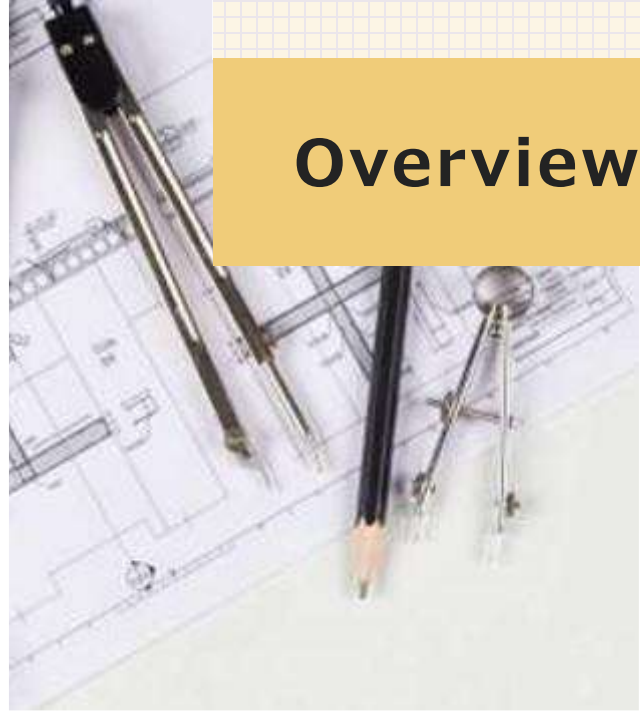




Community Development Report

APRIL – JUNE 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

Completed Projects:

- Dunhill Park
- Chamberlin Crossing
- Emerson Park

New Subdivisions:

- Ballantyne (8 Mile and Garfield) Model Home Completed, and nine new homes are currently under construction.
- Parc Vista (8 Mile, west of Garfield) Initial Sitework is Underway.

