



PLANNING COMMISSION AGENDA

CITY OF NOVI

September 09, 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. AMENDMENT TO THE MASTER PLAN'S FUTURE LAND USE MAP

Public hearing for Planning Commission's adoption of the amendment to the 2025 Master Plan for Land Use, so as to reclassify a portion of Ella Mae Power Park for a transfer of land between the City and Novi Community Schools, and three other parcels acquired by the City for public purposes, to Public/Quasi-Public.

2. PBR26-0246 49195 ELEVEN MILE ROAD WOODLAND PERMIT

Public Hearing at the request of J Michael Homes for consideration of a Woodland Permit to remove 17 trees to build a single family home.

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE 2027 PLANNING COMMISSION REGULAR MEETING SCHEDULE

2. APPROVAL OF THE AUGUST 19, 2026 PLANNING COMMISSION MINUTES

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

SUPPLEMENTAL ISSUES/TRAINING UPDATES

AUDIENCE PARTICIPATION

ADJOURNMENT

SCHEDULED AND ANTICIPATED MEETINGS

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

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

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



AMENDMENT TO THE 2025 MASTER PLAN FOR LAND USE

AMENDMENT TO THE MASTER PLAN'S FUTURE LAND USE MAP

Public hearing for Planning Commission's adoption of the amendment to the 2025 Master Plan for Land Use, so as to reclassify a portion of Ella Mae Power Park for a transfer of land between the City and Novi Community Schools, and three other parcels acquired by the City for public purposes, to Public/Quasi-Public.

Required Action

Approve/Deny the proposed Amendment to the 2025 Master Plan for Land Use as detailed in the Suggested Resolution and in the motions below.

Motion sheet

Approval – Suggested Resolution

In the matter of an Amendment to the 2025 Master Plan for Land Use, motion to **approve** the Amendment as detailed in the Suggested Resolution (as attached).

This motion is made for the reasons stated in the Planning Report, as well as the following:

1. The Home Rule Cities Act states that a City may not sell land that is a park except where the park is not required under an official Master Plan of the City (MCL117.5(e)). Since the City land that is being exchanged is designated as "Public Park" on the Future Land Use Map, adopting the amendment is appropriate to ensure that the Home Rule City Act is complied with (even though the City land is not technically not being "sold").
2. The identified property designated as "Public Park" on the City's Future Land Use Map is not used as parkland available to the City's residents, but rather is used as a stormwater detention facility that serves both the City parkland and other City property as well.
3. The terms of the property transfer confirm that if the property is transferred it will still be available for use by the City (including continuing to be available as drainage to serve the park) while also helping the Novi Community School District meet the overall needs of the community members it serves.
4. The other properties at issue, the three parcels purchased by the City for public facility purposes, are to be redesignated Public/Quasi-Public consistent with other properties in the City owned by governmental, school districts, and other public entities.

Deny Suggested Resolution

In the matter of an Amendment to the Master Plan for Land Use, motion to **deny** the proposed Amendment to the Master Plan.

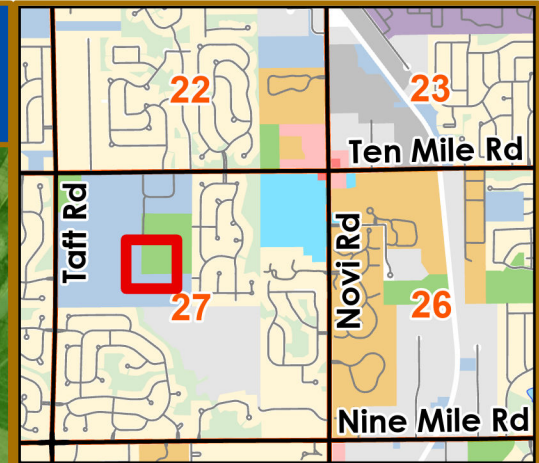
This motion is made for the following reasons: ...

MAPS

Detailed Future Land Use change for all 4 locations

NOVI/NOVI SCHOOLS PROPERTY TRANSFER

PROPOSED FUTURE LAND USE MAP AMENDMENT



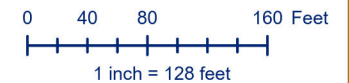
Land Use Description

- Public Park
- Public/Quasi-Public

The land being reclassified from Public Park to Public/Quasi-Public is not required for park purposes by the City.



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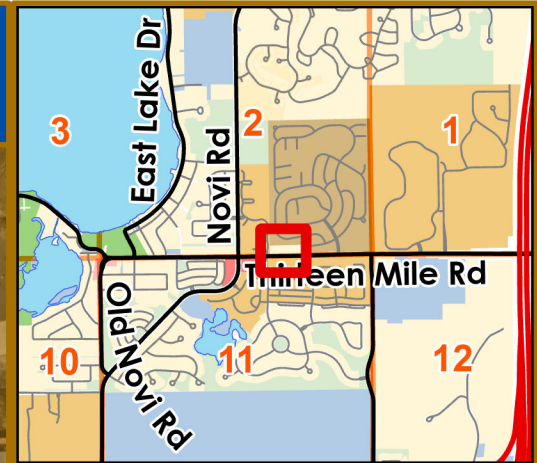
Map Author: J. Gartha
 Date: 6/4/26



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.

FIRE STATION 2

PROPOSED FUTURE LAND USE MAP AMENDMENT



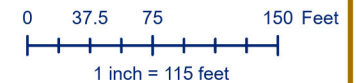
Land Use Description

- Community Commercial
- Manufactured Housing
- Multiple Family
- Single Family



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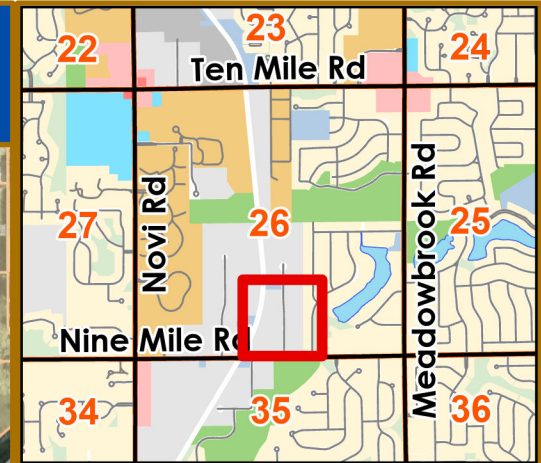
Map Author: J. Gartha
Date: 6/4/26



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FIRE STATION 3

PROPOSED FUTURE LAND USE MAP AMENDMENT

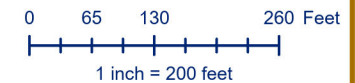


Land Use Description

- Industrial/Office
- Private Park
- Public/Quasi-Public
- Single Family



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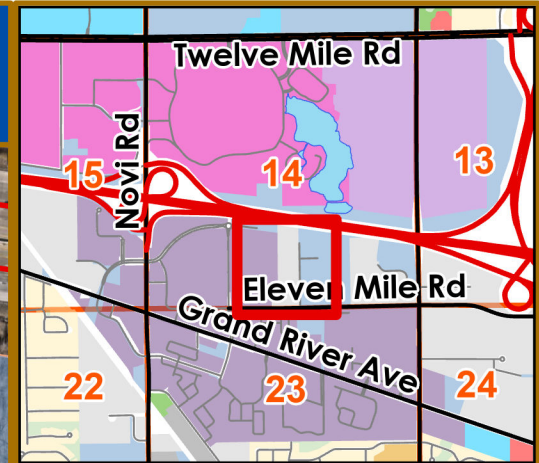
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PUBLIC SAFETY HEADQUARTERS

PROPOSED FUTURE LAND USE MAP AMENDMENT

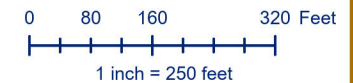


Land Use Description

- Industrial/Office
- Public/Quasi-Public
- Town Center Mixed-Use



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Map Author: J. Gartha
 Date: 6/4/26



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PLANNING MEMOS

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LINDSAY BELL, AICP, DIRECTOR OF PLANNING
SUBJECT: 2025 MASTER PLAN AMENDMENT
DATE: SEPTEMBER 4, 2026

This cover memo provides actions taken thus far with regards to the amendment to the 2025 Master Plan. Further details of the amendment itself, the areas affected, and the land swap that the amendment is for can be found within the packet.

On July 8, 2026, the Planning Commission held a public hearing to consider opening up the Master Plan review process for an amendment to the 2025 Master Plan for Land Use. As presented at the meeting, the amendment would change the classification of certain properties on the Future Land Use map to "Public-Quasi Public".

At that same meeting, the Planning Commission approved a resolution opening the Master Plan review process and recommending approval to City Council for distributing the amendment to the required entities as provided for in the Michigan Planning Enabling Act.

On July 27, 2026, the City Council approved a resolution authorizing the distribution of the amendment to the required entities and chose not to assert its right to approve or reject the amendment after the required review period of 42 days and following public hearing. On July 28, 2026, staff notified and distributed the draft amendment to the required entities.

