



Mayor and Council –

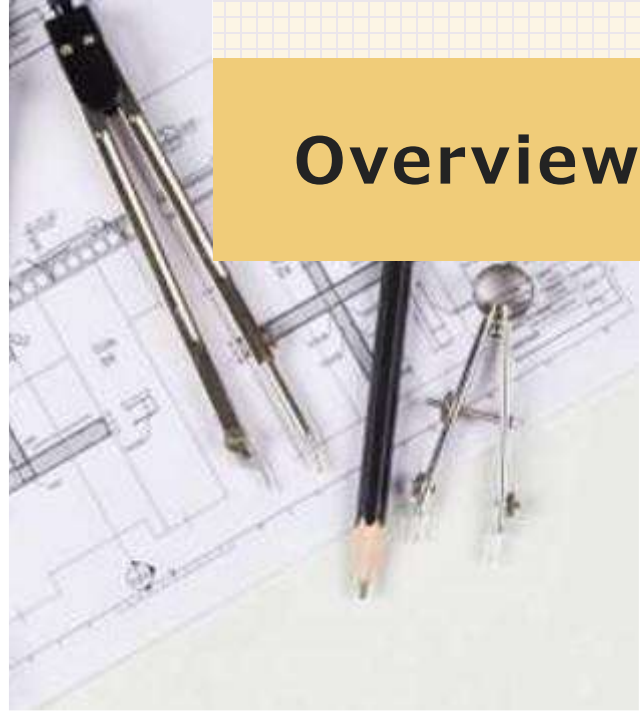
The latest and greatest Community Development report for your reading pleasure. Lots going on throughout the community.

- Victor



Community Development Report

JULY – SEPTEMBER 2023



Overview

- **Residential and Commercial Construction Updates**
- **Community Development Revenue**
- **Plan Review Center Update**
- **Code Compliance Update**
- **General Permitting, Inspection, and ZBA Activity**
- **Our Team**



Residential Construction Update

New Subdivisions:

- Ballantyne (8 Mile and Garfield) Model Home Completed, and nineteen new homes are currently under construction
- Gateway Village PH2 (Grand River, west of Meadowbrook) Progress continues, 22 units are under construction or complete
- Parc Vista (8 Mile, west of Garfield) Initial Sitework and utilities are underway.
- Taft Knolls Phase 3 (Taft Road, north of 10 Mile) Working to schedule pre-construction meeting

Newly Permitted:

- 16 New Single-Family Residences (\$1,686,702.74 Val.)
- 108 Permits for smaller residential projects, such as additions or alterations (\$5,606,185 Val.)
- \$7,292,887.74 Total Valuation+

