



PLANNING COMMISSION 2024 ANNUAL REPORT

Prepared for consideration December 30, 2024

The duties of the Novi Planning Commission are authorized by State Statute. The mayor makes nominations to the seven-member Planning Commission, with the approval of the City Council, for a term of three years. Members are volunteers from the community and serve without pay. Three members are appointed each June for terms beginning in July. The Planning Commission meetings are typically held at 7:00 pm on the second and fourth Wednesday of each month, except for November and December where only one meeting is held. (Specific dates and times are listed in the city calendar and are subject to change). All meetings are open to the public and televised on the local cable station, as well as shown live on the city's webpage.

The Michigan Enabling Act states that "A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."

Membership:

In 2024, the following Planning Commission members presided:

- Mark Pehrson, Chair
- John Avdoulos, Vice Chair
- Mike Lynch, Secretary
- Gary Becker
- David Dismondy
- Edward Roney
- Ramesh Verma

2024 Meetings:

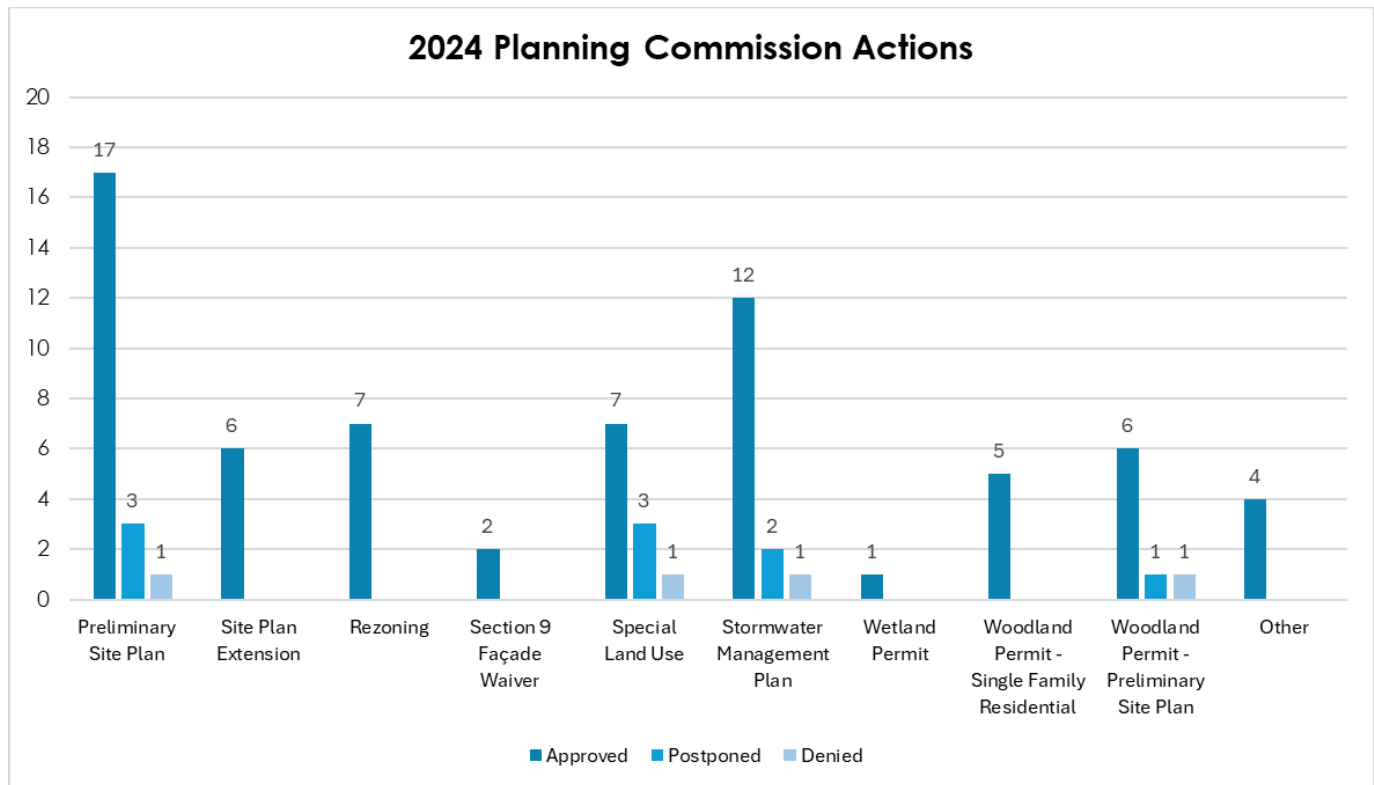
The Planning Commission held a total of 17 regular meetings in 2024. All 17 meetings were held in person in the Council Chambers at the Novi Civic Center, 45175 Ten Mile Road, Novi, MI, in accordance with the Open Meetings Act.

