



CITY OF NOVI
Administrative ePacket
December 14, 2023

Public Safety (Police/Fire)

[Public Safety Year-to-Date Statistics](#)

Infrastructure (Roads/Water/Sewer)

[Middle Rouge Project Reproritization - Runkel](#)

Economic Development (City Revenue/Job Growth)

[Planning Commission 2023 Annual Report](#)

Citizen-Focused Government (Shared Services/Customer Services)

[Detroit News Article "Novi is Aging..."](#)

Natural Areas & Features and Community Character (Community that Preserves)

Fiscally Responsible Government (Maintain)

Parks, Recreation & Cultural Services (Enhance Services)

Capital Improvement Program

City Council Only or Confidential

Novi Public Safety

Police and Fire Departments 2023 v. 2022 Year-to-Date Statistics
January - November

December 2023

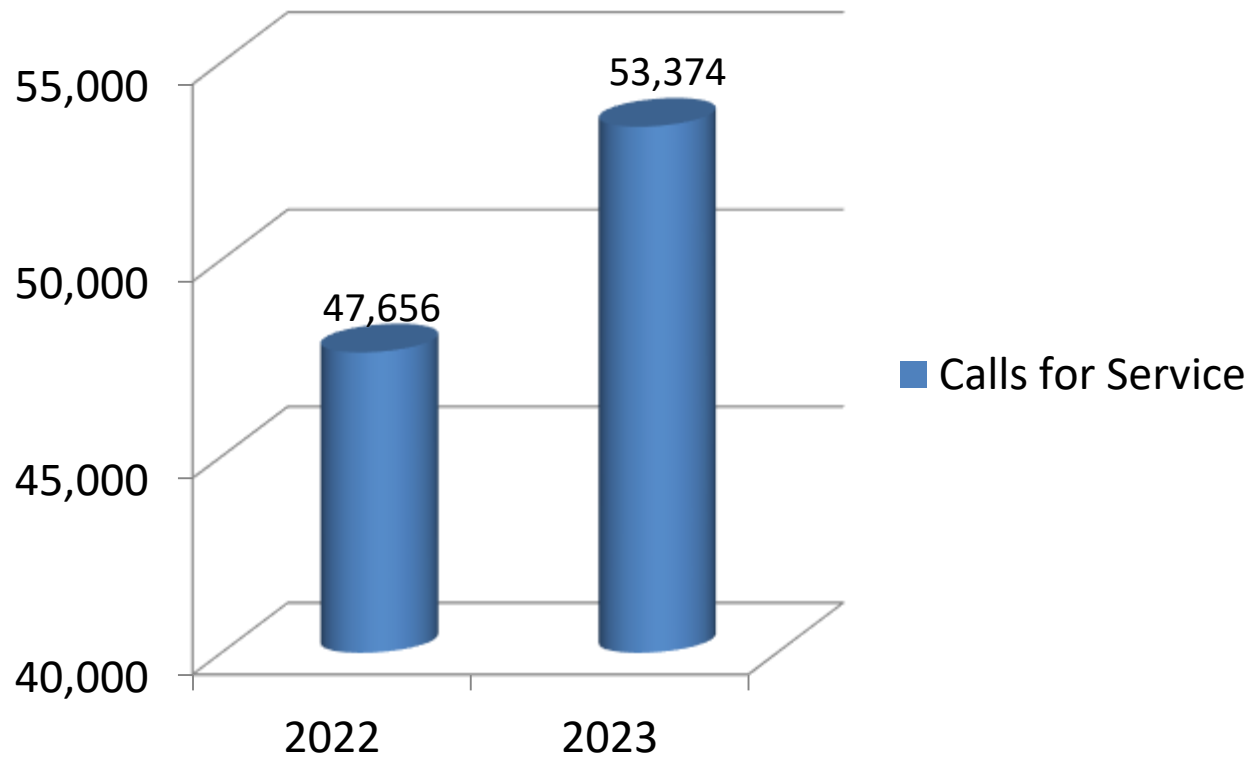


Part A Crime

Description	2023	2022	% Change	Arrests/ EXC	% Cleared	23 YTD	22 YTD	% Change	Arrests/ EXC 23 YTD	% Cleared 23 YTD	Arrests/ EXC 23 YTD	Arrests/ EXC 22 YTD	% Change
Murder	0	0	No Change	0	No Change	0	0	No Change	0	No Change	0	0	No Change
Negligent Homicide	0	0	No Change	0	No Change	1	3	-66.67%	0	0.00%	0	3	-100.00%
Kidnapping/Abduction (Parental)	0	1	-100.00%	0	No Change	0	2	-100.00%	0	No Change	0	1	-100.00%
Crim. Sexual Conduct	3	2	50.00%	1	33.33%	15	18	-16.67%	10	66.67%	10	15	-33.33%
Robbery	2	0	N/C	0	0.00%	4	6	-33.33%	1	25.00%	1	6	-83.33%
Assault (Aggravated)	3	4	-25.00%	2	66.67%	39	28	39.29%	32	82.05%	32	22	45.45%
Assault (Non-Aggravated)	10	35	-71.43%	10	100.00%	208	257	-19.07%	202	97.12%	202	242	-16.53%
Threats/Stalking	1	5	-80.00%	1	100.00%	23	25	-8.00%	16	69.57%	16	17	-5.88%
Arson	0	0	No Change	0	No Change	0	0	No Change	0	No Change	0	0	No Change
Extortion	0	0	No Change	0	No Change	0	0	No Change	0	No Change	0	0	No Change
Burglary	6	0	N/C	3	50.00%	30	17	76.47%	8	26.67%	8	7	14.29%
Larceny	17	25	-32.00%	2	11.76%	217	214	1.40%	31	14.29%	31	31	0.00%
Motor Vehicle Theft	5	10	-50.00%	1	20.00%	72	49	46.94%	10	13.89%	10	7	42.86%
Forgery/Counterfeiting	0	0	No Change	0	No Change	5	6	-16.67%	1	20.00%	1	6	-83.33%
Fraud	17	14	21.43%	1	5.88%	110	104	5.77%	18	16.36%	18	19	-5.26%
Retail Fraud	27	22	22.73%	14	51.85%	216	202	6.93%	145	67.13%	145	137	5.84%
Embezzlement	1	1	0.00%	1	100.00%	19	17	11.76%	17	89.47%	17	17	0.00%
R&C Stolen Property	0	0	No Change	0	No Change	3	3	0.00%	2	66.67%	2	3	-33.33%
Vandalism	3	11	-72.73%	0	0.00%	66	80	-17.50%	14	21.21%	14	21	-33.33%
Narcotics	4	4	0.00%	3	75.00%	28	13	115.38%	23	82.14%	23	11	109.09%
Obscenity	0	0	No Change	0	No Change	0	1	-100.00%	0	No Change	0	1	-100.00%
Prostitution & Vice	0	0	No Change	0	No Change	0	1	-100.00%	0	No Change	0	1	-100.00%
Weapons	2	3	-33.33%	1	50.00%	23	16	43.75%	21	91.30%	21	15	40.00%
Animal Cruelty	0	0	No Change	0	No Change	0	0	No Change	0	No Change	0	0	No Change
Total Part A Incidents	101	137	-26.28%	40	39.40%	1079	1062	1.60%	551	51.07%	551	582	-5.33%