*Note All figures from July – Sept. 2023



Taft Knolls Ph3 Plan

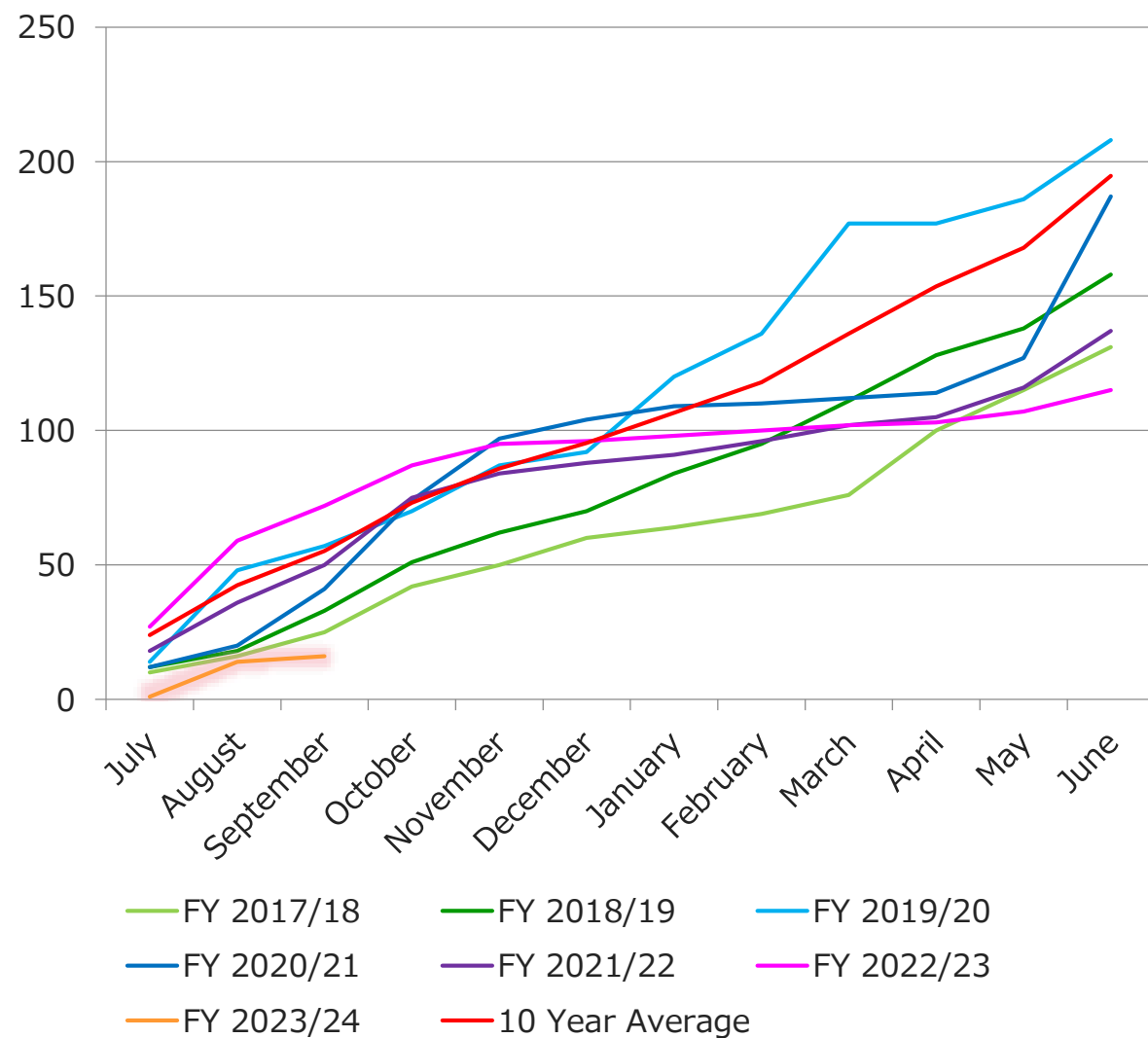
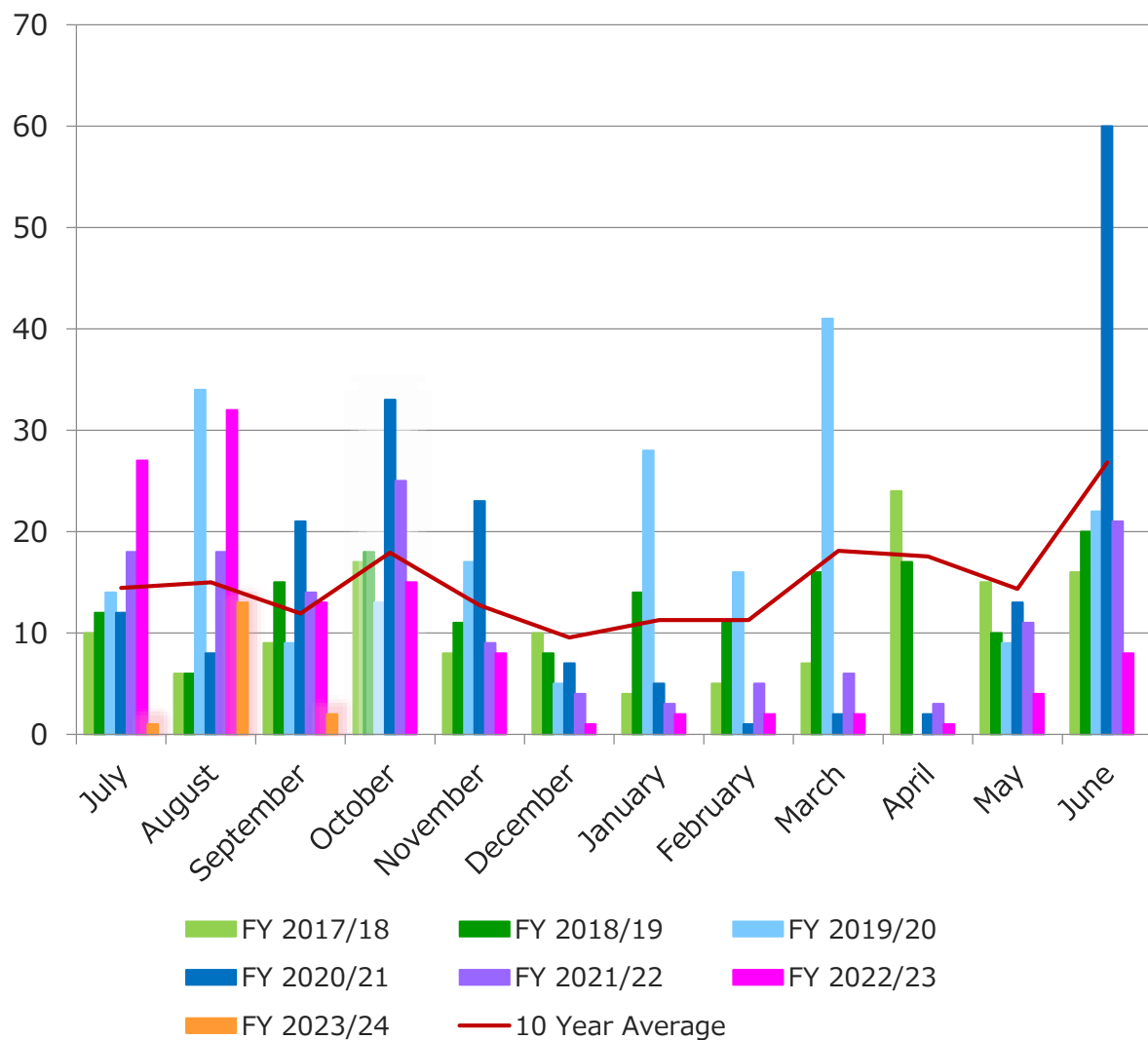


