



PLANNING COMMISSION

2022 ANNUAL REPORT

Prepared for consideration January 11, 2023

The duties of the Novi Planning Commission are authorized by State Statute. The mayor nominates to the seven-member Planning Commission, with the approval of the City Council, for a term of three years. Members are volunteers from a cross-section of the community and serve without pay. Three members are appointed each June for terms beginning in July. The Planning Commission typically meets twice per month on Wednesdays at 7:00 p.m. (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 2022, the following Planning Commission members presided:

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

The Planning Commission held a total of 15 meetings in 2022. All 15 meetings were held in person in the Council Chambers at the Civic Center. Meetings are typically held on the second and fourth Wednesday of each month at 7:00 p.m.

Planning Commission Actions:

Some highlights from the Commission's actions in 2022 are as follows:

ORDINANCE AMENDMENTS

1. Text Amendment 18.299 Self-Storage Facilities

Public hearing at request of the applicant, GHK Development, for Planning Commission's recommendation to City Council of Text Amendment 18.299 in order to amend Section 4.51 of the Zoning Ordinance, Self-Storage Facilities. This would allow for climate-controlled self-storage facilities.

Recommended to City Council for adoption.

ZONING MAP AMENDMENTS

1. MI CAT Catherine Drive Access Parcel JZ21-22 with Rezoning 18.734

Public hearing at the request of Michigan CAT for Planning Commission's recommendation to City Council for a Zoning Map amendment from Light Industrial (I-1) to General Industrial (I-2) with a Planned Rezoning Overlay. The subject site is approximately 5.29 acres of a 32.39-acre property and is located on the east side of Novi Road and north of Catherine Industrial Drive (Section 23). The applicant is proposing to use the site for outdoor storage for construction equipment related to Michigan CAT's shore and pump operations.

Recommended to City Council for adoption.

2. Elm Creek JZ22-28 with Rezoning 18.737

Public hearing at the request of Toll Brothers, Inc. for initial submittal and eligibility discussion 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 23.7 acres of a larger 37-acre parcel and is located south of Twelve Mile Road, west of Meadowbrook Road (Section 14). The applicant is proposing to develop a 68-unit multiple-family residential development.

No action taken.

3. Moe's on Ten JZ22-27 with Rezoning 18.738

Public hearing at the request of David B. Landry for Planning Commission's recommendation to City Council for a Zoning Map amendment from Local Business (B-1) to General Business (B-3). The subject site is approximately 0.9 acres and is located on the south side of Ten Mile Road and west of Haggerty Road (Section 25). The applicant is not proposing any changes to the site and plans on continuing operating the site as a sit-down restaurant.

Recommended to City Council for adoption.

OTHER

1. 2022-2028 Capital Improvement Program

Public Hearing and adoption of the 2022-2028 Capital Improvement Program.

2. Intent to Start Master Plan

Intention to start the 5-year review of the Master Plan for Land Use.

No action taken.

SINGLE FAMILY WOODLAND USE PERMITS

1. 29930 Brush Park Court, PBR21-0676

Public Hearing at the request of Meridian Homes Construction, LLC for consideration of a request for a Woodland Use Permit at 29930 Brush Park Court. This property is also known as Lot 10 West Park Place Condominiums, which is located north of West Road and West

of West Park Drive in Section 4 of the City. The applicant is requesting the removal of twenty-four regulated woodland trees in order to build a single-family structure on the lot.
Approval granted.

2. 29906 Brush Park Court, PBR22-0008

Public Hearing at the request of Meridian Homes Construction, LLC, for consideration of a Woodland Use Permit at 29906 Brush Park Court. This property is also known as Lot 12 West Park Place Condominiums, which is located north of West Road and West of West Park Drive in Section 4 of the City. The applicant is requesting the removal of four regulated woodland trees in order to build a single-family structure on the lot.

Approval granted.

