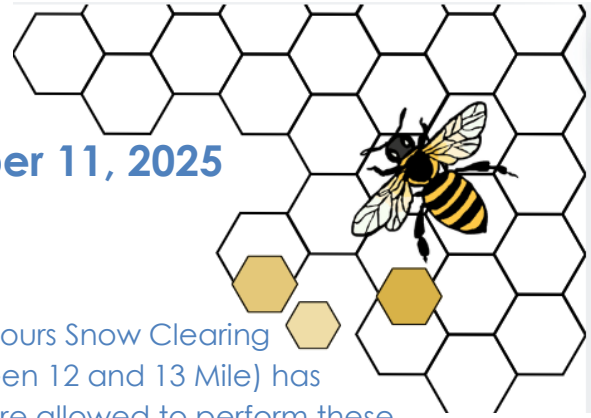


Buzz Report

December 11, 2025



Hot Topics:

- **Hanon Systems Maintenance Activity Noise Complaint**

A Farmington Hills resident who is complaining about after-hours Snow Clearing at Hanon Systems (39600 Lewis Dr, off of Haggerty Rd between 12 and 13 Mile) has been told several times that it's in the ordinance that they are allowed to perform these operations. That FH resident has since called Hanon's corporate headquarters in South Korea.

- **Eight Mile Bridge over CSX Railroad**

City staff recently attended a virtual pre-construction conference with the Wayne County Department of Public Services (WCDPS) and their contractor, E. C. Korneffel Company, regarding the \$3M bridge deck replacement project on 8 Mile Road over the CSX Railroad. The tentative schedule is to close the bridge completely on March 2, 2026, and to reopen for traffic on August 15, 2026 (5 ½ months). Access from Novi Road and to Brickscape Drive will remain open throughout the construction.

- **2025 Road Construction Updates**

- **Meadowbrook Road (10 to 11 Mile)** - Roadway is painted up and officially open
- **West Park Drive (12 Mile to Pontiac Trail)** - Roadway is painted up and officially open
- **Novi Road (8 to 9 Mile)** - Roadway is painted up and officially open

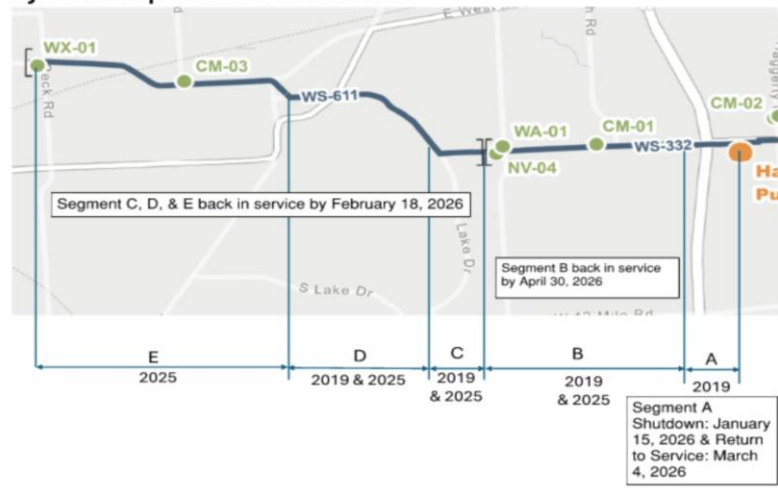
- **GLWA Transmission Main Break**

GLWA continues to work on their 42" water main to get it repaired and back in service. Based on extensive data garnered from the recent inspection the transmission main GLWA has developed an action plan, which involves both water main replacement and renewal, will occur in three phases over the next seven months, spanning mid-

January 2026 through late April, with road restoration expected to be completed by the end of June. It is anticipated Novi will remain on the 24" bypass main until spring 2026 while this critical work is completed. Traffic will be impacted along 14 Mile Road due to the construction. GLWA is working with the Road Commission for Oakland County to finalize the plan and determine detour routes before the end of the year so that they can be shared with the public well in advance of work beginning in mid-January. More information on the project can be found at <https://www.glwater.org/14milemainproject/>

A GLWA open house will occur at the Lake Shore Building on December 17th at 5 p.m.

Project Map with Schedule



Development Project Updates:

Map of Development projects

- **Central Park South – Beck Road, South of Grand River Ave**

The former Central Park Estates project has been redesigned and is being treated as a new project by planning. New multiple family development with 106 units in a single 5-story building. The site improvements include parking on the first level of part of the building, garages, and related open spaces. Undergoing preliminary plan review.

- **Providence Meadows – Grand River Ave, West of Providence Parkway**

Proposed rezoning of 31 acres from Light Industrial to High Density Multiple Family in order to develop 161 townhome units. Next steps will be initial PRO Plan consideration by Planning Commission and City Council.

