



CITY OF NOVI
Administrative ePacket
February 16, 2023

Public Safety (Police/Fire)

Infrastructure (Roads/Water/Sewer)

[South Lake Drive Closed Postcard](#)

Economic Development (City Revenue/Job Growth)

Citizen-Focused Government (Shared Services/Customer Services)

[Property Exchange, Master Plan for Land Use - Hill](#)

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

Fiscally Responsible Government (Maintain)

[HCD Advisory Committee Dissolution - Lilla](#)

Parks, Recreation & Cultural Services (Enhance Services)

[2023 Winter Cornhole Leagues - Root](#)

Capital Improvement Program

City Council Only or Confidential

SOUTH LAKE DRIVE CLOSED TO THRU TRAFFIC

for Lakeshore Beach tunnel replacement

**February 27
through mid to late May**



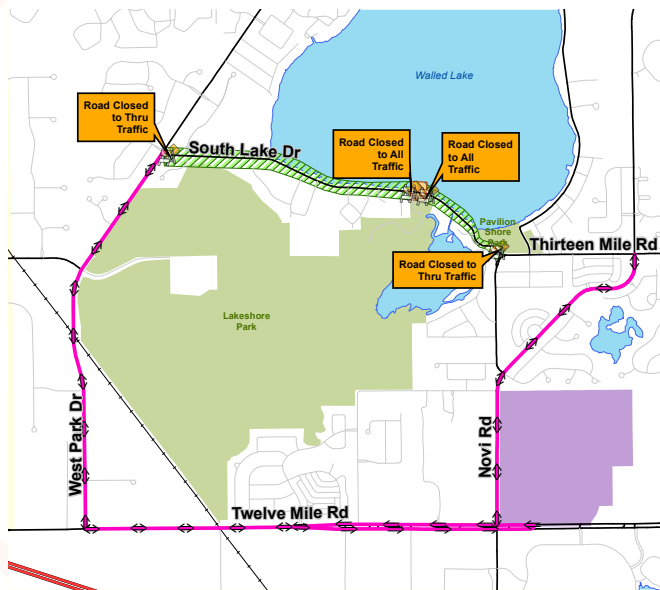
Mayor and Council,

Please see the postcard mailed to the residents affected by the South Lake Dr. closure. Residents are also encouraged to join the 2023 Facebook Construction Page for more updates.

- Victor

**South Lake Drive
will be closed to through traffic at
Lakeshore Park beginning the week of
February 27 to replace the Lakeshore Park
Tunnel. Work is anticipated to be complete before
Memorial Day weekend. Access west of Lakeshore
Park will be maintained from West Park Drive and
east of Lakeshore Park from Thirteen Mile Road/
Old Novi Road.**

Project schedules are only estimates. Work could be delayed for a number of factors, such as inclement weather.



South Lake Drive will be closed to pedestrian and vehicle traffic throughout construction of the new Lakeshore Park Tunnel.

The designated detour is Novi Road to 12 Mile Road to West Park Drive.

Thank you for your patience. We look forward to an enhanced Lakeshore Park this summer.

To stay up to date on this project and other construction work happening this year, join our [2023 Novi Road Construction Facebook page](#).

Questions? Call or email the Community Relations team at **248.735.5628** or communityrelations@cityofnovi.org.

MEMORANDUM



TO: VICTOR CARDENAS, INTERIM CITY MANAGER
FROM: JAMES HILL, PLANNER
THROUGH: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: PROPERTY EXCHANGE – MASTER PLAN FOR LAND USE
DATE: FEBRUARY 14, 2023

At the November 14 City Council meeting, Council unanimously approved the Property Exchange Agreement by and Between the City of Novi and the Novi Community School District. A due diligence period was provided to address issues raised by the transfer of City park areas. One issue is the process for the City to follow in order to swap the park land under State Law with regard to the Master Plan's Future Land Use Map. It was determined that an amendment to the Future Land Use Map must occur to continue finalizing the exchange agreement.

The Master Plan Amendment process being followed is separate from the Master Plan Update that is currently underway. The Amendment follows a similar process to the Master Plan Update with regard to the reviews and actions by the Planning Commission and the City Council. The process provides opportunities for public hearing and comment, and distribution of the proposed map amendments to the required entities (nearby communities, regional planning bodies, utility companies, etc.) before the matter returns for final consideration approximately 45-60 days following the distribution of the proposed updates to the Future Land Use Map.