3. 24190 Trafalgar Court, PBR22-0054

Public Hearing at the request of Kensington Family Homes, LLC, for consideration of a Woodland Use Permit at 24190 Trafalgar Court. The site is located east of Beck Road and south of Ten Mile Road in Section 28 of the City. The applicant is requesting the removal of forty-two regulated woodland trees in order to build a single-family structure on the lot.

Approval granted.

4. 24191 Trafalgar Court, PBR22-0055

Public Hearing at the request of Kensington Family Homes, LLC, for consideration of a Woodland Use Permit at 24191 Trafalgar Court. The site is located east of Beck Road and south of Ten Mile Road in Section 28 of the City. The applicant is requesting the removal of seventy-nine regulated woodland trees in order to build a single-family structure on the lot.

Approval granted.

5. 22609 Montebello Court, PBR20-0272

Public Hearing at the request of Cristopher Naida for consideration of a Woodland Use Permit at 22609 Montebello Court. This property is also known as Lot 16 in Montebello Estates, which is located north of Nine Mile Road and west of Novi Road in Section 27 of the City. The applicant is requesting the removal of eight regulated woodland trees in order to receive approval of final grade for a single-family residential lot.

Approval granted.

6. 47755 Casa Loma Court, PWD22-0009

Public Hearing at the request of Ryan Schrieber for consideration of a Woodland Use Permit at 47755 Casa Loma Court. This property is also known as Lot 5 in Casa Loma, which is located north of Eight Mile Road and west of Beck Road in Section 32 of the City. The applicant is requesting the removal of nineteen regulated woodland trees in order to plant alternative landscape plantings.

Approval granted.

7. 22585 Evergreen Court, PBR22-0262

Public hearing at the request of Cranbrook Custom Homes for consideration of a Woodland Use Permit and Wetland Use Permit at 22585 Evergreen Court. The property is also known as Lot 3 in Evergreen Estates, which is located north of Nine Mile Road and

west of Garfield Road in Section 30 of the City. The applicant is requesting the removal of five regulated woodland trees and to fill 697 cubic yards of city-regulated wetland in order to construct a single-family residential structure.

Approval granted.

8. 43546 Cottisford Road, PBR22-0362

Public hearing at the request of Jeremy Hilliard for consideration of a Woodland Use Permit at 43546 Cottisford Road. The property is located north of Nine Mile Road and west of Novi Road in Section 27 of the City. The applicant is requesting the removal of thirty-eight regulated woodland trees in order to construct a single-family residential structure.

Approval granted.

SITE PLANS

1. Catholic Central STEM Addition JSP21-44

Public hearing at the request of Catholic Central High School for Planning Commission's approval of revised Special Land Use Permit, Preliminary Site Plan, Woodland Permit and Stormwater Management Plan. The subject property is zoned R-4 One Family Residential, R-1 One Family Residential, and I-1 Light Industrial and is located in Section 18, west of Wixom Road and south of Twelve Mile Road. The applicant is proposing to construct a 54,545 square foot addition to the main school building to house their Science Technology Engineering and Mathematics (STEM) classrooms and labs. Existing parking areas would be reconfigured.



Figure 1: Catholic Central STEM Addition Rendering, as provided by the applicant.

Approval granted.

2. Griffin Novi JSP20-27

Public hearing at the request of Singh Development, LLC for JSP 20-27 Griffin Novi for Planning Commission's recommendation to the City Council for approval of a Preliminary Site Plan with a PD-2 Option, Special Land Use permit, Wetland Permit, and Stormwater Management Plan approval. The subject property is located at the southeast corner of Twelve Mile Road and Twelve Oaks Mall access drive in Section 14. The applicant proposes to utilize the Planned Development 2 (PD-2) option to develop 174 multi-family residential units. A private street network is proposed to connect the development to Twelve Mile Road and the Twelve Oaks Mall access drive on the west side of the property.



Figure 2: Griffin Novi Plans, as provided by the applicant.

Approval granted.

