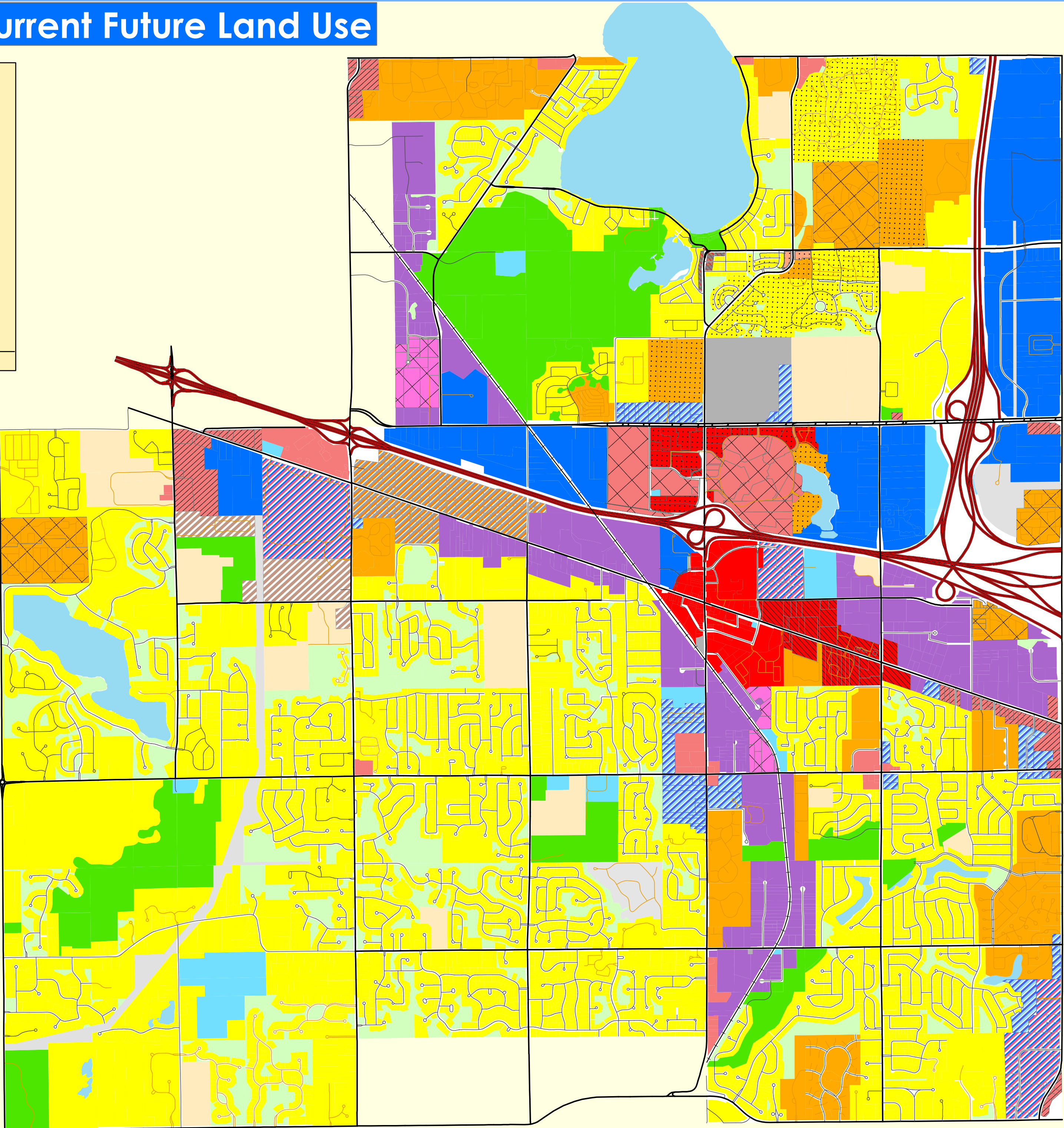