Master Plan – Proposed Amendments

Staff prepared information for the Planning Commission to consider with regard to the Future Land Use Map, identifying the areas on the map that are recommended to be modified as shown in the [Planning Commission Meeting Packet](#), and detailed below.

The City properties involved (being transferred to the School District) are:

- A portion of the City's Wildlife Woods Park adjacent Novi Middle School located near the northeast corner of Eleven Mile and Wixom Roads (about 23 acres), and
- An area at south end of the Civic Center/Ella Mae Power Park located south of Ten Mile Road and east of Taft Road, and is currently used for School athletic field purposes and open space consisting of woodlands and wetlands (about 46 acres).

The amendments propose to reclassify land being conveyed to the School District from "Public Park" as shown on the Future Land Use Map to "Educational Facility", in addition to including a statement that this land is no longer required for park purposes by the City.

The School properties involved (being transferred to the City) are:

- A small piece of land near Fuerst Park (roughly 1.77 acres) and
- Bosco Fields, at 11 Mile and Beck Roads (about 70 acres).

The amendment proposes to reclassify Bosco Fields from "Educational Facility" on the Future Land Use Map to "Public Park".

The second part to the amendment is a change to the Residential Density Map of the 2016 Master Plan. The 2016 version of this map did not attribute a residential density to the southeast corner of 10 Mile and Taft (area of the Civic Center, Novi High School, library, Ella Mae Power Park), because it is owned by the City. However, the 2016 Master Plan specifically stated that if conversion of park land were to occur, then residential uses would make sense at the density prescribed in the Residential Density Map. The proposed amendment to the Residential Density Map would show this area with a maximum density of 2.7 dwelling units per acre, which is consistent with the R-3, One Family Residential Zoning District and the surrounding residential uses to the west and south; more importantly, it's less dense than the underlying zoning of R-4, One Family Residential Zoning at this area, and the reference to the Residential Density Map in the 2016 Master Plan required a change to provide this area with a prescribed density.

Master Plan Density Discussion

Generally, the density shown on the Future Land Use Map is provided for all residentially zoned areas throughout the City. The numbers range from the least dense at 0.8 units/acre (consistent with the R-A, Residential Acreage district) to the most dense at 20 – 30 units/acre (consistent with the TC Town Center District and the planned City West District). The planned maximum density is determined at the time of the Master Plan updates, and takes into consideration the current and planned uses for a site, and any special initiatives recommended in the Master Plan, such as a new Zoning District, or if there has been a significant change in character in a particular area since the previous update to the plan.

The density number is intended as a guide for the development community and for the Planning Commission and City Council in determining whether rezoning to a higher- or lower-density residential district is recommended. Since the Master Plan seeks to project out over several years, changes to the density of residential areas often are realized gradually, if at all. Since schools and churches are often located in residential zoning districts, the maximum density that is provided for these uses on the plan may never be achieved, since schools and churches are often remain as is for many years.

Planning Commission Public Hearing

On February 8th, the Planning Commission held a public hearing on the opening of the Master Plan, and received public comment. The Planning Commission considered the proposed amendments and adopted a resolution opening the Master Plan review process and forwarding the proposed amendments to the City Council for distribution.

During the public hearing, residents voiced their concerns over the change to the respective maps, questioned why Residential Density was a part of the amendment, and asked what the School District planned to do with the properties. Novi Community Schools Superintendent Ben Mainka was at the meeting and explained that no plans were established for any of the properties in the near future, except for maintenance of the land as it is currently used. He mentioned the possibility of an additional ball field being put in along with the other athletic fields south of the High School. The remainder of the property being used by the cross-country teams would continue to be used in that manner, and clarified that the property would remain open to the residents to use the

trails, similar to how the public is able to use the high school's tennis courts. Mr. Mainka emphasized that this exchange between the City and the School had been in the works for quite some time.

When this comes to Council, we will better explain to residents that the inclusion of the density language, which was the main focus of residents who spoke at the Planning Commission and expressed objection to the possible "development" of the property for single-family homes, has nothing to do with any actual development of the property, as noted by the Superintendent. Again, there is an underlying residential zoning that applies (R-3) and the only purpose of even referring to "density" was to address the reference to the 2016 Residential Density Map Master Plan that required a change to provide this area with a prescribed density if it's no longer reserved for City parkland.

Next Steps

At an upcoming meeting, the City Council will be asked to authorize the distribution of the amendment to the required entities as provided for in the state law. At the meeting, Council may decide whether to leave the final adoption of the plan amendments with the Planning Commission, following another public hearing, or request that the matter will return to the City Council for final adoption.

