

Buzz Report

February 26, 2026



Hot Topics:

- **Emerson Park Building Code Complaint**

Kavitha Thangavelu, A resident of the Emerson Park Development (located on Novi Rd, north of 10 Mile) has been in contact with the Community Development, City Clerk and City Manager's offices alleging her home on Ivy Lane is not in compliance Michigan Residential Code (MRC). Her complaints are primarily related to the installed furnace and water heater, and that a temperature measure in her master bathroom indicated 66.6°F, despite the thermostat being set at 72°F. The Community Development department has investigated the matter and did not find any code violations at the home, furthermore the home had previously passed 3rd party performance field testing when its construction was completed in the summer of 2020. Ms. Thangavelu has expressed dissatisfaction with this response from Community Development and the City Manager, **she has indicated her intent to speak to City Council about the matter at the next upcoming meeting.**

- **Meadowbrook Commons Award Nomination**

The National Apartment Association has nominated KMG Prestige and Meadowbrook Commons for Large Community of the Year! The Large Community of the Year Award recognizes an apartment community with over 150 units that demonstrates a clear commitment to service, meaningful impact on the local community, and strong financial performance. The criteria includes a resident-focused service model, consistent customer service standards, proactive maintenance philosophy, strong occupancy and retention, engagement within the Novi community, and careful attention to maximizing financial performance while maintaining quality operations. Award winners will be announced and celebrated at the [2026 Apartmentalize conference](#) in New Orleans in June. Here is the announcement post from Property Management Association of Michigan's [Facebook page](#).

- **Senator Bayer**

State Senator Rosemary Bayer will be hosting a Coffee Hour/Community Conversation event in the Civic Center Gateway Quarter on February 26 from 6:30 – 7:30 p.m.

- **Tree Removals on 14 Mile Rd**

We have received some resident concern regarding the Great Lakes Water Authority (GLWA) has marked a large number of large trees in the County Right-of-Way along the south side of 14 Mile Road west of M-5 for removal as part of the upcoming water main project. GLWA has indicated that they plan to replace the trees *in accordance with the* [Novi Woodland Protection Ordinance](#) as part of their overall restoration work in the spring.

- **Emergency Assistance Food Distribution**

The City of Novi serves as a front-line distribution site for emergency food assistance through organizations like Focus: HOPE and the USDA's TEFAP (The Emergency Food Assistance Program). Food assistance programs overall have been significantly impacted by the recent federal government shutdown. Staffing reductions, transportation disruptions, and delivery delays have slowed operations. In addition, the federally allocated program budget has decreased, despite rising food costs and increased community need. As a result, sites (including Novi) are receiving fewer food items per distribution. This is a widespread issue affecting all participating locations.

- **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.

Community and Economic Development Project Updates:

Map of Development projects

- **Supra Revolving Sushi (Former Bar Louie) – 12 Mile Crossing**

The space recently vacated by Bar Louie is set to become a new revolving sushi restaurant. [Initial permits have been issued. There is not yet a timeline for when they plan to open.](#)

- **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 to develop 161 townhome units. Next steps will be initial PRO Plan consideration by ~~Planning Commission~~ and City Council. At the January 14th Planning Commission meeting this project received initial feedback (no votes were taken) and will come before Council soon for their initial input (again, *not* for action, just initial feedback).

- **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

- **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>

- **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. A Foundation-only permit has been issued for the exterior additions.
Estimated Completion Date: Unknown

- **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
Complete and now open.
- **El Car Wash # 2** (former Original \$6 Car Wash) - Novi Road and 96
Permits have been issued
- **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: Winter/early spring 2026*
- **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. [Site Plan and Building drawings approved, working to schedule Preconstruction meeting](#). 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)**
Spaces for [a Dicks House of Sport, Round 1 Arcade and Bowling, and Primark](#). Nearly all the external work has been completed. A Revised Structural package has been [approved and work is now underway](#). *Estimated Completion Date: **Spring/Summer 2026***

Ordinance Enforcement Updates:

- **121 Faywood:** Permits have been issued with conditions
- **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.

- **Brome Modern Eatery (Former 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 addressing the matter accordingly. The new tenant (Brome Modern Eatery) has addressed the façade issues and is now open for business.

Frequently Asked Questions:

None at current