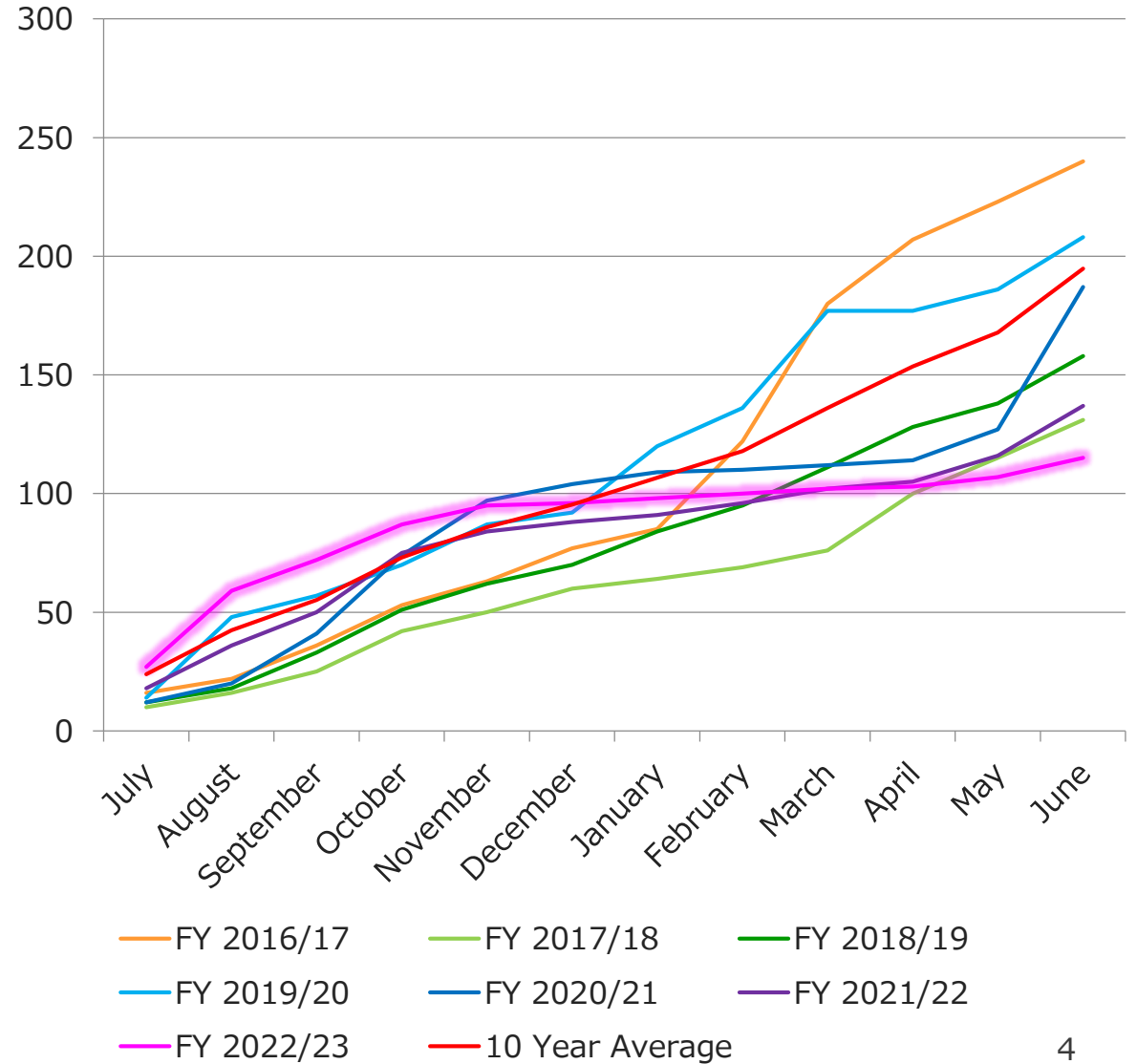
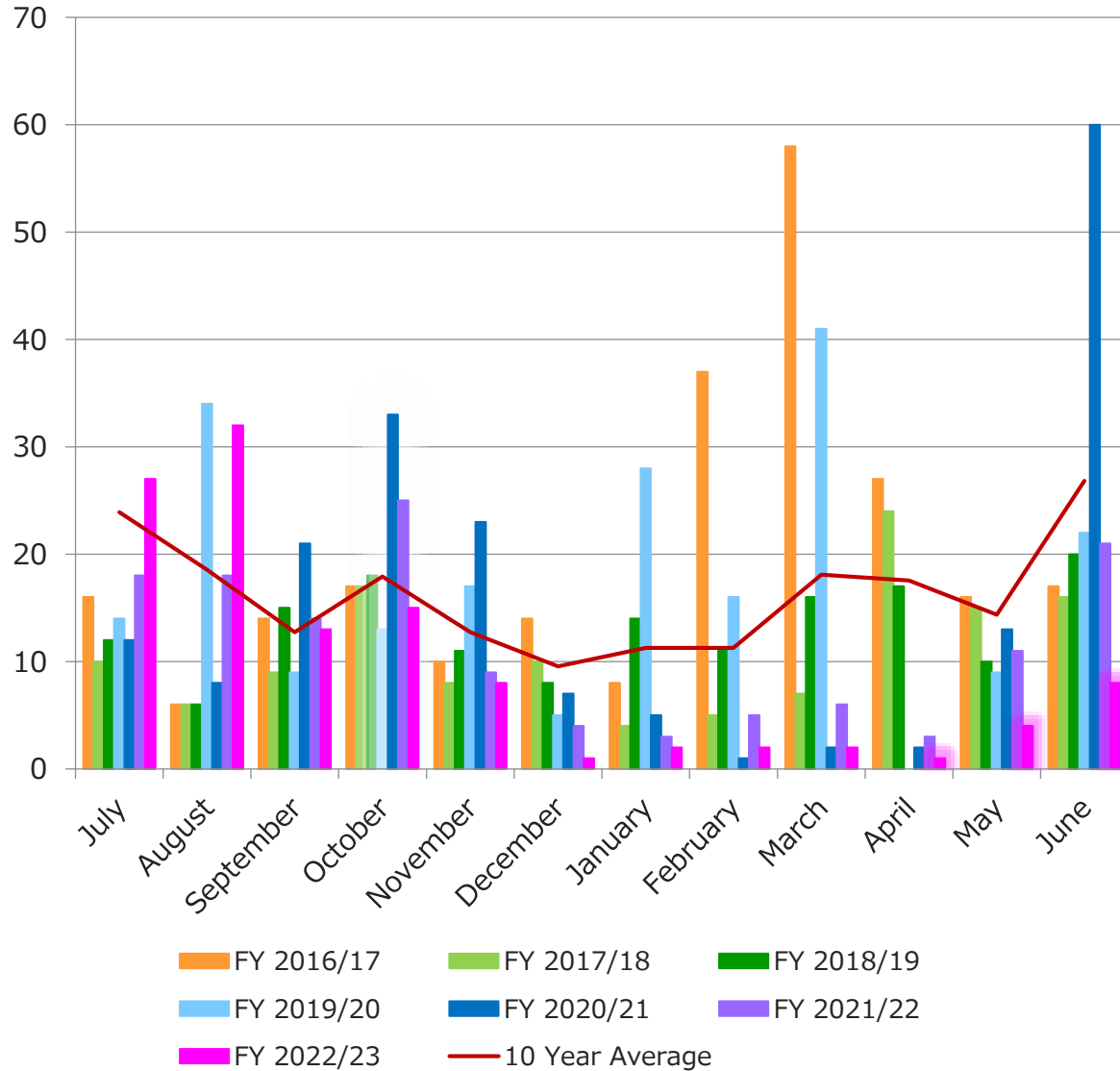
Newly Permitted:

- 13 New Single-Family Residences (\$2,598,196 Val.)
- 106 Permits for smaller residential projects, such as additions or alterations (\$3,532,171 Val.)
- \$6,130,367 Total Valuation

*Note All figures from Apr - June 2023



Combined Housing Units



Commercial Construction Update

Completed Projects:

- Illuum Cosmetic Surgery

Newly Permitted:

- 2 New Commercial Buildings (\$174,000 Val.)
- 43 Commercial Additions/Alterations (\$6,272,280 Val.)
- \$6,446,280 Total Valuation

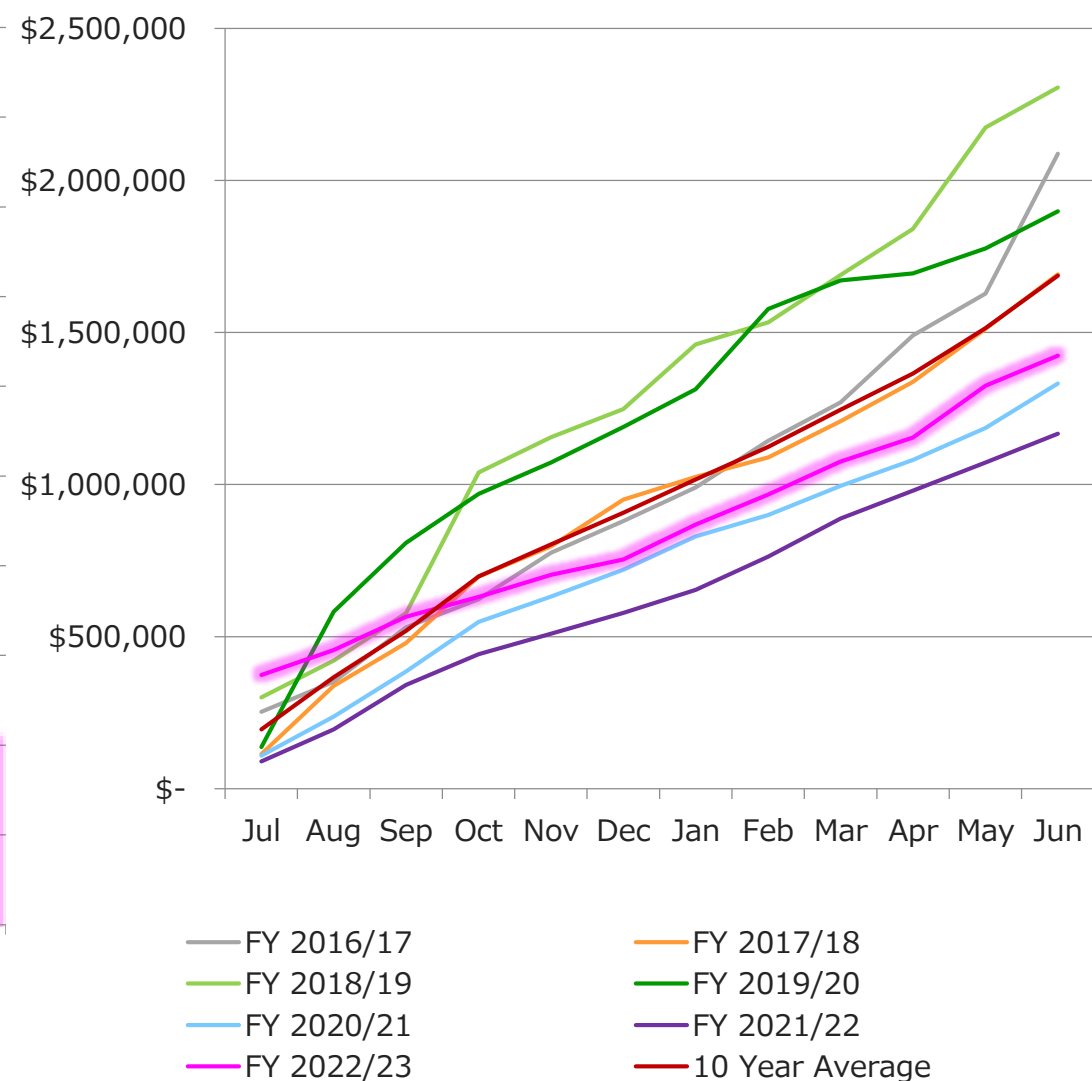
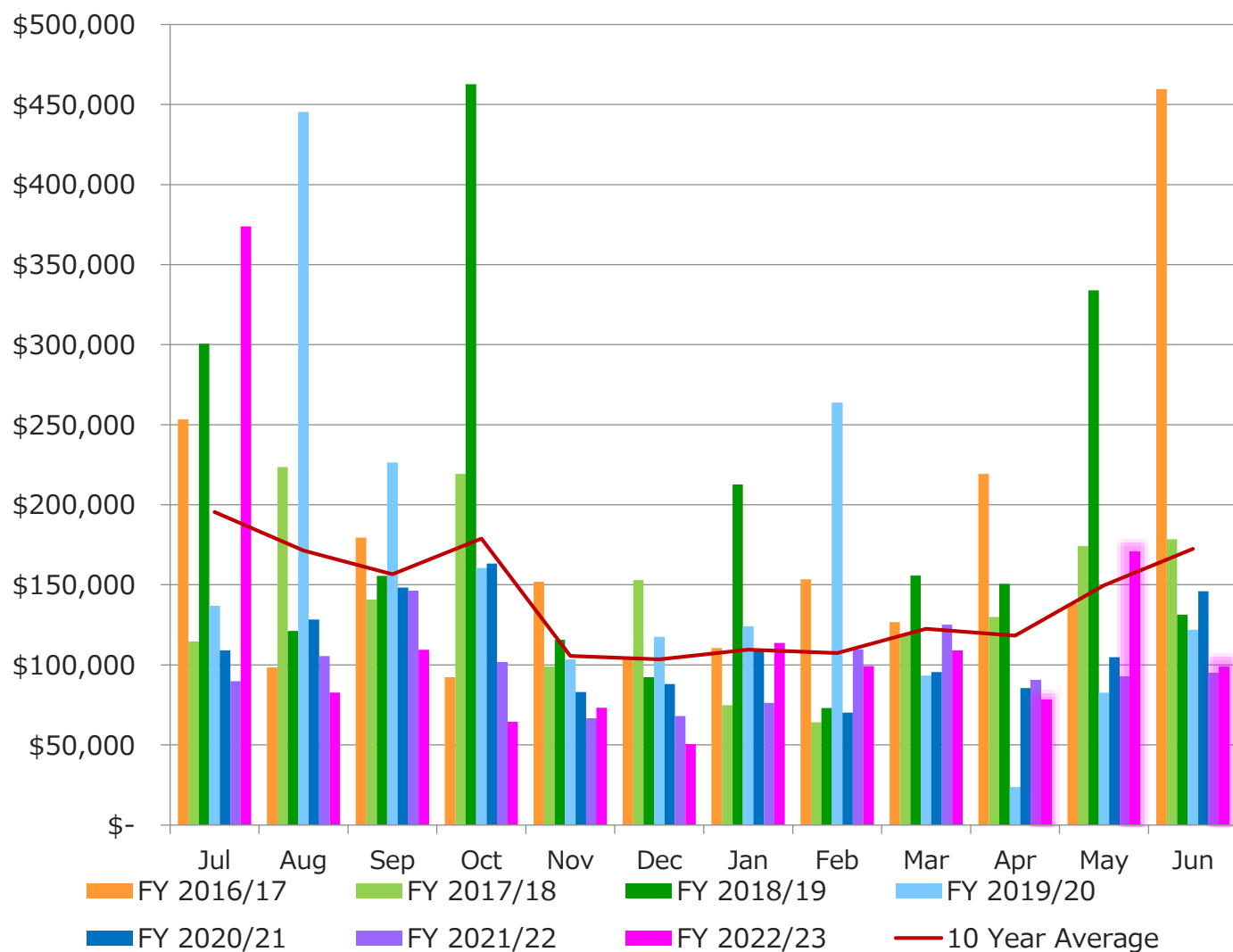
New Projects of Note:

- Innova Apartments (Haggerty north of 12 Mile)
- J. Crew (Novi Town Center)
- Purple Mattress Store (Twelve Oaks Mall)

