



CITY OF NOVI
Administrative ePacket
August 14, 2025

Council Action/Attention

[2025 Bond, What's Next? - Cardenas](#)

[Plante Moran Realpoint Update](#)

[Update on Quota Liquor Licenses and Pending Applications - Morris](#)

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Departmental Updates

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For Your Information

MEMORANDUM



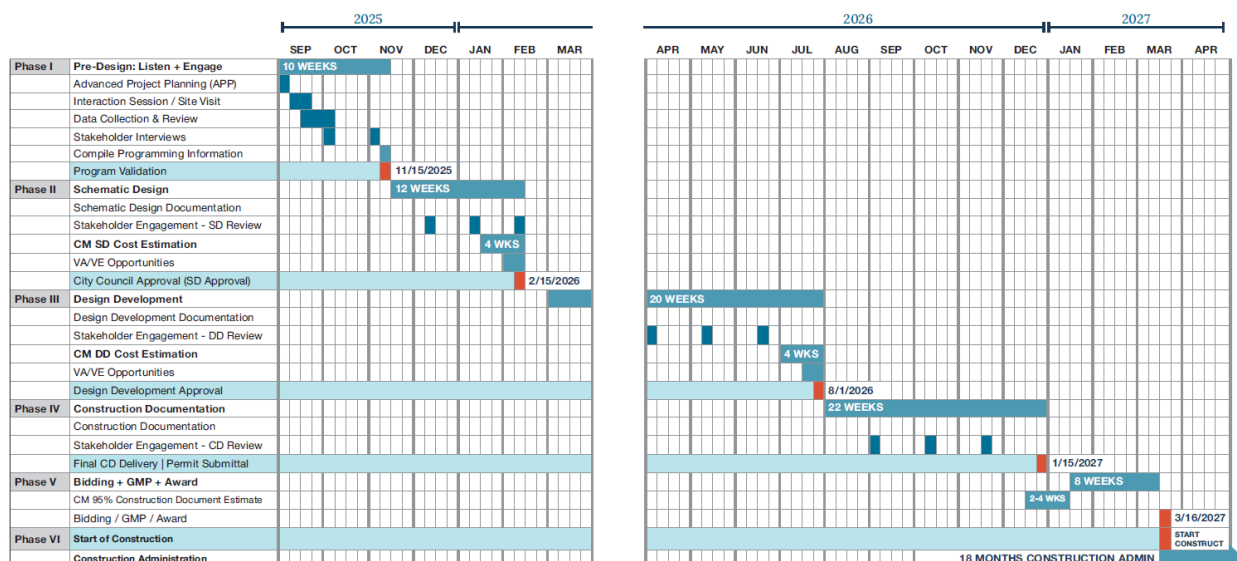
TO: MAYOR AND COUNCIL
FROM: VICTOR CARDENAS, CITY MANAGER
SUBJECT: 2025 BOND VOTE – WHAT'S NEXT?
DATE: AUGUST 12, 2025

First, let me say congratulations on a successful Bond initiative! Novi voters showed strong support for the proposal to construct new Public Safety Facilities for Novi's Police and Fire Department personnel. Now that we have cleared the first hurdle, I wanted to provide a summary of what the next steps are with this project:

As previously shared with the assistance of Plante Moran Real Point (PMR), the City will be engaging the support of two critical consultants for the design and construction of these facilities. Today, August 12th, we received the bid submittals for Architecture and Engineering (AE) firms that will work with the City to design the buildings. City Administration will work with PMR to evaluate the seven (7) invited bidders' proposals to recommend two (2) to present to the Finance and Administration Committee in mid-September. A recommendation from the Finance and Administration Committee is planned to be presented to the City Council at your **September 22, 2025**, meeting. A similar process will be followed for the Construction Manager, who will oversee the actual construction of the buildings. A recommendation from the Finance and Administration Committee will come before Council at your **October 21, 2026**.

Once the consultants are on board, we'll be off to the races to design and cost out the facilities. PMR (and the consultants, thus far) are projecting a **Spring 2027 construction start with an estimated Spring/Fall 2029 completion**. Below is a proposed schedule from one of the AE Firms:

05 Proposal Schedule



*Design schedule is based on a July 2025 Design Start Date

**This is design schedule is based on a typical Design-Bid-Build project delivery. Project Schedule could be adjusted with Construction Manager and preliminary bid-packages

As it pertains to the financing component, as PFM Financial Advisor previously presented on, the bond issuance is slated for **May 2026**, with the first tax levy in **July 2026**. That first series is for \$40 million, and the second series is scheduled for **May 2028** (**July 2028** tax levy) for \$80 million. Miller Canfield will be assisting the City as Bond Counsel.

Throughout the entire project, we'll keep City Council and, importantly, the residents updated on the status. If you have any questions about this process, don't hesitate to reach out. We'll provide you with the necessary information to keep you informed about this significant initiative we've undertaken.



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #27

As of:

8/13/2025

Overall
Status

In progress

PMR Previous Activities (October 2024 – July 2025)

PMR FS #4 Tour (4/1/25)

- FS 4 needs to be assessed later in the program once priority items from PSB/FS3/FS4/Road Construction are addressed.

Royal Oak PD / W. Bloomfield FS Tour to be rescheduled

Millage Bond Proposal PASSED on August 5, 2025 (54.78% Yes; 45.22% No)

A/E proposals received on 8/12 and PMR is reviewing.

Upcoming Activities

PMR Procurement Activities

- PMR/City meeting to discuss proposals and interviews is scheduled for 8/18.
- PMR/City interviews with A/E firms to take place on 8/27. Two firms will be recommended for interviews with the Finance and Administration Committee at its 9/15 meeting from 5-7pm.
- The Committee's recommendation of the A/E firm will be made to City Council at the 9/22 Council meeting.
- CMc proposals are due on 9/2, with PMR/City review to take place on 9/15, and PMR/City interviews to take place 9/24.
- Finance and Administration Committee interview of two finalists will occur on 10/6 (tentative), with a final CM award recommendation to be made at the 10/21 City Council meeting (tentative).

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- City / PMR to review Due Care Plan and strategize path forward.
- City / PMR to review any outstanding due diligence items for PSB site (Cardenas sent an ALTA survey to PMR for its review and a topo is underway).
- City provided survey for FS 3 site.
- City provided soil boring reports for the Venture Dr and 13 Mile properties.

Site Selection – Alt FS # 2 Site

~~Confirmed with Patrick McGow that the land purchase can be funded from bond proceeds.~~

- On 5/5/25, PMR and CON discussed test fits for alt FS #2 site and the probable need for an adjusted front yard setback.
- City is moving forward with a Phase 2.
- PMR reviewed Due Diligence checklist with City on 7/14/25 and confirmed Geotech. ALTA survey complete on 7/15/25.
- ~~City to review remaining due diligence checklist items in anticipation of closing on the property on August 18, 2025.~~
- City is extending its site due diligence an additional 30 days (deadline to extend is August 19, 2025) since Phase 2 is yet to be completed.**
- Closing to occur in September (before 9/19)

Procurement and Contracts

- Intent is to award A/E in September and CM in October, with one year of design leading to a package for bid in Fall 2026 and construction in 2027.

Next PMR/City Administration meeting is 9/8/25

MEMORANDUM



TO: MAYOR FISCHER, CITY COUNCIL MEMBERS
FROM: MELISSA MORRIS, DEPUTY CITY CLERK
SUBJECT: QUOTA LIQUOR LICENSES - ALLOCATION AND REQUESTS
DATE: AUGUST 14, 2025

In Michigan, the number of on-premises liquor licenses is determined by a population-based quota system, generally one license per 1,500 residents, allocated to each governmental unit (city, township, or village) and updated after each federal census. Between 2010 and 2020, the City of Novi's population grew by 11,019 residents, from 55,224 to 66,243. This increase entitled the City to seven (7) additional quota liquor licenses, awarded in 2022. To date, four (4) have been approved by City Council, leaving three (3) remaining. Once these are allocated, Novi will not be eligible for additional quota licenses until after the 2030 census.

The Clerk's Office has received three applications for these remaining licenses. Two applicants are scheduled for consideration at the August 25, 2025 City Council meeting.

Quota liquor licenses issued by the City are provided at no cost to the applicant, aside from standard processing fees. This creates a significant economic advantage for businesses compared to the alternative, purchasing a license transfer on the open market which can range from \$10,000 to \$100,000 or more based on location and demand. Once the City's remaining quota licenses are allocated, this open-market purchase will be the only option for establishments seeking a license until the next census update.

Because of this, the City's remaining quota licenses represent a valuable economic incentive tool. When aligned with Novi's Council goals and the Novi 2050 Strategic Plan, these licenses can be used strategically to:

- Encourage targeted investment in priority growth areas, particularly along Main Street and in the downtown core.
- Attract unique, high-quality dining and entertainment options that enhance Novi's identity as a regional destination.
- Leverage private investment by reducing startup costs for businesses willing to contribute to the City's long-term vision.

By issuing these licenses in a way that complements broader redevelopment and economic growth efforts, the City can maximize both the immediate and long-term benefits, ensuring that today's decisions help shape a thriving, vibrant community well into the future.

