

Buzz Report

January 15, 2026



Hot Topics:

- **Tree Removals on 14 Mile Rd**

We have received some resident concern regarding the Great Lakes Water Authority (GLWA) has marked a large number of large trees in the County Right-of-Way along the south side of 14 Mile Road west of M-5 for removal as part of the upcoming water main project. Our [Woodland Protection Ordinance Section 37-27\(9\)](#), exempts them from the usual tree replacement requirement as the work is in connection with an essential utility. Additionally, Oakland County has purview over the permitting of this Right-of-Way. **GLWA has indicated that they plan to replace the trees in accordance with the Novi Woodland Protection Ordinance as part of their overall restoration work in the spring.**

- **Emergency Assistance Food Distribution**

The City of Novi serves as a front-line distribution site for emergency food assistance through organizations like Focus: HOPE and the USDA's TEFAP (The Emergency Food Assistance Program). Food assistance programs overall have been significantly impacted by the recent federal government shutdown. Staffing reductions, transportation disruptions, and delivery delays have slowed operations. In addition, the federally allocated program budget has decreased, despite rising food costs and increased community need. As a result, sites (including Novi) are receiving fewer food items per distribution. This is a widespread issue affecting all participating locations.

- **Eight Mile Bridge over CSX Railroad**

City staff recently attended a virtual pre-construction conference with the Wayne County Department of Public Services (WCDPS) and their contractor, E. C. Korneffel Company, regarding the \$3M bridge deck replacement project on 8 Mile Road over the CSX Railroad. The tentative schedule is to close the bridge completely on March 2, 2026, and to reopen for traffic on August 15, 2026 (5 ½ months). Access from Novi Road and to Brickscape Drive will remain open throughout the construction.

Community and Economic Development Project Updates:

Map of Development projects

- **Economic Development Efforts**

With the new City Council Goal, we'll begin to share more regularly our efforts in this area:

As the North American Auto Show kicks off in Detroit, a few Novi Companies have held Technology Showcases, bringing customers onsite to showcase demos and more. It was shared with the City of Novi staff that, having become more common, they can avoid the cost of a costly display at the Consumer Electronics Show (CES) by simply bringing it to their home offices and achieving the same goals. Two showcases were attended this week by Novi staff:

- **KPIT - 21333 Haggerty Rd #100 (full first floor)**

<https://www.kpit.com/>

200 employees here in Novi

KPIT is reimagining the future of mobility, forging ahead with group companies and partners to shape a world that is cleaner, smarter, and safer. With over 25 years of specialized expertise in Mobility, KPIT is accelerating the transformation towards Software and AI-Defined Vehicles through its advanced solutions, platforms, and products—propelled by mobility-infused AI frameworks, software craftsmanship, and systems integration mastery. Fueled by 2000+ vehicle production programs and powering 20+ million vehicles on the road with KPIT software, our experience is unmatched. At the same time, **they push boundaries, developing solutions that enable Mobility OEMs to innovate at speed and scale.**

- **Harman - 30001 Cabot Dr**

<https://www.harman.com/>

At the recent Harman Tech Showcase event they stated 1,000 employees, and have previously reported over 800 employees for our 2024/25 Audit.

HARMAN designs and manufactures consumer and professional audio products, automotive electronics and audio systems -- but they also do so much more. They are engineering the future of connectivity—where every interaction is smarter, faster, and more immersive. In Novi, their base of operations in North America they concentrate on their automotive infotainment system.

A video what they presented on last year is similar to what staff saw is [here](#)

- **Paradise Entertainment Resort**

Many staff members and Council members have received a correspondence from Chief David Tomby regarding a potential substantial development that would include an Amphitheater/ Convention Center, two luxury hotels attached to the opposite sides of the amphitheater, and a modest-sized "Virtual Theme Park. Chief Tomby says he has been working with the Whitmer Administration for the last 7 years and needs to get the project across the line prior to the Governor's term ending. The land he has identified in Novi is in the Haggerty Corporate park where the zoning is not conducive and has some significant wetland implications. All of this has been shared with Chief Tomby this week. If you have any questions regarding this matter, please reach out to Victor.

- **Former Bar Louie**

The space recently vacated by Bar Louie is set to become a new revolving sushi restaurant, called **Supra Revolving Sushi**. The developers of this space continue to work with Community Development personnel to obtain the necessary permits for this new use, currently non-structural interior demolition only is approved and underway. No timeline for when they plan to open.

- **Central Park South – Beck Road, South of Grand River Ave**

The former Central Park Estates project has been redesigned and is being treated as a new project by planning. New multiple-family development with 106 units in a single 5-story building. The site improvements include parking on the first level of part of the building, garages, and related open spaces. Undergoing preliminary plan review.

- **Providence Meadows – Grand River Ave, West of Providence Parkway**

Proposed rezoning of 31 acres from Light Industrial to High Density Multiple Family to develop 161 townhome units. Next steps will be initial PRO Plan consideration by ~~Planning Commission~~ and City Council. *At the January 14th Planning Commission meeting this project received initial feedback (no votes were taken) and will come before Council soon for their initial input (again, not for action, just initial feedback).*

- **Grand-Beck Development – Grand River east of Beck Road**

Fuel station, convenience store, and Clean Express car wash to be built on a vacant parcel. Preliminary Site Plan has been approved by the Planning Commission. Next steps are Zoning Board of Appeals for building height and loading zone variance, then Final Site Plan submittal. Estimated Completion Date: Unknown

- **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

Now Open

- **North Eight Kitchen & Cocktails** (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 and Zoning Board. Interior Demolition work has commenced as of September. A Foundation-only permit has been issued for the exterior additions.

Estimated Completion Date: Unknown

- **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.

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

<https://eweb.cityofnovi.org/media/5hinzqyn/251016pro.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 previously 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). A memo was included in the 11/20/25 Packet.
- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd
Complete and now open.
- **El Car Wash # 2** (former Original \$6 Car Wash) - Novi Road and 96
Permits have been issued
- **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:* Winter/early spring 2026
- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave
The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. Planning Commission and Zoning Board of Appeals case are both now complete, finishing up final site plan. Anticipating a 2026 start and completion later in the year.
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 feet private preschool and daycare center, is [now completed](#).
- **Transformco (Former Sears at Twelve Oaks)**
Spaces for [a Dicks House of Sport, Round 1 Arcade and Bowling, and Primark](#). Nearly all the external work has been completed. A Revised Structural package has been received for review. *Estimated Completion Date:* **Spring/Summer 2026**

Ordinance Enforcement Updates:

- **121 Faywood:** [Permits have been issued with conditions](#)
- **DICE (24555 Novi Rd):** Community Development continues to work with them to clean up graffiti on the back of the building. Their plans for a car wash are set to expire very soon.
- **11/11 Burger and Crispy Chicken (Grand River/Haggerty)** has closed; the new business has painted its half of the building without façade approval. Community Development is addressing the matter accordingly.

Frequently Asked Questions:

None at current