In addition to regular meetings, the Planning Commission and Zoning Board of Appeals held a joint training session in July 2024.

2024 Planning Commission Actions:

The Planning Commission conducted 34 public hearings and reviewed and voted on at least 48 different projects this year. As of December 30, 2024, the Planning Division was able to approve 70 final stamping sets for projects reviewed either by the Planning Commission or through administrative approval.

Two substantial accomplishments for the City of Novi where the Planning Commission offered significant support and recommendations were the adoption of the Active Mobility Plan and the approval of the City West ordinance and rezoning of land on both sides of Grand River between Beck and Taft Roads.



Some highlights from the Commission's actions in 2024 are as follows:

SITE PLANS:

1. TREK ADDITION JSP23-32

Approval Granted

Public hearing at the request of Trek, Inc. for the approval of the Special Land Use Permit, Preliminary Site Plan, and Stormwater Management Plan. The subject property is located in Section 4, on the north side of Desoto Court in the I-1, Light Industrial District. The subject property is approximately 2.02 acres and the applicant is proposing a 27,743 square-foot expansion of the existing 15,550 square-foot Trek building in the Beck North Corporate Park.

2. MICHIGAN CAT PUMP AND SHORE MAINTENANCE YARD JSP23-47

Approval Granted

Public hearing at the request of Michigan CAT for the approval of the Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan. The subject property is currently zoned I-2 General Industrial with a Planned Rezoning Overlay Agreement associated. The subject property is located in Section 23, north of Ten Mile Road on the east side of Novi Road, and consists of 32.29 acres, 5.29 of which are a part of this site plan. The applicant is proposing to develop the vacant site as an outdoor storage area.

3. VARSITY LINCOLN AUTO SHOP ADDITION JSP23-38

Approval Granted

Consideration of Varsity Lincoln Auto Shop Addition for Preliminary Site Plan and Stormwater Management Plan approval. The subject property contains 1.14 acres and is located south of Grand River Avenue, on the east side of Wixom Road, in Section 17. The applicant is proposing to add on to the front of an existing auto service shop to add a 1,130 square-foot display, office, and sales area. Parking lot and landscaping improvements are proposed in addition to a sidewalk along Grand River Avenue.

4. CULVER'S JSP23-37

Request Postponed

Public Hearing at the request of Union Pacific Holdings for recommendation to the City Council for Preliminary Site Plan with a PD-2 Option, Special Land Use, and Stormwater Management Plan approval. The subject property is located at the northwest corner of Novi Road and West Oaks Drive in Section 15 and totals approximately 1.69 acres. The applicant is proposing to develop a 4,160 square

foot Culver's restaurant with a drive-thru. The applicant will be utilizing the Planned Development 2 (PD-2) option to propose a drive-thru and is proposing to vacate and move a portion of Karevich Drive so that it traverses around the site.

5. NOVI METHODIST PLAY AREA JSP23-44

Approval Granted

Public Hearing at the request of Radiance Montessori, LLC, for consideration of Preliminary Site Plan and Special Land Use approval. The subject property totals approximately 5.01 acres and is located in Section 26, south of Ten Mile Road and west of Meadowbrook Road. The applicant is proposing to operate a Montessori day care center out of a portion of the existing church and install an approximately 1,200 square-foot, fenced-in play area. Special Land Use approval is required for a day care center in the RA Residential Acreage District.

