



PLANNING COMMISSION 2025 ANNUAL REPORT

Prepared for consideration December 30, 2025

The Planning Commission reviews and approves site plans and Special Land Use permits for new commercial and residential development in the City of Novi, as well as associated Woodland permits, Wetland permits, and Stormwater Management Plans. The Commission also recommends action to the City Council on rezoning requests and proposed amendments to the Zoning Ordinance. In addition, the commission is responsible for preparing, adopting, and maintaining the community's Master Plan, which serves as the long-term guide for land use and development. Each year, it reviews the 6-year Capital Improvement Plan for inclusion in the City's annual budget. All duties of the Novi Planning Commission are authorized by State Statute.

This annual report was prepared in accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008, which 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

The Planning Commission consists of seven members appointed by the Mayor, with approval of the City Council, to staggered three-year terms. Appointments are made each June, with terms beginning in July. All members are community volunteers who serve without compensation.

In 2025, the following Planning Commission members presided:

Member	Term of Expiration
Mark Pehrson, Chair	June 30, 2027
John Avdoulos, Vice Chair	June 30, 2028
Michael Lynch, Secretary	June 30, 2027
Gary Becker	January – August 2025
David Dismondy	June 30, 2026
Sobha Reddi	November 2025 – June 30, 2028
Edward Roney	June 30, 2028
Ramesh Verma	June 30, 2027

2025 MEETINGS

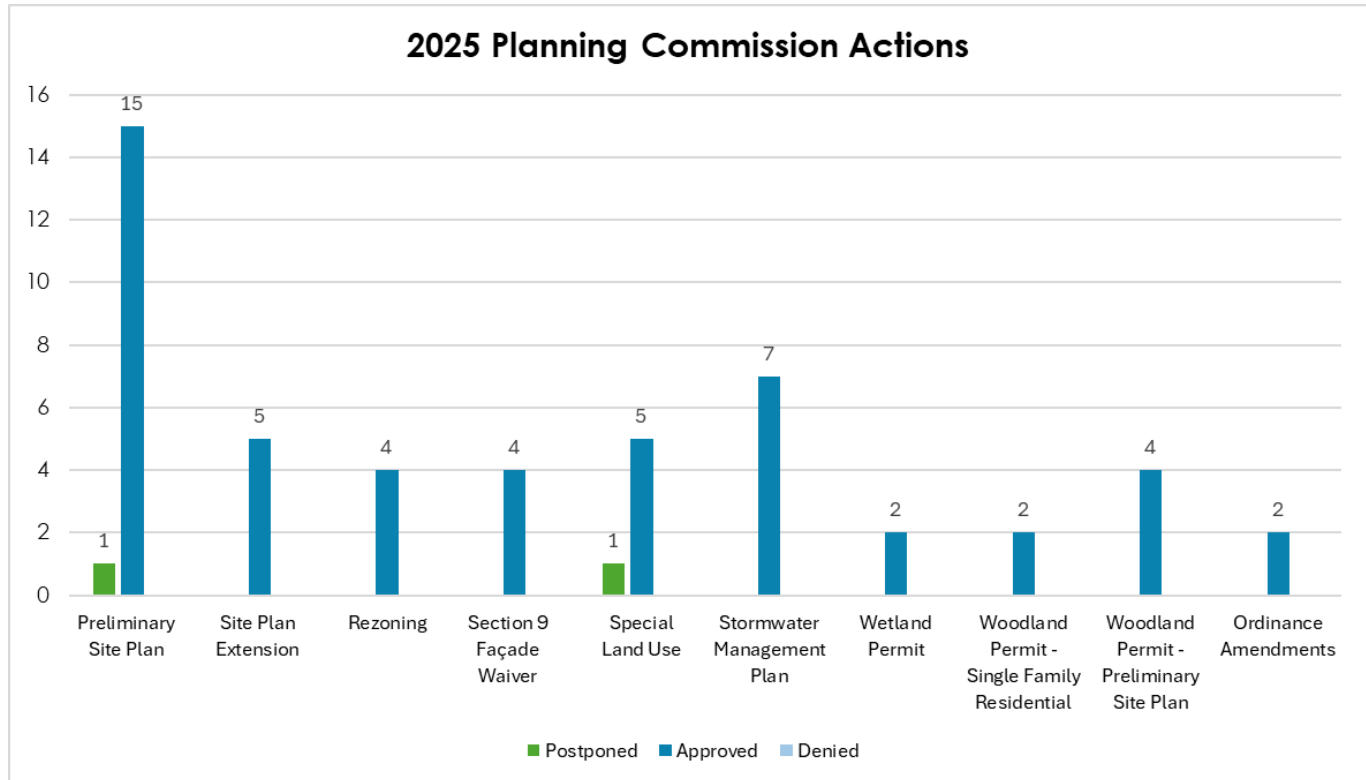
Meetings are typically held at 7:00 pm on the second and fourth Wednesday of each month, except for November and December when only one meeting is held. (Specific dates and times are listed in the city calendar and are subject to change). All meetings are open to the public and televised on the local cable station, as well as shown live on the city's webpage.