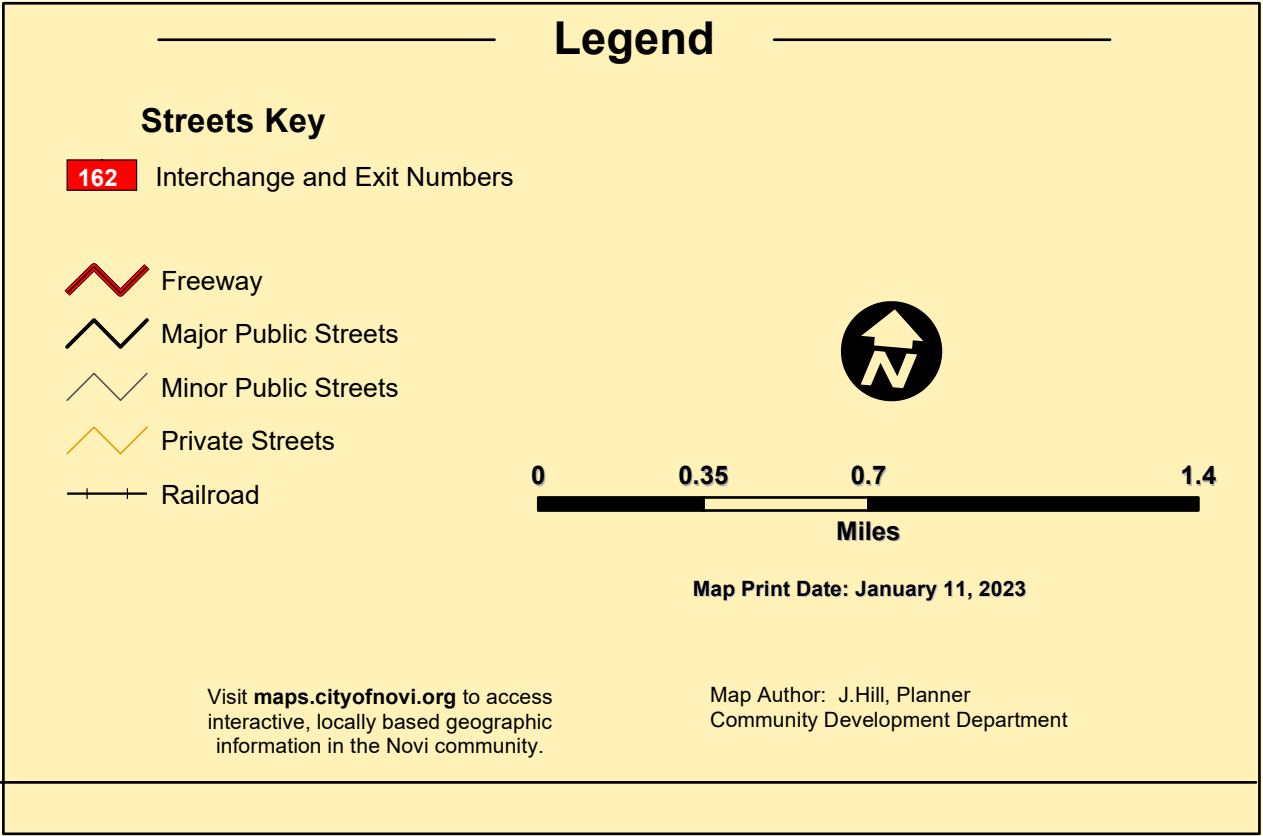


