



PLANNING COMMISSION AGENDA

CITY OF NOVI
Regular Meeting
October 16, 2024 | 7:00 PM
Council Chambers | Novi Civic Center | 45175 Ten Mile Road
Novi, MI 48375 (248) 347-0475

Mayor and Council –

I wanted to direct your attention to three items that were passed/recommended by the Planning Commission at last night's meeting. All three items;

- City West South
- Feldman Kia
- Sakura East

Will all be appearing before Council in the coming weeks.

- Victor

COMMISSION MEMBERS: Avdoulos, Becker, Dismondy, Lynch, F

The Planning Commission wishes to advise the general public that all remarks shall be limited to three minutes per person during both the Public Hearing and Audience Participation portions of the meeting. Petitioners' presentations shall be limited to ten minutes.

No person, other than a Commission member, shall address an issue for public hearing following the closing of that public hearing by the Chairperson (except during Audience Participation).

The above participation policy is outlined in Sections 3.4 and 3.8 of the Planning Commission By-Laws and Rules of Procedure.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

AUDIENCE PARTICIPATION

CORRESPONDENCE

COMMITTEE REPORTS

CITY PLANNER REPORT

CONSENT AGENDA - REMOVALS AND APPROVALS

PUBLIC HEARINGS

1. 22615 NOVI ROAD WOODLAND PERMIT PBR24-0106

Public hearing at the request of Anywhere Lombardo LLC, for a Woodland Use Permit for 22615 Novi Road. The site is located west of Novi Road, and north of Nine Mile Road in Section 27 of the city. The applicant is requesting the removal of 40 regulated woodland trees to build a single-family home.

[Click for this packet item](#)

2. 22649 NOVI ROAD WOODLAND PERMIT PBR24-0093

Public hearing at the request of Anywhere Lombardo LLC, for a Woodland Use Permit for 22649 Novi Road. The site is located west of Novi Road, and north of Nine Mile Road in Section 27 of the city. The applicant is requesting the removal of 40 regulated woodland trees to build a

single-family home.

[Click for this packet item](#)

3. 22683 NOVI ROAD WOODLAND PERMIT PBR24-0095

Public hearing at the request of Anywhere Lombardo LLC, for a Woodland Use Permit for 22683 Novi Road. The site is located west of Novi Road, and north of Nine Mile Road in Section 27 of the city. The applicant is requesting the removal of 23 regulated woodland trees to build a single-family home.

[Click for this packet item](#)

4. CITY WEST ZONING MAP AMENDMENT 18.747

Public hearing and Planning Commission's recommendation to City Council regarding the staff-initiated request to rezone property in Section 16, located east of Beck Road, west of Taft Road on the south side of Grand River Avenue from Office Service, Residential Acreage, and Light Industrial to City West. The subject properties total approximately 106.76 acres.

[Click for this packet item](#)

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

Public hearing at the request of Feldman Automotive for initial submittal and eligibility discussion for a Zoning Map Amendment from Non-Center Commercial (NCC) to General Business (B-3) 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, which is not a permitted use in the NCC District.

[Click for this packet item](#)

6. JZ23-41 SAKURA EAST PRO PLAN WITH REZONING 18.743

Public hearing at the request of Sakura Novi LLC for Planning Commission's recommendation to City Council for a Zoning Map Amendment from Light Industrial to Town Center One with a Planned Rezoning Overlay. The subject site is approximately 3.5-acres and is located south of Eleven Mile Road, west of Meadowbrook Road (Section 23). The applicant is proposing to develop a 45-unit multiple-family townhome development.

[Click for this packet item](#)

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE SEPTEMBER 11, 2024 PLANNING COMMISSION MINUTES

[Click for this packet item](#)

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

SUPPLEMENTAL ISSUES/TRAINING UPDATES

AUDIENCE PARTICIPATION

ADJOURNMENT