

Buzz Report

February 27, 2025



Hot Topics:

- **Open Skate Costs**

A resident has expressed concerns about the cost of ice skating at the Novi Ice Arena, stating that it is too expensive for families compared to rates in Farmington and Livonia. Despite multiple staff members explaining that the arena operates as an enterprise funding (its revenue covers operational costs rather than being subsidized by taxpayer dollars), the resident remains dissatisfied and has indicated a desire to escalate the issue. While we are uncertain whether he will reach out to Council members, we wanted to make you aware of the concern.

- **GLWA Rate Increase**

News of a rate increase approved by the GLWA Board has hit the [newswires](#). The board ended up voting to approve a 5.9% average increase to wholesale water rates as opposed to the 7.73% originally proposed. Sewer rates will also increase by an average of 4.5%. Rate increases for Novi residents are presented to [City Council, normally in June or July](#) (prior to the August billing).

- **School Zone Signs** (Taft Road, south of 11 mile)

Per Council action at the February 24th meeting the school zone signs and lights were ordered and should arrive next week. They will be installed immediately upon receipt.

- **Notices of Assessment**

Novi Residents have started to receive their 2025 Notices of Assessment as of Wednesday, February 19. Any residents who believe their assessed value to be incorrect have the opportunity to appeal through the March Board of Review. Appeals can be made in writing or in person, residents who wish appear in person are encouraged to make an appointment.

Additionally, A quick video guide for "[How To Read Your Notice Of Assessment](#)" was produced for residents by the Studio VI team with City Assessor Jan Ziozios last month.

- **Residential Property Sales Map**

The latest [Residential Property Sales Map](#), representing home sales from April 2022 to December 2024, is now live. This map provides a handy insight into current homes values throughout the City and includes filters for deeper data analysis.

Development Project Updates:

Map of Development projects

- **On the Border (Haggerty Road) Closed**

We received word and confirmed that the On the Border Location on Haggerty Road by Best Buy has closed. We have yet to confirm if another restaurant will be re-opening in that location.

- **Joann CLOSING**

The fabric and craft retailer Joann filed for bankruptcy for a second time in January and this Wednesday (2/19/25) announced plans to close approximately 500 of their stores across the nation, 37% of these closures are in the Great Lakes region. **Included** in the list of planned store closures is the longtime Novi location in West Oaks (next to Kohl's).

- **El Car Wash (Former PNC Bank) – Grand River Ave/12 Mile Rd**

The former PNC Bank located at 48648 Grand River Ave has been demolished and an El Car Wash will be being built on the site. The project has already received approvals from the Planning Commission (4/10/24) and Zoning Board of Appeals (5/14/24). Currently, a pre-construction meeting has been held and the building plans are in the final stages of review prior to permit issuance.

Estimated Completion Date: Fall 2025

- **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. The restaurant also has a location in Royal Oak that opened in May 2023. The building plans for the renovation were recently submitted and undergoing review.

Estimated Completion Date: Late Spring or Summer 2025

- **Raising Cane's Chicken Fingers (Former Wendy's) – Novi Rd/Grand River Ave**

The Novi Wendy's location at 26245 Novi Rd recently closed as part of a company plan to shutter 140 locations nationwide. The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. Raising Cane's specializes in chicken fingers, crinkle-cut fries and Texas toast.

Estimated Completion Date: Currently Unknown (no submittals to date, project scope unclear)

- **Porsche of Novi – Grand River/Haggerty Road**

Construction of an approx. 19,170 square foot, two-story Porsche car dealership (right next to the Audi Sales Center)

Estimated Completion Date: February 2025

- **Audi Sales Center (Former Jaguar dealership) – 10 Mile/Haggerty Road**

The former Jaguar dealership located at 24295 Haggerty Rd is in the process of being converted to an Audi Sales Center. Currently the renovation is in full swing, and recently was approved for its "rough" building inspection.

Estimated Completion Date: April 2025

- **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 currently being built on the former site. When completed, is estimated to be able to have 202 children during its peak hours.

The construction was previously limited only to foundation/flatwork while a hydrant was installed to make water available at the site. As of December 4th, the full building permit has been issued which will allow them to proceed with “vertical” construction.

Estimated Completion Date: Summer 2025

Frequently Asked Questions:

Q: Why is the gate on LeBost closed even though it is winter?

A: In past years the breakaway gate on LeBost between Willowbrook Estates Subdivision and Willowbrook Farms No. 2 Subdivision was left open during Winter months for greater ease of access of snowplows and other winter maintenance equipment. However, following a renewal of interest (both for and against the gate) by residents late last winter it was decided that the gate would be kept closed all year long in order not to cause any confusion.

This is in keeping with what was contemplated by City Council when the Willowbrook Farms No. 2 plat was approved in the late 1990s, wherein a requirement for a “berm” was written into the subdivision restrictions recorded at the Oakland County Register of Deeds.

City of Novi Snowplow operators may temporarily open the gate to plow cleanly plow the street and will then close it before moving on to other areas.