

Buzz Report

October 15, 2026



Hot Topics:

- **RCOC Culvert Replacement near 10 Mile/Novi Rd Intersection THIS WEEKEND**
The Road Commission for Oakland County has informed us this morning that the failing cross culvert under 10 Mile Road, about 1,000-feet west of Novi Road, will be cut-out, replaced, and asphalt patched back in, this weekend. The work zone will be handled as a flagged operation, trying to keep at least one lane of traffic moving, alternating directions. It is highly recommended to avoid this area while under construction, there will be significant delays.
- **GOLD in 2025 Michigan Green Communities Challenge**
The City of Novi has received the Gold Certification once again in the [Michigan Green Communities Challenge](#), an annual sustainability recognition program that guides Communities through embedding environmental sustainability into their operations, policies, and programs. Novi has taken part in the Challenge since 2016, achieving the Silver Certification the first year and the Gold Certification each year following. The Gold Certification is the second highest level attainable of the four possible levels. The only higher level, Platinum, was introduced in the 2024 Challenge and is currently only held by the Cities of Ann Arbor and Grand Rapids.
- **DICE (former 10 North, Mr. B's and Goat Farm)**
The former DICE/Goat Farm bar on the west side of Novi Road just north of 10 Mile has been demolished. It's been in disrepair for quite some time. There has some "traction" on social media regarding this occurrence.
- **Tree Removal at Beck Rd/10 Mile Intersection**
The Home located at 24190 Trafalgar Court, the southwest corner at the Beck Road and Ten Mile Road intersection has recently received some attention due to the removal of several trees. This work was done under proper permitting, having received a Woodland Permit from the Planning Commission on their June 10, 2026 meeting. In total, 23 regulated woodland trees of various sizes were approved for removal, so that the homeowner can install a fence on the property. The City's Woodland Consultant calculated that 39 woodland replacement credits are required as part of the permit, this is currently planned to be fulfilled by installing new plantings on the subject property including deciduous trees, evergreen trees, as well as both small and large shrubs. A bond is in place, and the Community Development department will continue to monitor the work.

Great Lakes Water Authority (GLWA) Status Update:

14 MILE TRANSMISSION WATER MAIN REPLACEMENT: **The contractor fully reopened 14 Mile Road for the full length on Tuesday, August 4th.** There are still some replacement trees to plant this fall. <https://www.glwater.org/14milemainproject/>

Road Construction Projects:

At City Council's request the Administrative ePacket will now include the Weekly Road Construction Updates put together by our Department of Public Works engineering team. This same information is used to update the Better Roads Ahead section of the City webpage in a more easily digestible format for the public <https://cityofnovi.org/betterroadsahead/>

Community and Economic Development Project Updates:

[Map of Development projects](#)

[Development Projects Webpage](#)

- **11 and Beck Townhomes**

Proposed Development: 43 2-story townhomes

Next Steps: PLSR Concept Plan with the Planning Commission

- **AG3 Labs**

AG3 Labs is a Michigan-based defense technology startup that grew out of engineering research and entrepreneurship at Michigan State University. The company has developed autonomous, low-cost drone systems for military training and counter-drone applications. In 2025, AG3 Labs was one of four global winners of the U.S. Army's xTech Counter Strike competition, earning \$350,000, and the company is now advancing to the second round of the Army's Drone Dominance Gauntlet at Fort Carson, Colorado.



- **Stars + Honey**

Locally founded protein bar company is opening a manufacturing facility in Novi after expanding its distribution from direct sales to contracts with Target and Costco. Sales have grown roughly 300% over the past 14 months and the company expects \$50 million in revenues this year.

- **Townes at Haggerty** – Haggerty Road just south of 9 Mile

175 townhouses across 26 buildings are proposed on the west side of Haggerty. A public hearing was held before the Planning Commission on May 6th, for their initial review.

- **Hotels at the Adell Center**

Grading and utility work is underway for Home 2 Suites (5 story/141 rooms). The Preconstruction meeting for Towne Place Suites is scheduled for 9/16 (5 story/129 guestrooms).

- **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. Permits have been issued and rough inspections are underway. 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. Final Site Plan is now under 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. At the January 14th Planning Commission meeting this project received initial feedback (no votes were taken) and went before Council on May 4th for their initial

input. The applicant has resubmitted as a Rezoning/Planned Suburban Low Rise (PSLR) development with 157 units.

- **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. Final Site Plan is now under review. 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.
- **Novi 10** - 10 Mile and Novi Road
Staff sent the developers a draft of the PRO Agreement in early April. Comments have not received any comments back from them so far.
- **Novi Acres (FKA Station Flats)**
The owners of the property between Target and Sam's recently submitted a new Preliminary Site Plan (61 townhome units and a 6,529-square-foot retail building) under the new name of Novi Acres. The previously planned project, known as Station Flats, has been scuttled. The current project is anticipated to be before Planning Commission in July.
- **Camelot Parc/Avalon** by Village of Stonebrook
Townhomes for sale with garages, fewer units (currently zoned PSLR). The development went before City Council on July 27th meeting for final approval of their Planned Suburban Low-Rise (PSLR) Agreement and Concept plan. The associated resolution was approved 5:2.
- **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. Paving of reconfigured Barrier Free parking anticipated to start 9/21. Construction continues for all 3 future tenants. Estimated Completion Date: Early November for Dicks, end of the year for Round One, with Primark to follow next spring.

Ordinance Enforcement Updates:

Frequently Asked Questions:

1. ***Does the City of Novi have a Policy or Ordinance regarding e-bikes/electric scooters/electric minibikes (especially on sidewalks)?***

Answer: No, The City of Novi does not *currently* have an ordinance regarding e-bikes or similar toys/vehicles. However, we are aware of the increase in such modes of transport and the safety concerns of pedestrians and non-motorized bikers sharing the sidewalk. Policy/Ordinance options regarding the matter are currently being explored.

2. Does the City of Novi have Flock Cameras installed/in-service?

Answer: Yes, The City has had several Flock Automated License Plate Reader (ALPR) cameras positioned at strategic roadway intersections throughout the City since the approval of their purchase and installation in 2023.

Detective Sergeant Snell recently provided a memorandum regarding their use in Novi and surrounding communities and can be reviewed [HERE](#).

Additionally, on the morning of Sunday, July 5th, Novi PD discovered someone had tampered with our Flock cameras located at southbound Novi Road at I-96 and northbound Novi Road at I-96. Based on the preliminary investigation, the damage appears to have been intentional. It appears the suspect was unsuccessful in removing the northbound camera on Novi Road, as only three of the four mounting bolts had been loosened. The southbound camera only sustained damage to its solar panel.

During a check of other Flock camera locations, officers identified another incident at the westbound Eight Mile Road and Haggerty Road location, where the mounting bolts had been loosened.