Gateway Village PH2



Ballantyne Model Home

Combined Housing Units



Commercial Construction Update

Completed Projects:

- Big City Dance
- Purple Mattress Store

Newly Permitted:

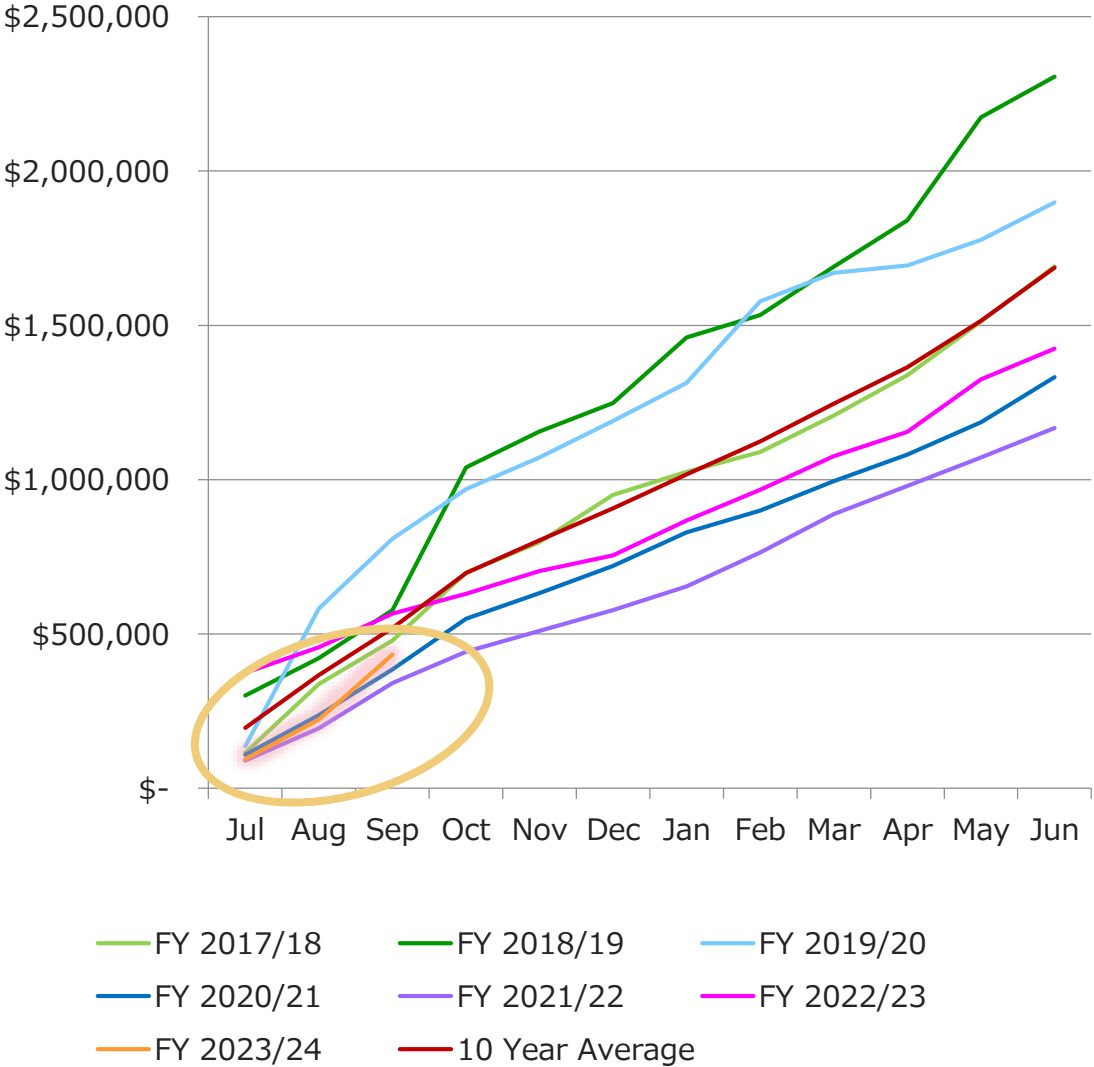
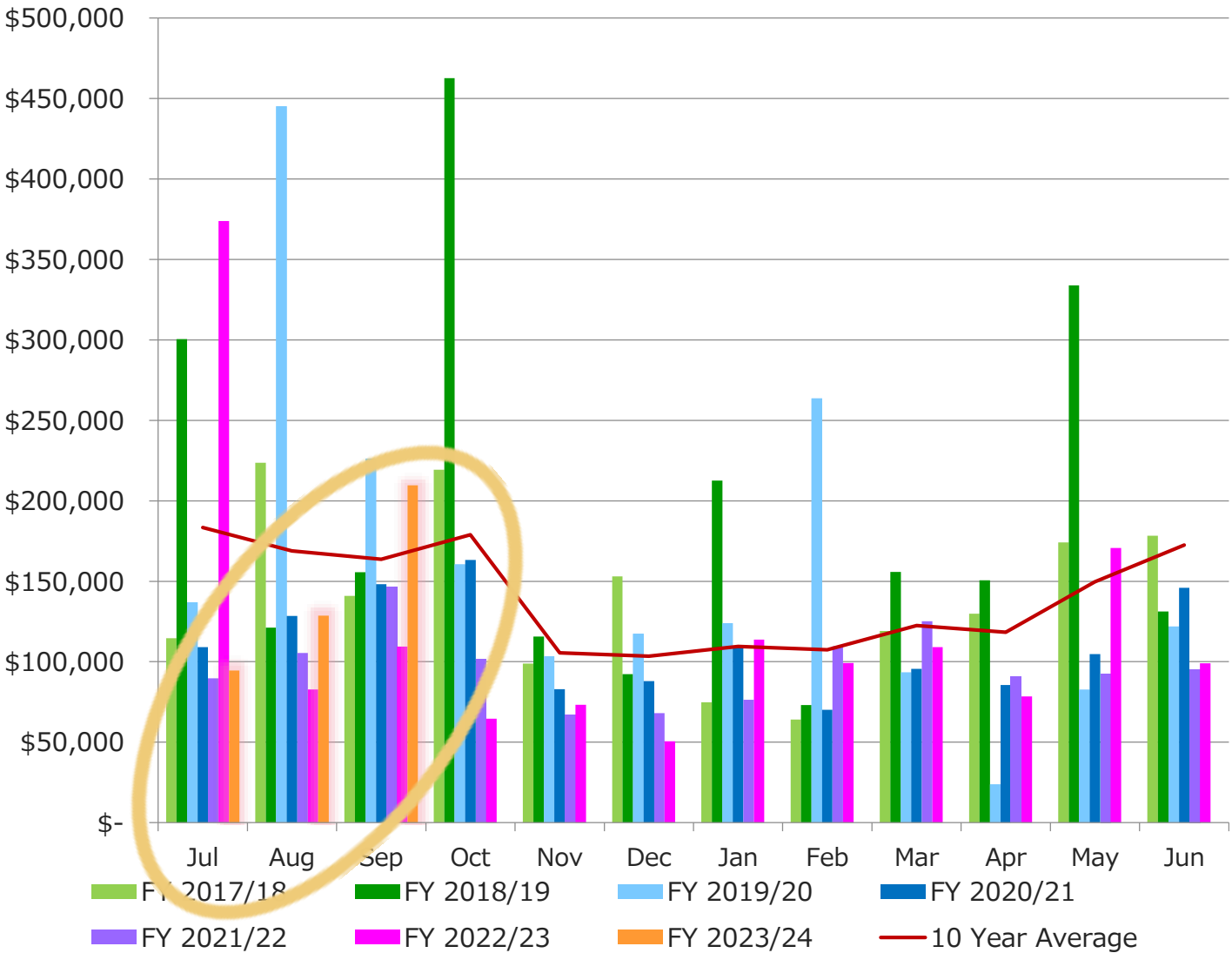
- 1 New Commercial Buildings (\$89,779 Val.)
- 36 Commercial Additions/Alterations (\$8,761.351 Val.)
- \$8,851,130 Total Valuation