MEMORANDUM



TO: CARL JOHNSON, FINANCE DIRECTOR
FROM: SABRNA LILLA, DEPUTY FIANANCE DIRECTOR
SUBJECT: HCD ADVISORY COMMITTE DISSOLUTION
DATE: DECEMBER 22, 2022

The Housing and Community Development Advisory Committee ("HCD") was created at a regular city council meeting on February 25, 2002. The mission of the HCD committee is to maximize the impact of the Community Development Block Grant ("CDBG") funds in an efficient economic fashion that represents the best interest for the public. The committee's purpose and responsibility is to make recommendations to Novi City Council in this regard. Additionally, the committee serves in an advisory role reviewing the administration of the approved spending program.

Background:

Novi receives CDBG funding as a subrecipient of Oakland County which means the City must comply with national U.S. Department of Housing and Urban Development (HUD) requirements as well as guidelines established by Oakland County. The City's CDBG programs must meet the HUD program national objectives. There are three national objectives:

- 1) Primarily benefit low-income persons or households,
- 2) Aid in the elimination of slum or blight conditions,
- 3) Meet an urgent community need (i.e., serious natural disasters).

CDBG funds can be used for the acquisition and disposition of real property, public facilities and improvements, public services, and housing services. The County also restricts that a community is only allowed to allocate funds to four programs, each program must have a minimum of \$3,500 allocated to it, and public services type projects can be allocated no more than 30% of the City's total annual funds received. In addition, for funds to be utilized, they must benefit low to moderate income clientele or a low to moderate service area.

Over the last 10 years, the City has received, on average, approximately \$116,000 annually. In general, the funds the City receives are not large enough to acquire or dispose of real property or improve a public facility. In an effort to maximize the impact of the CDBG funds, the money has been allocated to Novi Youth Assistance (summer program grants), Haven, and Minor Home Repair. In addition, since 2018, funds have been allocated to Hospitality House for emergency services (food bank).

The City of Novi is very fortunate to provide its residents with many services using other City and County resources (i.e., senior services, transportation services, crime awareness/prevention, housing counseling, fair housing activities, etc.). The organizations requesting funds are those which provide services outside the normal course of business from the City and or Oakland County. Each year, the funds are typically allocated to the same organizations as they provide so many wonderful benefits to the residents of Novi. In addition, past committees have looked at possible other organizations; however, were unsuccessful finding any that met both the HUD and County federal requirements as an organization nor were any better for the residents than the current programs.

Given the restrictions of the County on the number and types of programs allowed, I feel the HCD committee is not utilized as the Council originally had intended. The committee meets once a year to discuss the annual CDBG funds (the programs do not change as they are limited to four) and how the funds should be allocated (the amount awarded annually changes slightly so minor adjustments are made to the four programs). Given the limitations of the committee, it is rare to have new items to discuss. In past years, the meetings have needed to be rescheduled multiple times in order to ensure we have a quorum to make a recommendation to council. Rescheduling the meeting is an issue each year due to the tight time frame the County provides to return the funding application. We typically have anywhere from 4-6 weeks to convene the committee, have a public hearing and get the application approved by council. In addition, each year it is a struggle to fill the positions on the committee.

Given the above factors, I propose the committee be dissolved and those members be possibly reassigned to other committees that meet regularly or have more city involvement. To ensure more than just the finance staff are making the annual allocation decisions, I recommend a new committee be established of City personnel. The internal committee of city personnel would include a representative from finance, community relations, community development/planning and parks and recreation (given the four programs funded these departments would have the most insight on possible need).



2023 Winter Cornhole Leagues

Novi Parks, Recreation and Cultural Services offered cornhole leagues this winter in the Lakeshore Park Building. Both the adult and parent/child leagues filled with eight teams in each league. There were end-of-season tournaments during the final week with the champions and runners-up taking home trophies and gift cards to local restaurants. There was also a "Stay-Away-From-The-Hole Bracket" to give lower-level teams some hope and a shot at prizes as well.

The programs incorporated the Department's core value of innovation by providing unique program opportunities for both kids and adults. The cornhole leagues will continue for the spring with the addition of social and competitive options for the adult leagues.



	Cornhole STATS
Total Teams	16
Ages of Participants	7-Adult
Number of Games Played	168 regular season games & 2 tournaments
Location	Lakeshore Park Building
Recreation Supervisor	C. Root

The mission of the Parks, Recreation and Cultural Services Department is to provide exceptional park, recreation and cultural opportunities that are diverse and enhance lives.