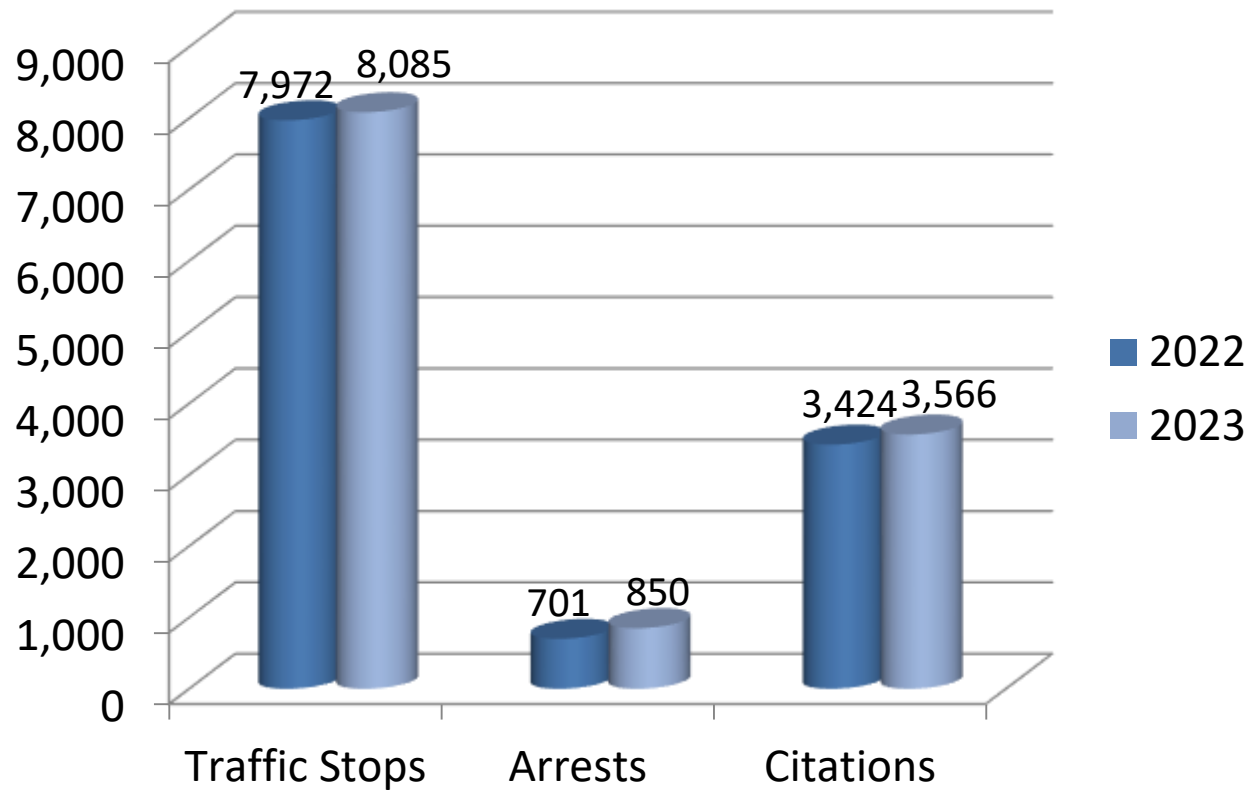
Police Total Calls for Service*



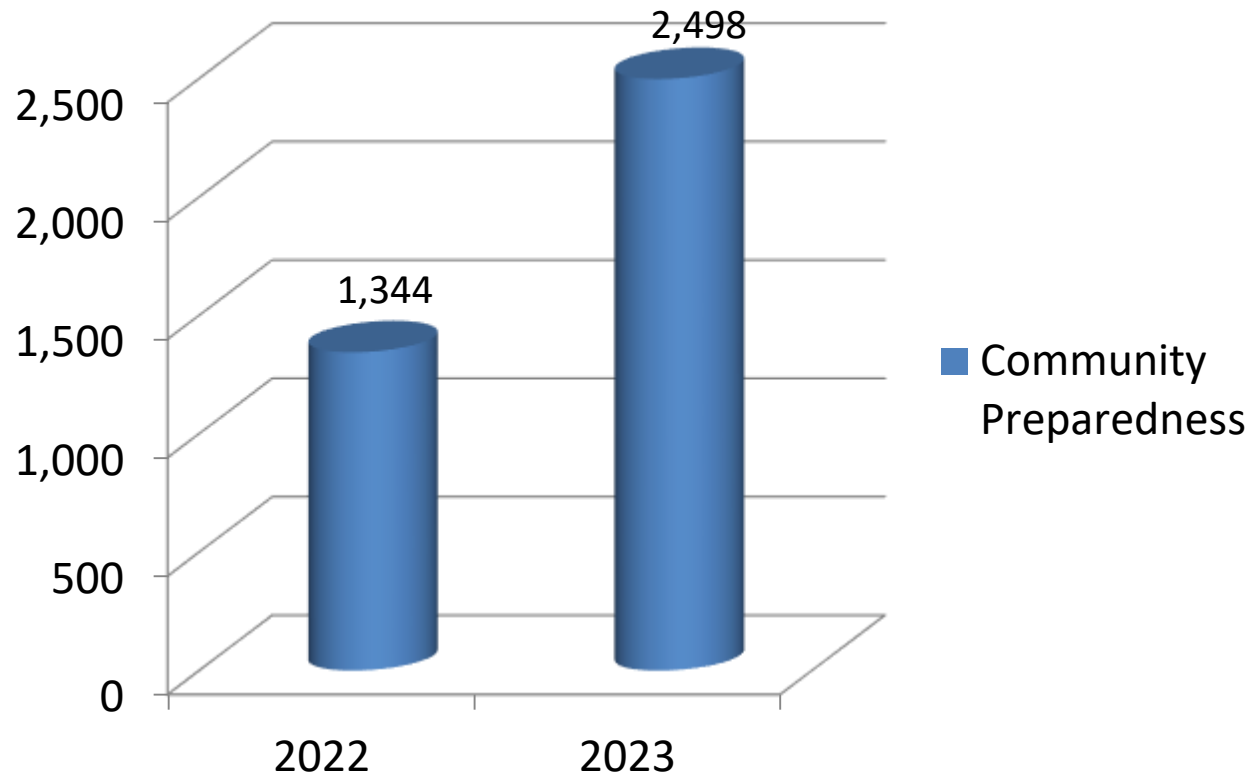
*includes all traffic stops, self initiated activity, routine and priority calls for service, etc.