2022 QUOTA LIQUOR LICENSES

7 Licenses Awarded

<u># Quotas Issued</u>	<u>Applied Date</u>	<u>Applicant Name</u>	<u>Business Name</u>	<u>Date to Council</u>	<u>Approved or Denied</u>	<u>Location</u>	<u>Notes</u>
	08/10/22	Tappers Fine Jewelry	Tappers	09/12/22	Denied	Haggerty & 8 Mile	
1	11/15/22	Garage Novi	Ford's Garage	12/05/22	Approved	Fountain Walk	
	12/09/22	Maples Hospitality	Maples Golf Course	12/19/22	Denied	14 Mile & Novi Rd	
2	04/11/23	Maples Hospitality	Maples Bar & Bistro	04/17/23	Approved	14 Mile & Novi Rd	
3	05/15/23	Hotaru	Hotaru	08/14/23	Approved	10 Mile & Haggerty	
4	01/31/24	E&S Global, Inc.	Yori Sushi	07/08/14	Approved	Beck & Pontiac Tr.	
	11/20/24	Seven York	The Dancing Pine	08/25/25		Sakura	SLU hearing on 7/30
	06/23/25	Jayaksha LLC	Amruth Royal	08/25/25		Beck & Pontiac Tr.	SLU hearing on 7/30
	07/23/25	Ardiana's Restaurant	Ardiana's Restaurant	TBD		10 & Meadowbrook	SLU hearing being scheduled
3	REMAINING						



Mayor and Council –

Please see the correspondence below from Oakland County regarding a change to the way dog licenses are obtained. Because of this change, staff is suggesting choosing option one as we'd be the customer service, assisting residents who don't have access to the internet. Additionally, we would not be able to provide them with the license on the spot; it would be mailed to them at a later date. Last year, we received \$1,675 for selling licenses.

- Victor

July 30, 2025

Dear Municipal Officials, Pet Stores, and Veterinarian Office:

For years, pet owners have been able to purchase a dog license from you, and we have greatly appreciated that partnership. We also know that conducting this service has placed a burden on your employees, who have had to collect the fees, file the paperwork and distribute the funds.

As a result, we have diligently worked to find a better solution and we are happy to announce that Oakland County is entering into an agreement with DocuPet, a web-based application that will manage the sales of our dog licenses. This new application will provide benefits to both pet owners and our partners.

For pet owners the site is easy to use, allows for uploading of required documentation, and includes a lost pet service. Additionally, owners can opt to customize their tag with hundreds of options from which to choose.

For our partners who are currently selling licenses this new application will require you to choose one of the following two options for selling licenses. It is important to note that in either option, physical tags will be mailed to the pet owner by DocuPet via mail. You will no longer have physical tags to manage or inventory.

Option #1

Simply direct all customers looking to purchase a dog license to the DocuPet website. The Oakland County Animal Shelter will provide brochures and postcards to you featuring the new website and a QR code that will take owners directly to the DocuPet website. In this option entities will forgo the \$2.00 per license commission but there is little to no work for your staff.



Option #2

We understand that some entities will wish to continue this service for their residents / customers who either do not have access to the internet or are not adept with that technology. If you choose to continue selling licenses, your agency will be given an administrative login to assist individuals with the purchase of the license. Training will be provided to you prior to implementation of DocuPet. In this option you will still receive \$2.00 commission per license sold.

I ask that you review these options and notify me of your choice at gattr@oakgov.com no later than August 25th, 2025. Should you have any questions or concerns please feel free to contact me directly. Thank you for partnering with us to provide an outlet for customers to purchase dog licenses. I anticipate the website will go live in late fall, but we will keep you abreast of our progress.

Sincerely,



Bob Gatt Manager, Oakland County Animal Shelter
gattr@oakgov.com
248-858-1016



MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: ERICK W. ZINSER
DIRECTOR OF PUBLIC SAFETY / CHIEF OF POLICE
SUBJECT: CALEA NATIONAL REACCREDITATION
DATE: AUGUST 11, 2025

Mayor and Council –

As shared at our last City Council meeting, the Novi Police Department received word that they were reaccredited by CALEA for both police and dispatch operations.

- Victor

On Saturday, August 9, 2025, the Novi Police Department was honored to receive its Second Advanced Law Enforcement Reaccreditation and its First Communications Reaccreditation from the Commission on Accreditation for Law Enforcement Agencies (CALEA). These achievements represent the culmination of years of sustained effort by our sworn officers, civilian staff, and communications personnel to meet and exceed the highest standards in public safety.

Accreditation is not a one-time accomplishment. It is a rigorous, ongoing process that requires agencies to maintain compliance with hundreds of nationally recognized standards governing all aspects of law enforcement operations, policies, training, supervision, use of force, emergency preparedness, evidence handling, internal affairs, recruitment, communications, and community engagement. Every policy, procedure, and operational decision is measured against these benchmarks, and compliance is verified through extensive on-site assessments and continuous monitoring.

The value of accreditation extends far beyond meeting a checklist of requirements. It provides tangible benefits to the City of Novi and its residents:

- **Professional Excellence:** Accreditation ensures that our operations are guided by best practices proven across the profession, reducing liability risks and enhancing effectiveness.
- **Public Trust:** Independent evaluation and verification strengthen transparency, demonstrating to our community that we hold ourselves accountable to the highest standards.
- **Operational Consistency:** Standardized procedures improve efficiency, promote fairness, and reduce errors, which directly enhances public safety.
- **Continuous Improvement:** Accreditation requires constant review and updates to policies and practices, keeping the department aligned with evolving laws, technologies, and community expectations.

The Novi Police Department's accreditation history reflects a strong and consistent commitment to this model of excellence. We earned our initial CALEA Advanced Law Enforcement Accreditation in 2017, our initial CALEA Communications Accreditation in 2021, and our initial Michigan Law Enforcement Accreditation Commission (MLEAC) state accreditation in 2018. We have maintained both national and state credentials ever since, most recently achieving our Second MLEAC Reaccreditation. Novi remains one of a select number of agencies in Michigan to hold both CALEA and MLEAC accreditations. Only 2 of 584 Michigan agencies have MLEAC, CALEA, and CALEA Communications accreditation (0.3%).

These accomplishments are a testament not only to the dedication and professionalism of our staff but also to the support of City leadership. Accreditation requires investment of time, resources, and personnel, and it is only possible when there is a shared commitment to operating at the highest professional level. The benefits of that investment are seen in safer operations, improved service delivery, reduced liability exposure, and a stronger bond between the department and the community. As we move forward, we remain committed to using these standards as a benchmark of excellence, ensuring that every action we take reflects our mission to safeguard, serve, and inspire trust in those we are sworn to protect.



Novi Public Safety

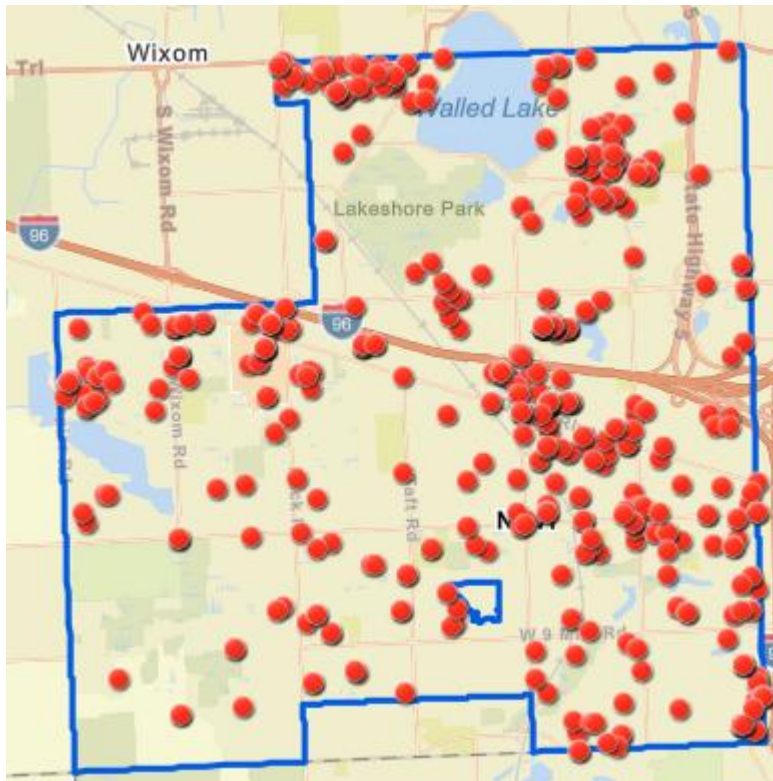
Police and Fire Departments 2025 v. 2024 Year-to-Date Statistics
January – June