The public hearing on September 9, 2026, is set to consider the adoption of the amendment to the 2025 Master Plan for Land Use. The Planning Commission is asked to approve the suggested Resolution adopting the proposed amendment to the 2025 Master Plan for Land Use, consisting of changes to the Future Land Use Map.

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LINDSAY BELL, AICP, DIRECTOR OF PLANNING
SUBJECT: MASTER PLAN LAND USE MAP AMENDMENTS
DATE: JULY 2, 2026

The Novi Community School District is planning improvements to its High School campus that will include a new field house, new athletic practice field, and a competition pool, among other improvements. These major improvements will increase stormwater runoff and require additional storm drain basin capacity. The School District has asked the City to transfer ownership of the City-owned stormwater basin at the southwest corner of Ella Mae Power Park to the School District so that the District can expand it and use it to accommodate the current and future drainage needs of both the city and the District. The basin is directly adjacent to the high school campus and is located south of Ten Mile Road and east of Taft Road. The Planning Commission is being asked to review and amend its Future Land Use map to reflect the proposed change in ownership.

As a separate matter, Staff is also requesting amendment of the Future Land Use map designation for three other City-owned properties. These properties were purchased by the City after the most recent Master Plan update process was underway and therefore were not reflected as Public/Quasi-Public on the Future Land Use map like other properties owned by government or public utility entities. These three parcels are now being proposed for public safety buildings, so designation as Public/Quasi-Public would be appropriate.

ROLE OF THE PLANNING COMMISSION

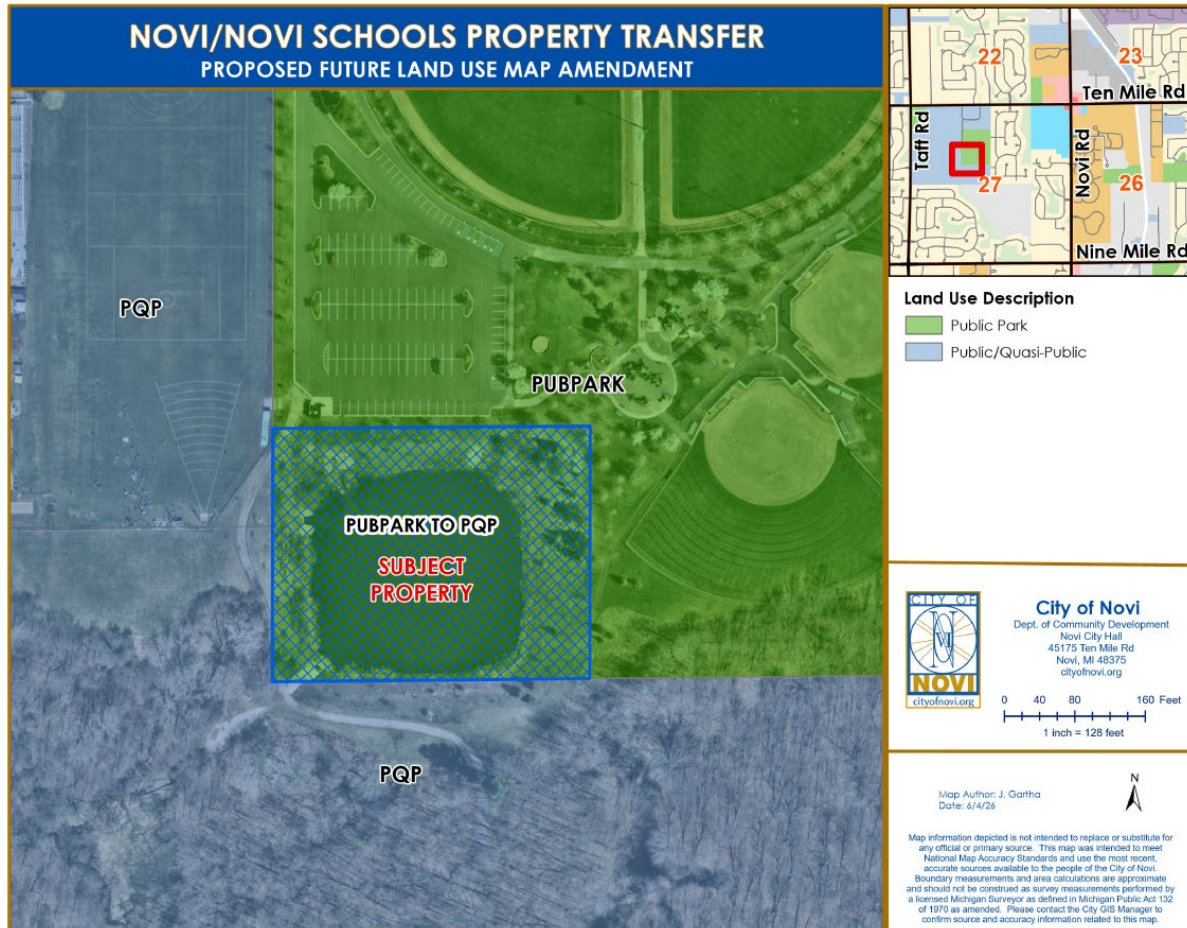
At the June 22, 2026 City Council meeting, Council unanimously approved a Purchase Agreement by and Between the City of Novi and the Novi Community School District. The Agreement includes a due diligence period to address issues raised by the transfer of the basin. One of those issues is whether the City can convey the basin to the School District, as it is technically within the boundaries of Ella Mae Power Park. This is the issue that is meant to be addressed by the Planning Commission at the July 8th meeting.

The Home Rule Cities Act states that a City may not sell land that is a park except where the park is not required under an official Master Plan of the city (MCL 117.5(e)). Even though the City property that is being conveyed to the School is not strictly speaking being "sold" (since no monetary compensation is being exchanged), it is designated as "public park" on the Future Land Use Map. The City has determined that it is appropriate to ensure that there is no issue under the state law, and therefore is asking the Commission to open up the Master Plan for review and amendment with respect to the land designated as "Public Park" that is being conveyed.

An amendment to the Master Plan shall, in accordance with the Michigan Planning Enabling Act, follow similar procedures to adopting an entire Master Plan (MCL 125.3845) such as mailing a notice explaining the Planning Commission's intentions to neighboring communities and other relevant entities (MCL 125.3839), distributing the proposed

amendment for review and comment to those same or similar entities (MCL 125.3841), and holding at least one public hearing on the proposed amendment (MCL 125.3843).

Below is a map of the piece of land to be conveyed at Ella Mae Power Park with the current Future Land Use designations overlayed.



The Planning Commission is asked first to consider the request as detailed in this packet, hold a public hearing, and also to consider passing the attached Suggested Resolution to authorize the opening of the Master Plan review process.

Due to the nature of this amendment and the land exchange already in process, the Planning Commission is simultaneously asked to consider proposed amendments to the Master Plan's Future Land Use map. These amendments would change the designated land use from "Public Park" to "Public/Quasi-Public" consistent with the intent of the Purchase Agreement.

As a separate matter, the Commission is being asked to consider some other Future Land Use map changes. The City purchased several parcels of land for future development of public facilities. During the process of updating the Master Plan, the Future Land Use map was updated to show all properties owned by the city and other public entities, including

school districts, as “Public/Quasi-Public.” The three subject parcels were acquired after the process of identifying publicly-owned parcels had been completed, otherwise they would have been shown as “Public/Quasi-Public” on the map. Therefore, the properties purchased for public facilities should also be similarly designated as the City moves forward with plans to develop the properties for public safety facilities.

The proposed Master Plan amendments will then be sent to City Council for approval for distribution to all required entities, as required by State law. A minimum of 42 days after distribution, Planning Commission will consider comments received during that period, hold another public hearing, and then be asked to adopt the proposed amendments to the Master Plan for Land Use for publication.

The public hearing on July 8, 2026 is set in order to receive comment and input on whether to amend the Future Land Use Map of the 2025 Master Plan for Land Use. The proposed amendments would reclassify the land as follows:

- A map reclassification of land to be transferred to the School District from Public Park to Public/Quasi-Public,
- A map reclassification of land at 42000 Thirteen Mile Road from Single Family to Public/Quasi-Public (future Fire Station No. 2),
- A map reclassification of land at 26125 Lee BeGole Drive from Industrial/Office to Public/Quasi-Public (future Public Safety Headquarters),
- A map reclassification of land at 22700 Venture Drive from Industrial/Office to Public/Quasi-Public (future Fire Station No. 3),
- A map or text statement that the land being swapped to the school district is not required for park purposes by the City.

The maps showing the detail of the draft map amendments are found following this memo.