Officer Productivity



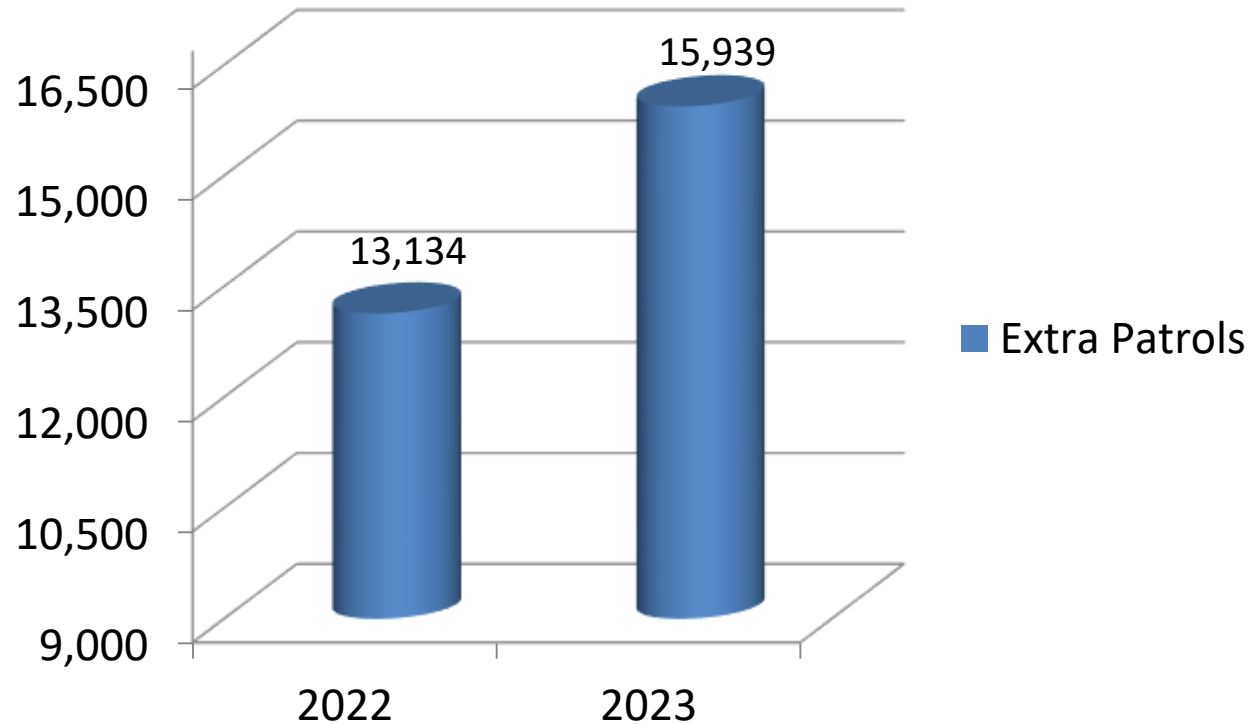
Community Preparedness Numbers* – Self Initiated



*Extra patrols at critical infrastructure (ie. ITC Transmission, US Energy Distribution, Ascension Providence Park Hospital, Water Treatment Facility, etc.) within the city.



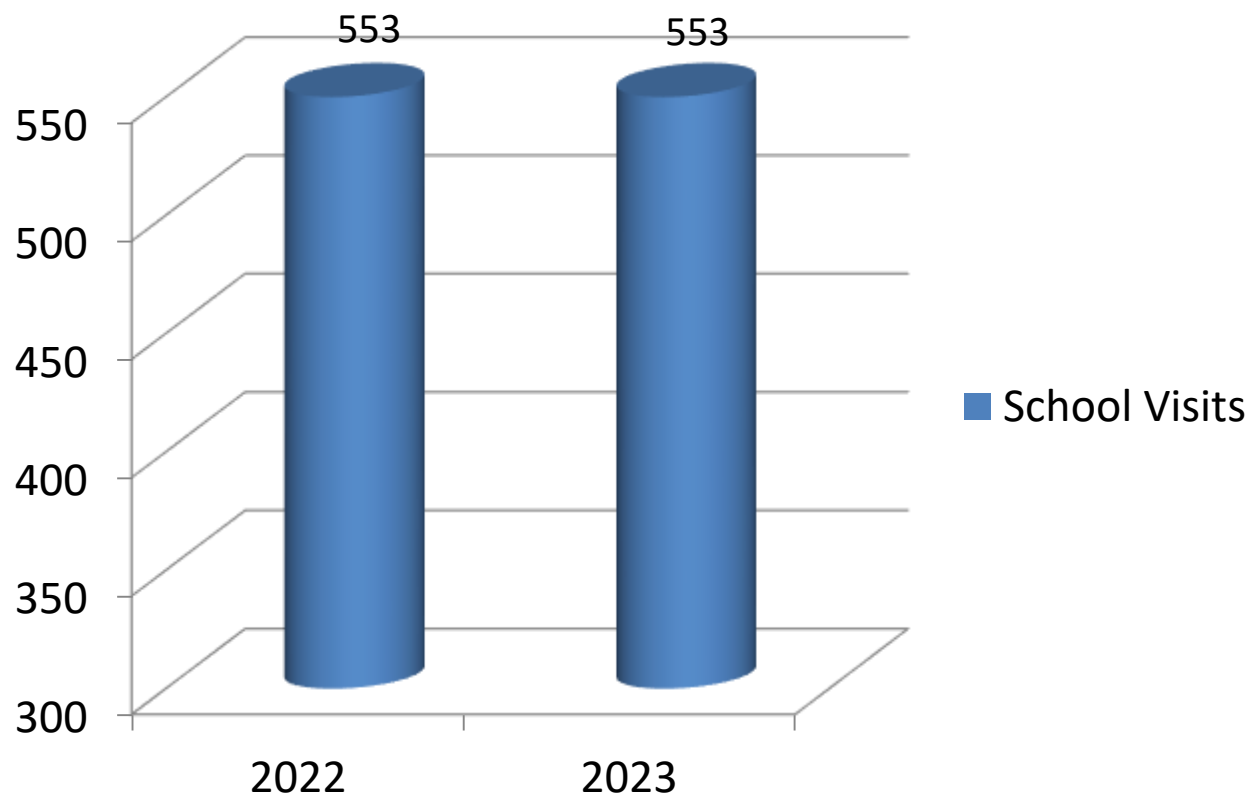
Extra Patrol Numbers* – Self Initiated



*Officers providing additional patrols at various locations above and beyond routine patrol.



School Visit Numbers* – Self Initiated



*Additional patrols at area schools where officers typically walk inside.



Fire Priority Calls for Service January - November 2023 v. 2022

INCIDENT ACTIVITY REPORT				
Summary Comparison January 1 - November 30				
Priority Calls for Service				
Incident Type	2023	2022	Difference	% Change
Fires	73	75	-2	-3%
EMS	4976	4682	294	6%
Hazardous Condition	183	136	47	35%
Service Call (Unauthorized Burn)	91	131	-40	-31%
Good Intent	122	128	-6	-5%
False Calls	260	268	-8	-3%
Other	11	16	-5	-31%
TOTAL:	5716	5436	280	5%