SUGGESTED CITY COUNCIL RESOLUTION

ATTACHMENT A - AMENDMENTS TO THE MASTER PLAN

1. Cover page
2. Future Land Use Map amendment
3. Residential Density Map amendment

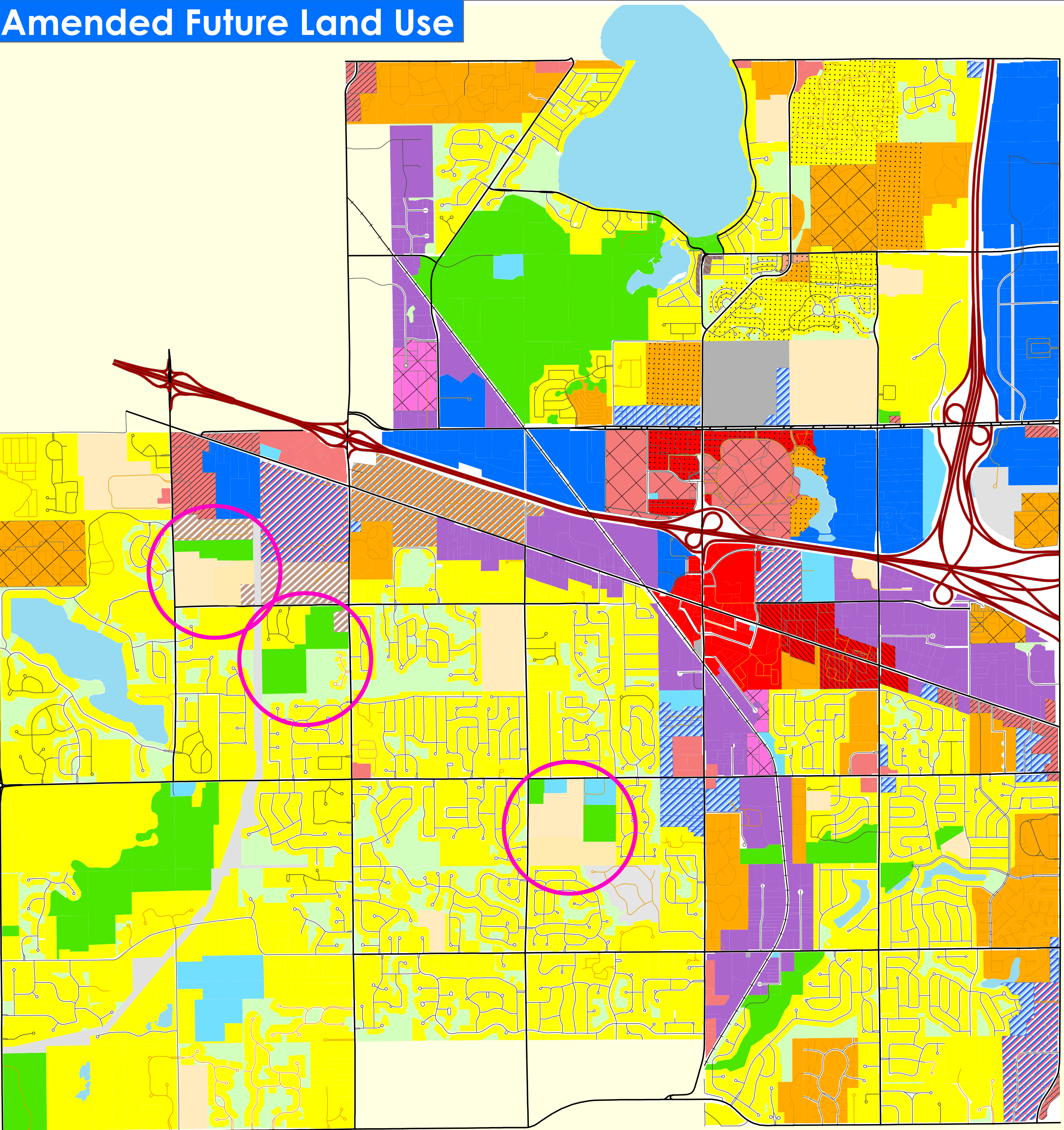
Current Future Land Use



Legend



Amended Future Land Use



Notes:

1. The areas circled in pink are the areas undergoing a reclassification of land use. The land being reclassified from Public Park to Educational Facility, as shown in the map, is not required for park purposes by the City

2. This map is meant to replace the Future Land Use Map and all other material found on page 47 of the 2016 Master Plan

3. This Master Plan amendment includes the amended Future Land Use Plan and the amended Residential Density Plan

4. This map is intended to show generalized land use and is not intended to indicate the precise size, shape, or dimension of areas.

