



## PLANNING COMMISSION AGENDA

CITY OF NOVI

**June 10, 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**

### **PUBLIC HEARINGS**

#### **1. TEXT AMENDMENT 18.307 – PROPOSED AMENDMENTS TO LANDSCAPING STANDARDS**

Public hearing for Text Amendment 18.307 to amend the Landscape Ordinance (Section 5.5), and update the Landscape Design Manual.

**2. PBR25-0096 41619 STEINBECK GLEN WOODLAND PERMIT**

Public Hearing at the request of Andi Kareem for consideration of a Woodland Use Permit to impact 4 trees.

**3. PBR25-0215 24190 TRAFALGAR COURT WOODLAND PERMIT**

Public Hearing at the request of Brian Sears for consideration of a Woodland Use Permit to remove 23 trees to install a fence.

**MATTERS FOR CONSIDERATION**

**1. FORMA BEAUTY SALON PARKING EXPANSION JSP26-14**

Consideration at the request of Forma Beauty Salon for approval of the Preliminary Site Plan. The subject property is located at 26179 Novi Road, north of Grand River Avenue (Section 15). The applicant proposes site improvements including the addition of 10 parking spaces and a new dumpster enclosure.

**2. 44725 GRAND RIVER (DAMAS BUILDING) PARKING EXPANSION JSP26-07**

Consideration at the request of Versa Real Estate for approval of the Preliminary Site Plan. The property is located east of Taft Road and south of Grand River Avenue (Section 15). The applicant proposes site improvements including the addition of 20 parking spaces.

**3. ICHIBAN FACADE JF25-13**

Consideration at the request of Crown Realty & Management for approval of a Section 9 Façade Waiver. The existing building is located on a portion of the 5.86-acre parcel at 42050 Grand River Avenue (Section 23). The applicant requests approval for the application of asphalt shingles on a mansard roof.

**4. APPROVAL OF THE MAY 13, 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](http://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.*