July 2025

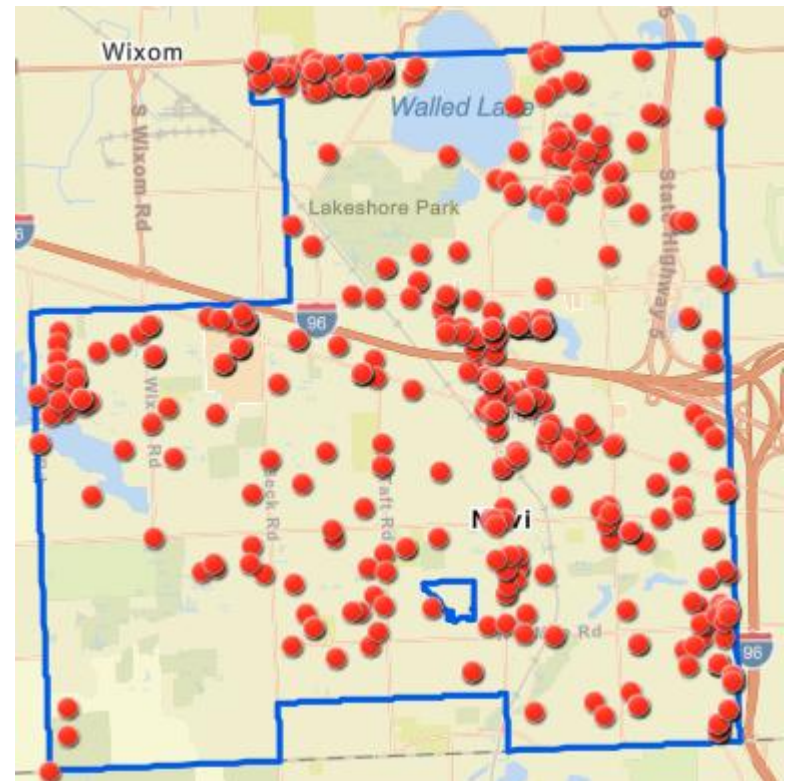


Part A Crimes by Location

2025



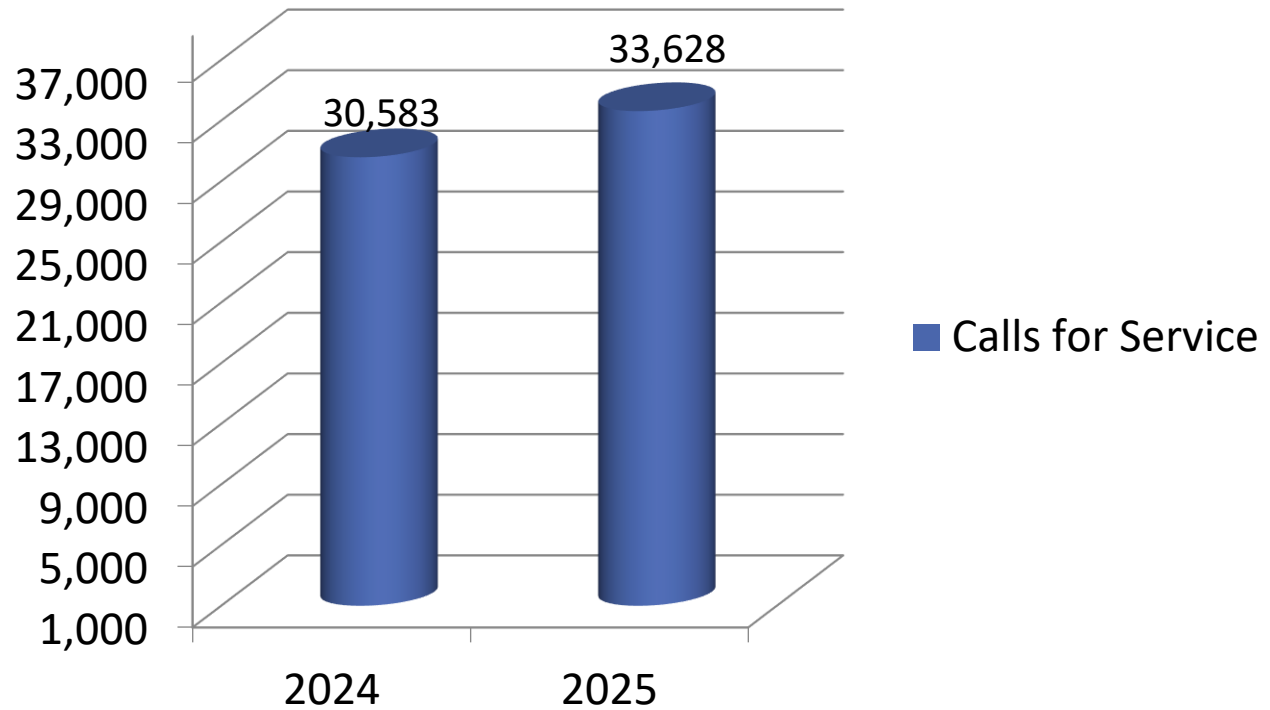
2024



Part A Crimes by Type	YTD 2025	YTD 2024	Percent Changed
AGGRAVATED/FELONIOUS ASSAULT	25	20	25.00%
BURGLARY -FORCED ENTRY	11	12	-8.33%
DAMAGE TO PROPERTY	33	27	22.22%
EMBEZZLEMENT	14	7	100.00%
FORGERY/COUNTERFEITING	7	8	-12.50%
FRAUD -CREDIT CARD	13	12	8.33%
FRAUD -FALSE PRETENSE/SWINDLE	49	31	58.06%
INTIMIDATION/STALKING	14	14	0.00%
LARCENY -OTHER	30	29	3.45%
LARCENY -PURSES/NATCHING	1	1	0.00%
LARCENY -THEFT FROM MOTOR VEHICLE	22	23	-4.35%
LARCENY -THEFT OF MOTOR VEHICLE PARTS	5	13	-61.54%
MOTOR VEHICLE, AS STOLEN PROPERTY	3	2	50.00%
MOTOR VEHICLE THEFT	16	29	-44.83%
NARCOTIC EQUIPMENT VIOLATIONS	8	14	-42.86%
NONAGGRAVATED ASSAULT	112	119	-5.88%
RETAIL FRAUD -THEFT	94	103	-8.74%
ROBBERY	2	2	0.00%
SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD	2	3	-33.33%
VIOLATION OF CONTROLLED SUBSTANCE ACT	25	20	25.00%
WEAPONS OFFENSE- CONCEALED	12	7	71.43%
WEAPONS OFFENSE -OTHER	7	3	133.33%
Total	505	499	1.20%