*Note All figures from Jan – Mar 2023



Building Department Revenue



Planning Update

Final Stamping Sets

1. **Aramco Outdoor Tanks (JSP22-19)**
2. **NCS D Maintenance Bldg (JSP22-51)**
3. **Parc Vista LIP (JLIP22-10)**
4. **Joe Kool's Façade (JF23-03)**
5. **Montebello Estates (JSP15-76)**
6. **Clarkson Eyecare (JSP21-43)**
7. **Shelter Bay Animal Hospital (JSP21-27)**
8. **Novi High School Phase 2 (JSP22-36)**
9. **Parc Vista LIP - Revised (JLIP22-10)**

Noteworthy Projects Currently Under Review:

1. Audi of Novi – Car Dealership
2. Porsche of Novi – Car Dealership
3. Camelot Parc – 46 Apartment Units
4. Station Flats – Mixed Use with 160 Multi-family Residential Units, Co-working Space, and Cafe.
5. Griffin Novi II – 102 Apartment Units

Meetings & Public Engagement

April 2 - Active Mobility public input session at the Eggstravaganza at Novi High School

April 20 – Rotary Meeting, Planning staff attended and spoke about City West, Active Mobility Plan, and Master Plan

April 20 – Walkable Novi Committee meeting

May 3 – Master Plan Steering Committee meeting

May 24 – Master Plan and Zoning Committee meeting

June 2 – Superhero Showcase, table for Active Mobility Plan

June 14 – Master Plan and Zoning Committee meeting

June 14 – Master Plan Steering Committee meeting

June 15 – Walkable Novi Committee meeting

21 Concept Meetings Held

16 Preliminary Site Plan Reviews Completed

Code Compliance Update

Activities	Apr-June 2023	YTD 2023	YTD 2022
Complaints Received	126	179	170
Notices of Violation	361	509	544
Counter Assistance	80	151	110
Citations	4	4	11
Signs Removed from ROW	793	1221	1278
Sign Permits Issued	31	45	30
Final Sign Inspections	39	54	63
Soil Erosion Control inspections	79	137	130
Soil Erosion Violations Issued	2	3	33
Drainage Issues	6	13	28
Court Appearances	6	17	13
Woodland/Forester/Landscape Assistance	15	32	25
Wetland Assistance	4	4	4
Engineering Assistance	3	5	11
Building Department Assistance	11	28	12
Addresses Assigned	4	28	207
April - June 2023			
Ordinance Enforcement Conducted - By Category		Total	
Proactive		175	
Reactive		100	
Housing		19	
Zoning		50	
Nuisance		187	
Dangerous Buildings		4	
Other		32	

Activity and Honors

- **Code Compliance Officer Mario Gibbons designed a Manufactured Home Property Inspection program and along Code Compliance Officer Brian Riley inspected all 1722 Manufactured Home Park sites in the City to note any deficiencies and educate management staff. Upon re-inspection 30 out of 32 violations had been corrected, a 94% success rate for the program.**
- **Code Compliance Officer Mario Gibbons successfully completed his Construction Storm Water Operator Certification**

General Permitting, Inspection, and ZBA Activity

General Permit Activity for April — June 2023

- Electrical: 306
- Refrigeration: 96
- Plumbing: 125
- Heating: 250
- Demolition: 8
- Other: 416

1,201 Total Permits Issued

Inspection Activity for April — June 2023

- Building: 1133
- Plumbing: 664
- Electrical: 760
- HVAC: 554

3,111 Total Inspections Performed

Zoning Board of Appeals

- 8 Cases heard; all requests granted.
- 4 residential cases, and 4 commercial cases.
- 3 of the residential cases were for reduced setbacks to allow for small home additions, 1 was to allow additional square footage for a garage.
- The Commercial cases included 2 sign variance requests, a request for an overhead door to face a major thoroughfare, and for two truck docks to be in an exterior side yard.

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

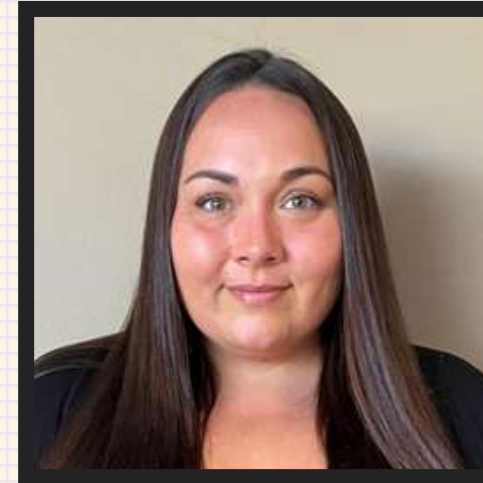
Code Compliance

Mario Gibbons
Deborah Martinez
Brian Riley
Maureen Underhill

Planning

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

New Employees



Sarah

Fletcher

Account Clerk



Ian

Hogg

Planner