- **Chubby Cattle Wagyu Shabu House**

A new Hot Pot/Shabu-Shabu restaurant has opened at Sakura Novi (42768 Grand River Ave) beef (alongside other meats, vegetables, etc.) being sold in a unique tiered package menu. You can see a Facebook reel review by a local food influencer specializing in wagyu [HERE](#).

- **Grand-Beck Development – Grand River east of Beck Road**

Fuel station, convenience store, and Clean Express car wash to be built on a vacant parcel. Preliminary Site Plan has been approved by the Planning Commission. Next steps are Zoning Board of Appeals for building height and loading zone variance, then Final Site Plan submittal. Estimated Completion Date: Unknown

- **CAVA Restaurant (Former Boston Market) -**

A popular fast-casual Mediterranean restaurant is under construction at the Novi Town Center, in the former location of Boston Market. The brand's first location in Michigan recently opened in [Canton](#). **Completed and opened.**

- **Taft Knolls III – Taft Rd, north of 10 Mile Rd**

The Site plan for a Single-Family Residential Development of 13 new homes is now under construction. <https://cityofnovi.org/media/ryra1v4p/241211jsp19-34.pdf>

- **Culvers** - Novi Road and West Oaks

Temporary Certificate of Occupancy issued 11/26/25.

- **North Eight Kitchen & Cocktails** (Former Border Cantina) – Novi Road north of Eight Mile

New restaurant by the owners of Benstein Grille in Commerce. Modified site plan with building additions and remodel has been approved by Planning Commission and Zoning Board. Interior Demolition work has commenced as of September.

Estimated Completion Date: Unknown

- **The Grove**

~~Staff has received updated plans from the proposed development on 12 Mile east of Meadowbrook. Per Council direction, the number of units has been scaled down. Council should see a revised plan presented in the near future.~~

~~<https://cityofnovi.org/media/qyrm1axj/241216matter6.pdf>~~

~~<https://eweb.cityofnovi.org/media/qnmlaang/251016thegrove.pdf>~~

- **Novi 10 (10 Mile and Novi Road)**

Similarly, the applicant for the proposed development at 10 Mile and Novi Road has also returned with a revised concept for their proposal.

<https://cityofnovi.org/media/y4nju5wq/241216matter5.pdf>

<https://eweb.cityofnovi.org/media/5hinzqyn/251016pro.pdf>

- **Novi Acres (FKA Station Flats)**

The owners of the property in between Target and Sam's recently submitted a new Preliminary Site Plan, under the new name of Novi Acres. The previously planned project, known as Station Flats, has been scuttled.

- **Camelot Parc/Avalon** by Village of Stonebrook

Townhomes for sale with garages, fewer units (currently zoned PSLR so a special land use approval will come before council for a decision). A memo was included in the 11/20/25 Packet.

- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd

Building and sitework nearly complete.

*Estimated Completion Date: **Fall 2025***

- **El Car Wash # 2 will take over the Original \$6 Car Wash on Novi Road and 96**

- **Elm Creek PRO (Meadowbrook and 12 Mile development)**

The residential development ~~proposed by Toll Brothers~~ (two-phased 134-unit multiple-family townhome development) has been halted, and they will not be proceeding for approval at this time. It would appear this is a result of a property dispute between the owners of the parcel. **The proposed Elm Creek project has been formally withdrawn.**

- **Cantaritos Fiesta Mexican Restaurant** (Former Chili's Grill & Bar) – 8 Mile/Haggerty Road

The former Chili's location in the City's southeast corner is planned to soon become a new Mexican restaurant following necessary renovations and upgrades to the interior of the building. *Estimated Completion Date: **Fall 2025***

- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave

The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. Planning Commission and Zoning Board of Appeals case are both now complete, finishing up final site plan. Anticipating a 2026 start and completion later in the year.

*Estimated Completion Date: **Late 2026***

- **Primrose School** (Former Whitehall nursing home) – 10 Mile/Novi Road

The former Whitehall nursing home at 43455 Ten Mile Rd has been demolished and Primrose School, a 13,586 square feet private preschool and daycare center, is **now completed**.

- **Transformco (Former Sears at Twelve Oaks)**

Nearly all the external work has been completed. Contractors will now turn their attention to the internal work to build out the spaces for [a Dicks House of Sport, Round 1 Arcade and Bowling, and Primark](#)

*Estimated Completion Date: **Spring/Summer 2026***

Ordinance Enforcement Updates:

- **121 Faywood:** Posting of residential expansion/extensive remodel proceeding without permits
- **DICE (24555 Novi Rd):** Community Development continues to work with them to clean up graffiti on the back of the building. Their plans for a car wash are set to expire very soon.
- **11/11 Burger and Crispy Chicken (Grand River/Haggerty)** has closed; the new business has painted its half of the building without façade approval. Community Development is being addressed accordingly.

Frequently Asked Questions:

None at current