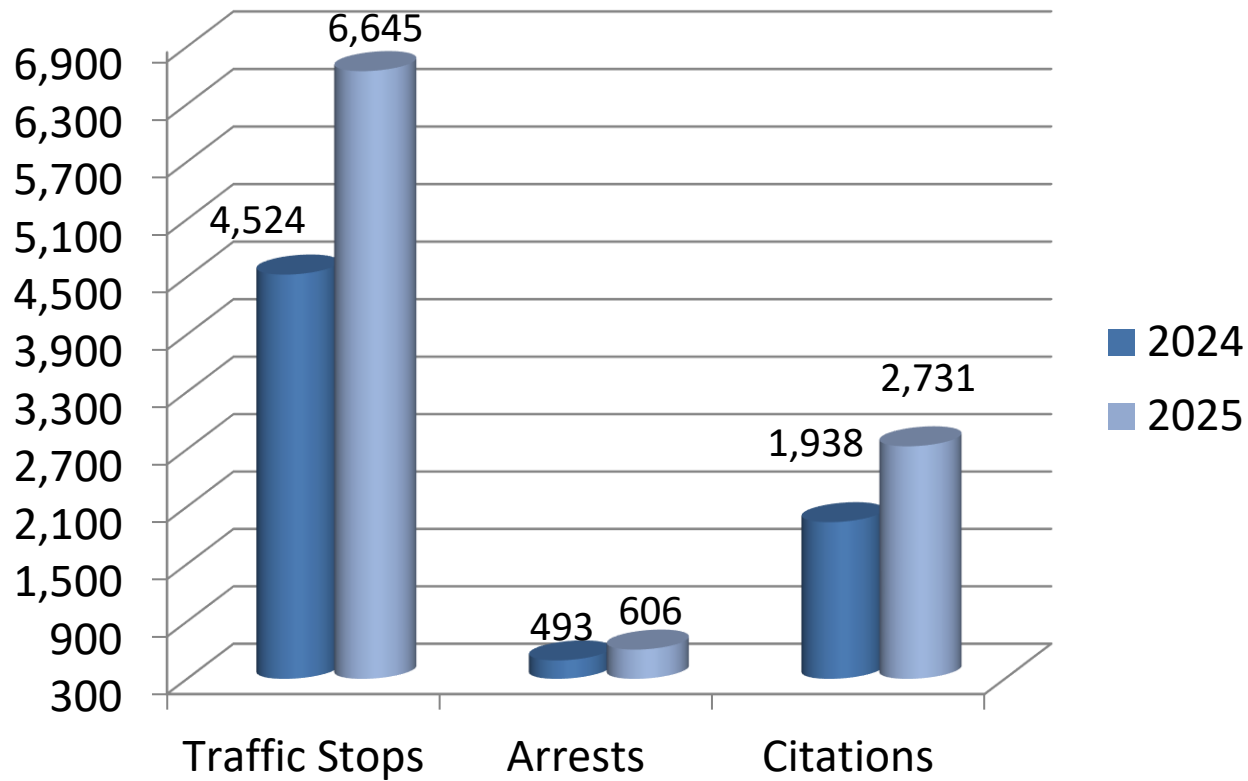
Police Total Calls for Service*



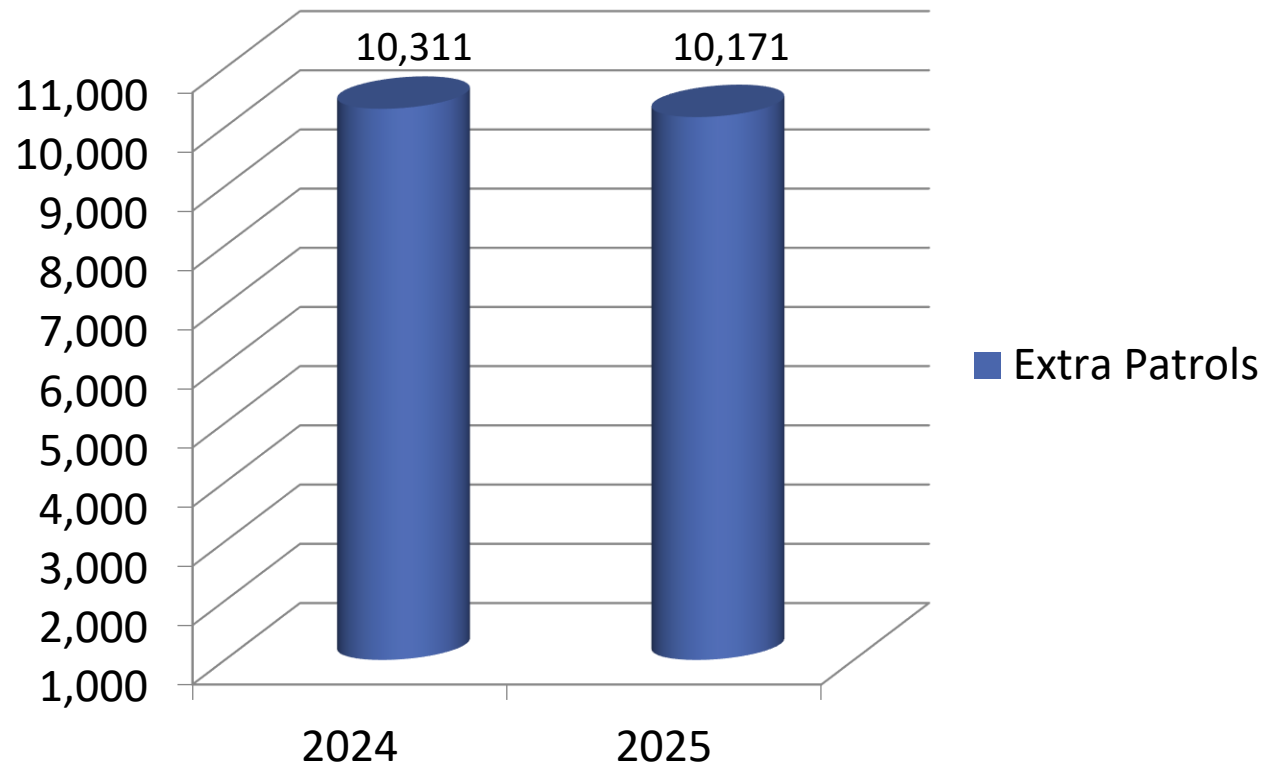
*includes all traffic stops, self initiated activity, routine and priority calls for service, etc.



Officer Productivity



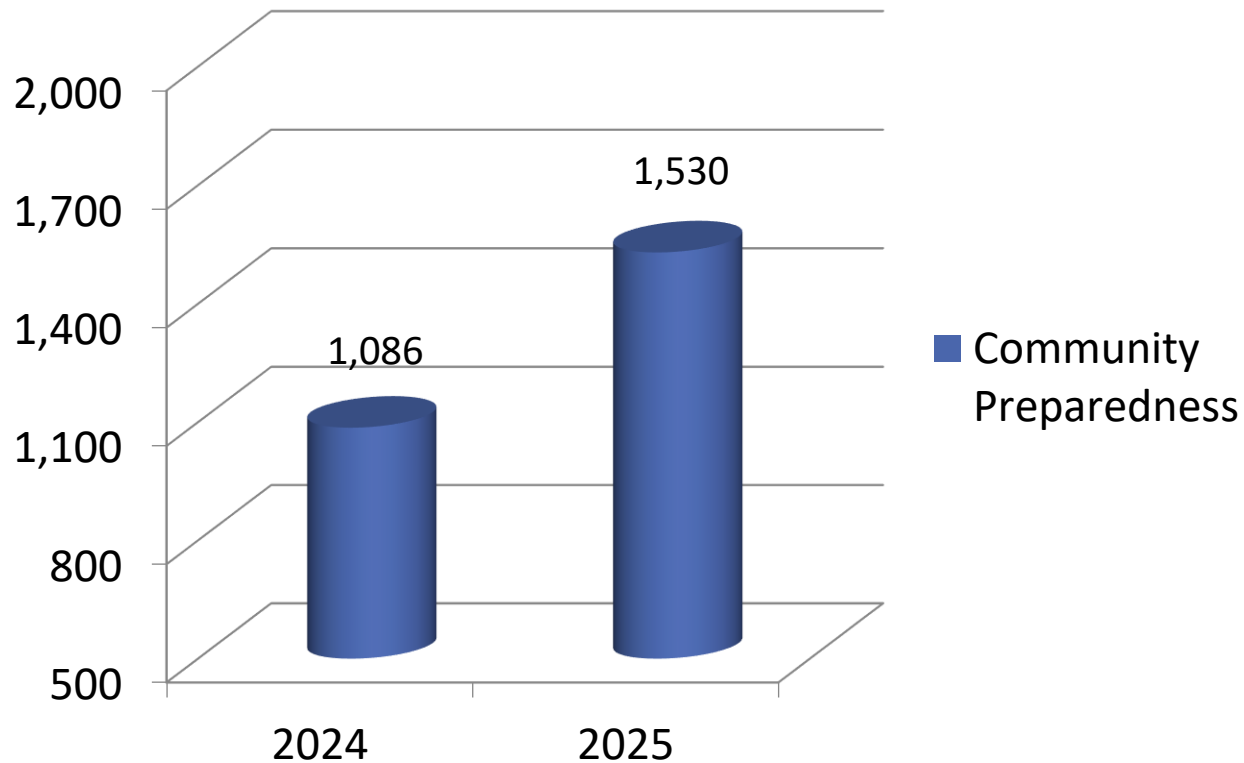
Extra Patrol Numbers* – Self Initiated



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



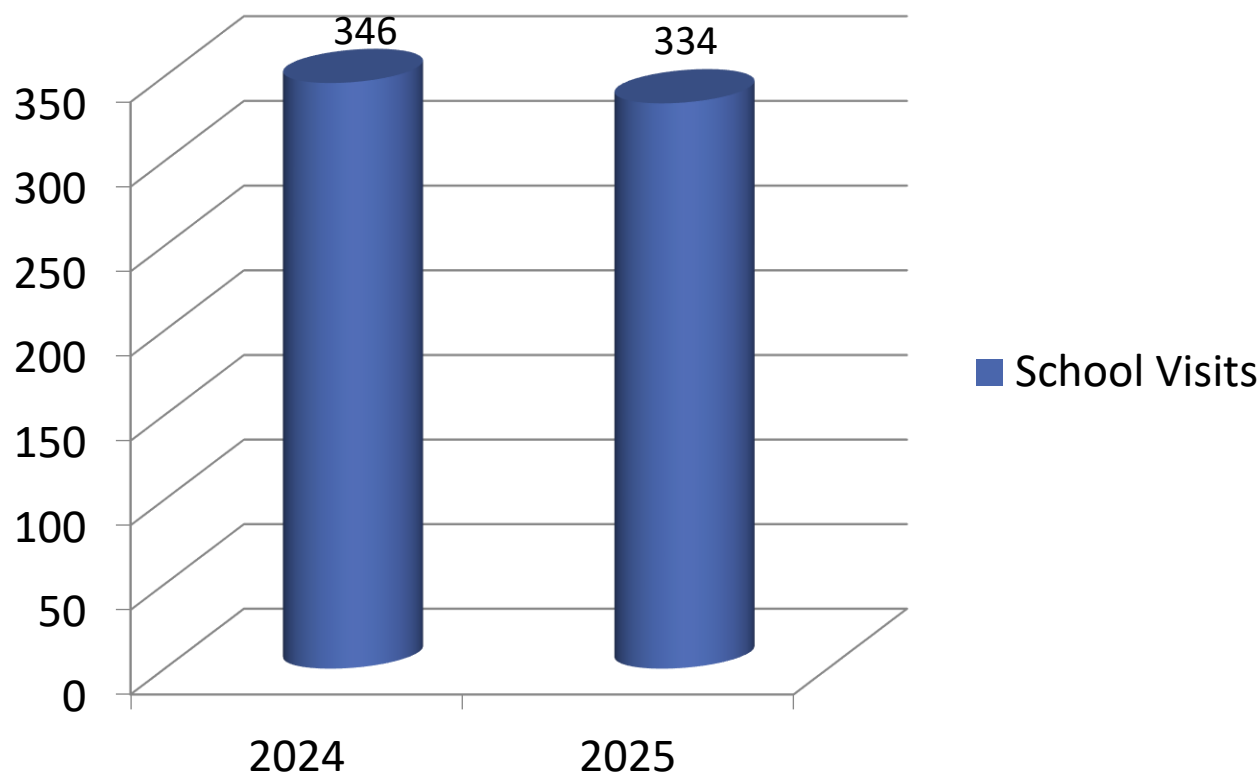
Community Preparedness Numbers* – Self Initiated



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



School Visit Numbers* – Self Initiated

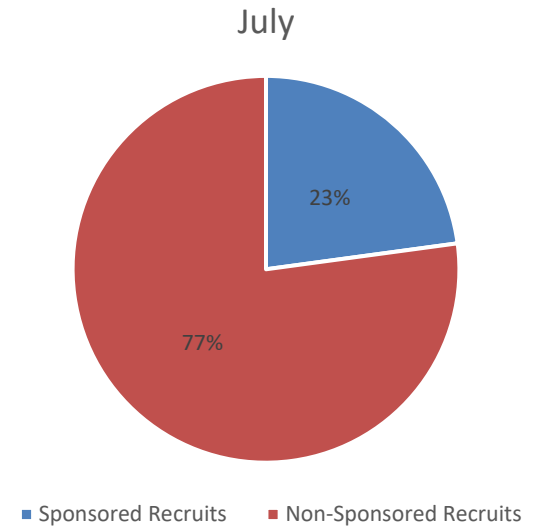


*Additional patrols at area schools where officers typically walk inside.