5. See the Residential Density Plan map for more specific residential density recommendations

6. If future conversion of public and private recreation areas to a non-public or non-recreation area occurs, the intended use is residential at the density identified on the Residential Density Map

CURRENT RESIDENTIAL DENSITY

Legend

Streets Key

162

Interchange and Exit Numbers

Freeway

Major Public Streets

Minor Public Streets

Private Streets

Railroad

00.350.71.4

Miles

Map Print Date: January 11, 2023

Visit maps.cityofnovi.org to access interactive, locally based geographic information in the Novi community.

Map Author: J.Hill, Planner
Community Development Department

Proposed Land Use

Single Family

PUD

Multiple Family

PD1

Manufactured Home Residential

Suburban Low-Rise

Mixed Use

1

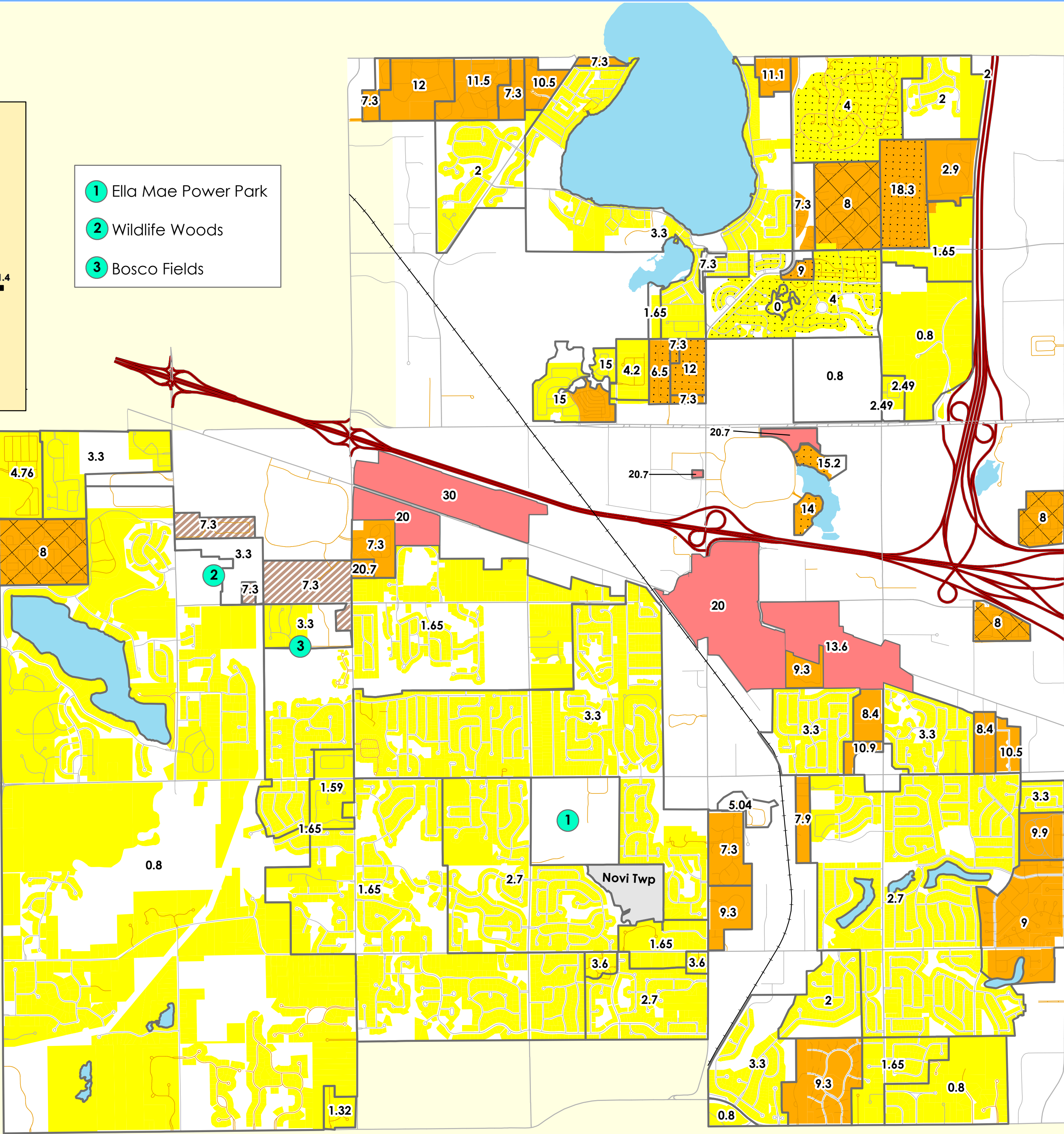
Ella Mae Power Park

2

Wildlife Woods

3

Bosco Fields



AMENDED RESIDENTIAL DENSITY
CHANGE IN PINK

Legend

Streets Key

162

Interchange and Exit Numbers

Freeway

Major Public Streets

Minor Public Streets

Private Streets

Railroad

00.350.71.4

Miles

Map Print Date: January 11, 2023

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Proposed Land Use

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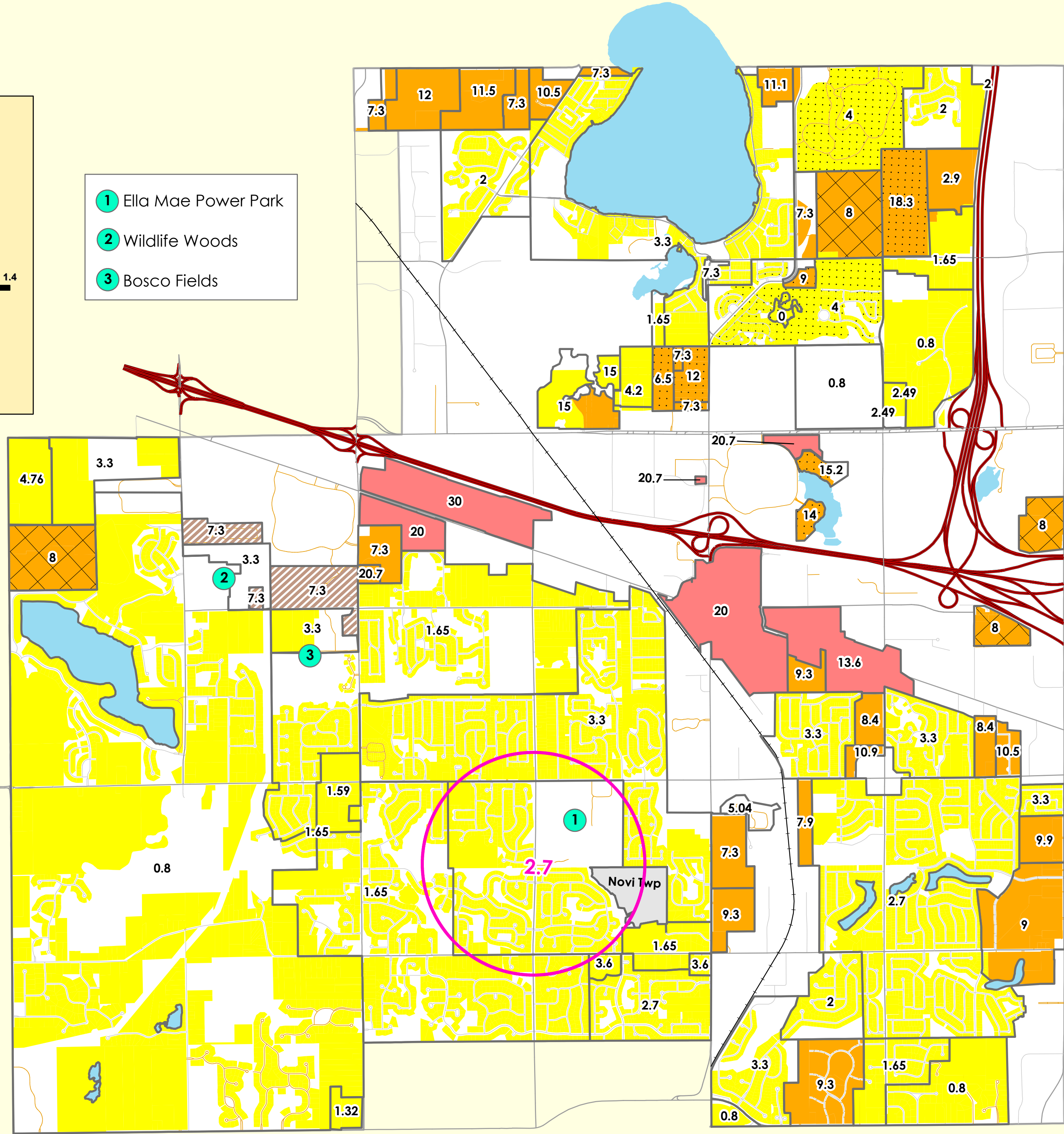
Manufactured Home Residential

