



CITY OF NOVI CITY COUNCIL JULY 28, 2025

SUBJECT: Acceptance of a Conservation Easement associated with JSP23-33 Sheetz, for property in Section 13, located west of Haggerty, and south of Twelve Mile Road.

SUBMITTING DEPARTMENT: Community Development, Planning

KEY HIGHLIGHTS:

- The Planning Commission approved a Wetland Permit to allow the construction of a Sheetz gas station and convenience store.
- Wetland mitigation is to be constructed on a nearby site to the south.
- The City Council is asked to accept of a conservation easement to protect the wetland mitigation area, as well as the surrounding existing wetland and woodland area.

BACKGROUND INFORMATION:

The applicant, Sheetz, requested approval to develop a gas station and convenience store. The redevelopment of the site results in wetland impacts requiring wetland mitigation. The Planning Commission approved the wetland permit on October 30, 2024.

The applicant is offering a Conservation Easement for the purpose of preserving the wetland mitigation being constructed on Parcel 22-13-200-018, as well as the existing wetland and woodland areas surrounding it. The easement states that there shall be no disturbance of the wetlands, woodlands, and/or vegetation within the Easement area unless authorized by permit from the City, and, if applicable, the Michigan Department of Environment, Great Lakes & Energy. The proposed conservation area, shown in Exhibit B of the easement document, totals about 4.23 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 a Conservation Easement associated with JSP23-33 Sheetz, for property in Section 13, located west of Haggerty, and south of Twelve Mile Road.