Police Staffing Levels

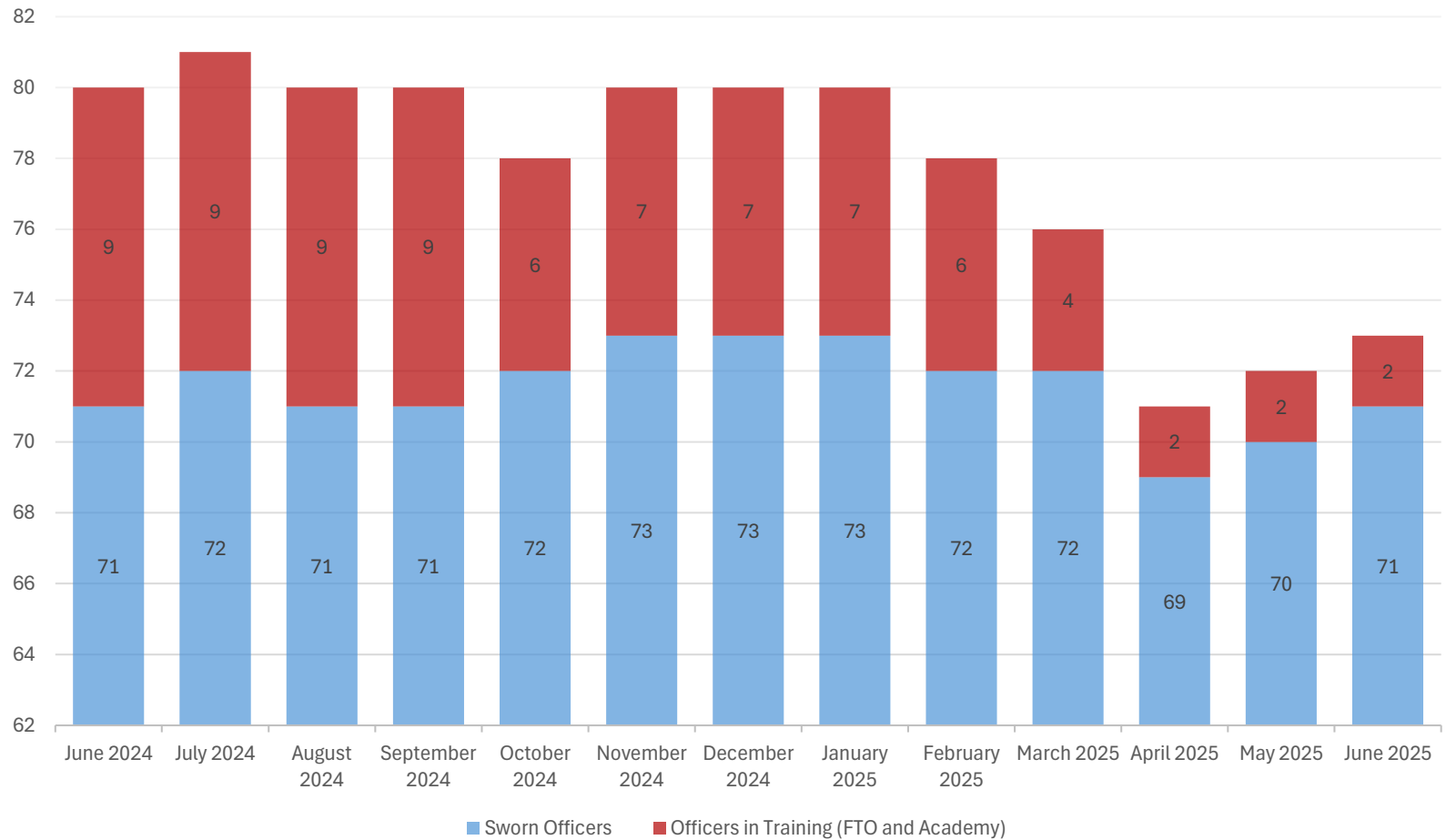
January 2024 - May 2025 Police Officer Hiring Data		
	Total Sworn	Total Budgeted
June 2024	71	73
July 2024	72	73
August 2024	71	73
September 2024	71	73
October 2024	72	73
November 2024	73	73
December 2024	73	73
January 2025	73	73
February 2025	72	73
March 2025	72	73
April 2025	69	73
May 2025	70	73
June 2025	71	73



*total sworn



Police Staffing Levels



Fire Response Times

FIRE OPERATIONS AVERAGE RESPONSE TIMES PRIORITY RESPONSES ONLY						
TEAM / STATION	June 2025	Total Calls	2025 YTD	Total Calls	2024 YTD	Total Calls
TEAM 'A':						
STATION 1	4:26	95	4:21	521	4:30	579
STATION 2	4:36	86	4:40	546	4:48	564
STATION 3	4:34	28	4:54	164	4:53	215
STATION 4	4:38	25	4:42	159	5:10	175
TEAM 'A' AVERAGE:	4:33	234	4:39	1390	4:50	1533
TEAM 'B':						
STATION 1	4:51	108	4:39	663	5:10	546
STATION 2	5:13	79	5:12	580	5:39	537
STATION 3	5:58	52	5:56	275	5:52	225
STATION 4	5:14	31	5:25	197	5:56	210
TEAM 'B' AVERAGE:	5:19	270	5:18	1715	5:39	1518
TEAM. AVERAGE	4:56	504	4:58	3105	5:14	3051



Fire Priority Calls

INCIDENT ACTIVITY REPORT				
Summary Comparison YTD				
Priority Calls for Service				
Incident Type	2025	2024	Difference	% Change
Fire (All Fires)	39	38	1	3%
EMS (Medicals, Rescues & PIAs)	2795	2714	81	3%
Hazardous Condition (Haz-Mat, Wires)	42	57	-15	-26%
Service Call (Pub.Assist, Unauth.Burn)	44	49	-5	-10%
Good Intent (Haz not found, CNX call)	83	86	-3	-3%
False Calls	151	148	3	2%
Other (Inspections, Pub-Ed, Pub-Relations, Car Seats, etc.)	4	7	-3	-43%
TOTAL	3158	3099	59	2%



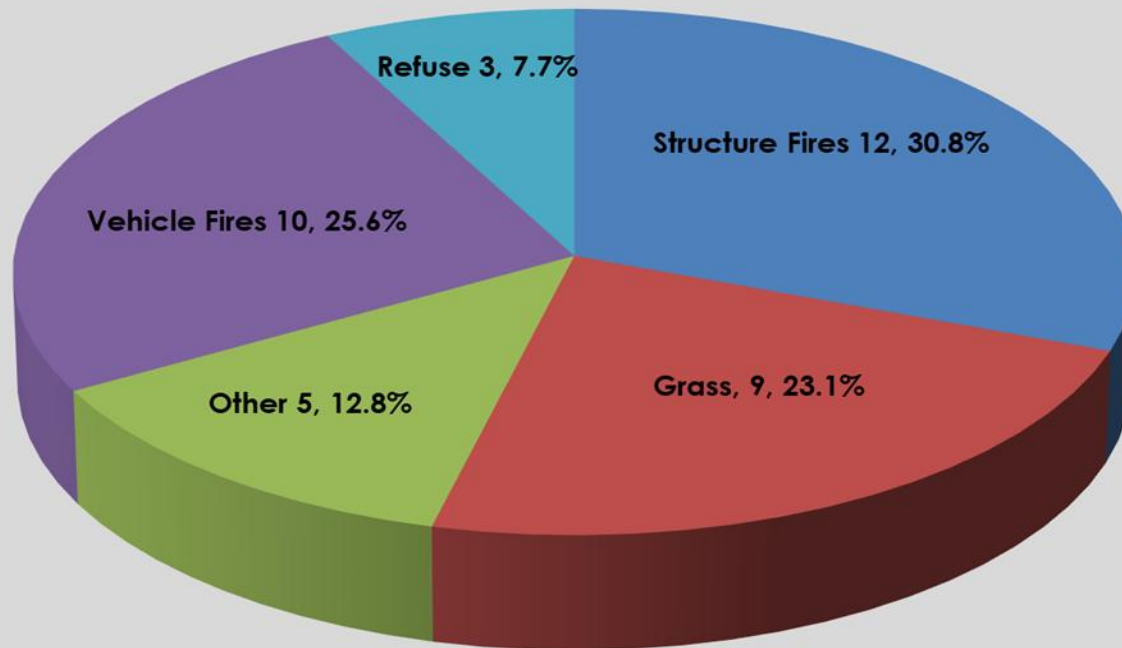
Fire All Calls

INCIDENT ACTIVITY REPORT				
Summary Comparison YTD				
All Calls for Service				
Incident Type	2025	2024	Difference	% Change
Fire (All Fires)	41	43	-2	-5%
EMS (Medicals, Rescues & PIAs)	3259	2989	270	9%
Hazardous Condition (Haz-Mat, Wires)	69	97	-28	-29%
Service Call (Pub.Assist, Unauth.Burn)	577	545	32	6%
Good Intent (Haz not found, CNX call)	170	163	7	4%
False Calls	320	311	9	3%
Power Outage Invst.(Severe Weather Assess)	5	5	0	0%
Other (Inspections, Pub-Ed, Pub-Relations, Car Seats, etc.)	323	305	18	6%
TOTAL	4764	4458	306	7%



