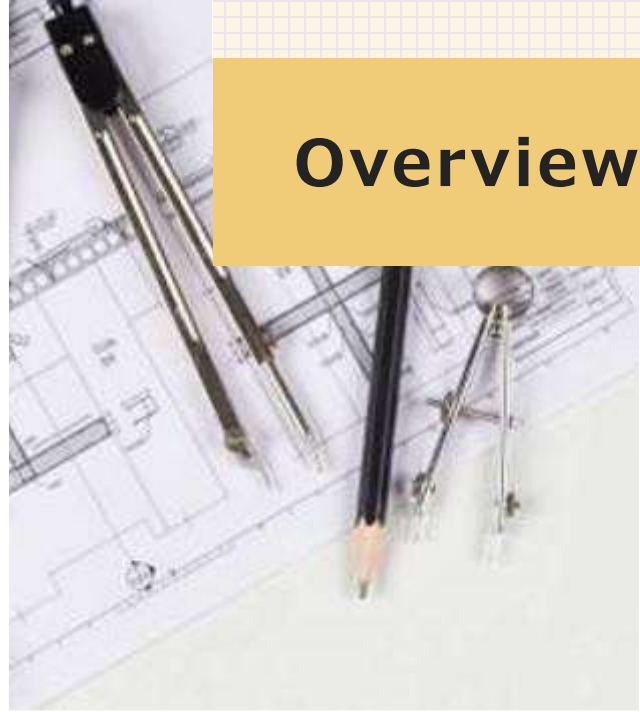




Community Development Report

JANUARY – MARCH 2023



Overview

- **Residential and Commercial Construction Updates**
- **Community Development Revenue**
- **Plan Review Center Update**
- **Code Compliance Update**
- **General Permitting, Inspection, and ZBA Activity**
- **Our Team**



Residential Construction Update

New Subdivisions:

- Ballantyne (8 Mile and Garfield) has completed their Model Home and is actively in-progress.
- Taft Knolls Phase 3 (Taft Road, North of 10 Mile) has received final Site Plan approval and is working to schedule a Pre-Construction Meeting.

