



CITY OF NOVI CITY COUNCIL
SEPTEMBER 8, 2025

SUBJECT: Approval of the request from the builder of 41380 Eight Mile Road (parcel no. 50-22-36-353-002) for a variance from the Design and Construction Standards in Section 11-256 (b) to dismiss the sidewalk requirement along Meadowbrook Road, and pay into the City Sidewalk Fund.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- Variance requested to pay into sidewalk fund due to obstacles/constructability

BACKGROUND INFORMATION:

A builder, Cranbrook Custom Homes, is completing new home construction at 41380 Eight Mile Road (parcel no. 50-22-36-353-002). Section 11-256 (b) of the Code of Ordinances outlines the requirement to construct a sidewalk along the Meadowbrook Road side of the property. The ordinance states that the property owner/builder may request an administrative variance from this requirement. The petitioner is requesting this variance due to there being no existing sidewalk on the east side of Meadowbrook Rd within 500-feet and difficulty in constructing the sidewalk due to obstacles such as utility poles, ditches, brick entrance walls, signs, and trees along the road. The petitioner shall pay \$9,009.96 into the City Sidewalk Fund in lieu of constructing the sidewalk, and the property owner has been asked to provide a sidewalk easement to the City in case of future construction.

RECOMMENDED ACTION: Approval of the request from the builder at 41380 Eight Mile Road for a variance from the Design and Construction Standards in Section 11-256 (b) to dismiss the sidewalk requirement along Meadowbrook Road.