



PLANNING COMMISSION AGENDA

CITY OF NOVI

July 08, 2026 | 7:00 PM

Council Chambers | Novi Civic Center

45175 Ten Mile Road, Novi, MI 48375

(248) 347-0475

COMMISSION MEMBERS: Avdoulos, Dismondy, Lynch, Pehrson, Reddi, Roney, Verma

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

1. JF26-04 TAWHEED DUMPSTER ENCLOSURE

Approval at the request of Peake Asphalt, Inc. for Section 9 Façade Waiver approval. The subject property is located at 24101 Novi Road, situated south of Ten Mile Road and west of Novi Road (Section 27). The property is zoned OS-1 (Office Service). The applicant proposes to construct a dumpster enclosure on the southwest corner of the site.

PUBLIC HEARINGS

1. JSP26-09 MARIELLA ESTATES

Public hearing at the request of Braciolo Brothers, Inc. for Preliminary Site Plan with Site Condominium, Woodland Permit and Storm Water Management Plan. The subject property is zoned R-1 with a Planned Rezoning Overlay (PRO). The applicant is proposing to develop 10 single family lots and associated roads and utilities.

2. AMENDMENT TO THE MASTER PLAN'S FUTURE LAND USE MAP RELATING TO CITY-OWNED PARCELS

Public hearing on proposed amendments to the Future Land Use Map of the 2025 Master Plan, so as to classify the land that is a portion of Ella Mae Power Park for a transfer of land between the City and Novi Community Schools, and three other parcels acquired by the City for public purposes, to Public/Quasi-Public.

MATTERS FOR CONSIDERATION

1. JSP26-17 FIRE STATION No. 2

Consideration at the request of HED | BRW Architects on behalf of City of Novi for Fire Station No.2 JSP26-17 for Preliminary Plan and Stormwater Management Plan review and approval of the location, character, and extent of the proposed improvements. The subject property is zoned RA Residential Acreage and is located north of Thirteen Mile Road and east of Novi Road (Section 2). The City proposes to develop a new fire station on the currently vacant 2.15-acre parcel.

2. JSP26-18 FIRE STATION No. 3

Consideration at the request of HED | BRW Architects on behalf of City of Novi for Fire Station No.3 JSP26-18 for Preliminary Plan and Stormwater Management Plan review and approval of the location, character, and extent of the proposed improvements. The subject property is zoned I-1 Light Industrial and is located north of Nine Mile Road and east of Venture Drive (Section 26). The City proposes to develop a new fire station on the currently vacant 3.65-acre parcel.

3. APPROVAL OF THE JUNE 10, 2026 PLANNING COMMISSION MINUTES

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

SUPPLEMENTAL ISSUES/TRAINING UPDATES

AUDIENCE PARTICIPATION

ADJOURNMENT

SCHEDULED AND ANTICIPATED MEETINGS

All regular Planning Commission meetings are held in the Council Chambers unless otherwise noted. For a complete listing of scheduled meetings, please visit the Event Calendar at cityofnovi.org.

Full plan sets are available to view at the Community Development Department.

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk (248) 347-0456 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.