3. O'Reilly Auto Parts Drainage and Pavement Improvements JSP21-35

Consideration of O'Reilly Auto Parts Drainage and Pavement Improvements at the request of Oston A. Service Company for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject site contains 2.03 acres and is located at 43131 Grand River Avenue, east of Novi Road, and south of Grand River Avenue, in Section 23. The applicant is proposing exterior site improvements that include the resurfacing of a large majority of the parking lot, the addition of curbing, the addition of a drainage basin, and overall improvements to the site design.

Approval granted.

4. City Center Office Plaza JSP21-06

Consideration of the request of City Center Office Plaza, LLC for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property contains 1.25 acres and is in Section 15, on the west side of Flint Street, south of Grand River Avenue. The applicant is proposing a three-story office building with a bank on the first floor and general office on the upper floors (15,300 square feet total). The site plan includes a two-lane drive-through for the bank use on the south side of the building.



Figure 3: City Center Office Plaza Plans, as provided by the applicant.

Approval granted.

5. Townes of Main Street JSP20-35

Public hearing at the request of Singh Development for JSP 20-35 Townes of Main Street for recommendation to the City Council for approval or denial of Preliminary Site Plan, Phasing Plan, Wetland Permit, and Storm Water Management Plan. The subject property is zoned TC-1 (Town Center One) and is approximately 17.7 acres. It is located north and south of Main Street, east of Novi Road, in Section 23. The applicant is proposing a multifamily development with 192 townhouse-style apartments. The site improvements include a private street network, surface parking, and related open space amenities. The applicant is proposing construction in three phases.

Approval granted, recommended to City Council.



Figure 4: Townes of Main Street Plans, as provided by the applicant.

6. Audi of Novi JSP21-34

Public Hearing at the request of Lithia Motors, Inc. for approval of the Preliminary Site Plan, Special Land Use Permit, and Stormwater Management Plan. The subject property is approximately 3.91 acres and is located at the northwest corner of Ten Mile Road and Haggerty Road in the B-3, General Business Zoning District. The applicant is proposing to demolish a former Jaguar Car Dealership and redevelop the site in order to build an approximately 11,935 square foot two-story car dealership building to be used by Audi of Novi along with associated parking, vehicle inventory, and site improvements.



Figure 5: Audi of Novi Rendering, as provided by the applicant.

Approval granted.

7. Maple Medical Office JSP21-33

Consideration at the request of Aramco Americas, for Preliminary Site Plan approval. The subject property is located in Section 4, east of Hudson Drive and north of West Road, and is zoned I-1, Light Industrial. The applicant is proposing to install outdoor storage tanks with liquid hydrogen and natural gas in the existing parking area on the south side of the building.

Approval granted.

8. Shelter Bay Animal Hospital JSP21-27

Public Hearing at the request of Other Work, LLC, for approval of the Special Land Use and Preliminary Site Plan. The subject property is approximately 3.15 acres and is located south of Twelve Mile Road and west of Haggerty Road in the B-3, General Business, Zoning District. A use agreement was recently amended to allow this site to be considered for use as a veterinary clinic, veterinary hospital, and catering kitchen. The applicant is proposing to renovate the interior of a former Ruby Tuesday restaurant and some minor exterior site renovations including parking lot restriping, the addition of end islands, and the designation of an outdoor area for animals.

Approval granted.

9. Sakura Novi JSP22-09

Public hearing at the request of Sakura Novi Land Development LLC for Planning Commission's recommendation to the City Council of Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit, and Storm Water Management Plan. The subject property is zoned TC-1 with a Planned Rezoning Overlay (PRO), which conditions development to the terms of a PRO Plan and Agreement. The site is approximately 15 acres and is located north of Grand River Avenue, south of Eleven Mile Road, and east of Town Center Drive (Section 23). The applicant is proposing to develop a mixed-use development including commercial retail, office, and restaurant uses, and multifamily residential units. The development has access to Grand River Avenue and Eleven Mile Road.

Approval granted, recommended to City Council.