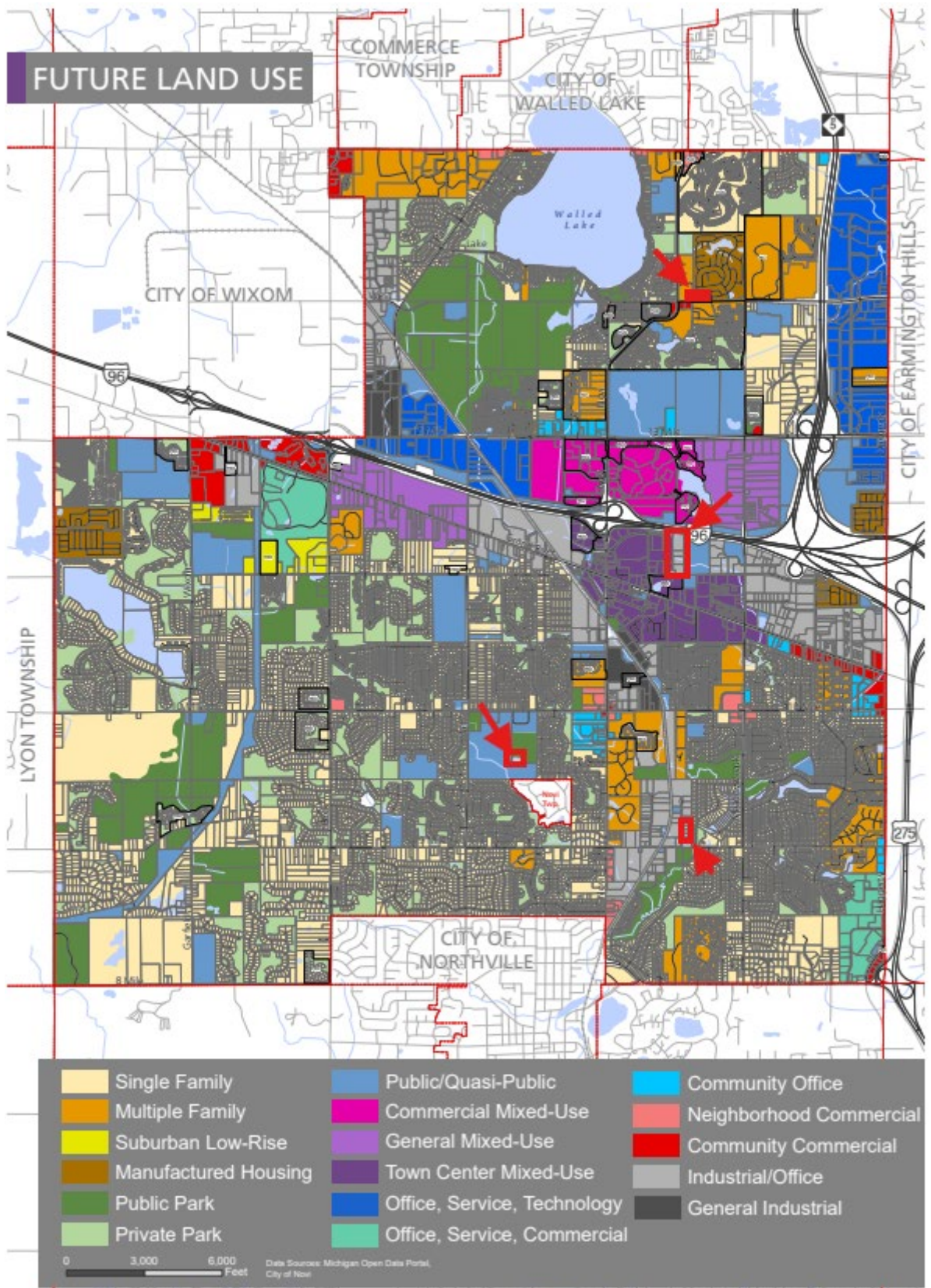
IMPACT ON CITY PARKS

Overall, the City will lose approximately 2.37 acres (103,320 square feet) in land designated as Public Park. However, the area at issue is currently used as a stormwater basin and has no functional park use. The School District’s plans to maintain and expand the basin should not have any impact on users of the park beyond any inconveniences of construction. And of course once the improvements on the School District property are completed, park users may have even more recreational options.

MASTER PLAN FOR LAND USE – AMENDMENTS FOR CONSIDERATION

Attached for Planning Commission’s review and consideration for adoption are the maps included in this memo, a set of maps showing the change in land use, and the draft exchange agreement that was reviewed and approved by Council at the June 22 meeting.

Below is the 2025 edition of the Future Land Use map with the 4 areas proposed to be reclassified to Public/Quasi-Public outlined in red.



REQUESTED ACTION

1. Adoption of the Suggested Resolution authorizing the opening of the Master Plan review process.
2. Recommend approval to the City Council of the amendment of the Future Land Use Map as presented in the attachments for purposes of distribution, including:
 - a. A map reclassification of land to be transferred to the School District from Public Park to Public/Quasi-Public,
 - b. A map reclassification of land at 42000 Thirteen Mile Road from Single Family to Public/Quasi-Public (future Fire Station No. 2),
 - c. A map reclassification of land at 26125 Lee BeGole Drive from Industrial/Office to Public/Quasi-Public (future Public Safety Headquarters),
 - d. A map reclassification of land at 22700 Venture Drive from Industrial/Office to Public/Quasi-Public (future Fire Station No. 3),
 - e. A map or text statement that the land being swapped to the school district is not required for park purposes by the City.

This motion is made for the reasons stated in this memo, as well as the following:

1. The Home Rule Cities Act states that a City may not sell land that is a park except where the park is not required under an official Master Plan of the city (MCL117.5(e)). Since the City land that is being exchanged is designated as "public park" on the Future Land Use Map, opening up the plan for review and amendment is appropriate to ensure that the Home Rule City Act is complied with (even though the City land is not technically being "sold").
2. The identified property designated as "Public Park" on the City's Future Land Use Map is not used as parkland available to the City's residents, but instead is a stormwater detention facility that even after transfer to the District would continue to serve the Park and other City properties in the area as it does now.
3. The terms of the proposed property transfer would satisfy both the Novi Community School District and the City of Novi in meeting the stormwater needs of those entities and the community members they serve.
4. The three parcels purchased by the City for public facility purposes are to be re-designated Public/Quasi-Public consistent with other properties in the City owned by governmental, school districts, and other public entities.

**SUGGESTED RESOLUTION TO ADOPT
THE AMENDMENT TO THE 2025 MASTER PLAN**

SUGGESTED RESOLUTION
PLANNING COMMISSION RESOLUTION ADOPTING THE AMENDMENT TO
THE 2025 MASTER PLAN FOR LAND USE

At a regular meeting of the Planning Commission of the City of Novi, Oakland County, Michigan, held on the 9th day of September, 2026

PRESENT:

ABSENT:

The following resolution was offered by Member _____ and seconded by Member _____:

WHEREAS, the City of Novi ("City") and Novi Community School District ("District") have prepared a draft Property Exchange Agreement ("Agreement") under which the City will convey to the District a portion of Ella Mae Power Park to accommodate the District's stormwater drainage needs resulting from planned improvements to the District's adjacent High School campus; and

WHEREAS, at the June 22nd City Council meeting an Agreement was presented and approved subject to the approval of final form by the City Manager and City Attorney's Office; and

WHEREAS, the terms of the Agreement include ensuring that the transfer complies with MCL 117.5(e)(the Home Rule Cities Act), which states that land designated as park in an official Master Plan may not be sold; and

WHEREAS, the portion of land proposed to be conveyed to the District is currently designated as Public Park on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 42000 Thirteen Mile Road is currently designated as Single Family on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 26125 Lee BeGole Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 22700 Venture Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and

WHEREAS, an amendment to the Master Plan, to comply with MCL125.3845 (the Michigan Planning and Enabling Act), must follow the procedures set forth in Sections 39, 41, 43, and 45 of the Act; and

WHEREAS, Section 39 requires sending notices of the amendment to the same entities required for an entire master plan update and requesting comments and cooperation; and

WHEREAS, Section 41 requires submitting the proposed amendment to the legislative body for approval of distribution to the same entities as required by section 39; and

WHEREAS, Section 45 requires a public hearing at the Planning Commission 42 days after the legislative body approves the distribution of the amendment, at which point the Planning Commission can adopt the proposed amendments or adopt them subject to modifications; and

WHEREAS, the Agreement between the City and the District is partially contingent upon the completion of this master plan map reclassification; and

WHEREAS, because City Council has already approved the conveyance of the land, the Planning Commission can condense steps in the amendment process due to the circumstances of the Agreement.