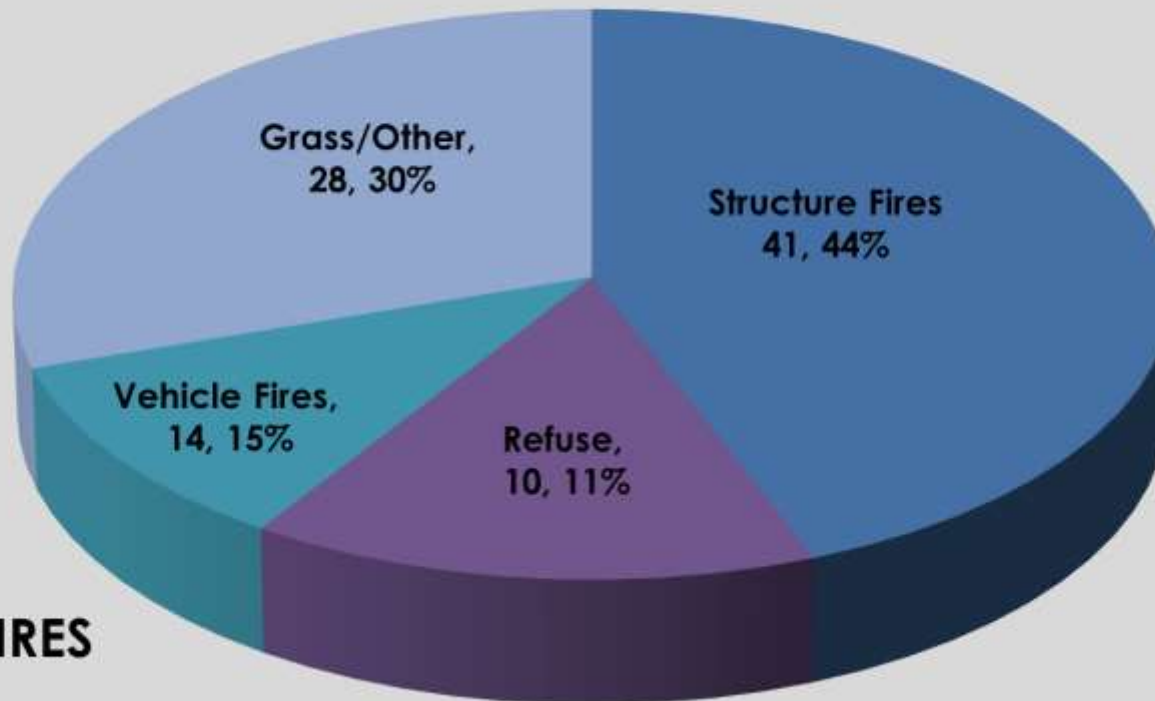
Fire All Calls for Service

January - November 2023 v. 2022

INCIDENT ACTIVITY REPORT				
Summary Comparison January 1 - November 30				
All Calls for Service				
Incident Type	2023	2022	Difference	% Change
Fires	96	82	14	17%
EMS	5199	4905	294	6%
Hazardous Condition	269	196	73	37%
Service Call (Unauthorized Burn)	883	739	144	19%
Good Intent	263	254	9	4%
False Calls	551	492	59	12%
Power Outage Investigation	17	21	-4	-19%
Other (Inspections, Pub-Ed, Pub-Relations, Car Seats, etc.)	825	853	-28	-3%
TOTAL:	8103	7542	561	7%



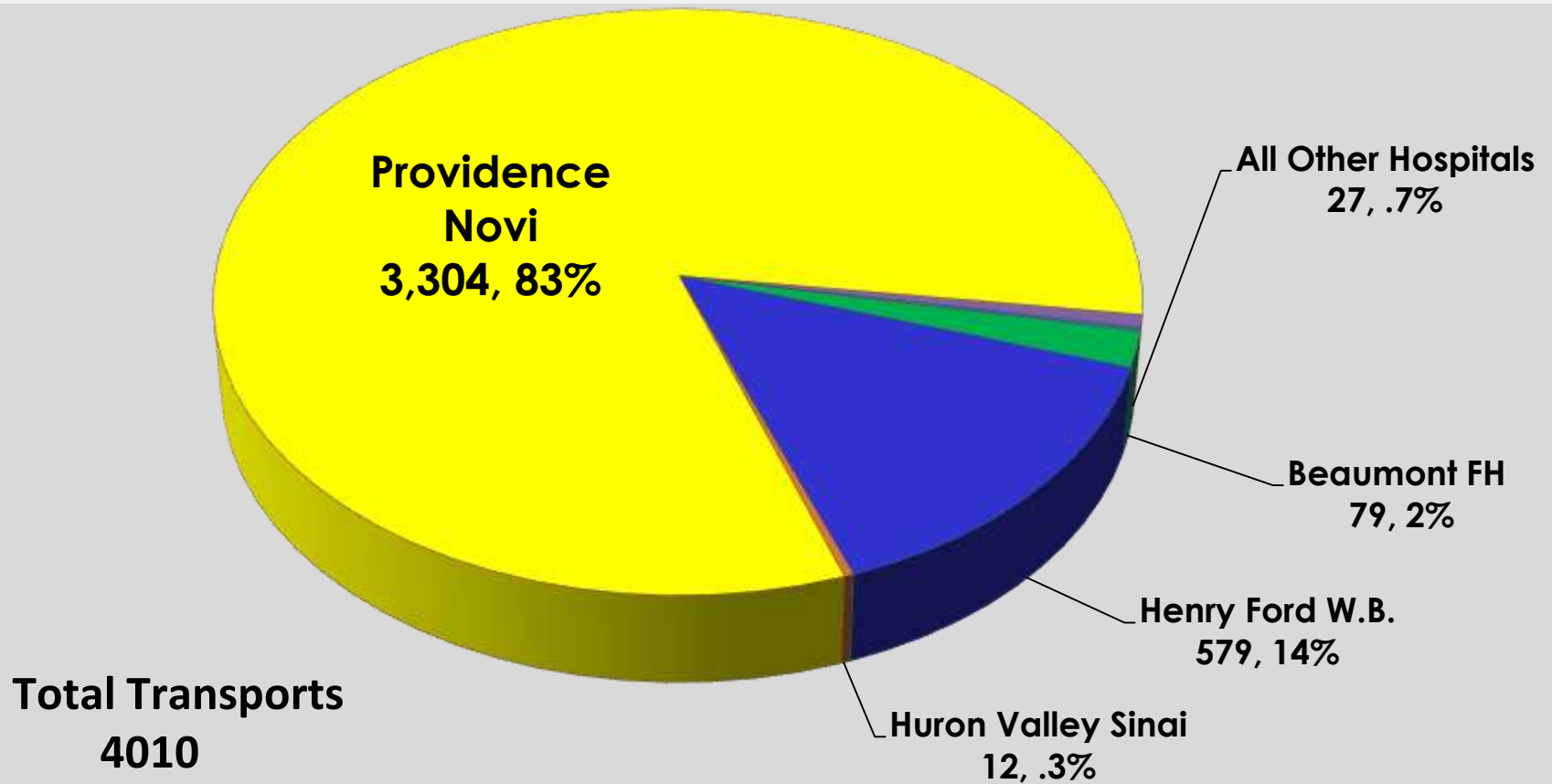
2023 YTD FIRES



TOTAL FIRES
93



Hospital Transports 2023 YTD



FIRE OPERATIONS AVERAGE RESPONSE TIMES PRIORITY RESPONSES ONLY

TEAM / STATION	November	Total Calls	YTD	Total Calls	YTD	Total Calls
	2023		2023		2022	
TEAM 'A':						
STATION 1	4:26	99	4:33	1096	4:18	1027
STATION 2	4:50	96	4:47	938	4:47	872
STATION 3	4:42	45	4:49	350	4:49	376
STATION 4	4:59	29	4:56	392	5:12	286
TEAM 'A' AVERAGE:	4:44	269	4:46	2776	4:46	2561
TEAM 'B':						
STATION 1	4:39	98	4:56	1062	4:57	976
STATION 2	5:30	106	5:26	975	5:20	921
STATION 3	5:59	24	5:55	418	5:38	438
STATION 4	5:33	27	6:03	338	5:42	364
TEAM 'B' AVERAGE:	5:25	255	5:35	2793	5:24	2699
TEAM. AVERAGE	5:04	524	5:10	5569	5:05	5260





MEMO

Mayor and Council –

FYI on our efforts
concerning Streambank
Stablization.

- Victor

TO: JEFF HERCZEG, DIRECTOR OF PUBLIC WORKS
FROM: REBECCA RUNKEL, PROJECT ENGINEER
SUBJECT: MIDDLE ROUGE STREAMBANK PROJECT UPDATE
DATE: DECEMBER 14, 2023

The Middle Branch of the Rouge River runs southeast through Novi from Walled Lake to the City boundary with Northville at 8 Mile Road and Novi Road. In 2013, the City hired a consultant to assess streambank conditions of the Middle Rouge River downstream of Grand River Avenue to the southern City limits. The results of the streambank assessment were used to identify areas of concern for potential Capital Improvement Program projects (CIP). The design of one of those projects, Middle Rouge Streambank Stabilization, North of 10 Mile Rd to Novi Rd, was recently awarded to engineering consultant OHM Advisors at the [September 25, 2023 City Council meeting](#).