The Planning Commission held a total of 13 regular meetings in 2025. All 13 meetings were held in person in the Council Chambers at the Novi Civic Center, 45175 Ten Mile Road, Novi, MI, in accordance with the Open Meetings Act.

2025 PLANNING COMMISSION ACTIONS

As of December 30, 2025, more than 125 project permits were processed through the Planning Division throughout the year, with 83 permits approved administratively. The Planning Commission reviewed and took action on at least 31 development projects throughout the year and conducted 23 public hearings.

A major accomplishment was the adoption of the 2025 Master Plan, for which the Planning Commission provided substantial guidance, support, and recommendation.



Highlights of the Commission's actions in 2025 are as follows:

ORDINANCE AMENDMENTS:

1. TEXT AMENDMENT 18.305 –

Recommended to City Council for Adoption

PROPOSED AMENDMENTS TO DAY CARE STANDARDS

Public hearing for Text Amendment 18.305 to add a new Subsection to 4.12, Group Day Care Homes, Day Care Centers, and Adult Day Care Centers to increase Day Care Center capacity in certain locations and subject to conditions, to clarify standards, and to amend various additional sections of the ordinance as determined necessary.

2. TEXT AMENDMENT 18.306 –

Recommended to City Council for Adoption

PROPOSED AMENDMENTS TO CAR WASH STANDARDS

Public hearing for Text Amendment 18.306 to reclassify auto washes from Principal Permitted Uses to Special Land Uses in the B-3 District subject to new conditions, and to amend various additional sections of the ordinance as determined necessary.

SITE PLANS:

1. QUICK PASS CAR WASH JSP24-13

Approval Granted

Resume the Public Hearing at the request of Novi Road Management, LLC for Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan approval to build a Quick Pass Car Wash.



Figure 1: Quick Pass Car Wash Rendering, as provided by the applicant

2. EL CAR WASH NOVI II JSP24-25

Approval Granted

Consideration of El Car Wash Novi II for Preliminary Site Plan approval. The subject property is 0.54 acres in size, is zoned TC Town Center District, and is located on the east side of Novi Road, north of Grand River. The applicant is proposing to reutilize the existing car wash building for a new car wash.



Figure 2: El Car Wash Rendering, as provided by the applicant

3. 27629 HAGGERTY ROAD – HEFCO JSP24-22

Approval Granted

Public Hearing at the request of HEFCO Haggerty LLC for Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan approval. The subject parcel is zoned OST, Office Service and Technology and is located in Section 13, on the west side of Haggerty Road and south of Twelve Mile Road. The applicant is proposing to construct a 37,925 square foot speculative building.

4. WADE ONE – HELIOS JSP24-05

Approval Granted

Public Hearing at the request of Integrity Building Group for a Special Land Use Permit and Preliminary Site Plan approval. The subject property is zoned I-1 Light Industrial and is located in Section 15, south of Grand River Avenue and east of Taft Road. The applicant is proposing to operate a single business out of an existing industrial building. Helios is a company that manufactures stone-cutting equipment and assembly/shipping of purchased equipment.

5. CROWN UTILITY EXTENSION JSP24-24

Approval Granted

Public Hearing at the request of Crown Enterprises to consider Preliminary Site Plan and Woodland Permit approval to extend water and sanitary sewer lines approximately 125 feet from Magellan Drive to the subject site. The subject parcel is zoned I-2, General Industrial and is located on the north side of Twelve Mile Road, west of West Park Drive.

6. DICK'S SPORTING GOODS – HOUSE OF SPORT JSP24-31**Approval Granted**

Public hearing at the request of Dick's Sporting Goods for Planning Commission's recommendation of a Special Land Use Permit and Preliminary Site Plan. The subject property at 27600 Novi Road totals approximately 17.79 acres and is located east of Novi Road, south of Twelve Mile Road (Section 14). The property is zoned R-C (Regional Center District). The applicant is proposing to occupy a portion of the existing 241,725 square foot building and construct an outdoor track/field area adjacent to the building.