WHEREAS on July 8, 2026, the Planning Commission approved a resolution to open the Master Plan Review Process and recommended the draft amendment for approval by City Council for distribution; and

WHEREAS on July 27, 2026, the City Council adopted a resolution authorizing the distribution of the proposed Master Plan amendment and did not assert its right to approve or reject the amendment after the required review period and public hearing; and

WHEREAS on July 28, 2026, the Planning Commission notified and distributed the draft amendment to each municipality located within or contiguous to the City, the County Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, the Road Commission for Oakland

County, the Michigan Department of Transportation, and every governmental entity that had registered its name and mailing address with the City for purposes of notification of its intent to discuss the Master Plan for Land Use; and

WHEREAS on August 25, 2026, the Oakland County Planning, Zoning & Land Use office sent a letter stating that the proposed Master Plan amendments would not be reviewed by the Oakland County Coordinating Zoning Committee, finding that the proposed amendments were not near the border with any other community and therefore not inconsistent with any bordering community; and

WHEREAS proper public notice was advertised for a public hearing to be held on September 9, 2026, 44 days after the approved distribution of the amendment by City Council; and

WHEREAS, the Planning Commission has determined that the proposed amendment to the 2025 Master Plan, with the accompanying changes to the Future Land Use Map, accurately reflects the Planning Commission's determinations for the uses of the areas of the City affected by the proposed document.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby adopts the amendment to the 2025 Master Plan for Land Use.

BE IT FURTHER RESOLVED that the Secretary of the Planning Commission shall submit a copy of the amendment to each municipality located within or contiguous to the City, the County Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, the Road Commission for Oakland County, the Michigan Department of Transportation, and every governmental entity that had registered its name and mailing address with the City for purposes of notification.

RESOLUTION DECLARED ADOPTED

YEAS:

NAYS:

ABSENT:

ABSTENTIONS:

CERTIFICATION

I hereby certify that the foregoing Resolution is a true and complete copy of the resolution adopted by the Planning Commission of the City of Novi, Oakland County, Michigan, at a meeting of the City of Novi Planning Commission held on the 9th day of September, 2026, the original of which is on file in my office.

I further certify that the notice of the meeting was given pursuant to, and in full compliance with, Act No. 267 of the Public Acts of Michigan, 1976, as amended.

IN WITNESS WHEREOF, I have hereunto affixed by official signature this _____ day of _____, 2026

Cortney Hanson, City Clerk

CHAIRPERSON'S CERTIFICATION

I hereby certify that the foregoing resolution accurately reflects the action taken by the Planning Commission on this 9th day of September, 2026

Mark Pehrson, Chairperson

ATTACHMENT A - AMENDMENTS TO THE MASTER PLAN

1. Cover page
2. Future Land Use Map amendment

ATTACHMENT A - AMENDMENTS TO THE MASTER PLAN'S FUTURE LAND USE MAP

This attachment contains the amendments to the Future Land Use Map. As noted in the maps, this is meant to replace the map and all other material found on page 104 of the 2025 Master Plan. Also noted in the map is the following statement:

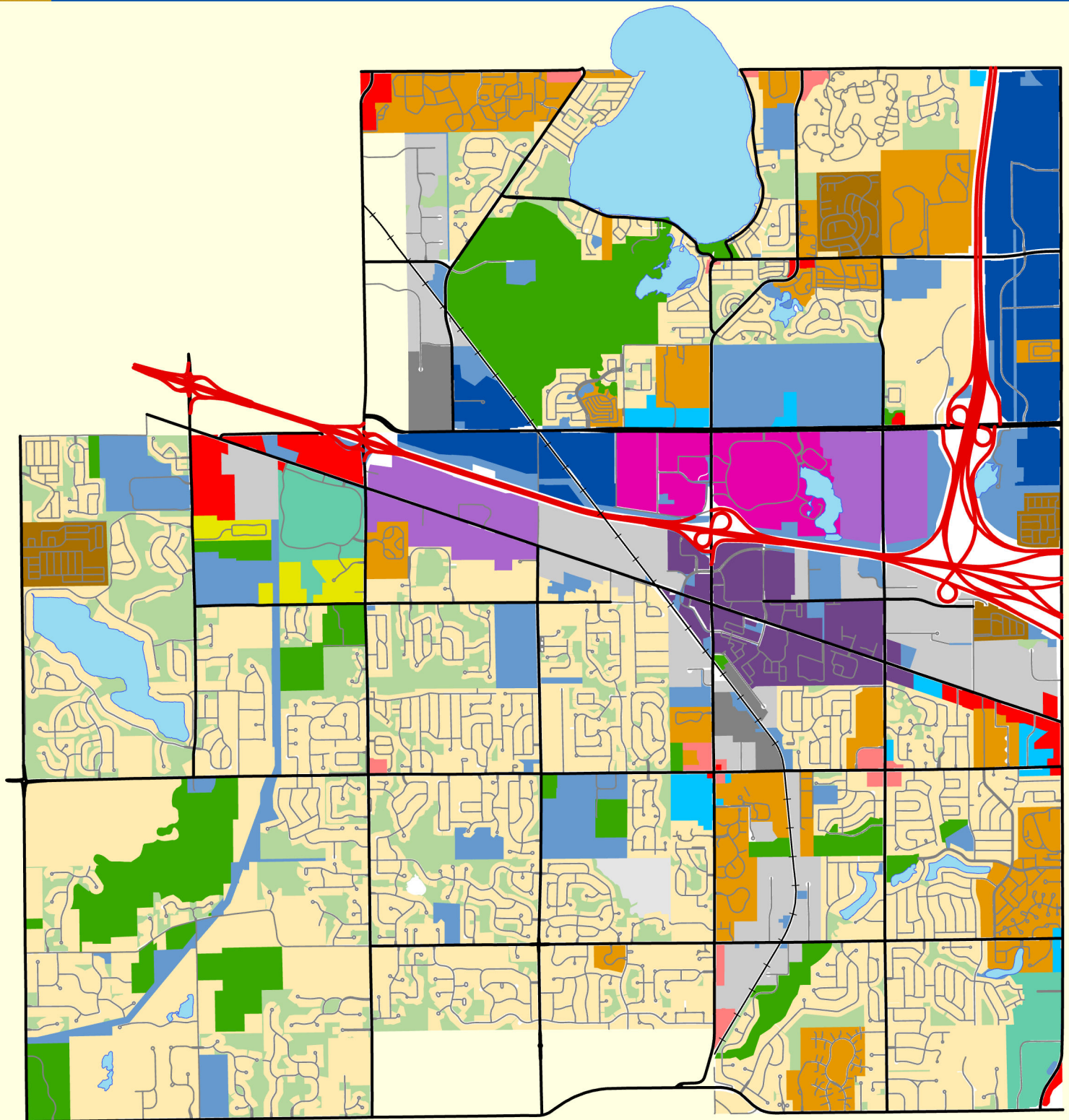
"The land being reclassified from Public Park to Public/Quasi-Public, as shown in the map, is not required for park purposes by the City."

If adopted by the Planning Commission, this amended map will become a part of the 2025 Master Plan and replace the previously adopted Future Land Use map. Until adoption, these are draft amendments and can be edited by Staff based on review from the Planning Commission and City Council, comment during the Public Hearings, or as a result of the comments received following distribution of the plan to surrounding communities and other entities.