6. EL CAR WASH JSP23-41

Approval Granted

Consideration of El Car Wash for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is 1.22 acres in size and is located on the north side of Grand River Avenue, east of Wixom Road. The subject property is zoned B-3 General Business. The applicant is proposing to demolish the former PNC bank building and construct a 3,700 square foot, drive-thru car wash.



Figure 1: El Car Wash Rendering, as provided by the applicant

7. GUERNSEY COOLER/FREEZER ADDITION JSP23-39

Approval Granted

Consideration of Guernsey Cooler/Freezer Addition for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located on the east side of Novi Road north of Eight Mile Road. The applicant is proposing to add on to the existing building to incorporate more storage space for their product, in addition to some parking lot changes.

8. THE GRAND DINER JSP23-29

Approval Granted

Consideration of Grand Diner for Preliminary Site Plan approval. The subject property is located on the north side of Grand River Avenue and south side of 12 Mile Road, east of Wixom Road. The applicant is proposing a minor addition to the building footprint, in addition to an outdoor patio and a new entrance and exit off of 12 Mile Road.

9. PICKLEBALL NOVI JSP23-15

Request Denied

Public Hearing at the request of Pickleball Novi for JSP23-15 for Preliminary Site Plan, Special Land Use Permit, Woodland Permit, and Stormwater Management Plan. The subject property is approximately 3.65 acres and is located north of Nine Mile Road on the east side of Venture Drive in the I-1, Light Industrial District. The applicant is proposing to build an indoor recreation facility with accessory uses.

10. THE BOND JSP18-10**Approval Recommended**

Public Hearing at the request of Bond at Novi LLC for JSP18-10 for recommendation to the City Council for approval or denial of the revised Preliminary Site Plan, Woodland Permit and Stormwater Management Plan. The revised plans propose to add a fifth floor to accommodate additional units.



Figure 2: The Bond Rendering, as provided by the applicant

11. CULVER'S JSP23-37**Approval Recommended**

Public Hearing at the request of Union Pacific Holdings for recommendation to the City Council for Preliminary Site Plan with a PD-2 Option, Special Land Use, and Stormwater Management Plan approval. The subject property is located at the northwest corner of Novi Road and West Oaks Drive in Section 15 and totals approximately 1.69 acres. The applicant is proposing to develop a 4,160 square foot Culver's restaurant with a drive-thru. The applicant is proposing to vacate and move a portion of Karevich Drive so that it traverses through the site.



Figure 3: Culver's Rendering, as provided by the applicant

12. WADE ONE AND NOBLE GAS JSP24-05**Request Postponed**

Public Hearing at the request of Integrity Building Group for a Special Land Use Permit and Preliminary Site Plan approval. The subject property, 45241 Grand River Avenue, is an approximately 29,000 square foot building on a 7.61 acre parcel within the I-1, Light Industrial Zoning District. The applicant is proposing to operate two businesses: Wade One manufactures stone-cutting equipment and Noble Gas Systems tests air tanks for leaks and pressure.

13. MANDO PARKING LOT EXPANSION JSP24-11**Approval Granted**

Public Hearing at the request of Tower Construction LLC, for the Mando Parking Lot Expansion for Preliminary Site Plan, Woodland Permit and Stormwater Management Plan approval. The subject parcel is zoned I-1, Light Industrial and is located east of Hudson Drive and south of Hexagon Way in

the Beck North Corporate Park. The applicant proposes to construct a new 37-space employee parking lot and is seeking approval to remove 53 regulated woodland trees.

14. CVS DISTRIBUTION CENTER SITE IMPROVEMENTS JSP23-45

Approval Granted

Public Hearing at the request of the CVS Distribution Center for Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan approval. The subject property is zoned I-1, Light Industrial and is located at 43600 Gen Mar, west of Novi Road, on the north side of Gen Mar. The applicant proposes to construct a 56-space employee parking lot east of the CVS Distribution property and is seeking approval to remove 7 regulated woodland trees.

15. GATSBY'S PATIO AND FAÇADE RENOVATION JSP24-14

Approval Granted

Public hearing at the request of Tower Built LLC for Special Land Use and Preliminary Site Plan approval for the exterior renovation of the existing Gatsby's Restaurant. The subject property is approximately 1.09 acres and is located at 45701 Grand River Avenue.