Prior to the design award, OHM had conducted a feasibility study for design of this section where they collected data and provided a conceptual design. The design involved streambank stabilization, floodplain connection, and bioengineering concepts to reduce sediment loading and transport resulting from soil erosion. One of the concepts proposed involved a novel bioengineering technique ('channel-spanning woody structures') that has not yet been used in Michigan.

Since the project would need to be permitted by the State, the City, and OHM met with staff from the Michigan Department of Environment, Great Lakes and Energy (EGLE) and the Department of Natural Resources (DNR) on two occasions over the past year to review the site and discuss the concepts being proposed. Based on feedback from EGLE and the DNR, permitting the concepts would be costly and time-consuming. Staff decided not to pursue the novel bioengineering technique. Further consideration concluded that typical streambank stabilization measures may be ineffective after five to ten years given the topography of the area and the limited amount of space to work adjacent to the streambank.

OHM is also providing engineering services for the Meadowbrook Lake dredging project currently under construction. The Middle Rouge River passes through Meadowbrook Lake and deposits sediment at the tributary to the lake. Staff determined these periodic dredging (every 10-15 years) of sediments in the lake is the most economical use of Drain funds to address the transportation of upstream sediment. Therefore, City staff has decided to discontinue this streambank project.

City staff plans to monitor the section of streambank in question over the next several years, along with the associated downstream deposition of sediment in Meadowbrook Lake. Although design of the project was awarded, no design funds were used to date. Funds budgeted for the streambank project will be reallocated to other drainage projects in the upcoming CIP budget cycle.

Middle Rouge River Streambank Stabilization and Restoration North of Chattman Rd and North of 10 Mile Rd Location Map



Map Author: Rebecca Runkel
Date: 9/13/22
Project: Middle Rouge, Chattman to Novi
Version #: 1.0

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Legend

-  Project Area
-  Railroad
-  Stream or Drain



City of Novi
Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

Scale bar: 0 175 350 700 1,050 Feet
1 inch = 868 feet





PLANNING COMMISSION

2023 ANNUAL REPORT

Prepared for consideration December 13, 2023

The duties of the Novi Planning Commission are authorized by State Statute. The Mayor makes nominations to the seven-member Planning Commission, with the approval of the City Council, for a term of three years. Members are volunteers from the community and serve without pay. Three members are appointed each June for terms beginning in July. The Planning Commission typically meets twice per month on Wednesdays at 7:00 p.m. (Specific dates and times are listed in the city calendar and are subject to change). All meetings are open to the public and televised on the local cable station, as well as shown live from the City's webpage.

The Michigan Enabling Act states that "A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development." This document serves as the Novi Planning Commission's annual report.

Membership:

In 2023, the following Planning Commission members presided:

- Mark Pehrson, Chair
- John Avdoulos, Vice Chair
- Mike Lynch, Secretary
- Gary Becker
- David Dismondy
- Edward Roney
- Ramesh Verma

The Planning Commission held a total of 18 meetings in 2023. All 18 meetings were held in person in the Council Chambers at the Civic Center. Meetings are typically held on the second and fourth Wednesday of each month at 7:00 p.m.

Planning Commission Actions:

Some highlights from the Commission's actions in 2023 are as follows:

ORDINANCE AMENDMENTS

1. 2023 SITE PLAN AND DEVELOPMENT MANUAL 18.300

Public hearing for Text Amendment 18.300 to update Section 6.1, Site Plan Review (All Districts), to reference the updated Novi Site Plan and Development Manual, dated 2023. The manual has

been updated to reflect current processes and practices, and in particular the new standards for the Planned Rezoning Overlay ordinance adopted in 2021.

Approval Recommended to City Council

2. CITY WEST TEXT AMENDMENT 18.296

Public hearing of the staff-initiated request for Planning Commission's recommendation to City Council regarding Text Amendment 18.296 to create a new zoning district, CW City West, with associated changes to reference the new district as appropriate, and to amend text related to the EXO District, to reflect an underlying zoning of CW - City West.

Approval Recommended to City Council

3. RESIDENTIAL TEXT AMENDMENT 18.302

Public Hearing of the staff-initiated request for Planning Commission's recommendation to the City Council regarding Text Amendment 18.302 to update the standards for public schools, nonconforming uses of land, and other minor modifications.

Approval Recommended to City Council

4. EXPO DISTRICT TEXT AMENDMENT 18.301

Public hearing of the staff-initiated request for Planning Commission's recommendation to the City Council regarding Text Amendment 18.301 to remove the EXPO Zoning District, modify use standards for microbreweries and brewpubs, update standards related to daycares, update standards related to site lighting, fix inconsistencies, and remove or modify some conflicting sections of the Zoning Ordinance.

Approval Recommended to City Council

5. NONCONFORMING USES TEXT AMENDMENT 18.303

Public hearing of the staff-initiated request for Planning Commission's recommendation to the City Council regarding Text Amendment 18.303 to provide the option to expand nonconforming uses under special circumstances, subject to special land use consideration by the Planning Commission.

Approval Recommended to City Council

6. HOME OCCUPATIONS TEXT AMENDMENT 18.304

Public hearing of the staff-initiated request for Planning Commission's recommendation to the City Council regarding Text Amendment 18.304 to update and clarify language pertaining to home occupations in the City.

Approval Recommended to City Council

SITE PLANS

1. CATHOLIC CENTRAL NORTH CAMPUS JSP22-37

Public hearing at the request of Catholic Central High School for Planning Commission's approval of revised Special Land Use Permit, Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The subject property is zoned R-4 One Family Residential, R-1 One Family Residential, and I-1 Light Industrial and is located in Section 18, west of Wixom Road and south of Twelve Mile Road. The applicant is proposing several new facilities in the northwestern portion of the Catholic Central High School campus: a 4-level parking structure (700 spaces), a hospitality/concession building, an athletic field for practices and competition, discus and shotput fields, and a new track and stadium.



Figure 1: Catholic Central North Campus Hospitality Center Rendering, as provided by the applicant.

Approval Granted

2. PORSCHE OF NOVI JSP22-32

Public Hearing at the request of Lithia Motors, Inc. for approval of the Preliminary Site Plan, Special Land Use Permit, and Stormwater Management Plan. The subject property is approximately 8.15 acres and is located north of Ten Mile Road on the west side of Haggerty Road in the B-3, General Business District. The applicant is proposing to demolish an existing building in the southeast portion of the site and redevelop the area in order to build a 19,170 square foot, two-story car dealership building to be used by Porsche of Novi.

Approval Granted

3. HOME 2 SUITES AT ADELL CENTER JSP22-56

Consideration at the request of Novi Elite Hospitality, LLC for Planning Commission's approval of Preliminary Site Plan and Storm Water Management plan. The applicant is proposing a 5-story hotel with 141 rooms on Unit 5 of the Adell Center Development located north of Grand River Avenue and west of Novi Road. The site plan proposes associated parking and other site improvements. The subject property zoned TC Town Center is part of the Planned Rezoning Overlay (PRO) for Adell Center.