Master Plan Map Amendment - Future Land Use

Current

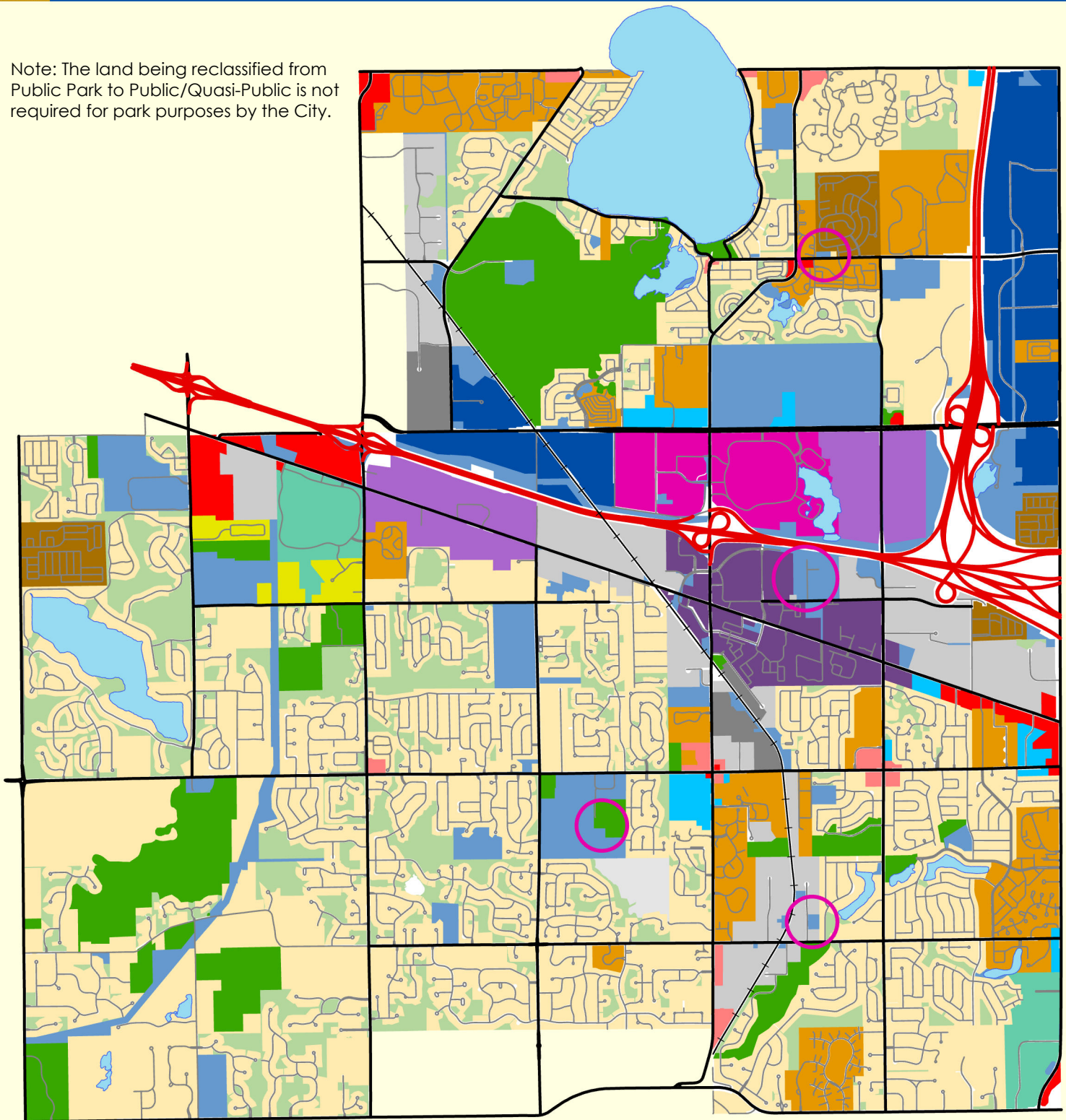


Commercial Mixed-Use	Manufactured Housing	Public Park
Community Commercial	Multiple Family	Public/Quasi-Public
Community Office	Neighborhood Commercial	Single Family
General Industrial	Office, Service, Commercial	Suburban Low-Rise
General Mixed-Use	Office, Service, Technology	Town Center Mixed-Use
Industrial/Office	Private Park	Unassigned



Master Plan Map Amendment - Future Land Use Proposed

Note: The land being reclassified from Public Park to Public/Quasi-Public is not required for park purposes by the City.



Commercial Mixed-Use	Manufactured Housing	Public Park
Community Commercial	Multiple Family	Public/Quasi-Public
Community Office	Neighborhood Commercial	Single Family
General Industrial	Office, Service, Commercial	Suburban Low-Rise
General Mixed-Use	Office, Service, Technology	Town Center Mixed-Use
Industrial/Office	Private Park	Unassigned

LETTER FROM OAKLAND COUNTY ECONOMIC DEVELOPMENT DEPARTMENT

Scott E. Kree, Principal Planner

Office: (248) 858-0389 | krees@oakgov.com

August 25, 2026

Ms. Lindsay Bell, Director of Planning
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

SUBJECT: Oakland County Economic Development (OCED) Department, Planning & Local Business Development (PLBD) Division Staff's Review of the City of Novi Master Plan Amendment (County Code – MP 26-07)

Dear Ms. Bell:

On August 4, 2026, the Oakland County Planning Zoning & Land Use (PZLU) office received a mailed notification (dated July 28, 2026) informing our office of a proposed amendment to the **City of Novi 2025 Master Plan**. Under the Michigan Planning Enabling Act, Oakland County, adjacent municipalities, and other jurisdictional authorities have 42 days to review the draft amendments and submit comments to the City of Novi.

Per our office's cursory review of the proposed Future Land Use (FLU) changes that are well within the city's borders, there is no foreseen issues to adjacent communities. All four (4) of the subject properties are currently owned by the City of Novi and are 1 mile or more from an adjacent municipality. Changes to future land classifications for all four (4) properties are to be *Public/Quasi Public* and a clarification statement was added. Supporting information regarding the amendment can be found at: www.cityofnovi.org/amendments

A full review of the proposed draft Master Plan amendment will NOT go before the Oakland County Coordinating Zoning Committee (CZC). Changes to future land uses along municipal borders typically trigger a review by the CZC, however, there are no proposed changes to FLU classifications or properties at any border in the amendment. Our records indicate that the CZC has conducted recent reviews of the *City of Novi Master Plan* in 2023 (County Code MP 23-01) and in 2025 (County Code MP 25-05), which was adopted later that year. This letter and the information provided herein finds the proposed amendment to the *City of Novi Master Plan* to be **not inconsistent** with the bordering communities as determined by the Oakland County PZLU staff. Oakland County does not have a Planning Commission or County Master Plan to do a full comparison and contrast of the information. Continuation of the city's adoption process for the draft Master Plan is recommended.

If there are any questions or comments about the information as listed above, please do not hesitate to contact me at (248) 858-0389 or email me at krees@oakgov.com.

Respectfully,



Scott E. Kree | Principal Planner
Oakland County Department of Economic Development
Planning and Local Business Development Division
Office of Planning, Zoning & Land Use

CC: Oakland County CZC Members and BOC staff (deferred).

JULY 8th PLANNING COMMISSION RESOLUTION

RESOLUTION

PLANNING COMMISSION RESOLUTION OPENING THE MASTER PLAN REVIEW PROCESS, NOTIFYING ALL REQUIRED ENTITIES TO CONSIDER AMENDING THE 2025 MASTER PLAN FUTURE LAND USE MAP TO RECLASSIFY A PORTION OF ELLA MAE POWER PARK FROM PUBLIC PARK TO PUBLIC/QUASI-PUBLIC, AND OTHER CITY- OWNED PROPERTIES TO PUBLIC/QUASI-PUBLIC

At a regular meeting of the Planning Commission of the City of Novi, Oakland County, Michigan, held on the 8th day of July, 2026

PRESENT: Chair Pehrson, Member Reddi, Member Dismondy, Member Roney, Member Verma

ABSENT: Member Avdoulos, Member Lynch

The following resolution was offered by Member Roney and seconded by Member Dismondy:

WHEREAS, the City of Novi ("City") and Novi Community School District ("District") have prepared a draft Property Exchange Agreement ("Agreement") under which the City will convey to the District a portion of Ella Mae Power Park to accommodate the District's stormwater drainage needs resulting from planned improvements to the District's adjacent High School campus; and

WHEREAS, at the June 22nd City Council meeting an Agreement was presented and approved subject to the approval of final form by the City Manager and City Attorney's Office; and

WHEREAS, the terms of the Agreement include ensuring that the transfer complies with MCL 117.5(e)(the Home Rule Cities Act), which states that land designated as park in an official Master Plan may not be sold; and

WHEREAS, the portion of land proposed to be conveyed to the District is currently designated as Public Park on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 42000 Thirteen Mile Road is currently designated as Single Family on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 26125 Lee BeGole Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 22700 Venture Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and

WHEREAS, an amendment to the Master Plan, to comply with MCL125.3845 (the Michigan Planning and Enabling Act), must follow the procedures set forth in Sections 39, 41, and 43 of the Act; and

WHEREAS, Section 39 requires sending notices of the amendment to the same entities required for an entire master plan update and requesting comments and cooperation; and

WHEREAS, Section 41 requires submitting the proposed amendment to the legislative body for approval of distribution to the same entities as required by section 39; and

WHEREAS, Section 43 requires a public hearing at the Planning Commission 42 days after the legislative body approves the distribution of the amendment, at which point the Planning Commission can adopt the proposed amendments or adopt them subject to modifications; and

WHEREAS, the Agreement between the City and the District is partially contingent upon the completion of this master plan map reclassification; and

WHEREAS, because City Council has already approved the conveyance of the land, the Planning Commission can condense steps in the amendment process due to the circumstances of the Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby authorizes the opening of the Master Plan review process.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends to the City Council the draft amendments to the 2025 Future Land Use Map and text, as presented as Attachment A, for approval by the City Council for distribution.

BE IT FURTHER RESOLVED that once the draft amendments are approved for distribution by the City Council, the Planning Commission Chairperson hereby authorizes the mailing of a notification of the opening of the Master Plan for Land Use to all required

entities of the start of the process requesting comments before the matter returns for final consideration.

RESOLUTION DECLARED ADOPTED

YEAS: Pehrson, Reddi, Dismondy, Roney, Verma

NAYS:

ABSENT: Avdoulos, Lynch

ABSTENTIONS:

CERTIFICATION

I hereby certify that the foregoing Resolution is a true and complete copy of the resolution adopted by the Planning Commission of the City of Novi, Oakland County, Michigan, at a meeting of the City of Novi Planning Commission held on the 8th day of July, 2026, the original of which is on file in my office.

I further certify that the notice of the meeting was given pursuant to, and in full compliance with, Act No. 267 of the Public Acts of Michigan, 1976, as amended.

