



PLANNING COMMISSION

AGENDA

CITY OF NOVI

Regular Meeting

October 30, 2024 7:00 PM

Council Chambers | Novi Civic Center

45175 Ten Mile Road, Novi, MI 48375 (248) 347-0400

COMMISSION MEMBERS: Avdoulos, Becker, Dismondy, Lynch, Pehlivanian

The Planning Commission wishes to advise the general public that all remarks shall be limited to ten minutes per person during both the Public Hearing and Audience Participation portions of the meeting. Remarks during the public hearing shall be limited to ten minutes.

No person, other than a Commission member, shall address an issue for public hearing or audience participation without being called to the public hearing by the Chairperson (except during Audience Participation).

The above participation policy is outlined in Sections 3.4 and 3.8 of the Planning Commission Procedure.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

AUDIENCE PARTICIPATION

CORRESPONDENCE

COMMITTEE REPORTS

CITY PLANNER REPORT

CONSENT AGENDA - REMOVALS AND APPROVALS

1. JSP17-37 ARMENIAN CULTURAL CENTER

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.

[Click for this packet item](#)

PUBLIC HEARINGS

Mayor and Council –

Below is the agenda from the 10/30/24 Planning Commission. Two items of note for you.

1. The proposed Grove development (12 Mile and Meadowbrook). It's a PRO request that will be coming to you for early input.
2. Novi Ten (Novi Rd. and 10 Mile) PRO received approval and will soon come before Council. There was LOTS of public comment on this item.

- Victor

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

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.

[Click for this packet item Responses](#)

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

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.

[Click for this packet item Responses](#)

3. JSP23-33 SHEETZ

Public hearing at the request of Silken 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.

[Click for this packet item](#)

4. 21111 MEADOWBROOK ROAD WOODLAND PERMIT PWD24-0024

Public hearing at the request of Barina 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.

[Click for this packet item](#)

MATTERS FOR CONSIDERATION

1. JSP24-07 GREAT OAKS LANDSCAPE BUILDING ADDITION

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.

[Click for this packet item](#)

2. APPROVAL OF THE OCTOBER 16, 2024 PLANNING COMMISSION MINUTES

[Click for this packet item](#)

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

SUPPLEMENTAL ISSUES/TRAINING UPDATES

AUDIENCE PARTICIPATION

ADJOURNMENT