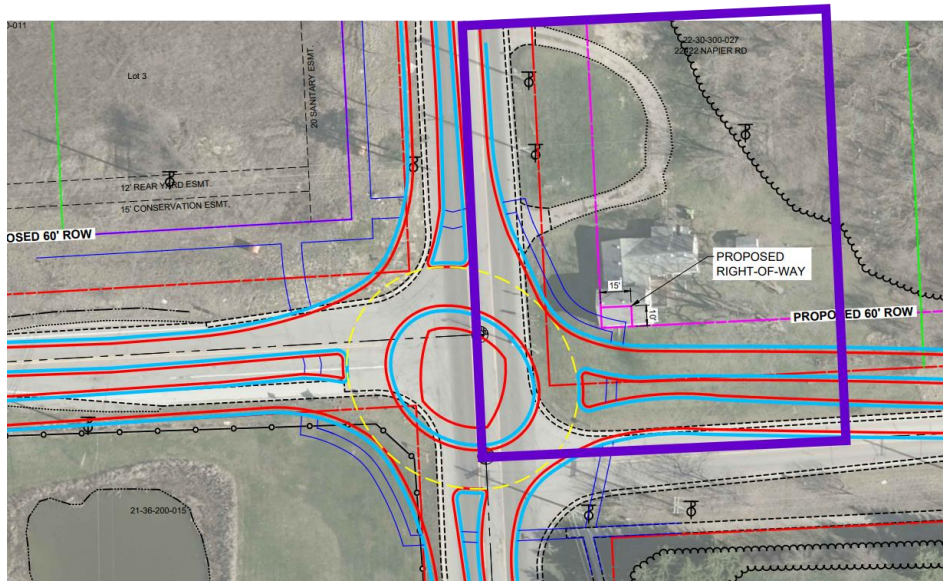
August 14, 2025



Hot Topics:

- **Nine Mile/Napier Road Parcel**

The new owner of the parcel (outlined in purple) on the northeast corner of Napier and 9 Mile Road has expressed their displeasure with the planned roundabout by RCOC on the county road. The new owners planned to construct a home there, but that may not be possible with the planned safety improvements to the intersection.



- **Barricade on 10 Mile Road**

You'll notice that just east of Cortland Blvd. in the eastbound 10 mile lane, there is a barricade in the road, on top of a County structure "manhole." We've been in contact with the county regarding the issue, but have received too many conflicting answers. We hope to have that resolved soon.



- **ITC Restrooms Closed**

Ongoing plumbing problems causing back up and overflow at the ITC Community Sports Parks have been found to be primarily caused by insufficient slope going out to the first main connection point. This may require replacing the pipe from each of the toilets on both sides of the building and running a new transfer line with consistent acceptable slope to the connection point that runs towards the lift station. Our plumbing contractor is preparing an estimate for his proposal, and further steps will be determined following review of said proposal. We will be unable to open the Soccer restrooms until such time as the repairs have been completed. Signs and barricades will be posted at each of the restroom doors. Additionally, Port-A-Johns will be placed and in-service for the upcoming Jaguar Tournament this weekend, this includes a handicap accessible unit.

- **Deer Concerns**

We've seen a slight uptick in residents contacting the City offices regarding the resident deer population. This seems to be, in part, driven by residents being aware of surrounding communities ([Farmington Hills](#), Farmington, South Lyon, etc.) organizing or taking part in [deer culls](#) as part of the Southeast Michigan Urban Deer Coalition. Primary concerns cited by Novi residents are traffic safety and deer overconsuming garden plants.

- **Ice Arena HVAC**

The ice arena has been experiencing high humidity issues related to the installation of the new HVAC equipment. Suburban staff and Director Muck have been working diligently with OHM Advisors and the contractors to resolve the issue.

- **Lot 12 Issue on West Lake Drive**

The City owns two lots on West Lake Drive, one of which has a culvert that leads to Walled Lake, and the other is an empty lot. Many years ago, a lawsuit was filed to establish access for "back lot" owners west of the lake. A resident has come forward who is a back lot owner, taking exception to the "buffer" between the lake and the rest of the lot. The buffer is best practice for natural shoreline preservation. We have provided a pathway for owners to have access to the lake. However, this individual disagrees and believes the buffer should be removed. There are some other issues with the neighbor to the north cutting the two lots. Staff will connect with that individual and encourage them to stop mowing and allow city crews to maintain the parcels properly.