IN WITNESS WHEREOF, I have hereunto affixed by official signature this _____ day of _____, 2026

Cortney Hanson, City Clerk

CHAIRPERSON'S CERTIFICATION

I hereby certify that the foregoing resolution accurately reflects the action taken by the Planning Commission on this 8th day of July, 2026



Mark Pehrson, Chairperson

CITY COUNCIL RESOLUTION

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

**RESOLUTION AUTHORIZING DISTRIBUTION OF PROPOSED CITY OF NOVI MASTER
PLAN AMENDMENTS AND PERMITTING FINAL ADOPTION BY PLANNING
COMMISSION**

JULY 27, 2026

At a regular meeting of the City Council of the City of Novi, Oakland County, Michigan, held on the 27th day of July 2026, at 7:00 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers Fischer, Casey, Gurumurthy, Heintz, Martinez, Smith, and Staudt (7).

ABSENT: None (0).

The following resolution was offered by Councilmember Casey and supported by Councilmember Martinez:

WHEREAS, the City of Novi ("City") and Novi Community School District ("District") have prepared a draft Property Exchange Agreement ("Agreement") under which the City will convey to the District a portion of Ella Mae Power Park to accommodate the District's stormwater drainage needs resulting from planned improvements to the District's adjacent High School campus; and

WHEREAS, at the June 22nd City Council meeting an Agreement was presented and approved subject to the approval of final form by the City Manager and City Attorney's Office; and

WHEREAS, the terms of the Agreement include ensuring that the transfer complies with MCL 117.5(e)(the Home Rule Cities Act), which states that land designated as park in an official Master Plan may not be sold; and

WHEREAS, the portion of land proposed to be conveyed to the District is currently designated as Public Park on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 42000 Thirteen Mile Road is currently designated as Single Family on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 26125 Lee BeGole Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 22700 Venture Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and

WHEREAS, an amendment to the Master Plan, to comply with MCL125.3845 (the Michigan Planning and Enabling Act), must follow the procedures set forth in Sections 39, 41, and 43 of the Act; and

WHEREAS, Section 39 requires sending notices of the amendment to the same entities required for an entire master plan update and requesting comments and cooperation; and

WHEREAS The City of Novi Planning Commission has held a public hearing and considered draft amendments to the 2016 City of Novi Master Plan in accordance with the requirements of MCL 125.3801 *et seq*; and

WHEREAS pursuant to MCL 125.3841, upon completion of the proposed amendments the Planning Commission is required to submit the same to the City Council for review and comment, and for approval of distribution of the proposed amendments to adjacent communities and certain other governmental or public agencies for their review and comment, as described in MCL 125.3841, except for the shorter time period for review and comment of amendments as described in MCL 125.3845; and

WHEREAS the City Council has reviewed and approves the attached "Amendments to the Master Plan's Future Land Use Map" (Attachment A) for distribution as required;

NOW THEREFORE BE IT RESOLVED, pursuant to MCL 125.3841(1), that the Secretary of the City of Novi Planning Commission and all other necessary administrative personnel are hereby notified to cause a copy of the proposed amendments to be submitted to those entities and agencies described in MCL 125.3841(2), for review and comment within the time limits set forth in MCL 125.3845(1)

BE IT FURTHER RESOLVED, that pursuant to the foregoing authority, such review is advisory only.

BE IT FURTHER RESOLVED that after the required review period and public hearing, final adoption of the amendments is up to the Planning Commission, and Council does not assert its right to approve or reject the amendments.

AYES: Councilmembers Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer, and Casey

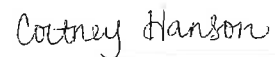
NAYS: None (0).

ABSENT: None (0).

RESOLUTION DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 27th day of July 2026, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.



Cortney Hanson, City Clerk

MAYOR'S CERTIFICATION

I hereby certify that the foregoing resolution accurately reflects the action taken by the City Council on this 27th day of July, 2026



Justin Fischer, Mayor

CORRESPONDENCE



CITY OF NOVI

RESPONSE FORM

RECEIVED

AUG 20 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT

RECEIVE COMMENTS AND CONSIDER ADOPTION OF PROPOSED MAP AMENDMENTS TO THE CITY OF NOVI MASTER PLAN FOR LAND USE.

You are invited to attend the public hearing on September 9, 2026 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: schoi@cityofnovi.org

Return via mail or fax: Community Development Department
45175 Ten Mile Road, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

Information regarding the project will be available the Saturday prior to the meeting date at:
<https://www.cityofnovi.org/agendas-minutes/planning-commission/2026/>.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, 8:00 AM to 5:00 PM, at the Community Development Department.



I SUPPORT



I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

Floyd A. Peterson

Floyd A. Peterson

42525 W. 11 Mile Rd Novi

*** IN ACCORDANCE WITH MCL 125.3103:

- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.
- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.

MEMORANDUM



TO: CITY OF NOVI PLANNING COMMISSION
FROM: DIANA SHANAHAN, PLANNER
THROUGH: LINDSAY BELL, AICP, DIRECTOR OF PLANNING
SUBJECT: 49195 ELEVEN MILE ROAD WOODLAND PERMIT PBR26-0246
DATE: SEPTEMBER 4, 2026

The applicant, J Michael Homes, seeks approval of a Woodland Use Permit, PBR26-0246, to remove 17 regulated woodland trees ranging in size from 8 to 20 inches diameter-at-breast-height (DBH) from a single-family residential lot located at 49195 Eleven Mile Road. The site is located south of Eleven Mile Road and east of Wixom Road in Section 20 of the City. The applicant is requesting the removal of the 17 trees to construct a single-family residence.

The City's Woodland Consultant reviewed the request for conformance with the City's Woodland Protection Ordinance and prepared a review letter dated July 22, 2026. Replacement calculations require 41 replacement credits. The review letter (attached) provides a detailed count and explanation of the required replacements. The proposed removals have no impact on any previously approved site plan, nor does it have any impact on any previous agreements. The proposed removals are not located within any recorded conservation or preservation easement. Please refer to the review letter for additional information.

Per Chapter 37 of the Woodland Protection Ordinance, where a proposed activity (i.e., construction of a home) does not otherwise require site plan or plat approval, the granting or denying of the woodland use permit shall be the responsibility of the Planning Commission (Section 37-30.(b)). The applicant shall obtain approval from the Planning Commission prior to issuance of any permits.

The Planning Commission is asked to hold the public hearing and either approve or deny the requested woodland permit.

SUGGESTED MOTION:

Approval (Applicant Requested)

In the matter of Woodland Use Permit, PBR26-0246, motion to approve the removal of 17 regulated woodland trees within an area mapped as City Regulated Woodland at 49195 Eleven Mile Road for the purpose of constructing a single-family home. The approval is subject to on-site planting to the extent possible of 41 required woodland replacement credits. If necessary, any outstanding credits may be paid into the City's Tree Fund. In addition, any other conditions as listed in the Woodland Consultant's review letter shall be addressed.

– OR –

Denial

In the matter of Woodland Use Permit, PBR26-0246, motion to deny the removal of 17 regulated woodland trees within an area mapped as City Regulated Woodland at 49195 Eleven Mile Road for the purpose of constructing a single-family home.