Total Fires

2025 YTD FIRES

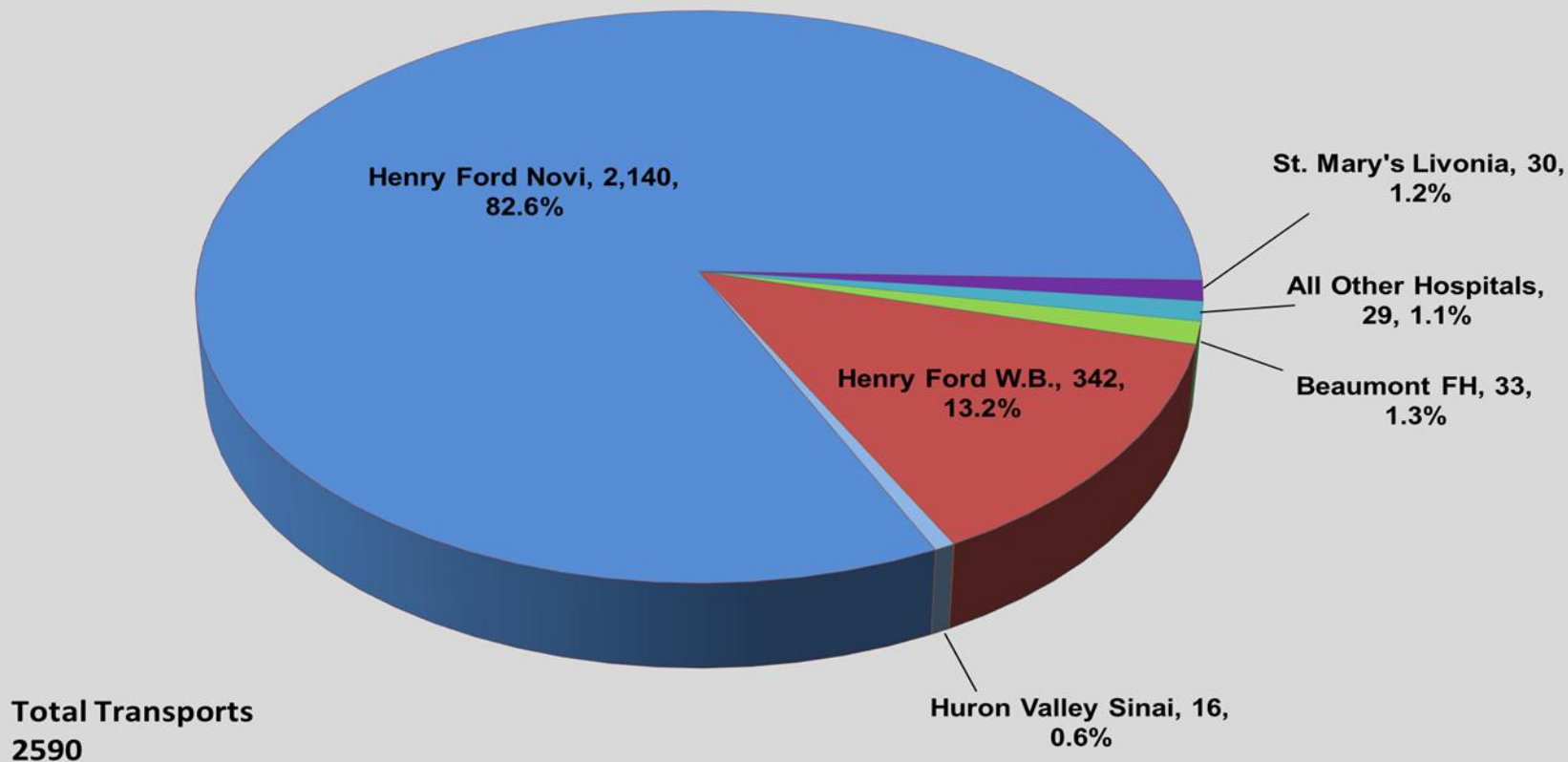


TOTAL 39



Hospital Transports

Hospital Transports 2025



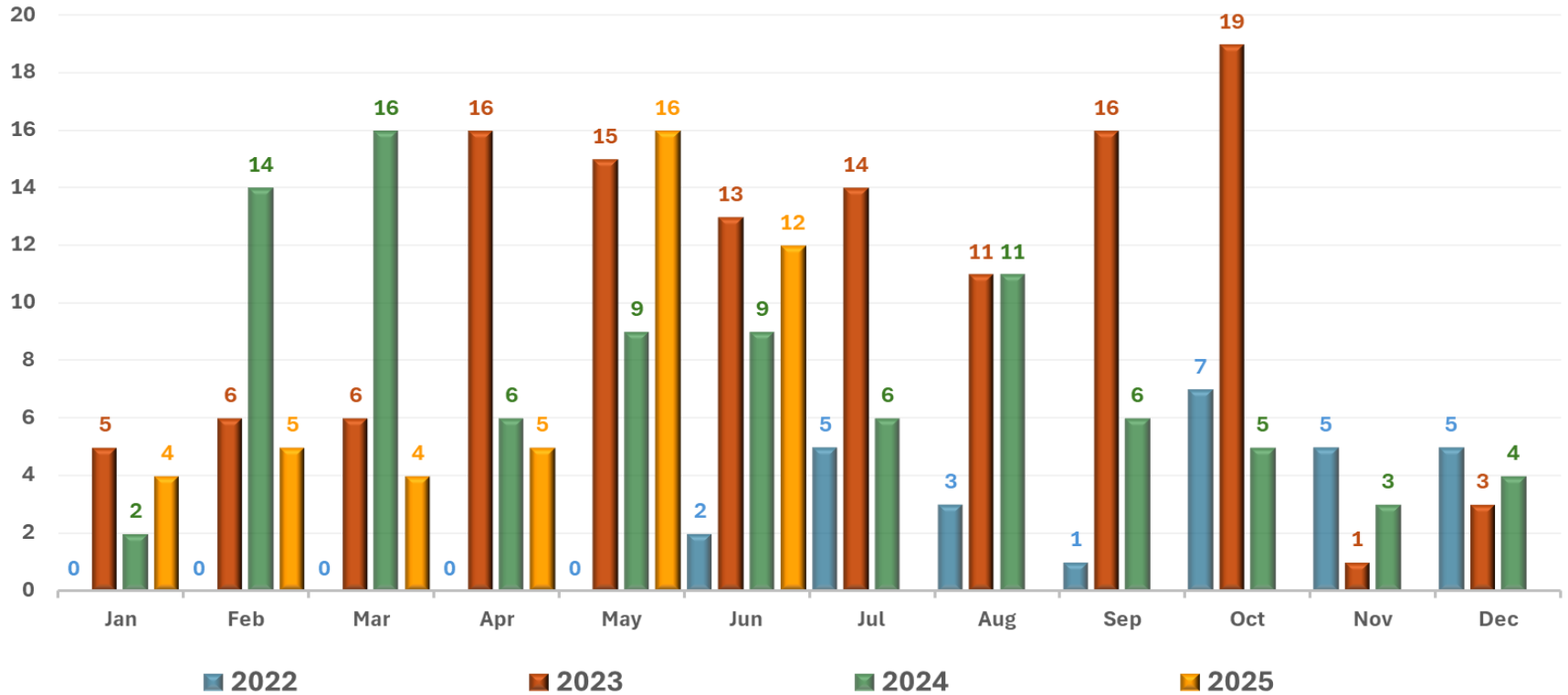
Unstaffed Stations Monthly Statistics

2022 YTD Totals: 28

