



CITY OF NOVI CITY COUNCIL December 15, 2025

SUBJECT: Acceptance of a Conservation Easement associated with Community Financial Credit Union, for property located at the northeast corner of Crescent Boulevard and Grand River Avenue.

SUBMITTING DEPARTMENT: Community Development, Planning

KEY HIGHLIGHTS:

- The Planning Commission approved a Woodland Permit as part of a site plan to allow the construction of the Community Financial Credit Union.
- The City Council is asked to accept a conservation easement to protect woodland replacement trees.

BACKGROUND INFORMATION:

The applicant, Level 5 Construction, received site plan approval to construct the Community Financial Credit Union at the northeast corner of Grand River and Crescent Boulevard. The Planning Commission approved the Preliminary Site Plan, Woodland Permit and Stormwater Management Plan at their September 11, 2024 meeting.

The applicant is offering a Conservation Easement for the purpose of protecting the eight woodland replacement trees. The easement states the subject area shall be perpetually preserved and maintained in its natural and undeveloped condition, 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, illustrates the easement area at the northwest corner of the property totaling approximately 2,300 square feet.

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 PWD25-0002 Community Financial Credit Union, for property located at the northeast corner of Crescent Boulevard and Grand River Avenue.