Figure 4: Gatsby's Rendering, as provided by the applicant

16. JAX KAR WASH PRO PLAN WITH REZONING 18.744 JZ24-02

Approval Recommended

Public hearing at the request of Jax Kar Wash for Planning Commission's recommendation to City Council for a Zoning Map Amendment from Regional Center (RC) to General Business (B-3) with a Planned Rezoning Overlay. Conditional approval of the Preliminary Site Plan and Stormwater Management Plan is requested concurrently. The applicant is proposing to develop an enclosed car wash tunnel building with exterior vacuum spaces.

17. COMMUNITY FINANCIAL CREDIT UNION JSP24-08

Approval Granted

Public Hearing at the request of Level 5 Construction LLC for Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan approval to build a Community Financial Credit Union. The subject parcel is zoned TC, Town Center District and is located at the northeast corner of Crescent Boulevard and Grand River Avenue. The applicant is proposing a 3,000 square foot building on 1.57 acres of land.



Figure 5: Community Financial Rendering, as provided by applicant

18. GREAT OAKS LANDSCAPE BUILDING ADDITION JSP24-07**Approval Granted**

Consideration at the request of Great Oaks Landscape for Preliminary Site Plan approval. The subject property, 28025 Samuel Linden Court, is located north of Twelve Mile Road and west of West Park Drive on a 19.12 acre parcel within the I-2 General Industrial Zoning District. The applicant is proposing to construct a 1,700 square foot addition onto the existing 3,000 square foot office building.

19. SHEETZ JSP23-33**Approval Granted**

Public hearing at the request of Skilken Gold for Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The subject property is zoned B-3 General Business and is located in Section 13, west of Haggerty Road and south of Twelve Mile Road. The applicant is proposing to demolish the existing gas station on the site to redevelop with a new gas station/convenience store.

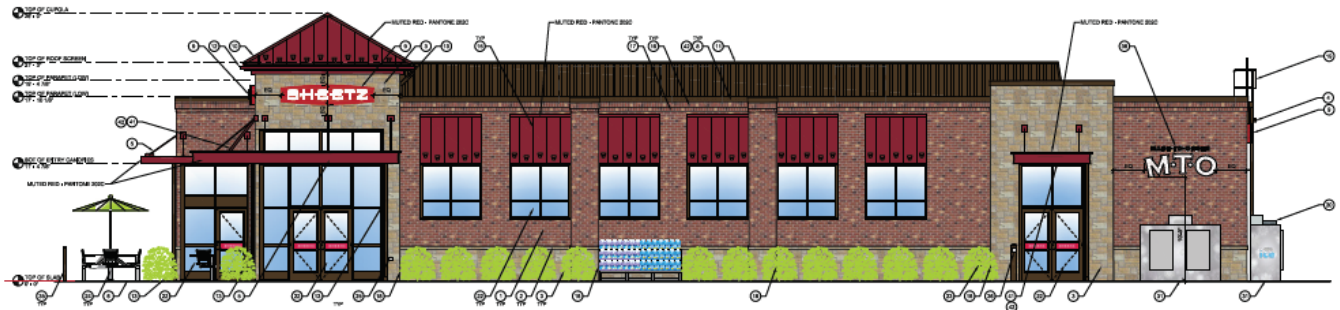


Figure 6: Sheetz Elevation, as provided by the applicant

20. LINEAGE CARPORTS ADDITION JSP24-18**Approval Granted**

Consideration at the request of Madison Energy Holdings LLC for Preliminary Site Plan approval. The subject property is located north of Twelve Mile Road and west of West Park Drive on a 14.27 acre parcel within the I-2 General Industrial Zoning District. The applicant is proposing to construct two structurally-attached solar collectors to two new carports on their existing parking lot on the north side of the existing building.

21. QUICK PASS CAR WASH JSP24-13**Request Postponed**

Public Hearing at the request of Novi Road Management, LLC for Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan approval to build a Quick Pass Car Wash.

SITE PLAN EXTENSIONS:**1. SCENIC PINES JSP18-76****Approval Granted**

Approval of the request of Singh Development LLC for a one-year extension of the Final Site Plan (3rd request). The subject property is located south of South Lake Drive and east of West Park Drive in the R-4, One-Family Residential Zoning District and Section 3 of the city. The site plan proposes a 25-unit residential site condominium utilizing the One-Family Cluster Option. Final Site Plan approval was granted May 20, 2020, the first one-year extension was granted April 27, 2022 and the second extension was granted April 19, 2023.