10. Parc Vista JSP21-47

Public hearing at the request of Toll Brothers, LLC for Preliminary Site Plan with Site Condominium and Stormwater Management Plan. The subject property is in Section 31 north of Eight Mile Road and west of Garfield Road in the RA, Residential Acreage District. The applicant has received City Council approval of a Residential Unit Development (RUD) Agreement on a 54.3-acre parcel to construct 44 single-family residential units.

Approval granted.

11. Novi Concrete Plant JSP22-08

Public hearing at the request of Crown Enterprises, LLC, for Preliminary Site Plan, Wetland Permit, Woodland Permit, and Storm Water Management Plan approval for a new 8,700 square foot concrete plant with two silos. The subject property is approximately 20 acres and is located at 46844 Twelve Mile Road in Section 9, north of Twelve Mile Road and west of West Park Drive. The southern portion of the site is zoned I-1, Light Industrial District and the northern portion is zoned I-2, General Industrial District.

Approval granted.



Figure 6: Parc Vista Plans, as provided by the applicant.

12. Noble Village JSP22-26

Consideration of Noble Village at the request of Detroit Architectural Group for approval of the Preliminary Site Plan. The subject site contains 3.85 acres and is located at 42705 Grand River Avenue, east of Novi Road, and south of Grand River Avenue, which is in Section 23. The applicant is proposing a range of improvements to the current site of One World Market and the former Library Pub. These improvements include major changes to the façade of the building, landscape changes, and a total of 2,170 square feet in building additions to accommodate a few new uses of the site including an expanded Asian Grocery Store (One World Market), an Asian food hall anchored by Noble Fish Sushi and White Wolf Japanese Patisserie, an Izakaya bar, and community meeting spaces on the second and third floor of the building.



Figure 7: Noble Village Rendering, as provided by the applicant.

Approval granted.

13. Luxor Estates JSP20-09

Public Hearing at the request of RA Chiesa Architects, PC for approval of the Preliminary Site Plan, Site Condominium, Stormwater Management Plan, and Section 9 Façade Waiver. The subject property is currently vacant and approximately 1.82 acres. It is located east of Beck Road, south of Nine Mile Road in the RM-1, Low-Density Multiple-Family Zoning District, which permits two-family residential units subject to the standards and regulations of the RT Two-Family Residential District. The applicant is proposing six two-family attached housing units with a proposed density of 3.9 units per net acre.

Approval granted.

Summary:

As of December 21, 2022, 60 project permits were processed through the Planning Division in 2022. The Planning Division was able to approve more than 26 permits administratively. The Planning Commission reviewed and voted on at least 33 different projects this year.

Planning Commission Committees:

Planning Commission Committees that met in 2022:

Capital Improvement Program 1/19/22 The Capital Improvement Program Committee held one meeting during 2022. Some discussion items included:

- Expand Beck Road (M-14 to I-96)
- Taft Road improvements (Eight Mile to Ten Mile)
- Splash Pad at Bosco Fields
- Lakeshore Park Tunnel Replacement
- City emergency vehicle replacement

Implementation Committee 3/9/2022: The Implementation Committee held one meeting during 2022. The committee was chaired by Commissioner John Avdoulos. Discussion items included:

- City West Zoning District

Master Plan Steering Committee 3/30/22, 5/4/22, 6/1/22, 8/3/22, 9/7/22, 10/5/22, and 12/14/22: The Master Plan Steering Committee held seven meetings in 2022. The committee was chaired by Commissioner John Avdoulos. Discussion items included:

- Master Plan Update
- Master Plan Survey
- Master Plan Focus Groups
- Master Plan Trip to Fishers, Indiana and Carmel, Indiana
- Master Plan Focus Areas
- Discussions with Developers
- Real Estate Market Analysis

Additional information can be found here: [Master Planning and Zoning Agendas and Minutes | City of Novi](#)