Suburban Low-Rise

Mixed Use

Notes

1. This map is meant to supplement the Residential Density map and all other material found on page 48 of the 2016 Master Plan. Existing references to the original Residential Density map remain valid
2. The change designated in pink provides a Residential Density of 2.7 dwelling units per acre to an area that previously had no planned Residential Density attributed to it
3. Actual maximum number of dwelling units permitted per acre may be less due to site conditions and City of Novi Code of Ordinance requirements and the specific recommendations of the Master Plan for mixed use areas



FEBRUARY 8 PLANNING COMMISSION RESOLUTION

**PLANNING COMMISSION RESOLUTION OPENING THE MASTER PLAN REVIEW
PROCESS, NOTIFYING ALL REQUIRED ENTITIES TO CONSIDER AMENDING THE 2016
MASTER PLAN FUTURE LAND USE MAP TO RECLASSIFY A PORTION OF ELLA MAE
POWER PARK FROM PUBLIC PARK TO EDUCATIONAL FACILITY, A PORTION OF
WILDLIFE WOODS PARK FROM PUBLIC PARK TO EDUCATIONAL FACILITY, AND
BOSCO FIELDS PROPERTY FROM EDUCATIONAL FACILITY TO PUBLIC PARK**

At a regular meeting of the Planning Commission of the City of Novi, Oakland County, Michigan, held on the 8th day of February, 2023

PRESENT: Member Avdoulos, Member Becker, Member Dismondy,
Member Lynch, Chair Pehrson, Member Roney, Member Verma

ABSENT: None

The following resolution was offered by Member Avdoulos and seconded by Member Roney:

WHEREAS the City of Novi ("City") and Novi Community School District ("District") have prepared a draft Property Exchange Agreement ("Agreement") under which the City will convey to the District a portion of Ella Mae Power Park and a portion of Wildlife Woods Park, and the District will convey to the City land directly south of Fuerst Park and all the Bosco Fields property; and

WHEREAS at the November 14 City Council meeting an initial draft of the Agreement was presented and approved subject to the approval of final form by the City Manager and City Attorney's Office; and

WHEREAS the approval of final form includes ensuring that the exchange complies with MCL 117.5(e)(the Home Rule Cities Act), which states that land designated as park in an official Master Plan may not be sold; and

WHEREAS the portions of land agreed to be conveyed to the District are currently designated as Public Park on the 2016 Future Land Use Map; and