2. NOVI PROFESSIONAL VILLAGE BUILDINGS D & E JSP20-17**Approval Granted**

Approval of the request of Andrew Marougy for a one-year extension of the Preliminary Site Plan (2nd request). The subject property is located in Section 27, south of Ten Mile Road and west of Novi Road in the Office Service (OS-1) and One-Family Residential (R-4) zoning district(s). The applicant is proposing two 6,175 square feet professional office buildings, directly behind the three existing buildings on the property. The first one-year extension was granted on May 12, 2023.

3. BECK NORTH UNIT 59 JSP20-12**Approval Granted**

Approval of the request of Dembs Development, Inc. for the third one-year extension of the Preliminary Site Plan approval. The subject property is located south of Cartier Drive and west of Hudson Drive, in the Light Industrial (I-1) Zoning District. The applicant is proposing to construct a 31,617 square foot

speculative building for use as an office and warehouse space. Approval of the Preliminary Site Plan was granted in August of 2020.

4. ARMENIAN CULTURAL CENTER JSP17-37

Approval Granted

Approval of the request of Zeimet Wozniak & Associates, on behalf of the Armenian Community Center of Greater Detroit, for the one-year extension of the Final Site Plan and Special Land Use approval. The subject property is located on the north side of Twelve Mile Road, east of Meadowbrook Road, in the Residential Acreage (RA) zoning district. The project area is approximately 19.30 acres. A revised Special Land Use Permit was granted by the Planning Commission on October 14, 2020 to permit a Place of Worship, a daycare in a residential district, and a proposed Armenian Genocide Memorial structure within the courtyard.

5. LUXOR ESTATES JSP20-09

Approval Granted

Approval of the request of RA Chiesa Architects, PC for the one-year extension of the Preliminary Site Plan approval. The subject property is located east of Beck Road, south of Nine Mile Road on a 1.82 acre parcel in the RM-1, Low-Density Multiple-Family Zoning District. The Preliminary Site Plan was approved by the Planning Commission on November 9, 2022 for six two-family attached housing units.

6. TAFT KNOLLS JSP19-34

Approval Granted

Approval of the request of Trowbridge Companies for Taft Knolls III for a one-year Final Site Plan extension. The site plan proposes a 13-unit single-family residential development on the east side of Taft Road, north of Ten Mile Road.

REZONINGS:

1. ELM CREEK PRO PLAN WITH REZONING 18.737 JZ22-28

Approval Recommended

Public hearing at the request of Toll Brothers, Inc. for Planning Commission's recommendation to City Council for a Zoning Map amendment from Office Service Technology (OST) and Low-Rise Multiple Family (RM-1) to Low-Rise Multiple Family (RM-1) with a Planned Rezoning Overlay. The subject site is approximately 37-acres and is located south of Twelve Mile Road, west of Meadowbrook Road (Section 14). The applicant is proposing to develop a two-phased 134-unit multiple-family townhome development.

2. JAX KAR WASH PRO PLAN WITH REZONING 18.744 JZ24-02

Motion Not Required

Public hearing at the request of Jax Kar Wash for initial submittal and eligibility discussion for a Zoning Map Amendment from Regional Center (RC) to General Business (B-3) with a Planned Rezoning Overlay. The subject site is approximately 1.8-acres of the larger 64-acre parcel containing the Fountain Walk commercial center and is located east of Cabaret Drive, south of Twelve Mile Road (Section 15). The applicant is proposing to develop an enclosed car wash tunnel building with exterior vacuum spaces, which is not a permitted use in the RC District.

3. CITY WEST ZONING MAP AMENDMENT 18.747

Approval Recommended

Public hearing and Planning Commission's recommendation to City Council regarding the staff-initiated request to rezone property in Section 16, located east of Beck Road, west of Taft Road on the south side of Grand River Avenue from Office Service, Residential Acreage, and Light Industrial to City West. The subject properties total approximately 106.76 acres.