Walkable Novi Committee 3/24/22, 6/16/22, 8/18/22, 12/15/22: The Walkable Novi Committee held four meetings during 2022. The committee was chaired by Parks, Recreation and Cultural Services Commissioner Joe Tolkacz. Discussion items included:

- Non-motorized Capital Improvement Projects
- 2022-2023 Adopted Budget: Non-Motorized Capital Improvement Projects
- City Wayfinding Signage
- Major Segment Prioritization
- Introduction to the Novi Non-Motorized Master Plan Update

Additional information can be found here: [Walkable Novi Committee | City of Novi](#)

Looking Ahead to 2023

The Planning Commission can look forward to the following objectives in 2023:

- Updates to the Zoning Ordinance as determined necessary and to reflect present-day needs
- Potential adoption of the updated Master Plan for Land Use
- Begin the review and update of the Non-Motorized Transportation Plan
- Finalize the Ordinance updates for the City West Zoning District
- Training opportunities

2022 PLANNING COMMISSION
ANNUAL REPORT
PROJECTS REVIEWED

Legend

- Site Plan

Zoning Map Amendment

Woodland Permit

Municipal Boundary
- Freeway

Major Streets

Minor Streets

Railroad



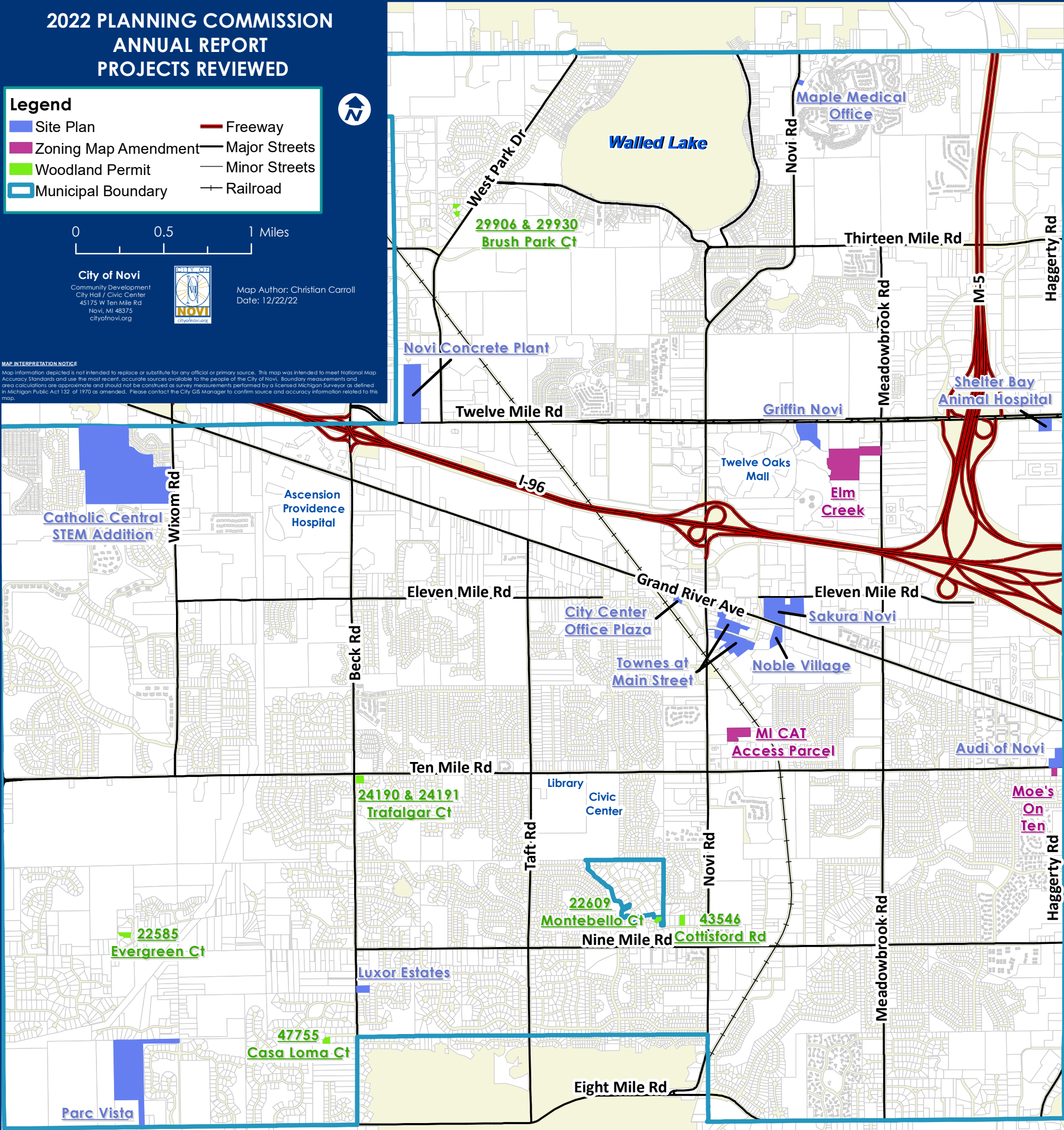
City of Novi
Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org