New Projects of Note:

- Benito's Pizza Café Expansion and Remodel
- Home 2 Suites Hotel at the Adell Center
- Novi Ten Shopping Center Façade and Parking Lot Update
- Shelter Bay Animal Hospital
- Townes of Mainstreet 192 Townhouse-Style Apartments
- Townplace Suites Hotel at the Adell Center



Building Department Revenue



Planning Update

Final Stamping Sets

1. Novi Grand Storage (JF23-06)
2. Innova Apartments, Rev. water main (JSP19-24)
3. Walmart Remodel Façade, Rev. trim color (JF23-04)
4. CVS Warehouse Canopy (JSP23-19)
5. Magna Lighting Lab Renovations (JSP23-17)
6. Terra Phase 2, Revised for PRO changes (JSP21-12)
7. Aramco, Revised for tanks/enclosure (JSP22-19)
8. Omni Commerce Center Façade (JF23-08)
9. Fox Run Recreation Amenities – Rev. Phase 1 (JSP23-04)
10. Fox Run Recreation Amenities – Phase 2 (JSP23-25)
11. Jessica's Splash Pad (JSP22-60)
12. Maple Medical Building (JSP21-33)
13. Sakura Novi (JSP22-09)
14. Townes at Main Street – Phase 1 (JSP20-35)
15. Townes at Main Street – Phase 2 (JSP23-16)
16. Parc Vista (JSP21-47)
17. Sakura Novi, Rev. sheet C-6.0 (JSP22-09)
18. Walmart Remodel (JSP23-10)
19. Novi-Ten Shopping Center (JSP23-08)
20. Extra Space Self-Storage (JSP22-48)