- **Novi Water Tower**

Staff have identified the following issue with the Novi Water Tower. The standpipe is not affixed correctly. PRCS has reached out to multiple contacts to find a contractor to inspect and repair. PRCS is planning to proceed with removal of the standpipe at a cost of \$13,500. This option has been picked as the pipe serves no functional purpose and could be a potential maintenance/safety hazard in the future if not removed. Also, T-Mobile has equipment within the fall zone of the pipe that could be damaged if another issue with the covering arose. The timeline for the removal is still to be determined with our contractor.

- **West Park Drive Rehabilitation (12 Mile to Pontiac Trail)**

The Department of Public Works received word from MDOT today that the contract for the West Park Drive Rehabilitation (12 Mile Road to Pontiac Trail) project, which was not previously definitively known to be moving forward this year, has been approved and awarded to Cadillac Asphalt, LLC. Unfortunately, this means we will need to get started very soon, with little notice, to complete the project this year. Construction started the week of July 21st.

- **Luna (east side of Main St.) Property Maintenance**

They were given a 90-day (07/03/2025) deadline. The scope of work to be performed:

1. Replace all bollards – currently on order
2. Remove all planter boxes and replace them with ground-level tree grates. The tree grate style was provided by Rick Meader. City of Novi to replace trees.
3. Repair all concrete.

As of 7/17 the original deadline has not been met though progress continues, staff is maintaining contact to ensure completion, an updated deadline may be issued soon.

Development Project Updates:

Map of Development projects

- **CAVA Restaurant (Former Boston Market) -**

A popular fast-casual Mediterranean restaurant is under construction at the Novi Town Center, in the former location of Boston Market. The brand's first location in Michigan recently opened in [Canton](#). At this stage all necessary permits have been issued and inspections through the "rough" construction phase have been approved.

- **Taft Knolls III – Taft Rd, north of 10 Mile Rd**

The Site plan for a Single-Family Residential Development of 13 new homes is now under construction.

<https://cityofnovi.org/media/ryra1v4p/241211jsp19-34.pdf>

- **Culvers** - Novi Road and West Oaks

Building and site improvements underway

*Estimated Completion Date: **Late 2025***

- **Former Border Cantina** – Novi Road north of Eight Mile

New restaurant by the owners of Benstein Grille in Commerce. Modified site plan with building additions and remodel has been approved by Planning Commission, next to ZBA.

Estimated Completion Date: Unknown

- **The Grove**

Staff has received updated plans from the proposed development on 12 Mile east of Meadowbrook. Per Council direction, the number of units has been scaled down. Council should see a revised plan presented in the near future.

<https://cityofnovi.org/media/qyrm1axj/241216matter6.pdf>

- **Novi 10 (10 Mile and Novi Road)**

Similarly, the applicant for the proposed development at 10 Mile and Novi Road has also returned with a revised concept for their proposal. More information to come as details

<https://cityofnovi.org/media/y4nju5wq/241216matter5.pdf>

- **Novi Acres (FKA Station Flats)**

The owners of the property in between Target and Sam's recently submitted a new Preliminary Site Plan, under the new name of Novi Acres. The previous planned project known as Station Flats has been scuttled.

- **Camelot Parc/Avalon** by Village of Stonebrook

Townhomes for sale with garages, fewer units (currently zoned PSLR so a special land use approval will come before council for a decision)

- **El Car Wash # 2 will take over the Original \$6 Car Wash on Novi Road and 96**

- **Elm Creek PRO (Meadowbrook and 12 Mile development)**

The residential development [proposed by Toll Brothers](#) (two-phased 134-unit multiple-family townhome development) has been halted, and they will not be proceeding for approval at

this time. It would appear this is a result of a property dispute between the owners of the parcel.

- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd
Permits have been issued, foundations are in, and the building shell is enclosed.
*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. *Estimated Completion Date: **Fall 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. A preliminary site plan was submitted for review in late May. Subsequent reviews underway.
*Estimated Completion Date: **Late 2026***
- **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 foot 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.
*Estimated Completion Date: ~~Summer~~ **Fall 2025***

Frequently Asked Questions:

None at current