Map Author: Christian Carroll
Date: 12/22/22

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



Legend

Site Plans

- Catholic Central STEM Addition - construct a 54,545 square foot addition to the main school building for STEM classrooms and labs.
- Griffin Novi - PD-2 option to construct 174 multiple-family residential units.
- O'Reilly Auto Parts and Drainage Improvements - construct exterior site improvements including paving and drainage improvements.
- City Center Office Plaza - construct a 3-story office building with a bank on the first floor and general office on the upper floors.
- Townes of Main Street - construct 192 townhouse-style apartments in three phases.
- Audi of Novi - construct a 11,935 square foot car dealership.
- Maple Medical Office - remove the existing tennis courts on the site and construct a 2,558 square foot medical office.
- Shelter Bay Animal Hospital - interior renovation of a former Ruby Tuesday restuarant to convert into an animal hospital and catering kitchen.
- Sakura Novi - construct a mixed-use development including commercial retail, office, restuarant uses, and multifamily residential units.
- Parc Vista - construct 44 single-family residential units.
- Novi Concrete Plant - construct a 8,700 square foot concrete plant with two silos.
- Noble Village - construct a range of site improvements including major facade changes, a 2,170 square foot addition to accomodate a few new uses including an Asian food hall and community meeting spaces.
- Luxor Estates - construct 6 two-family attached housing units with a proposed density of 3.9 units per net acre.

Single Family Woodland Use Permits

- 29930 Brush Park Ct - Request to remove 24 regulated woodland trees to build a residence.
- 29906 Brush Park Ct - Request to remove 4 regulated woodland trees to build a residence.
- 24190 Trafalgar Ct - Request to remove 42 regulated woodland trees to build a residence.
- 24191 Trafalgar Ct - Request to remove 79 regulated woodland trees to build a residence.
- 22609 Montebello Ct - Request to remove 8 regulated woodland trees to receive approval of final grade for a residence.
- 47755 Casa Loma Ct - Request to remove 19 regulated woodland trees to plant alternative landscape plantings.
- 22585 Evergreen Ct - Request to remove 5 regulated woodland trees to build a residence.
- 43546 Cottisford Rd - Request to remove 38 regulated woodland trees to build a residence.

Ordinance Amendments

- Text amendment to allow for climate-controlled self-storage facilities.

Zoning Map Amendments

- Elm Creek - Proposal to rezone the site from OST to RM-1 with a PRO. The applicant is proposing to develop a 68 unit multiple-family residential development.
- MI CAT Catherine Drive Access Parcel JZ21-22- Proposal to rezone the site from I-1 to I-2 with a PRO. The applicant is proposing to use the site for outdoor storage for construction equipment related to Michigan CAT's shore and pump operations.
- Moe's on Ten - Proposal to rezone from B-1 to B-3 to continue operating the site as a sit-down restaurant.