4. FELDMAN KIA PRO PLAN WITH REZONING 18.746 JZ23-41

Motion Not Required

Public hearing at the request of Feldman Automotive for initial submittal and eligibility discussion for a Zoning Map Amendment from Non-Center Commercial (NCC) to General Business (B-3) with a Planned Rezoning Overlay. The subject site is approximately 4.88-acres and is located west of Joseph Drive, south of Grand River Avenue (Section 24). The applicant is proposing to develop an automotive dealership with outdoor vehicle inventory, which is not a permitted use in the NCC District.

5. SAKURA EAST PRO PLAN WITH REZONING 18.743 JZ23-41

Approval Recommended

Public hearing at the request of Sakura Novi LLC for Planning Commission's recommendation to City

Council for a Zoning Map Amendment from Light Industrial to Town Center One with a Planned Rezoning Overlay. The subject site is approximately 3.5-acres and is located south of Eleven Mile Road, west of Meadowbrook Road (Section 23). The applicant is proposing to develop a 45-unit multiple-family townhome development.

6. THE GROVE PRO PLAN WITH REZONING 18.745 JZ24-31

Motion Not Required

Public hearing at the request of Ivanhoe Development for initial submittal and eligibility discussion for a Zoning Map Amendment from Office Service Technology to High-Density Multiple Family with a Planned Rezoning Overlay. The subject site is approximately 62 acres and is located east of Meadowbrook Road, south of Twelve Mile Road (Section 13). The applicant is proposing to develop 438-unit multiple-family residential development.



Figure 7: The Grove Site Plan, as provided by the applicant

7. NOVI-TEN PRO WITH REZONING 18.740 JZ23-09

Approval Recommended

Public hearing at the request of Novi-Ten Associates for Planning Commission's recommendation to City Council for a Zoning Map Amendment from Light Industrial and Office Service to Low Density Multiple Family and Community Business with a Planned Rezoning Overlay. The subject site is approximately 34-acres and is located east of Novi Road, south of Ten Mile Road (Section 26). The applicant is proposing to develop a 71-unit multiple-family townhome development on the RM-1 portion, and approximately 35,900 square feet of commercial space on the B-2 portion.

SPECIAL LAND USE:

1. GRAND RIVER VETERINARY CLINIC SPECIAL LAND USE JSP23-43

Approval Granted

Consideration of Grand River Veterinary Clinic for Special Land Use approval. The subject property is approximately 0.73 acres and is located at 40245 Grand River Avenue, on the south side of Grand River Avenue and west of Olde Orchard Street in the NCC, Non-Center Commercial Zoning District. The applicant is proposing to use the existing building and site as a veterinary clinic.

2. WE ROCK THE SPECTRUM KID'S GYM PSU24-02

Approval Granted

Public hearing at the request of Oliver Olasis, LLC, for Special Land Use approval to operate an indoor recreation area specialized for children who are neurodiverse within a unit of an existing shopping

center. The subject unit totals 6,444 square feet and is located at 22104 Novi Road in Section 35, south of Nine Mile Road and east of Novi Road. The site is subject to a consent judgement that requires special land use approval for this specific use and size.

3. HERS MARKET AND ONEZO JSP23-36

Approval Granted

Consideration of Special Land Use at the request of Mizu, LLC. The subject property, 24100 Meadowbrook Road, is an approximately 6,017 square foot unit within an existing commercial condominium and is located in Section 25, south of Ten Mile Road and east of Meadowbrook Road. The applicant is proposing to operate a market and café within the unit. Special Land Use approval is required for a restaurant use in the B-1 Local Business District.

4. RELIABLE TRAINING INSTITUTE PSLU24-04

Request Postponed

Public Hearing at the request of Shanae Almon for Special Land Use approval to operate a Certified Nurse Assistant school within a portion of an existing building. The subject portion totals approximately 5,917 square feet out of a total 16,800 square feet and is located at 22960 Venture Drive in Section 26, north of Nine Mile Road and east of Novi Road.