MAPS

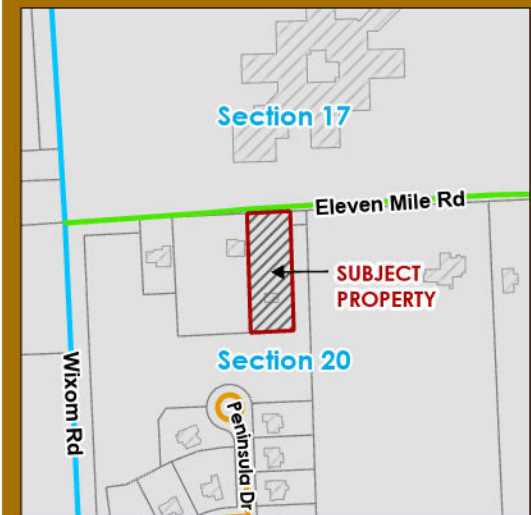
Location

Zoning

Future Land Use

Natural Features

49195 ELEVEN MILE ROAD WOODLAND PERMIT LOCATION MAP



LEGEND

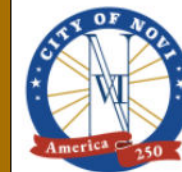
 Subject Property

Thoroughfare Classification

 Minor Arterial

 Residential Collector

 Local Residential Street



Map Author: Diana Shanahan
Project: PBR26-0246

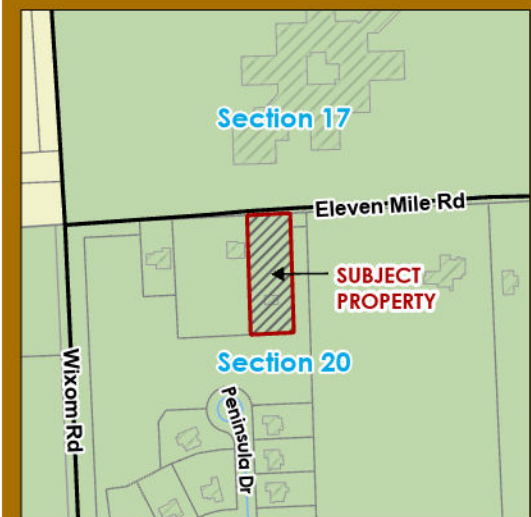
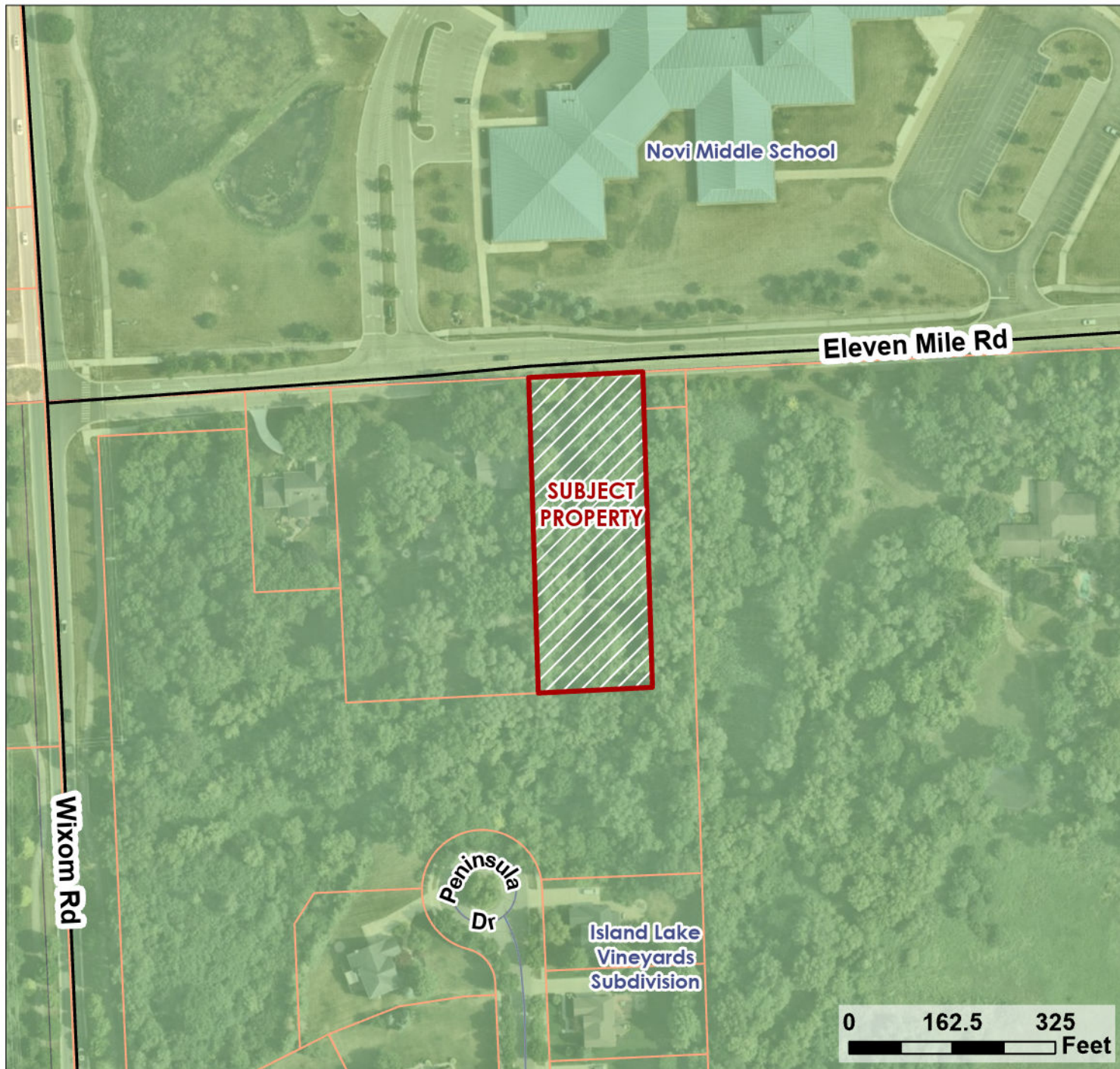
Date: 09/04/26
Version #: 1

City of Novi

Community Development Department
City Hall / Civic Center
45175 Ten Mile Road, Novi, MI 48375
cityofnovi.org



49195 ELEVEN MILE ROAD WOODLAND PERMIT ZONING MAP



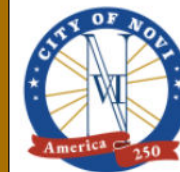
LEGEND

 Subject Property

Zoning District

 R-1: One-Family Residential

 RA: Residential Acreage



Map Author: Diana Shanahan
Project: PBR26-0246

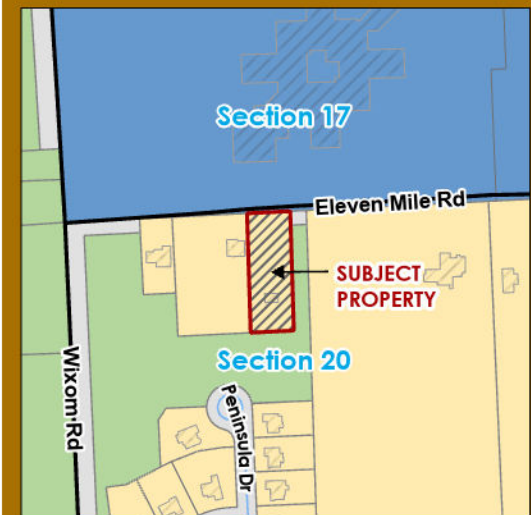
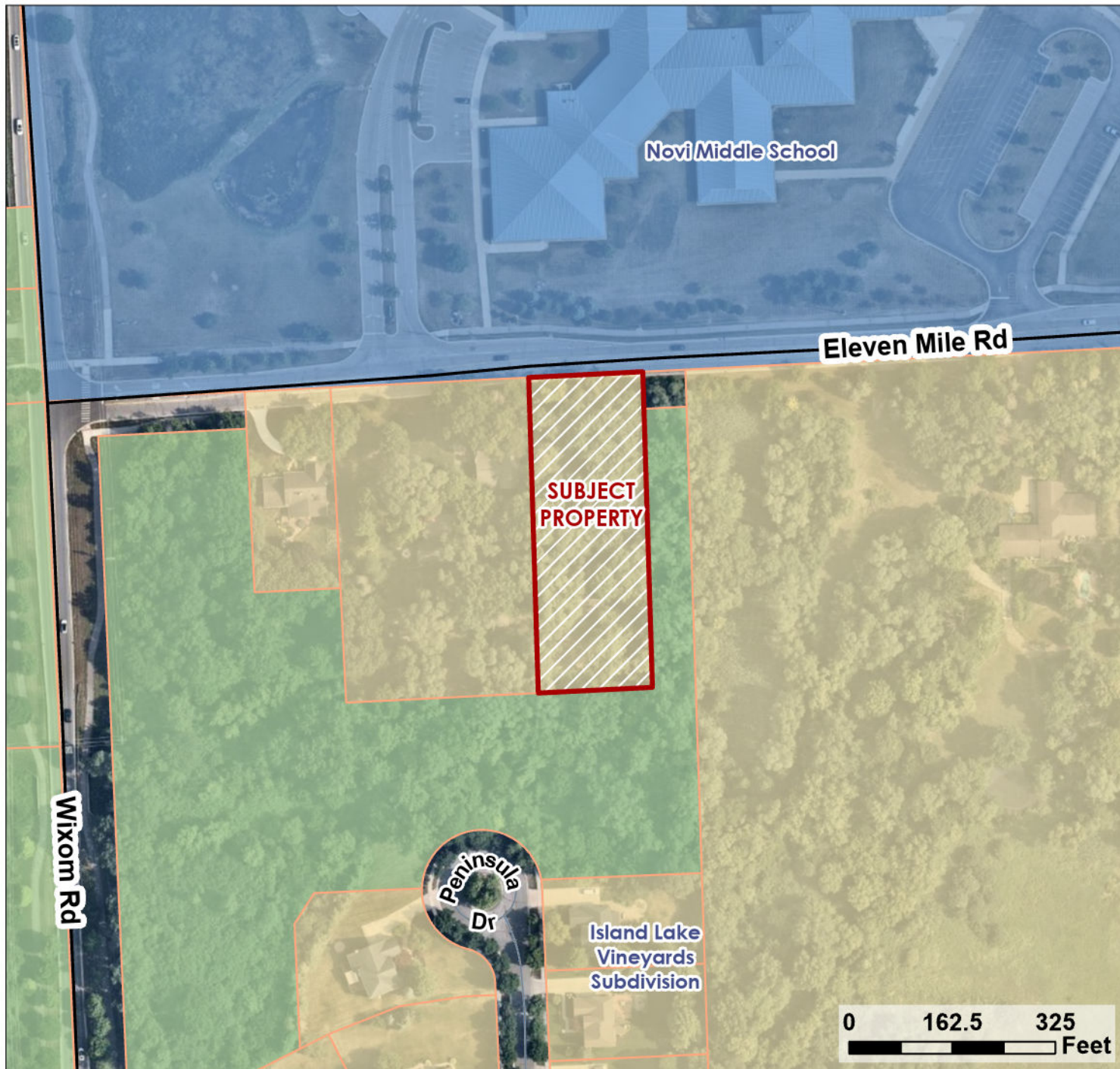
Date: 09/04/26
Version #: 1