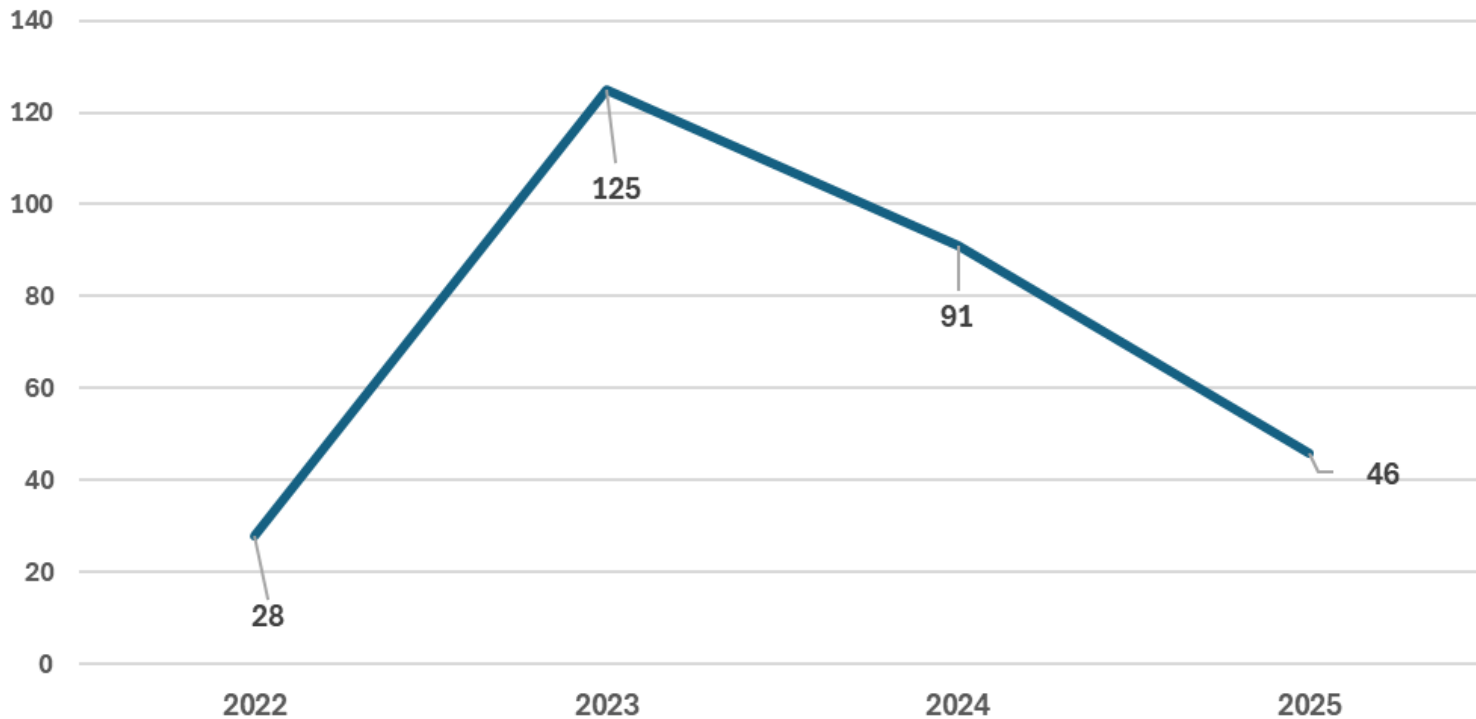
2023 YTD Totals: 125

2024 YTD Totals: 88

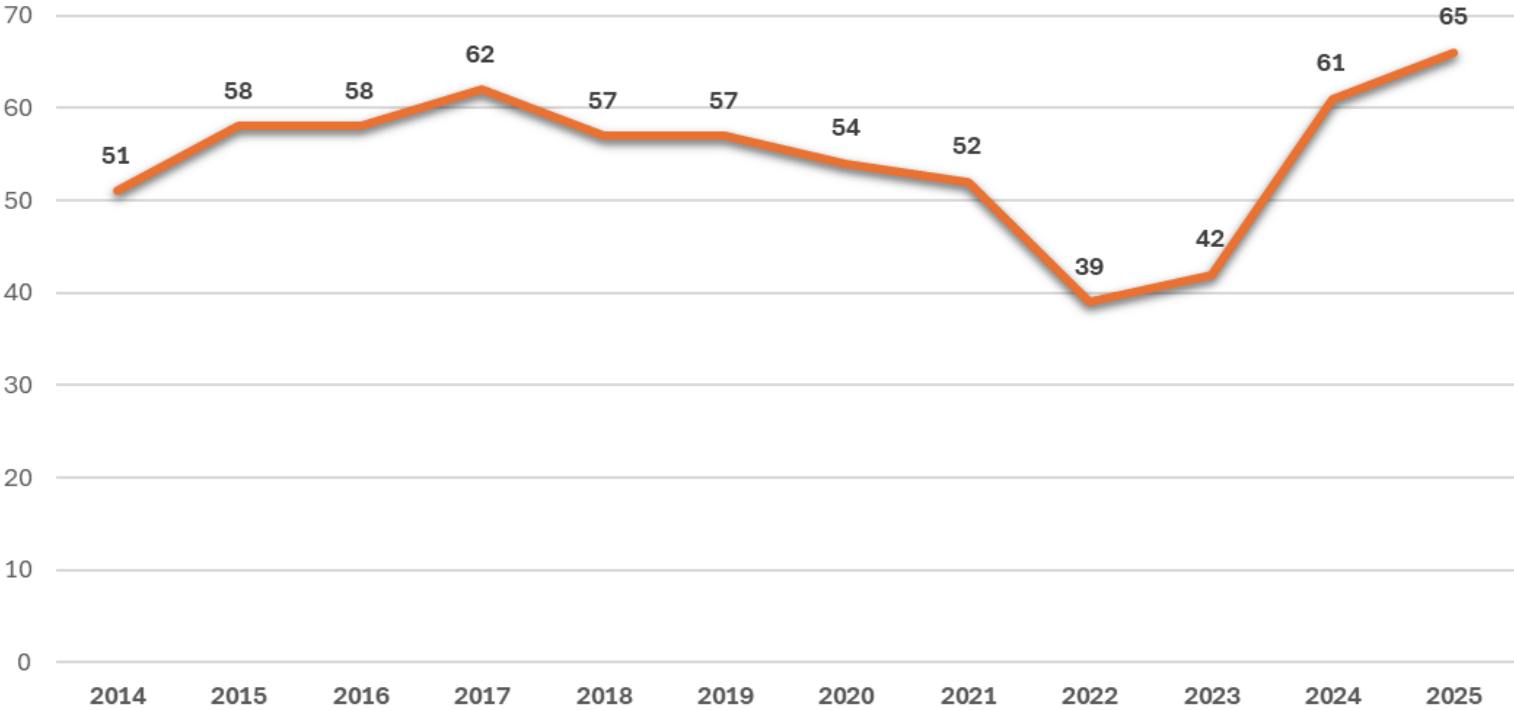
2025 YTD Totals: 46



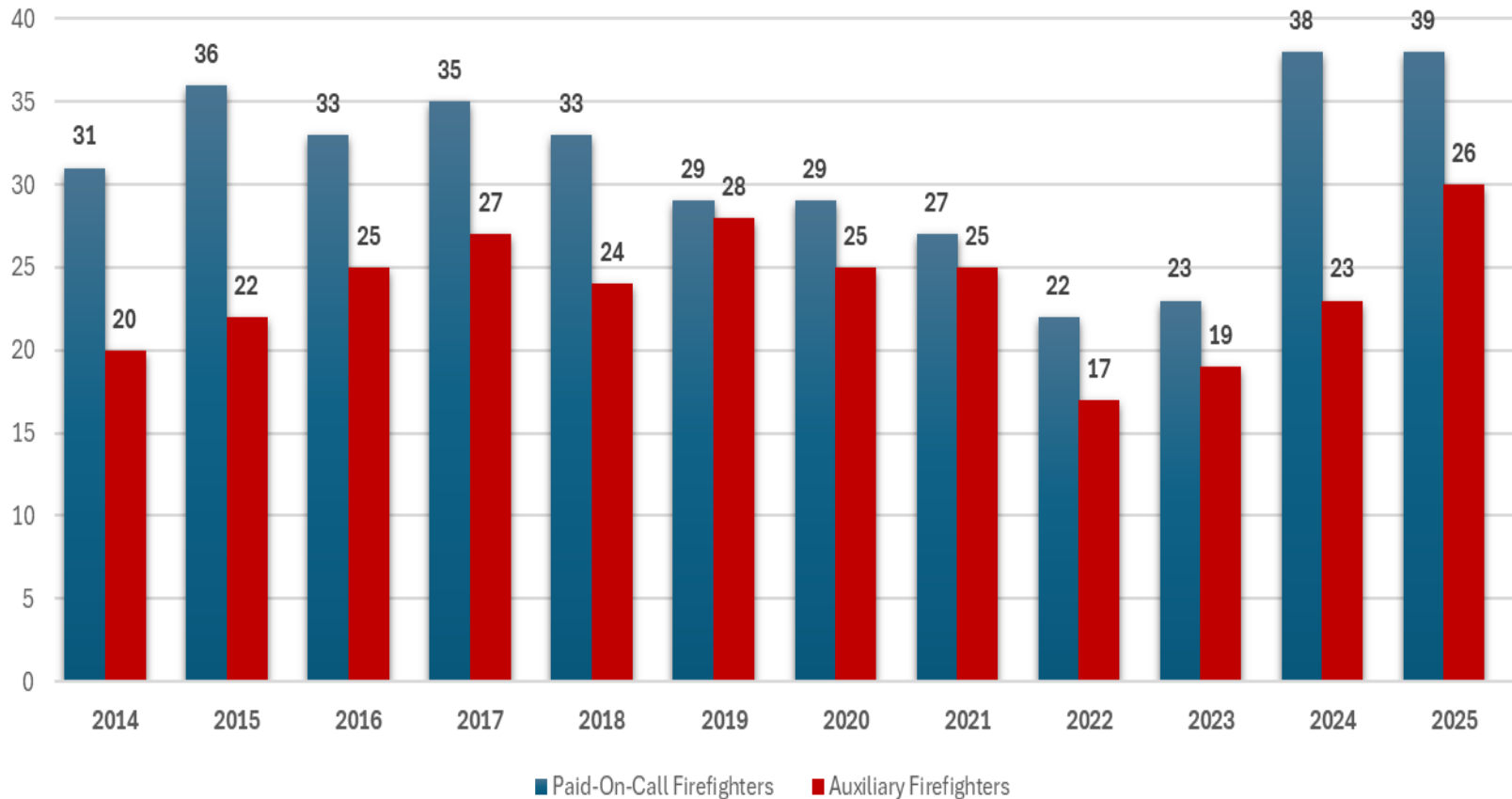
Year To Date Unstaffed Station Statistics