Approval Granted

4. 29580 HUDSON DRIVE JSP22-54

Consideration of 29580 Hudson Drive for Preliminary Site Plan approval. The subject property contains 1.09 acres and is located in Section 4 of the City (Unit 5 of Beck North). The applicant is proposing to construct an 8,400 square foot, two story warehouse and showroom for kitchenware and restaurant equipment.

Approval Granted

5. STATION FLATS JSP23-02

Public hearing at the request of Cypress Partners, LLC for recommendation to the City Council for Amendment of the Consent Judgment that governs development of the property. The subject property is located on the east side of Wixom Road, south of Grand River Avenue (Section 17). The applicant is proposing 157 apartment units in a four-story building. The Consent Judgment permits retail uses conforming to the B-2 Community Business standards. The proposed use is most consistent with the RM-2 High-Density Multiple Family Residential District.

Recommend denial to the City Council of the proposed Amendment to the Consent Judgment and Concept Plan.



Figure 2: Station Flats rendering, as provided by the applicant.

6. NOVI-TEN SHOPPING CENTER RENOVATION JSP23-08

Approval of the request by TriCap Holdings LLC for a Section 9 Façade Waiver for the Novi-Ten Shopping Center exterior renovations. The subject parcel is located in Section 23, west of Meadowbrook Road and north of Ten Mile Road. It is zoned B-3, General Business. In addition to the façade improvements, the applicant is proposing minor site modifications and parking lot improvements, which are being reviewed administratively by staff.

Approval Granted

7. PRIMROSE DAYCARE & SWIM SCHOOL JSP22-53

Public Hearing at the request of EIG14T (Eight-Fourteen) NOVI MI LLC for approval of the Preliminary Site Plan, Special Land Use Permit, Stormwater Management Plan, and Woodland Permit. The subject property is approximately 5.59 acres. It is located south of Ten Mile Road, west of Novi Road, and it is in the OS-1 Office Service District. The applicant is proposing to demolish the existing building in the eastern portion of the site to build a 13,586 square foot daycare center and a 6,658 square foot swim school facility.

Approval Granted



Figure 3: Primrose School Rendering, as provided by the applicant.

8. AUDI OF NOVI JSP21-34

Consideration of the revised Final Site Plan at the request of Lithia Motors, Inc. The subject property is approximately 3.91 acres and is located at the northwest corner of Ten Mile Road and Haggerty Road in the B-3, General Business Zoning District. The applicant is proposing to repurpose the approximately 19,000 square foot former Jaguar Car Dealership building for Audi of Novi, along with associated parking, vehicle inventory, and site improvements.

Approval Granted



Figure 4: Audi of Novi Rendering, as provided by the applicant.

9. AUDI SERVICE CENTER JSP23-40

Consideration of Audi Service Center for Preliminary Site Plan and Stormwater Management Plan approval. The subject property contains 8.15 acres and is located in Section 24 of the City. The subject building is located behind the proposed Porsche building. The applicant is proposing to demolish a portion of the former Chrysler service center and renovate the existing building to result in an approximately 21,979 square foot building to serve as Audi's service center. Some parking lot and site improvements are also proposed.

Approval Granted

10. NOVI PET RESORT JSP23-20

Consideration of Novi Pet Resort for Preliminary Site Plan and Stormwater Management Plan approval. The subject property contains 2.31 acres and is located on Gen Mar, north of Ten Mile Road and west of Novi Road in section 22 of the City. The applicant is proposing to construct a 9,350 square foot pet boarding facility along with a 2,509 square foot outdoor animal play area with artificial turf.

Approval Granted

11. BRIGHT LORITOS NOVI OUTDOOR PLAY AREA JSP23-28

Consideration of Bright Loritos Novi for Preliminary Site Plan approval. The subject property contains 4.54 acres and is a part of the Pine Ridge Shopping Center on the west side of Novi Road, north of Ten Mile Road in section 22 of the City. The applicant is proposing a 1,200 square foot play area at the northwest corner of the site, replacing some parking spaces.

Approval Granted

12. GODDARD SCHOOL ANNEX JSP22-59

Consideration at the request of Doeting Education Co. and Goddard School of Novi for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 17 of the City on the north side of Grand River Avenue and south side of Twelve Mile Road, east of Wixom Road. It is zoned B-3, General Business. The applicant is proposing an addition to the existing Goddard School to accommodate an anticipated increase in enrollment from 154 to 274 students.

Approval Granted

13. CENTRAL PARK ESTATES SOUTH JSP23-22

Public hearing at the request of Nobe Property Group II, LLC for JSP 23-22 Central Park Estates South for Preliminary Site Plan, Wetland Permit, Woodland Permit and Storm Water Management Plan. The subject property is zoned RM-2 (High Density Mid Rise Multiple Family) and is approximately 7 acres. It is located south of Grand River Avenue on the east side of Beck Road, in Section 16. The applicant is proposing a multifamily development with 142 units in a single 5-story building.

Approval Granted.

14. BLM GROUP BUILDING EXPANSION JSP23-24

Public Hearing at the request of Dembs Development for approval of the Special Land Use Permit, Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan. The subject property is located in Section 4, on the north side of Cartier Drive in the I-1, Light Industrial District. The subject property is approximately 7.62 acres and the applicant is proposing an proposing a 63,608 square foot addition to an existing 75,162 square foot building in the Beck North Corporate Park.

Approval Granted.

15. OAK POINTE CHURCH ADDITION AND PATIO JSP23-21

Approval of the request of Oak Pointe Church, JSP23-21, Preliminary Site Plan for a building addition for a children's play area totaling approximately 1000 square feet, and a patio addition. The subject parcel is in Section 20 of the city, east of Napier Road, west of Wixom Road, and north of Ten Mile Road. The property is zoned RA, Residential Acreage and the initial multiple phase site plan for the property was approved in 2001.

Approval Granted

16. TOWNES OF MAIN STREET JSP20-35

Public hearing at the request of Singh Development for JSP 20-35 Townes of Main Street for a revised Wetland Permit. The subject property is zoned TC-1 (Town Center One) and is approximately 17.7 acres. It is located north and south of Main Street, east of Novi Road, in Section 23. The applicant received City Council approval of their Preliminary Site Plan for a multifamily development with 192 townhouse-style apartments on May 23, 2022.

Approval Granted

17. SAKURA NOVI ARTWORK DEFERRAL JSP22-19

Approval of the request of Sakura Novi, LLC to defer the submittal of artwork for approval. The subject property is located north of Grand River Avenue and east of Town Center Drive. A condition of the PRO Agreement for the project was for the artwork proposed for Building C to be approved by the City with site plan approval for Phase 1.

Approval Granted

18. MEDSTAR SPECIAL LAND USE JSP23-35

Public hearing at the request of Medstar, Inc. for consideration of a Special Land Use Permit at 22515 Heslip Drive. The property is located north of Nine Mile Road and east of Novi Road in section 26 of the City. The applicant is proposing to use the existing building and site as an ambulance

service, staging, and dispatch business. Medstar is currently under contract with the City to provide its services.

Approval Granted

19. SPARC ARENA PHASE II JSP23-23

Approval of the request of SPARC Holdings, LLC, for SPARC Arena Phase II JSP 23-23 for a Section 9 waiver. The subject parcel is in Section 35, east of Novi Road and south of Nine Mile Road. It is zoned I-1, Light Industrial. The applicant proposes to raise portions of the façade elevations to expand the recreational activities offered.