Meetings & Public Engagement

July 11 – Active Mobility Plan (AMP)

Community Engagement - Tuesday Tunes

July 13 – Active Mobility Plan (AMP)

Community Engagement - Summer Songfest

July 20 – Active Mobility Plan (AMP)

Community Engagement/Discussion (Lake Area)

Noteworthy Projects Currently Under Review:

1. Central Park Estates South – 142 Apartment Units
2. Novi Pet Resort – Pet Boarding Facility
3. Elm Creek – 134 Single Family Homes
4. BLM Group Expansion - 63,600 square foot addition

14 Concept Meetings Held

13 Preliminary Site Plan Reviews Completed

Code Compliance Update

Activities	July - Sep 2023	YTD 2023	YTD 2022
Complaints Received	83	264	249
Notices of Violation	268	774	715
Counter Assistance	73	224	169
Citations	8	12	16
Signs Removed from ROW	648	1869	1949
Sign Permits Issued	15	60	52
Final Sign Inspections	42	96	109
Soil Erosion Control inspections	47	194	196
Soil Erosion Violations Issued	7	10	33
Drainage Issues	7	20	36
Court Appearances	12	29	20
Woodland/Forester/Landscape Assistance	14	46	32
Wetland Assistance	5	9	9
Engineering Assistance	6	12	14
Building Department Assistance	21	49	20
Addresses Assigned	348	376	279
April - June 2023			
Ordinance Enforcement Conducted - By Category	Total		
Proactive	279		
Reactive	93		
Housing	150		
Zoning	48		
Nuisance	114		
Dangerous Buildings	7		
Other	47		

Activity and Honors

- **Code Compliance Officer Mario Gibbons has passed his Storm Water Plan Review Test.**
- **The Michigan Association of Code Enforcement Officers (MACEO) honored Code Compliance Officer Maureen Underhill by creating an award in her name. The Underhill Legacy Award will recognize exemplary service and unparalleled dedication to MACEO.**

General Permitting, Inspection, and ZBA Activity

General Permit Activity for July — September 2023

- Electrical: 404
- Refrigeration: 172
- Plumbing: 139
- Heating: 254
- Demolition: 6
- Other: 2

977 Total Permits Issued

Inspection Activity for July — September 2023

- Building: 1,203
- Plumbing: 803
- Electrical: 795
- HVAC: 658

3,459 Total Inspections Performed

Zoning Board of Appeals

- 13 Cases were heard; 2 cases were denied, and 11 cases were approved.
- 7 residential cases, and 6 commercial cases.
- 4 of the residential cases were for reduced setbacks, of which 1 was requesting several for a new home as well as increased lot coverage – this request was denied. 2 requested to park a boat/jet ski trailers in their front yard. 1 requested to park a commercial vehicle on their property, which was denied.
- Commercial cases included sign variance requests, an overheard door facing a major thoroughfare, dumpster placement in a side yard, as well as reduced outdoor recreation space and direct access to a main thoroughfare (10 Mile Rd) for a daycare.
- The Board also specified a permitted height of 62.83ft for a monument at the planned Armenian Cultural Center.

Our Team

Community Development

248-347-0415

Plan Review Center
Code Compliance

248-347-0475
248-735-5678



Charles Boulard - Director

Alan Hall - Deputy Director

Customer Service

Sarah Marchioni - Project Coordinator
Angela Sosnowski - Bond Coordinator
Nina Schaffrath - Account Clerk
Sarah Fletcher - Account Clerk
Suzie Compton - Customer Service Rep

Inspectors

Gary Baumgardner - Mechanical
Steve Losacco - Electrical
Glenn Richmond - Plumbing
Michael Wall - Building
Chris Weber - Building

Code Compliance

Mario Gibbons
Deborah Martinez
Brian Riley
Maureen Underhill

Planning

Barb McBeth, AICP - City Planner
Lindsay Bell, AICP - Senior Planner
James Hill - Planner
Ian Hogg - Planner
Heather Zeigler - Planner
Rick Meader - Landscape Architect
Diana Shanahan - Planning Assistant

New Employees



**Heather
Zeigler**
Planner