Total Number of Part-Time Firefighters Per Year

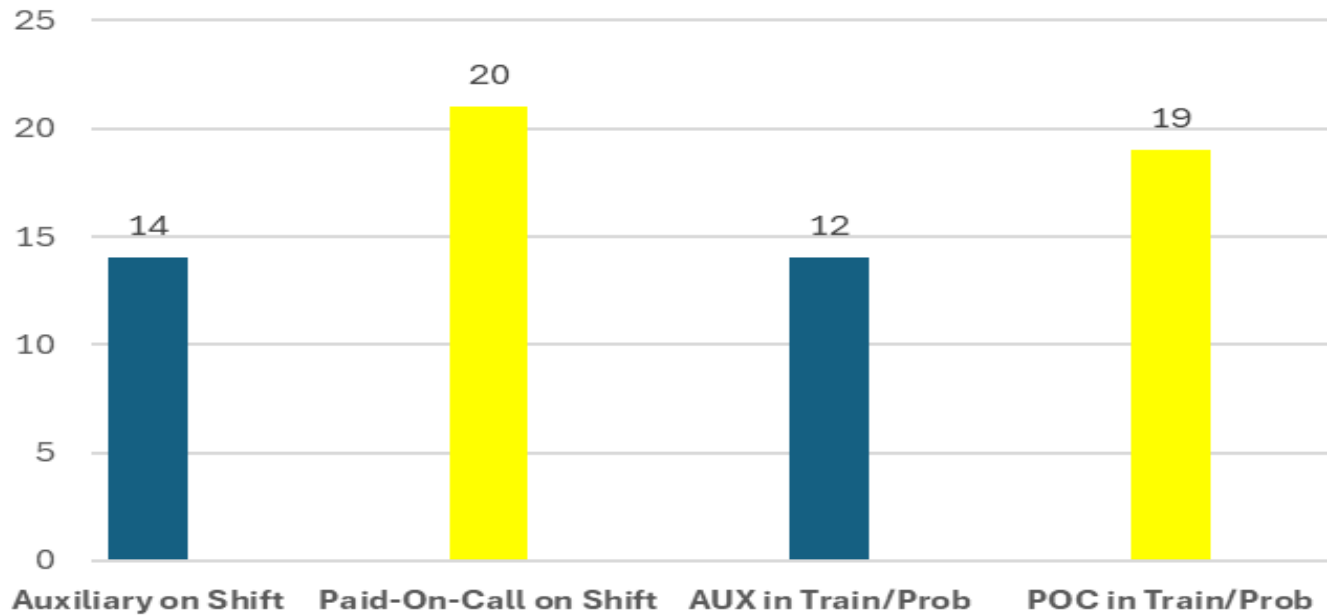


Part-Time Staffing Levels 2014-2025



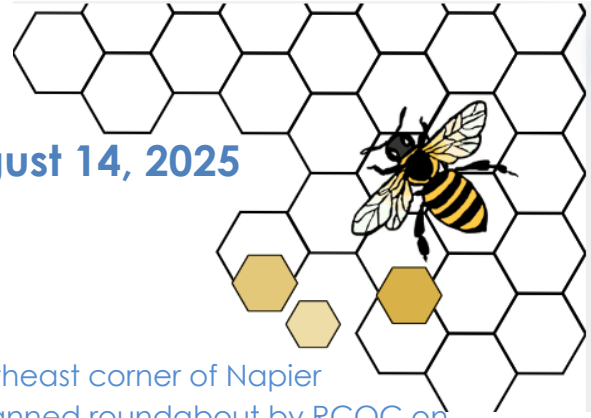
Part-Time Staffing Levels

June - 2025



Buzz Report

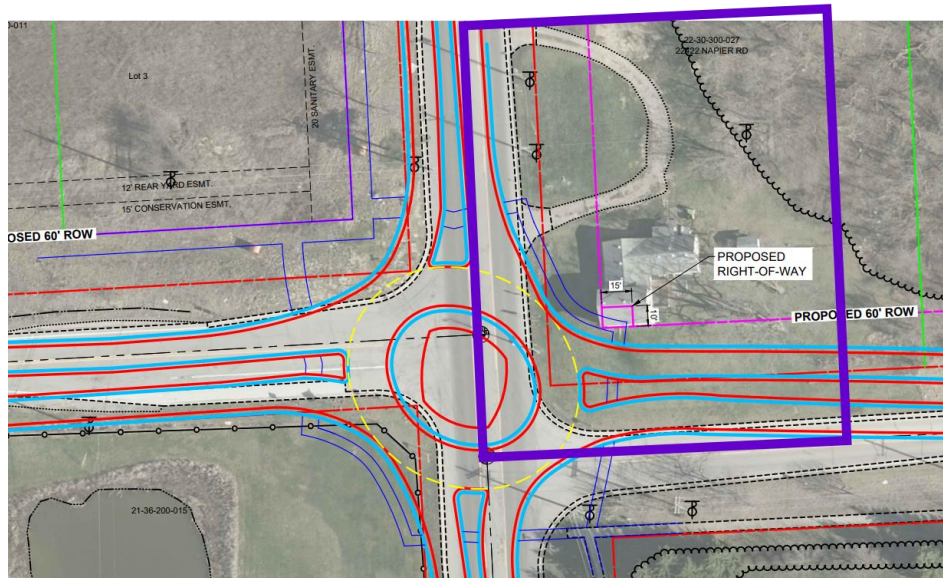
August 14, 2025



Hot Topics:

- **Nine Mile/Napier Road Parcel**

The new owner of the parcel (outlined in purple) on the northeast corner of Napier and 9 Mile Road has expressed their displeasure with the planned roundabout by RCOC on the county road. The new owners planned to construct a home there, but that may not be possible with the planned safety improvements to the intersection.



- **Barricade on 10 Mile Road**

You'll notice that just east of Cortland Blvd. in the eastbound 10 mile lane, there is a barricade in the road, on top of a County structure "manhole." We've been in contact with the county regarding the issue, but have received too many conflicting answers. We hope to have that resolved soon.



- **ITC Restrooms Closed**

Ongoing plumbing problems causing back up and overflow at the ITC Community Sports Parks have been found to be primarily caused by insufficient slope going out to the first main connection point. This may require replacing the pipe from each of the toilets on both sides of the building and running a new transfer line with consistent acceptable slope to the connection point that runs towards the lift station. Our plumbing contractor is preparing an estimate for his proposal, and further steps will be determined following review of said proposal. We will be unable to open the Soccer restrooms until such time as the repairs have been completed. Signs and barricades will be posted at each of the restroom doors. Additionally, Port-A-Johns will be placed and in-service for the upcoming Jaguar Tournament this weekend, this includes a handicap accessible unit.

- **Deer Concerns**

We've seen a slight uptick in residents contacting the City offices regarding the resident deer population. This seems to be, in part, driven by residents being aware of surrounding communities ([Farmington Hills](#), Farmington, South Lyon, etc.) organizing or taking part in [deer culls](#) as part of the Southeast Michigan Urban Deer Coalition. Primary concerns cited by Novi residents are traffic safety and deer overconsuming garden plants.

- **Ice Arena HVAC**

The ice arena has been experiencing high humidity issues related to the installation of the new HVAC equipment. Suburban staff and Director Muck have been working diligently with OHM Advisors and the contractors to resolve the issue.

- **Lot 12 Issue on West Lake Drive**

The City owns two lots on West Lake Drive, one of which has a culvert that leads to Walled Lake, and the other is an empty lot. Many years ago, a lawsuit was filed to establish access for "back lot" owners west of the lake. A resident has come forward who is a back lot owner, taking exception to the "buffer" between the lake and the rest of the lot. The buffer is best practice for natural shoreline preservation. We have provided a pathway for owners to have access to the lake. However, this individual disagrees and believes the buffer should be removed. There are some other issues with the neighbor to the north cutting the two lots. Staff will connect with that individual and encourage them to stop mowing and allow city crews to maintain the parcels properly.

- **Novi Water Tower**

Staff have identified the following issue with the Novi Water Tower. The standpipe is not affixed correctly. PRCS has reached out to multiple contacts to find a contractor to inspect and repair. PRCS is planning to proceed with removal of the standpipe at a cost of \$13,500. This option has been picked as the pipe serves no functional purpose and could be a potential maintenance/safety hazard in the future if not removed. Also, T-Mobile has equipment within the fall zone of the pipe that could be damaged if another issue with the covering arose. The timeline for the removal is still to be determined with our contractor.

- **West Park Drive Rehabilitation (12 Mile to Pontiac Trail)**

The Department of Public Works received word from MDOT today that the contract for the West Park Drive Rehabilitation (12 Mile Road to Pontiac Trail) project, which was not previously definitively known to be moving forward this year, has been approved and awarded to Cadillac Asphalt, LLC. Unfortunately, this means we will need to get started very soon, with little notice, to complete the project this year. Construction started the week of July 21st.

- **Luna (east side of Main St.) Property Maintenance**

They were given a 90-day (07/03/2025) deadline. The scope of work to be performed:

1. Replace all bollards – currently on order
2. Remove all planter boxes and replace them with ground-level tree grates. The tree grate style was provided by Rick Meader. City of Novi to replace trees.
3. Repair all concrete.

As of 7/17 the original deadline has not been met though progress continues, staff is maintaining contact to ensure completion, an updated deadline may be issued soon.

Development Project Updates:

Map of Development projects

- **CAVA Restaurant (Former Boston Market) -**

A popular fast-casual Mediterranean restaurant is under construction at the Novi Town Center, in the former location of Boston Market. The brand's first location in Michigan recently opened in [Canton](#). At this stage all necessary permits have been issued and inspections through the "rough" construction phase have been approved.

- **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.

<https://cityofnovi.org/media/ryra1v4p/241211jsp19-34.pdf>

- **Culvers** - Novi Road and West Oaks

Building and site improvements underway

*Estimated Completion Date: **Late 2025***

- **Former Border Cantina** – Novi Road north of Eight Mile

New restaurant by the owners of Benstein Grille in Commerce. Modified site plan with building additions and remodel has been approved by Planning Commission, next to ZBA.

Estimated Completion Date: Unknown

- **The Grove**

Staff has received updated plans from the proposed development on 12 Mile east of Meadowbrook. Per Council direction, the number of units has been scaled down. Council should see a revised plan presented in the near future.

<https://cityofnovi.org/media/qyrm1axj/241216matter6.pdf>

- **Novi 10 (10 Mile and Novi Road)**

Similarly, the applicant for the proposed development at 10 Mile and Novi Road has also returned with a revised concept for their proposal. More information to come as details

<https://cityofnovi.org/media/y4nju5wq/241216matter5.pdf>

- **Novi Acres (FKA Station Flats)**

The owners of the property in between Target and Sam's recently submitted a new Preliminary Site Plan, under the new name of Novi Acres. The previous planned project known as Station Flats has been scuttled.

- **Camelot Parc/Avalon** by Village of Stonebrook

Townhomes for sale with garages, fewer units (currently zoned PSLR so a special land use approval will come before council for a decision)

- **El Car Wash # 2 will take over the Original \$6 Car Wash on Novi Road and 96**

- **Elm Creek PRO (Meadowbrook and 12 Mile development)**

The residential development [proposed by Toll Brothers](#) (two-phased 134-unit multiple-family townhome development) has been halted, and they will not be proceeding for approval at

this time. It would appear this is a result of a property dispute between the owners of the parcel.

- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd
Permits have been issued, foundations are in, and the building shell is enclosed.
*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. *Estimated Completion Date: **Fall 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. A preliminary site plan was submitted for review in late May. Subsequent reviews underway.
*Estimated Completion Date: **Late 2026***
- **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 foot 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.
*Estimated Completion Date: ~~Summer~~ **Fall 2025***

Frequently Asked Questions:

None at current