WHEREAS the Bosco Fields property to be conveyed to the City is currently designated as Educational Facility on the 2016 Future Land Use Map; and

WHEREAS an amendment to the Master Plan, to comply with MCL125.3845 (Michigan Planning and Enabling Act), must follow the procedures set forth in Sections 39, 41, and 43 of the Michigan Planning and Enabling Act; and

WHEREAS Section 39 requires sending notices of the amendment to the same entities required for an entire master plan update and requesting comments and cooperation; and

WHEREAS Section 41 requires submitting the proposed amendment to the legislative body for approval of distribution to the same entities as required by section 39; and

WHEREAS Section 43 requires a public hearing at the Planning Commission 42 days after the legislative body approves the distribution of the amendment, at which point the Planning Commission can adopt the proposed amendments or adopt them subject to modifications; and

WHEREAS the Agreement between the City and the District is partially contingent upon the completion of this master plan map reclassification, and within the Agreement, both parties agree that time is of the essence; and

WHEREAS City Council has already approved the land exchange associated with the map reclassification, and the Planning Commission can condense steps in the amendment process due to the circumstances of the Agreement.

NOW THEREFORE BE IT RESOLVED that the Planning Commission hereby authorizes the opening of the Master Plan review process.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends to the City Council the draft amendments to the 2016 Future Land Use Map and text, as presented as Attachment A, for approval by the City Council for distribution.

BE IT FURTHER RESOLVED that once the draft amendments are approved for distribution by the City Council, the Planning Commission Chairperson hereby authorizes the mailing of a notification of the opening of the Master Plan for Land Use to all required entities of the start of the process requesting comments before the matter returns for final consideration.

RESOLUTION DECLARED ADOPTED

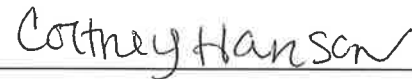
YEAS: 7
NAYS: 0
ABSENT: 0
ABSTENTIONS: 0

CERTIFICATION

I hereby certify that the foregoing Resolution is a true and complete copy of the resolution adopted by the Planning Commission of the City of Novi, Oakland County, Michigan, at a meeting of the City of Novi Planning Commission held on the 8th day of February, 2023, the original of which is on file in my office.

I further certify that the notice of the meeting was given pursuant to, and in full compliance with, Act No. 267 of the Public Acts of Michigan, 1976, as amended.

IN WITNESS WHEREOF, I have hereunto affixed by official signature this 9th day of February, 2023.



Cortney Hanson, City Clerk

CHAIRPERSON'S CERTIFICATION

I hereby certify that the foregoing resolution accurately reflects the action taken by the Planning Commission on the 8th day of February, 2023.



Mark Pehrson, Chairperson

ATTACHMENT A: AMENDMENTS TO THE MASTER PLAN'S FUTURE LAND USE MAP AND RESIDENTIAL DENSITY MAP RELATING TO CITY PARKLAND

This attachment contains the amendments to both the Future Land Use Map and the Residential Density Map of the 2016 Master Plan. The first set of maps attached shows the change in Future Land Use as it relates to the areas being considered for the exchange between the City and Novi Community Schools. As noted in the maps, this is meant to replace the map and all other material found on page 47 of the 2016 Master Plan. Also noted in the map is the following statement:

"The land being reclassified from Public Park to Educational Facility, as shown in the map, is not required for park purposes by the City."

The second set of maps attached shows the change in Residential Density. As noted, this is only meant to supplement the map and all other material found on page 48 of the 2016 Master Plan. The small change does not warrant a complete replacement of the page and references throughout the Plan to the existing Residential Density Map will remain valid.

If adopted by the Planning Commission, these amended maps will become a part of the 2016 Master Plan and either replace or supplement the respective portions of the Plan, as described herein. Until adoption, these are draft amendments and can be edited by Staff based on review from the Planning Commission and City Council, comment during the Public Hearings, or as a result of the comments received following distribution of the plan to surrounding communities and other entities.