SINGLE FAMILY WOODLAND USE PERMITS:

1. 30551 NOVI ROAD WOODLAND PERMIT PBR23-0427

Approval Granted

Public Hearing at the request of Ayad Kashat, for a Woodland Use Permit for 30551 Novi Road. The site is located west of Novi Road, and north of Thirteen Mile Road in Section 3 of the City. The applicant is requesting the removal of eighty-four (84) regulated woodland trees to build a single-family home.

2. 22615 NOVI ROAD WOODLAND PERMIT PBR24-0106

Approval Granted

Public hearing at the request of Anywhere Lombardo LLC, for a Woodland Use Permit for 22615 Novi Road. The site is located west of Novi Road, and north of Nine Mile Road in Section 27 of the city. The applicant is requesting the removal of 40 regulated woodland trees to build a single-family home.

3. 22649 NOVI ROAD WOODLAND PERMIT PBR24-0093

Approval Granted

Public hearing at the request of Anywhere Lombardo LLC, for a Woodland Use Permit for 22649 Novi Road. The site is located west of Novi Road, and north of Nine Mile Road in Section 27 of the city. The applicant is requesting the removal of 40 regulated woodland trees to build a single-family home.

4. 22683 NOVI ROAD WOODLAND PERMIT PBR24-0095

Approval Granted

Public hearing at the request of Anywhere Lombardo LLC, for a Woodland Use Permit for 22683 Novi Road. The site is located west of Novi Road, and north of Nine Mile Road in Section 27 of the city. The applicant is requesting the removal of 23 regulated woodland trees to build a single-family home.

5. 21111 MEADOWBROOK ROAD WOODLAND PERMIT PWD24-0024

Approval Granted

Public hearing at the request of Barima Opong-Owusu, for a Woodland Use Permit for 21111 Meadowbrook Road. The site is located west of Meadowbrook Road, and north of Eight Mile Road in Section 35 of the city. The applicant is asking for a delay in the implementation of the standards of Woodland Section 37-9 which calls for immediate woodland replacement or payment into the tree fund for trees that were negatively impacted by the encroachments into the critical root zones of the woodland trees.

OTHER:

1. DRAFT 2023 ACTIVE MOBILITY PLAN

Approval Recommended

Receive public comment and input on the draft 2023 Active Mobility Plan.

- Executive Summary
- Network Map
- Full Report

2. SAKURA NOVI ARTWORK APPROVAL JSP22-09**Approval Granted**

Approval at the request of Sakura Novi, LLC for artwork to be permanently displayed on Building C. The subject property is located north of Grand River Avenue and east of Town Center Drive. A condition of the PRO Agreement for the project was for the artwork proposed for Building C to be approved by the City with site plan approval for Phase 1 but was deferred by the Planning Commission in July.

3. 2024-2030 CAPITAL IMPROVEMENT PROGRAM**Approval Granted**

Consideration to approve the CIP document for Manager's Office Use in the City budget.

4. PRIMROSE DAYCARE PHASING PLAN JSP22-53**Approval Granted**

Consideration of the request of EIG14T Development for a Phasing Plan. The subject property is located in Section 27 of the City of Novi west of Novi Road and south of Ten Mile Road. The applicant is requesting to phase the previously approved preliminary site plan.

Planning Commission Committees

The following Planning Commission Committees met in 2024:

- Capital Improvement Program (CIP) Committee (2/14, 12/17)
At the CIP Committee meeting, three significant projects were discussed, including the Beck Road widening from Eleven Mile to Grand River, a salt storage dome replacement, and a fire truck replacement.
- Walkable Novi Committee (WNC) (3/21)
The Walkable Novi Committee held its final meeting on 3/21/24 and became part of the newly formed Mobility Committee.
- Mobility Committee (fka Walkable Novi Committee and Roads Committee) (7/18, 9/5, 10/17, 11/21, 12/19)
The Mobility Committee held five meetings in 2024. The committee was chaired by City Council Member Brian Smith. Discussion items included:
 - The residential sidewalk maintenance program
 - CIP Non-Motorized Plan projects
 - Northville to Novi Non-Motorized Connection - Northville Riverwalk

Looking Ahead to 2025

The Planning Commission can look forward to the following objectives in 2025:

- Final review and potential adoption of the updated Master Plan for Land Use
- Continued implementation of the Master Plan for Land Use
- Training opportunities