



CITY OF NOVI CITY COUNCIL
SEPTEMBER 25, 2023

SUBJECT: Acceptance of an Off-Site Conservation Easement from Singh Development, LLC being offered as a part of JSP 20-35, Townes at Main Street for property in Section 23 along Main Street. The easement is located north of I-96, west of Meadowbrook Road, along the south side of Twelve Oaks Lake in Section 14.

SUBMITTING DEPARTMENT: Community Development, Planning

BACKGROUND INFORMATION:

The applicant received site plan approval of a 17.69-acre, 32-building multi-family residential development for 192 townhome-style units. The Planning Commission recommended approval on April 27th, 2022, and the City Council granted approval of the Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit, and Storm Water Management Plan on May 23, 2022.

City Council granted a deviation from the Wetland and Watercourse Protection Ordinance to allow the applicant to fulfill wetland mitigation requirements through the purchase of bank credits, with the understanding that the applicant had offered to protect 5 acres of additional land in the City with an easement. Final Site Plan approval was granted administratively on August 18, 2023.

The applicant is offering an Off-Site Conservation Easement for the purpose of protecting existing wetlands and woodland areas. The easement area shall be perpetually preserved and maintained, in its natural and undeveloped condition, unless authorized by the City, and if applicable, the Michigan Department of Environment, Great Lakes, and Energy. The conservation easement plan graphically depicts the areas being preserved. The proposed conservation area is approximately ± 5.0 acres.

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 an Off-Site Conservation Easement from Singh Development, LLC being offered as a part of JSP 20-35, Townes at Main Street for property in Section 23 along Main Street. The easement is located north of I-96, west of Meadowbrook Road, along the south side of Twelve Oaks Lake in Section 14.