Figure 3: Dick's House of Sport Rendering, as provided by the applicant

7. TAWHEED CENTER PARKING LOT EXPANSION JSP24-27**Approval Granted**

Consideration at the request of Turk Architects for Preliminary Site Plan approval. The subject property, located at 24101 Novi Road, is approximately 1.86 acres in size and is situated west of Novi Road, south of Ten Mile Road (Section 27). The property is zoned OS-1 (Office Service District). The applicant is proposing to add 35 new parking spaces and associated landscaping to the north side of the existing 9,750 square-foot building.

8. TWELVE MILE TOWNES JSP25-03**Recommended to City Council**

Public hearing at the request of Singh Development, LLC for JSP 25-03 Twelve Mile Townes for Planning Commission's recommendation to the City Council for a Preliminary Site Plan with a PD-2 Option, Special Land Use, Wetland Permit, and Stormwater Management Plan approval. The subject property is located at the southeast and southwest corners of Twelve Mile Road and Twelve Oaks Mall access drive in Section 14. The applicant proposes utilizing the Planned Development 2 (PD-2) option to develop 125 townhome units.

9. 21420 NOVI ROAD (NORTH EIGHT) JSP25-17**Approval Granted**

Consideration at the request of Kap and Rich Restaurant Group for approval of the Preliminary Site Plan. The subject property at 21420 Novi Road totals approximately 1.73 acres and is located east of Novi Road, south of Nine Mile Road (Section 35). The property is zoned B-3: General Business District and P-1: Vehicular Parking District. The applicant is proposing building and site renovations to support the new restaurant use.

10. CADILLAC OF NOVI JSP25-07**Recommended to City Council**

Public Hearing at the request of Cadillac of Novi for Planning Commission's recommendation to City Council to consider a Preliminary Site Plan with an amended Special Development Option Concept Plan, Section 9 Façade Waiver, and Stormwater Management Plan in the GE, Gateway East zoning district. The subject property totals 6.77 acres and is located on the northeast corner of Grand River Avenue and Meadowbrook Road (Section 24). The applicant is proposing a 4,174 square foot building addition, expand the parking lot, and update the building façade and signage.



Figure 4: Cadillac of Novi Rendering, as provided by the applicant

11. SAKURA EAST JSP25-09

Approval Granted

Consideration of the request of Sakura Novi Residential LLC for Preliminary Site Plan 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 applicant is proposing to develop 45 multifamily residential units.

12. RAISING CANE'S JSP25-14

Approval Granted

Public Hearing at the request of Raising Cane's to consider Special Land Use and Preliminary Site Plan approval to convert a former Wendy's to a Raising Cane's restaurant. The applicant is proposing modifications to accommodate improved drive-through and by-pass lanes, modifications to the building façade, and providing covered patio seating. The subject property is within the TC, Town Center Zoning District, which lists Fast Food Drive-Through Restaurants as a Special Land Use.



Figure 5: Raising Cane's Rendering, as provided by the applicant

13. LITTLE SEEDS JSP25-23

Request Postponed

Public Hearing at the request of Little Seeds for consideration of a Special Land Use Permit and Preliminary Site Plan approval. The subject property is an existing daycare center within the RA, Residential Acreage Zoning District. The applicant is proposing to expand enrollment at the daycare center from 60 students to 72 students and increase the parking lot by six parking spaces.

14. FELDMAN KIA JSP25-24

Approval Granted

Consideration of the request of Feldman Automotive for Preliminary Site Plan and Stormwater Management Plan. The subject property is zoned B-3 with a Planned Rezoning Overlay (PRO), which conditions development to the terms of a PRO Plan and Agreement. The applicant is proposing to develop a Kia dealership.



Figure 6: Feldman Kia Rendering, as provided by the applicant

15. LITTLE SEEDS JSP25-23

Approval Granted

Public Hearing at the request of Little Seeds for consideration of a Special Land Use Permit and Preliminary Site Plan approval. The subject property is an existing daycare center within the RA, Residential Acreage Zoning District. The applicant is proposing to expand enrollment at the daycare center from 60 students to 75 students and increase the parking lot by six parking spaces.

16. GRAND BECK DEVELOPMENT JSP25-05

Approval Granted

Public hearing at the request of Gratus, LLC for consideration of Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The subject properties, located at 47277 Grand River Avenue, comprise approximately 3.70 acres. The site is located east of Beck Road, south Grand River Ave (Section 16), and is zoned B-3 District. The applicant proposes to develop the site with a fuel station, convenience store, and car wash.