Approval Granted

20. EXTRA SPACE SELF STORAGE JSP22-48

Public Hearing at the request of GHK, Inc. for approval of the Preliminary Site Plan, Special Land Use Permit, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The subject property is approximately 4.3 acres and is located south of Nine Mile Road on the east side of Novi Road in the I-1, Light Industrial District. The Applicant is proposing to renovate the existing building and build a new 3-story building to repurpose the site for an indoor climate-controlled self-storage facility.

Approval Granted

21. CAMELOT PARC APARTMENTS JSP22-01

Public Hearing at the request of Wixom Road Development, LLC for recommendation to the City Council for Concept Plan approval under the Planned Suburban Low Rise Overlay District. The subject property is located on the east side of Wixom Road, north of Eleven Mile Road (Section 17). The applicant is proposing 46 apartment units in three low-rise buildings. The subject property is currently zoned R-1, One Family Residential, with a Planned Suburban Low-Rise Overlay.

Approval Recommended to the City Council

22. TOWNPLACE SUITES JSP18-66

Consideration at the request of Novi Superior Hospitality, LLC for Planning Commission's approval of Preliminary Site Plan and Final Site Plan and Storm Water Management plan. The applicant is proposing a 5 –story hotel with 120 rooms on Unit 3 of Adell Center Development. The proposed site plan proposes associated parking and other site improvements. The subject property is part of a Planned Rezoning Overlay (PRO) development for Adell Center.

TBD

MASTER PLAN FUTURE LAND USE MAP AMENDMENT

1. AMENDMENT TO 2016 MASTER PLAN FOR LAND USE

Public hearing for Planning Commission's adoption of the amendment to the 2016 Master Plan for Land Use, including the changes to the Future Land Use Map and Residential Density Map, to fulfill the requirements of the Michigan Planning Enabling Act and reclassify land as part of the land swap between the City and Novi Community School District.

Approval Granted

REZONINGS

1. CITY WEST ZONING MAP AMENDMENT 18.741

Public hearing of the staff-initiated request for Planning Commission's recommendation to City Council regarding the rezoning of property in Section 16, located east of Beck Road, west of Taft Road along both sides of Grand River Avenue from OS-1 (Office Service), RA (Residential Acreage), I-1 (Light Industrial), B-3 (General Business), and OST (Office Service Technology) to CW (City West). The subject properties total approximately 250 acres.

Approval recommended to the City Council

2. ELM CREEK PRO JZonon22-28 WITH REZONING 18.737

Public hearing at the request of Toll Brothers, Inc. for revised initial submittal and eligibility discussion for a Zoning Map amendment from Office Service Technology (OST) and Low-Rise Multiple Family (RM-1) to Low-Rise Multiple Family (RM-1) with a Planned Rezoning Overlay. The subject site is approximately 37-acres and is located south of Twelve Mile Road, west of Meadowbrook Road (Section 14). The applicant is proposing to develop a two-phase 134-unit multiple-family townhome development.

A motion on the item was not required

3. PARADISE PARK PARTIAL REZONING JZ22-31 WITH REZONING 18.739

Public hearing at the request of Paradise Park for Planning Commission's recommendation to City Council for a Zoning Map amendment from Office Service Technology (OST) to Light Industrial (I-1). The subject site is approximately 4.14 acres of an 8.03-acre site and is located at 45799 Grand River Avenue, which is on the south side of Grand River Avenue and west of Taft Road (Section 16). The applicant has indicated that the proposed rezoning is being requested to make the zoning consistent throughout the entirety of the property.

Approval recommended to the City Council

4. GABRIEL REZONING WITH MAP AMENDMENT 18.742 JZ23-16

Public hearing at the request of Paul Gabriel for Planning Commission's recommendation to City Council for a Zoning map amendment from Light Industrial (I-1) to Residential Acreage (RA). The subject site is approximately 3.98 acres and is located at 41700 Eleven Mile Road, which is on the north side of Eleven Mile Road and west of Meadowbrook Road (Section 14). The applicant has indicated that the proposed rezoning is being requested to allow for the existing home and pole barn onsite to be remodeled and expanded.

Consideration postponed

5. SAKURA EAST PRO JZ23-41 WITH REZONING 18.743

Public hearing at the request of Sakura Novi LLC for initial submittal and eligibility discussion for a Zoning Map Amendment from Light Industrial (I-1) to Town Center One (TC-1) with a Planned Rezoning Overlay. The subject site is approximately 3.5-acres and is located south of Eleven Mile Road, west of Meadowbrook Road (Section 23). The applicant is proposing to develop a 52-unit multiple-family townhome development.

TBD

OTHER

1. 2023-2029 CAPITAL IMPROVEMENT PROGRAM

In the matter of 2023-2029 Capital Improvement Program, motion to adopt the 2023-2029 Capital Improvement Plan as presented.

Approval Granted

2. NORTHVILLE TOWNSHIP DRAFT MASTER PLAN REVIEW

In the matter of Northville Township Draft Master Plan Review, motion to authorize the Planning Commission Chair to sign and send a letter to the Northville Township Planning Commission.

Approval Granted

3. COMMERCE TOWNSHIP DRAFT MASTER PLAN REVIEW

In the matter of Commerce Township Draft Master Plan Review, motion to authorize the Planning Commission Chair to sign and send a letter to the Commerce Township Planning Commission.

Approval Granted

SINGLE FAMILY WOODLAND USE PERMITS

1. 28015 SUMMIT DRIVE WOODLAND PERMIT

Public hearing at the request of MG Building Co. Inc. for consideration of a Woodland Use Permit at 28015 Summit Drive. The property is located north of Twelve Mile Road and west of Summit Drive in Section 12 of the City. The applicant is requesting the removal of fifty-three regulated woodland trees in order to construct a single-family residence.

Approval Granted

2. 21111 MEADOWBROOK ROAD WOODLAND PERMIT

Public hearing at the request of Barima Opong-Owusu for consideration of a Woodland Use Permit at 21111 Meadowbrook Drive. The property is located north of Eight Mile Road and west of Meadowbrook Road in Section 35 of the City. The applicant is requesting the removal of thirty-six regulated woodland trees in order to construct a single-family residential structure.

Approval Granted

3. 22585 MONTEBELLO COURT WOODLAND PERMIT

Public hearing at the request of Mark Sieckman for consideration of a Woodland Use Permit at 22585 Montebello Court. The property is located north of Nine Mile Road and west of Novi Road in Section 27 of the City. The applicant is requesting the removal of four regulated woodland trees in order to increase recreational space in the backyard.

Approval Granted.

4. 22535 EVERGREEN COURT WOODLAND PERMIT

Public hearing at the request of Angela Havistiuc for consideration of a Woodland Use Permit at 22535 Evergreen Court. The property is located north of Nine Mile Road and west of Garfield Road in Section 30 of the City. The applicant is requesting the removal of eleven regulated woodland trees in order to construct a single-family residential structure.

Approval Granted subject to conditions.

WETLAND PERMITS

1. TOWNES OF MAIN STREET JSP20-35

Public hearing at the request of Singh Development for JSP 20-35 Townes of Main Street for a revised Wetland Permit. The subject property is zoned TC-1 (Town Center One) and is approximately 17.7 acres. It is located north and south of Main Street, east of Novi Road, in Section 23. The applicant received City Council approval of their Preliminary Site Plan for a multifamily development with 192 townhouse-style apartments.

Request Denied

SUMMARY:

As of December 13, 2023, over 48 project permits were processed through the Planning Division for the 2023 calendar year. The Planning Division was able to approve more than 50 final stamping sets for projects reviewed either by the Planning Commission or through administrative approval. The Planning Commission reviewed and voted on at least 40 different projects this year.