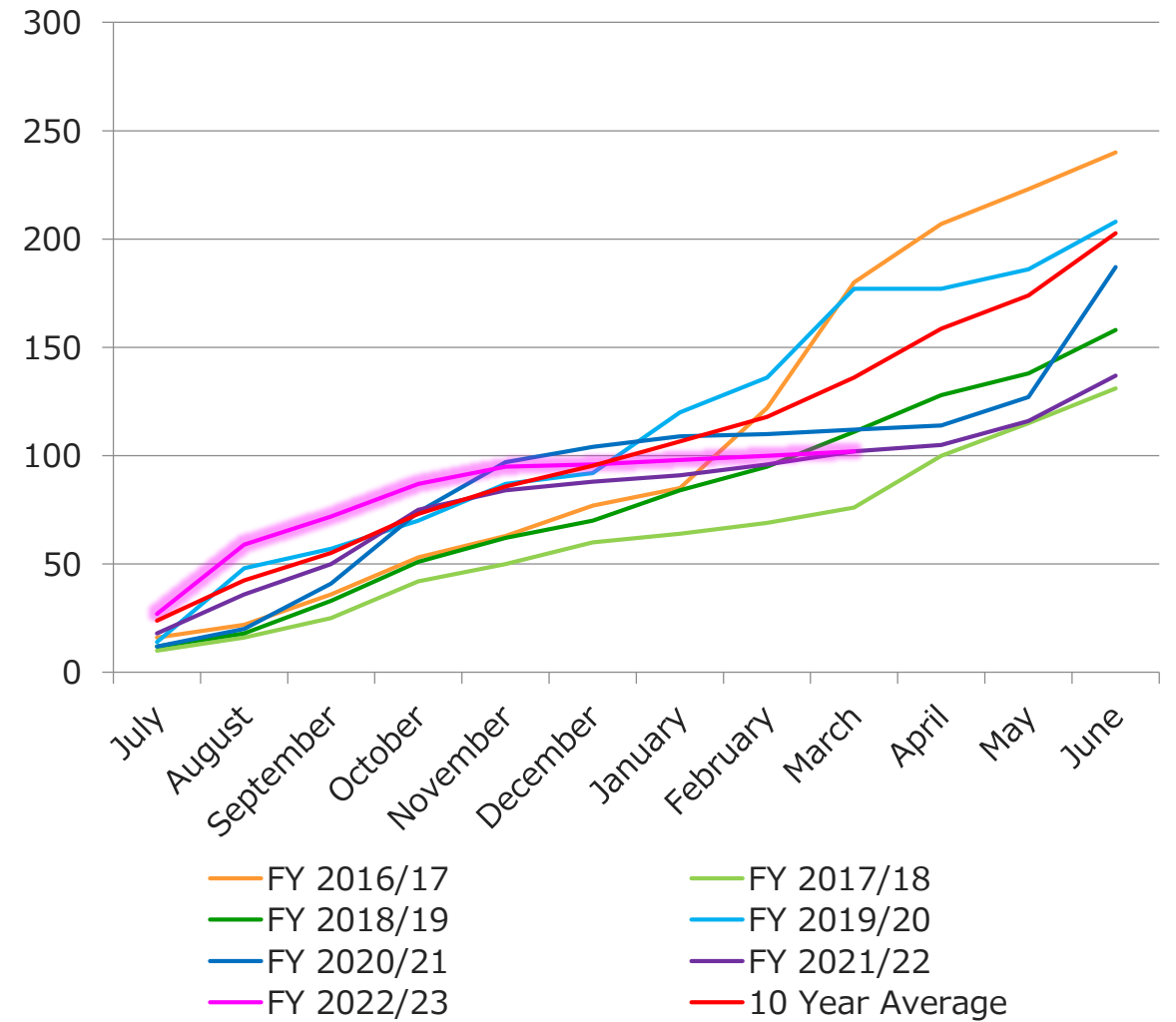
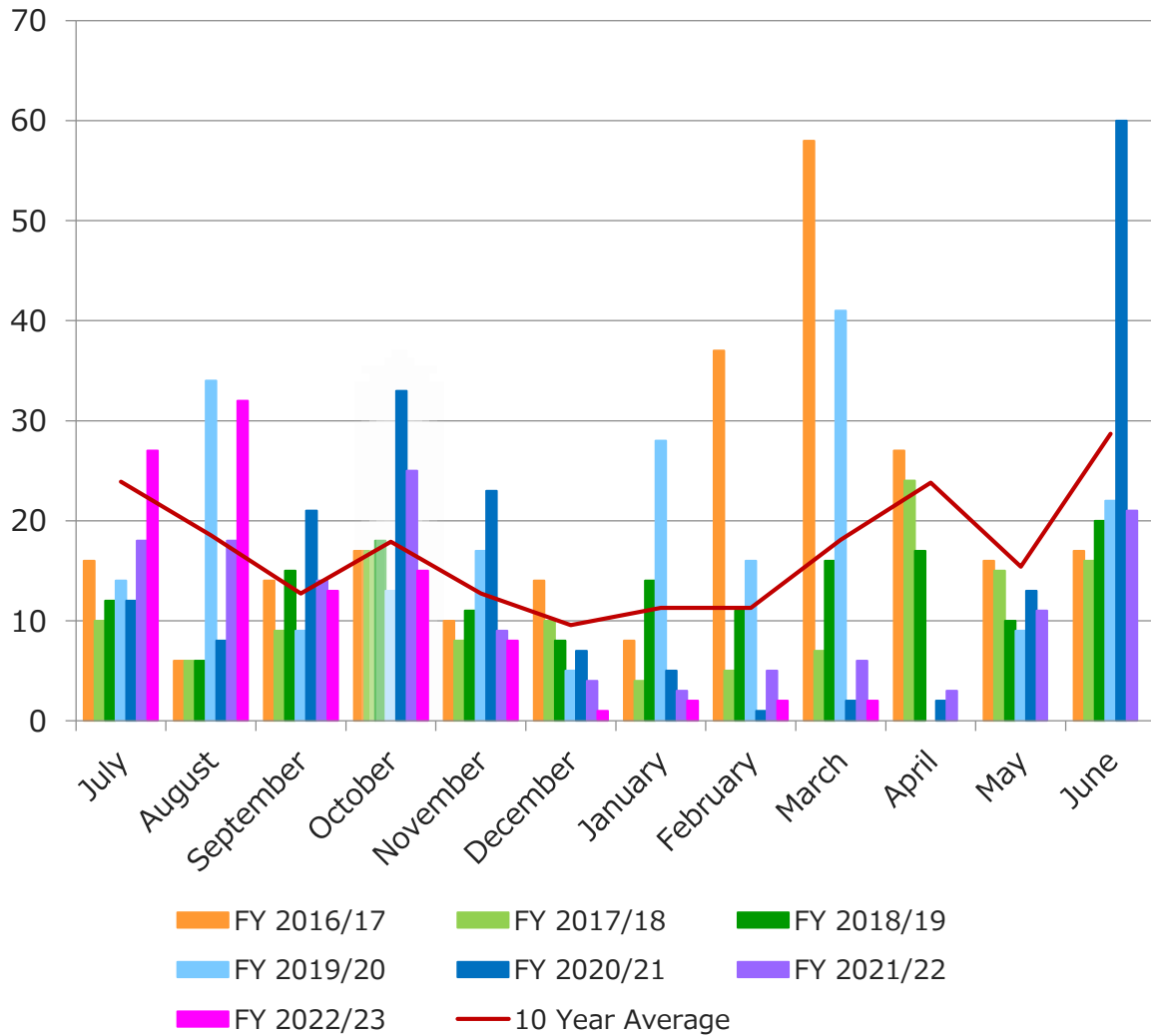
Newly Permitted:

- 6 New Single-Family Residences (\$1,111,980 Val.)
- 93 Permits for smaller residential projects, such as additions or alterations (\$2,182,099 Val.)
- \$3,294,079 Total Valuation

* Note All figures from Jan – Mar 2023



Combined Housing Units



Commercial Construction Update

Completed Projects:

- Beck Eye Care
- Fords Garage
- KPot Korean Barbecue & Hot Pot
- Tappers Jewelry
- Vibe Credit Union

Newly Permitted:

- 2 New Commercial Buildings (\$215,000 Val.)
- 67 Commercial Additions/Alterations (\$12,228,127 Val.)
- \$12,443,127 Total Valuation

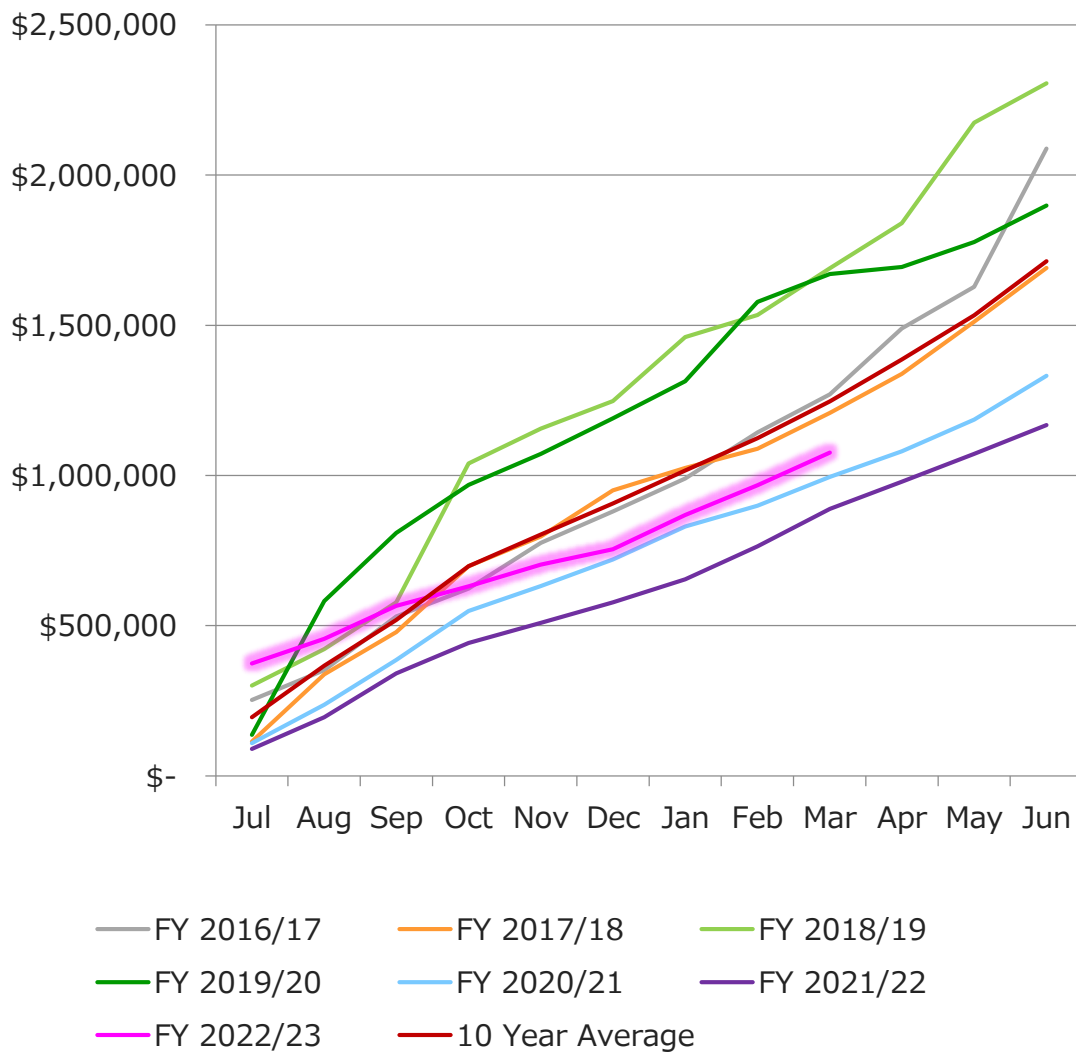
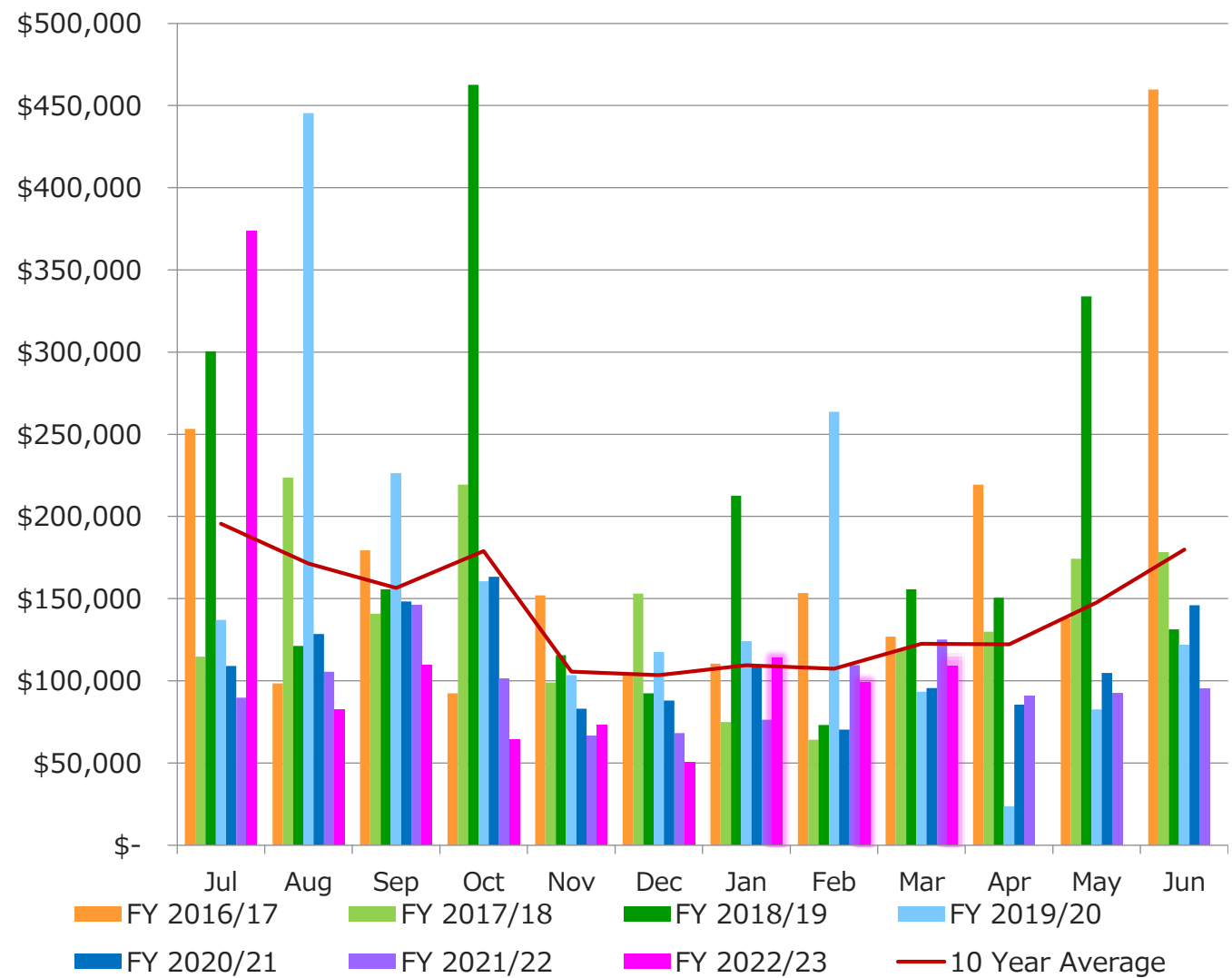
New Projects of Note:

- Hanon Systems Lab Expansion
- Polaris Expansion
- Boot Barn, sellers of Cowboy Boots and Western Wear, coming to the Novi Town Center

*Note All figures from Jan – Mar 2023



Building Department Revenue



Planning Update

Final Stamping Sets

1. Ford's Garage West Side (JF23-01)
2. Hanon EV Charging Stations (JSP22-55)
3. Sakura Novi – Mass Grading (JLIP22-08)
4. 123.net Fiber Hut (JSP22-49)
5. West Market Square Lighting (JSP23-03)
6. Novi Town Center Façade Reno (JSP22-27)
7. Pure Wash (JSP18-50)
8. HCOC Pedestrian Crossing (JSP22-31)

Noteworthy Projects Currently Under Review:

1. Parc Vista - 44 Single Family Residences
2. Noble Village – Expansion of One World Market with a food hall, Sushi, Patisserie, Ikazaya bar, and community meeting spaces.
3. Townes at Main Street – 192 Townhouse-Style Apartments
4. Sakura Novi – Mixed Use with retail, office, and restaurant spaces as well as multi-family residential units.

Meetings & Public Engagement

January 26 - Master Plan Steering
Committee Meeting

February 8 - Implementation Committee
Meeting

February 25 - Master Plan Open Houses
March 2

March 2 - Master Plan Steering Committee
Meeting

Concept Meetings Held:

January 2023 – 7
February 2023 – 4
March 2023 – 5

7 Preliminary Site Plan Reviews Completed

Code Compliance Update

Activities	YTD 2023	YTD 2022
Complaints Received	53	48
Notices of Violation	148	192
Counter Assistance	71	41
Citations	2	8
Signs Removed from ROW	428	358
Sign Permits Issued	14	22
Final Sign Inspections	15	24
Soil Erosion Control inspections	58	57
Soil Erosion Violations Issued	1	23
Drainage Issues	7	14
Court Appearances	11	7
Woodland/Forester/Landscape Assistance	17	12
Wetland Assistance	0	0
Engineering Assistance	2	4
Building Department Assistance	17	5
Addresses Assigned	24	139
January - March 2023	Total	
Ordinance Enforcement Conducted - By Category		
Proactive	86	
Reactive	34	
Housing	21	
Zoning	14	
Nuisance	40	
Dangerous Buildings	0	
Other	45	

Activity and Honors

- **Two new zones, Liberty Park and Simmons Orchard, were selected for the ongoing Residential Property Maintenance program**
- **Code Compliance Officer Brian Riley gave a presentation to the Older Adult Needs Committee on their March 27 meeting.**
- **Code Compliance Officer Brian Riley was elected Vice President of the Michigan Association of Code Enforcement Officers (MACEO)**
- **Code Compliance Officer Deborah Martinez was elected to the MACEO Board for the 5th consecutive year**

General Permitting, Inspection, and ZBA Activity

General Permit Activity for January — March 2023

- Electrical: 314
- Refrigeration: 81
- Plumbing: 128
- Heating: 248
- Demolition: 1
- Other: 221

983 Total Permits Issued

Inspection Activity for January — March 2023

- Building: 789
- Plumbing: 557
- Electrical: 671
- HVAC: 496

2,513 Total Inspections Performed

Zoning Board of Appeals

- 8 Cases heard; all requests granted.
- 4 residential cases, and 4 commercial cases.
- All 4 residential cases were for reduced setbacks to allow for home additions.
- Commercial cases were primarily for signs, allowing for a larger size or more signs than prescribed by code

Our Team

Community Development

248-347-0415

Plan Review Center
Code Compliance

248-347-0475
248-735-5678



Charles Boulard - Director

Alan Hall - Deputy Director

Customer Service

Sarah Marchioni - Project Coordinator
Angela Sosnowski - Bond Coordinator
Nina Schaffrath - Account Clerk
Suzie Compton - Customer Service Rep

Inspectors

Gary Baumgardner - Mechanical
Steve Losacco - Electrical
Glenn Richmond - Plumbing
Michael Wall - Building
Chris Weber - Building

Code Compliance

Mario Gibbons
Deborah Martinez
Brian Riley
Maureen Underhill

Planning

Barb McBeth, AICP - City Planner
Lindsay Bell, AICP - Senior Planner
Ben Peacock - Planner
Christian Carroll - Planner
James Hill - Planner
Rick Meader - Landscape Architect
Diana Shanahan - Planning Assistant

New Employees



Alan Hall

Deputy Director