Figure 7: Grand-Beck Development Rendering, as provided by the applicant

REZONINGS:

1. CITY-INITIATED REZONING OF 45241 GRAND RIVER AVENUE 18.751

Recommended to City Council

Public hearing for Planning Commission's recommendation to City Council regarding the City initiated request to rezone property in Section 15, located on the south side of Grand River Avenue, east of Taft Road from I-2 (General Industrial) to I-1 (Light Industrial). The subject property is approximately 7.61 acres.

2. FELDMAN KIA PRO PLAN WITH REZONING 18.746 JZ24-32

Recommended to City Council

Public hearing at the request of Feldman Automotive for Planning Commission's recommendation to City Council for a Zoning Map Amendment from Non-Center Commercial to General Business with a Planned Rezoning Overlay. The subject site is approximately 4.88-acres and is located west of Joseph Drive, south of Grand River Avenue (Section 24). The applicant is proposing to develop an automotive dealership with outdoor vehicle inventory.

3. THE GROVE PRO PLAN WITH REZONING 18.745 JZ24-31**Recommended to City Council**

Public hearing at the request of Ivanhoe Development for a Zoning Map Amendment from Office Service Technology to Low-Density Multiple Family with a Planned Rezoning Overlay. The subject site is approximately 62 acres and is located east of Meadowbrook Road, south of Twelve Mile Road (Section 13). The applicant is proposing to develop a 232-unit townhome development.

3. MARIELLA ESTATES PRO PLAN WITH REZONING 18.750 JZ24-43**Motion Not Required**

Public hearing at the request of Braciolo Brothers, LLC for initial submittal and eligibility discussion for a Zoning Map Amendment from RA Residential Acreage to R-1 One-Family Residential with a Planned Rezoning Overlay. The subject site is approximately 9.4 acres and is located west of Garfield Road, on the north side of Eight Mile Road (Section 31). The applicant is proposing to develop 10 single family lots.

4. MARIELLA ESTATES PRO PLAN WITH REZONING 18.750 JZ24-43**Recommended to City Council**

Public hearing at the request of Braciolo Brothers, LLC for Planning Commission's recommendation to City Council for a Zoning Map Amendment from Residential Acreage to R-1 One-Family Residential with a Planned Rezoning Overlay. The subject site is approximately 9.4 acres and is located west of Garfield Road, on the north side of Eight Mile Road (Section 31). The applicant is proposing to develop 10 single family lots.

SITE PLAN EXTENSIONS:**1. HOME2 SUITES JSP22-56****Approval Granted**

Approval of the request of Novi Elite Hospitality, LLC for the one-year extension of the Preliminary Site Plan approval of a 141-room, 5-story hotel. The subject property is located in the Adell Center Development, south of I-96 and west of Novi Road. The Preliminary Site Plan was approved by the Planning Commission on January 11, 2023.

2. NOBLE VILLAGE JSP22-26**Approval Granted**

Approval of the request by Noble Village Group for the one-year extension of the approved Final Site Plan. The subject property is located on the south side of Grand River Avenue, east of Novi Road, in the Town Center (TC-1) zoning district. The project area is approximately 3.85 acres. The Preliminary Site Plan was approved by the Planning Commission on September 28, 2022 for a range of improvements to the current site of One World Market and the former Library Pub.

3. MAPLE MEDICAL OFFICE JSP21-33**Approval Granted**

Approval of the request of AJSS Property, LLC for the first one-year extension of the Final Site Plan approval. The subject property is located east of Novi Road and south of Fourteen Mile Road, in the RA, Residential Acreage District, with a Planned Unit Development. The applicant is proposing to construct a 2558 square foot medical office building. The Planning Commission approved the Preliminary Site Plan on June 8, 2022. Final Site Plan approval was granted August 2, 2023.

4. ARMENIAN CULTURAL CENTER JSP17-37**Approval Granted**

Approval of the request of Zeimet Wozniak & Associates, on behalf of the Armenian Community Center of Greater Detroit, for the third one-year extension of the Final Site Plan and Special Land Use approval. The subject property is located in Section 12, on the north side of Twelve Mile Road and east of Meadowbrook Road, in the Residential Acreage (RA) zoning district. The project area is approximately 19.30 acres. A revised Special Land Use Permit was granted by the Planning Commission on October 14, 2020 to permit a Place of Worship, a daycare in a residential district, and a proposed Armenian Genocide Memorial structure within the courtyard.

5. LUXOR ESTATES JSP20-09**Approval Granted**

Approval of the request for a one-year extension of the Preliminary Site Plan approval. The subject property is located east of Beck Road, south of Nine Mile Road on a 1.82-acre parcel in the RM-1 District. The Preliminary Site Plan was approved by the Planning Commission on November 9, 2022 for six units in two-family attached buildings. The first extension was granted November 13, 2024.