Planning Commission Committees:

A summary of the 2023 Planning Commission Committees and City Committees that included Planning Commission members:

- **Capital Improvement Program Committee 1/18/2023**

The Capital Improvement Program Committee held one meeting during 2023. Some discussion items included:

- Rehabilitating Wixom Road from the north city limits to Ten Mile Road, to occur in fiscal year 2023-24
- Adding a play structure, pathways, and parking lot in Northwest Park, located east of Napier off Twelve Mile, to occur in fiscal year 2023-24
- Purchasing new fire engines in fiscal year 2023-24 and 2027-28

- **Implementation Committee 2/8/2023**

The Implementation Committee had one meeting in 2023. Discussion items included:

- Review and provide comments on the update to the Site Plan and Development Manual
- Review and provide comments on the draft City West Zoning District text and Design Guide of the new Zoning District recommended by the Master Plan for recommendation to the Planning Commission

- **Walkable Novi Committee (4/20, 6/15, 10/19)**

The Walkable Novi Committee held three meetings in 2023. The committee was chaired by Parks, Recreation and Cultural Services Commissioner Joe Tolkacz. Discussion items included:

- Planning, Engineering, and Parks, Recreation and Cultural Services Updates as needed
- Discussion of the neighborhood sidewalk repair pilot program
- Active Mobility Plan (AMP) updates on the progress of the plan as it evolved over the course of the year, including a Summary of the Public Engagement Opportunities,

Framework Overview, Network Recommendations, Presentation of the AMP Draft and Recommendations.

- Master Plan for Land Use Steering Committee (1/26, 3/02, 5/03, 6/14)

The Master Plan for Land Use Steering Committee held five meetings in 2023. The committee was chaired by Commissioner John Avdoulos. Discussion items included:

- Initial Concepts for the Master Plan such as reducing number of zoning districts, discussion of office occupancy rates post COVID-19, and retail square footage.
- An Opportunities Map which was updated with additional redevelopment sites.
- Discussion of the benefits of incorporating a PUD ordinance.
- Parkland Updates: Since the last Future Land Use Map update in 2017, the City of Novi has acquired 73 acres of parkland, with an additional 40 acres currently under lease agreements for a total of an additional 113 acres of parkland that should be referenced on the maps.
- Updates of feedback from the public engagement open houses that were held.
- Thoroughfare Master Plan updates summary including Volume-to-Capacity map with projections.
- Discussion of incorporating Accessory Dwelling Units as a part of the plan recommendations.
- Review of a Draft Future Land Use Plan, Draft Future Land Use Categories, and Draft Zoning Plan.
- Review of Draft Guiding Principles
- Review of recommended changes to the Thoroughfare Classifications

Master Plan and Zoning Committee (5/24)

The Master Plan and Zoning Committee met to review and provide comments on Station Flat's request to amend the Consent Judgment for the Promenade Plaza, located on the east side of Wixom Road and south of Grand River Avenue in Section 17. The Consent Judgment limits the use of the 24.77 acre site (located between the existing Target Store and the Sam's Club) to a retail use consistent with a traditional "big box" store.

Looking ahead to 2024

The Planning Commission can look forward to the following objectives in 2024:

- Final review and potential adoption of the updated Master Plan for Land Use
- Recommendation to the City Council on the Active Mobility Plan (an update to the 2011 Non-Motorized Master Plan)
- Continued implementation of recommendations of the Master Plan for Land Use
- Training opportunities

OAKLAND COUNTY

Novi is aging. How the Oakland Co. suburb is weighing programs, transportation for seniors

More than 20% of Novi's population is 60 and over so the city has formed a committee to address their needs. One idea is to create a dedicated space for programs.



Hannah Mackay

The Detroit News

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Novi — More than 20% of Novi residents are now over the age of 60, mirroring state-wide trends of a growing population of older adults, promptly city officials to think more broadly about what older residents will need down the road and how to improve those services.

While attracting young people has been a large focus of state officials this year, the city of Novi has created an Older Adults Needs Committee to identify and advocate for the needs of its senior citizens.

Nearly a year later, they have plans in the works to improve transportation and programming, and also potentially create a dedicated place for seniors.

"We have been looking at everything you can possibly understand about what seniors are going to need, what they need today and what they're likely going to need in the future," said Laura Casey, city council member and a member of the Older Adults Needs Committee.

The committee decided to focus on transportation first, in part because of the county-wide transportation millage that was approved by Oakland County voters in November 2022, Casey said. Novi has offered free transportation to seniors, within a certain radius, for years but it needs to expand, she said.

"We knew that there needed to be some conversations with the county about what our needs are as a community and how we might be able to best offer transit for both our senior citizens and also residents with disabilities," Casey said. "The city has been in conversation with the County and some of those third-party (transportation) providers."

Doreen Poupard, 87, has lived in Novi at the Fox Run senior living community since 2005 and can no longer see well enough to drive herself around.

"Transportation is an issue," Poupard said. "I think there's just enough to let us know we need more."

Poupard would like to see the scope of transportation broadened beyond places like her doctor's office, the hospital, and the library.

"We sit northwest of the city of Detroit," Poupard said. "(Transportation) would be really helpful from our institute to the music venues, to the various... sports teams and so on. There's so much available and we're a suburb."

According to U.S. Census figures released this week, 21.3% of Novi's population was 60 years or older in 2022, up from 17.9% in 2017.

City officials is looking not just at transportation but how it communicates with older residents and programming. The city is expecting to make progress on expanding transportation in 2024, Casey said. The committee also has recommended convert a part-time event programming position in the city to full-time, focusing specifically on activities for older adults.

"We have experts in the Parks and Rec and Cultural Services department that put on programming and within their space, they also include activities for seniors," Casey said. "We have a very vibrant list of senior activities, we just knew we wanted to increase the opportunity for us to offer more."

Lynn and Gary Cummings, also residents of the Fox Run Senior Living Community, agreed that while Novi offers many activities, they should ask seniors what else they're interested in.

"I think that still there are people that imagine and have interests and needs in a lot of different things, and I would like for them to have those opportunities," Lynn, 72, said.

She'd also like to see the city engage with caregivers since they would have insights into what activities their clients enjoy, and provide them with more respite opportunities.

"I would like to see much more communication and engagement of the Novi activities," Gary, 68, added. "It's not as visible or noticeable within Fox Run on what Novi offers. ... We would like to have advance notice and some coordination of what's going on in the Novi community."

Loneliness also is a big issue for older adults who live by themselves, Poupard said. Effective communication is key to getting them to leave their homes, and setting up buddy systems could help alleviate the worry that they'll be the only ones attending an event, she suggested.

"You have seniors that are not within the senior communities," Gary said. "And that is a challenge on how do you get them comfortable and engaged to come out of their homes when they probably don't do that unless they absolutely have to."

The city plans to send out a community survey in January to determine what the programming needs are, Casey said. There is a general need for a space to house most programming activities, for seniors and other age groups, but it is unclear whether older adults want their own designated facility, Casey said.

"We did some focus groups back in September. ... one of the things we've identified is we do need to look at the facilities and the space we have available for events globally, and specifically for our older adult population," Casey said. "Seniors want... something dedicated to them."

While the committee was only chartered for one year, Casey plans to extend this because there is still work left to do, specifically when it comes to housing options for seniors.

Poupard said older adults shouldn't only be treated as recipients of care or programming but engaged as contributors as well.

"Older adults don't have to just be on the receiving end of services, older adults have a lot they can contribute to the community," she said. "We have a life that's lived and full of experience, and we have time for volunteering."

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