SINGLE FAMILY WOODLAND USE PERMITS:**1. 51270 NINE MILE ROAD WOODLAND PERMIT PBR25-0258****Approval Granted**

Public Hearing at the request of Kensington Family Homes for consideration of a Woodland Permit to remove 12 regulated woodland trees to build a single-family home.

2. 22685 EVERGREEN COURT WOODLAND PERMIT PBR25-0284**Approval Granted**

Public Hearing at the request of Cranbrook Custom Homes for consideration of a Woodland Permit to remove 12 regulated woodland trees to build a single-family home.

SECTION 9 FAÇADE WAIVERS:**1. FOUNTAIN VIEW – BUILDING C JF25-03****Approval Granted**

Consideration of the request of JRJ Group Inc. for a Revised Section 9 Façade Waiver. The subject property contains 5.45 acres and is located in Section 10, on the east side of Dixon Road, north of Twelve Mile Road. The applicant is proposing to modify the façade of Building C of a previously approved site plan.

2. POTTERY BARN FACADE JF25-04**Approval Granted**

Approval at the request of Ashley Montague of Rebecca Olson Architect, LLC, on behalf of Pottery Barn, for a Section 9 Façade waiver. The subject site is on a portion of the 18.74-acre parcel located at 27500 Novi Road at Twelve Oaks Mall (Section 14). The site is zoned R-C: Regional Center. The applicant requests approval to paint the existing brick on the east (front) façade of the former California Pizza Kitchen space as part of the Pottery Barn storefront modification.



Figure 8: Pottery Barn Façade Rendering, as provided by the applicant

OTHER:**1. 2025-2031 CAPITAL IMPROVEMENT PROGRAM****Approval Granted**

Consideration to approve the CIP document for Manager's Office Use in the City budget.

2. 2025 MASTER PLAN FOR LAND USE**Master Plan Adopted**

Public Hearing for Planning Commission's consideration for adoption of the 2025 Master Plan for Land Use in order to fulfill the requirements of the Michigan Planning Enabling Act and to provide a plan for the future development in the City of Novi.

3. CAMELOT PARC TOWNHOMES JSP25-02**Recommended to City Council**

Public hearing at the request of Avalon Park Development, LLC for recommendation to the City Council for Concept Plan approval under the Planned Suburban Low Rise Overlay provisions. The subject property is located on the east side of Wixom Road, north of Eleven Mile Road (Section 17). The applicant is proposing 22 townhome units in five two-story buildings.

PLANNING COMMISSION COMMITTEES

Planning Commission Committees that met in 2025:

- Capital Improvement Plan (CIP) Committee (2/12)
- Mobility Committee (2/20, 5/15, 6/26, 8/21, 11/20)

The CIP Committee met to discuss proposed capital improvement projects for the fiscal year 2025-2026. The 2025-2031 Capital Improvement Plan was adopted by the Planning Commission on February 26, 2025.

The Mobility Committee held five meetings in 2025. The committee was chaired by City Council Member Brian Smith through November; City Council Member David Staudt was appointed chairperson at the November 20th meeting.

Key discussion items included:

- The Northville Non-Motorized Connection
- E-Bike Regulations
- The Citywide Sidewalk Survey
- Active Mobility Review
- Regional Trail Connections
- Road Report Updates
- Safe Streets for All Grant
- Design and Placement of Transit Stops
- ITC Trail to Bosco Fields Pathway Connection – TAP Grant Update
- Villa Barr Pathway Project
- Roundabout Projects
- 9Line Multi-Community Pathway Update

LOOKING AHEAD TO 2026

The Planning Commission can look forward to the following objectives in 2026:

Planned Unit Development (PUD) Ordinance Update:

Review and recommend a new PUD Ordinance to the City Council, consistent with the 2025 Master Plan recommendations, to support mixed-use PUD districts and facilitate the redevelopment of existing retail centers and remaining undeveloped properties.

Zoning Ordinance Landscape Standards:

Evaluate and update landscaping requirements within the Zoning Ordinance to increase planting percentages in large parking lots to mitigate heat island effects, and to revise landscape standards for select higher-density residential districts.

Active Mobility Plan Implementation:

Advance the Active Mobility Plan's Near-Term Network goals by supporting the completion of key sidewalk gaps and crosswalks, and by identifying opportunities to implement recommended improvements through the site plan review and approval process.

Professional Development:

Continue participation in relevant training and professional development opportunities to enhance Planning Commission knowledge and effectiveness.