City of Novi

Community Development Department
City Hall / Civic Center
45175 Ten Mile Road, Novi, MI 48375
cityofnovi.org



49195 ELEVEN MILE ROAD WOODLAND PERMIT FUTURE LAND USE MAP



LEGEND

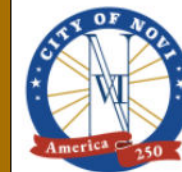
Subject Property

Future Land Use Category

Single Family

Private Park

Public/Quasi-Public



Map Author: Diana Shanahan
Project: PBR26-0246

Date: 09/04/26
Version #: 1

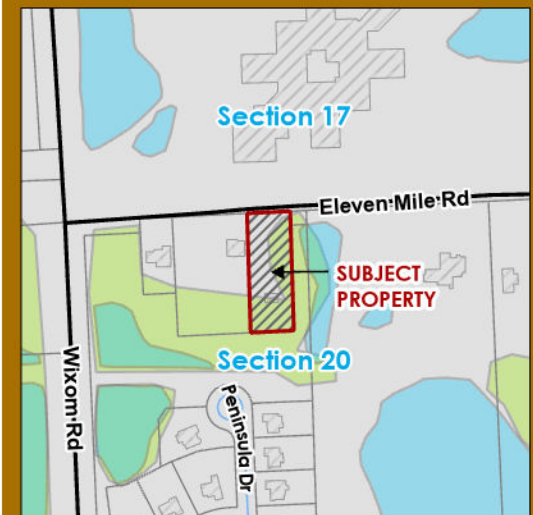
City of Novi

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45175 Ten Mile Road, Novi, MI 48375
cityofnovi.org



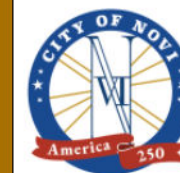
49195 ELEVEN MILE ROAD WOODLAND PERMIT

NATURAL FEATURES MAP



LEGEND

- Subject Property
- Wetlands
- Woodlands



Map Author: Diana Shanahan
Project: PBR26-0246

Date: 09/04/26
Version #: 1

City of Novi

Community Development Department
City Hall / Civic Center
45175 Ten Mile Road, Novi, MI 48375
cityofnovi.org



WOODLAND REVIEW



July 22, 2026

Nina Schaffrath
Account Clerk – Community Development
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Submitted electronically to nschaffrath@cityofnovi.org

Re: 49195 Eleven Mile Road – Woodland and Wetland Review (PBR26-0246)

Dear Nina,

Merjent, Inc. (Merjent) has conducted a preliminary review of the single-family residential plot plan for 49195 Eleven Mile Road (site) prepared by Jekabson & Associates, P.C. (dated June 18, 2025). Merjent reviewed the plan for conformance with the City of Novi's (City) Woodland Protection Ordinance, Chapter 37, and the Wetlands and Watercourse Protection Ordinance, Chapter 12 Article V. The site (parcel 22-20-100-015; Section 20) contains City-regulated woodlands and wetlands (**Figure 1**).

Woodlands

Woodland Recommendation: Merjent **recommends approval** of the 49195 Eleven Mile Road Residential Plot Plan, subject to satisfaction of the tree replacement and tree protection requirements identified below. The following Woodland Regulations apply to this site:

Woodland Regulation	Required
Woodland Permit (Chapter 37, Section 37-26)	YES
Tree Replacement (Chapter 37, Section 37-8)	YES
Tree Protection (Fence; Chapter 37, Section 37-9)	YES
Woodland Conservation Easement (Chapter 37-30[e])	Not Required

Woodland Review Comments

1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are present on-site. Note that both the woodlands and property limits depicted on the City map are considered approximations (Figure 1). Merjent conducted a site visit on July 10, 2026.
2. Photos from the site visit are included in **Attachment B**.
3. The plan has listed/displayed a semi-accurate representation of trees on-site; some tree species are mis-identified but all DBH measurements are accurate. Pursuant to Section 37-28(4)(c), a woodland survey plan should be provided on the plan identifying all trees eight inches in diameter at breast height (DBH) and greater by size, common name, species name, and condition.

4. A **Woodland Use Permit** is required to perform construction on any site proposing to impact regulated woodlands. The permit for this site would require Planning Commission approval because there are more than three trees proposed to be impacted or have already been impacted.
5. **Woodland Replacement.** Pursuant to Section 37-28, a summary of all proposed removals and replacements should be provided in the plan. Below is an example table of how to summarize proposed removals.

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	5	1	5
12-20	9	2	18
21-29	0	3	0
30+	0	4	0
Multi-stem	3	Sum of Stem DBH/8 (rounded up)	18
Total	17	-	41

A detailed replacement plan and cost estimate for the tree replacement will be necessary prior to final approval by the City **and should be added to the plot plan**. Woodland replacement credits can be provided by:

- a. Planting the woodland tree replacement credits on-site.
 - b. *Non-refundable* payment to the City of Novi Tree Fund at a rate of \$500/woodland replacement credit.
 - c. Combination of on-site tree planting and payment into the City of Novi Tree Fund (\$500/woodland replacement credit).
6. For tree replacement credits that will be planted on-site, a financial guarantee at a rate of \$500/tree replacement credit is required to ensure the planting of the on-site woodland replacement credits. The financial guarantee will be released after trees have been planted and approved by the City of Novi. The applicant must request a tree planting inspection.
 - a. The applicant will be required to pay a financial guarantee of **\$20,500**, and will be returned to the applicant once it has been verified that all trees have been planted and are healthy.
7. If replacements are planted on-site, woodland replacements shall be guaranteed for two growing seasons after the applicant's installation and the City's acceptance. A two-year maintenance bond in the amount of 25% of the value of the trees, but in no case less than \$1,000, will be required to ensure the continued health of the trees following acceptance (Chapter 26.5, Section 26.5-37).
 - a. The applicant will be required to pay a two-year maintenance guarantee of **\$5,125** and will be returned to the applicant after it has been confirmed that all trees are alive and healthy two-years after planting.
8. **Woodland Replacement Inspection** – The Applicant is responsible for walking the entire site to confirm that all woodland replacement trees/shrubs have been planted on site according to the approved site plan stamping set. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. The applicant should also provide an as-built landscape plan

if the trees planted do not match the species and/or location shown on the approved site plan stamping set. Once this occurs the Applicant should contact the Bond Coordinator to schedule the inspection (Angie Sosnowski at asosnowski@cityofnovi.org; 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant.

- a. Woodland replacement inspection fees may range between **5-10%** of the value of the plant material, with a minimum of \$500.

9. **Woodland Guarantee Inspection** – Prior to requesting the 2-year woodland guarantee inspection, the Applicant is responsible for walking the entire site to confirm that all plant material has survived and is healthy. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. Once this occurs the Applicant should contact the Bond Coordinator to schedule the 2-year guarantee inspection (Angie Sosnowski at asosnowski@cityofnovi.org / 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant. Based upon a successful inspection for the 2-year warranty the Landscape/Woodland/Street trees financial guarantee will be returned to the Applicant.

If the woodland replacements, street trees, or landscaping guarantee period is scheduled to end during the period when inspections are not conducted (November 15th – April 15th) the Applicant is responsible for contacting the Bond Coordinator and Woodland/Landscape Inspector in the late summer/early fall prior to the 2-year expiration to schedule an inspection.

- a. Woodland guarantee inspection fees may range between **5-10%** of the value of the plant material, with a minimum of \$500.

10. The Applicant may be required to provide **preservation/conservation easements** as directed by the City of Novi Community Development Department for any areas of woodland replacement trees. The applicant shall demonstrate that all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. Any associated easement boundaries shall be indicated on the Plan.

- a. Merjent understands that conservation easements are typically not required for single-family residential projects.

11. A financial guarantee, in the amount of **\$750** is required for tree protection fencing maintenance per Chapter 26.5-37. This guarantee shall be paid prior to issuance of the City of Novi Woodland Use Permit. Locations of tree protection fence should be added to the plot plan.

Wetlands

Wetland Recommendation: Merjent **recommends approval** of the 49195 Eleven Mile Road Residential Plot Plan based on the comments provided below.

Upon review of published resources, the Site appears to contain or immediately borders:

- ☒ City-regulated wetlands, as identified on the City of Novi interactive map website. Note that both wetland and property limits depicted on the City's map are considered approximations (Figure 2).
- ☒ Wetlands that are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
- ☒ Wetlands as identified on National Wetlands Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, as identified on the EGLE Wetlands Viewer interactive map website (**EGLE wetland maps are no longer printable via the online mapper, but a map of the site is Available Online [here](#)**). NWI and MIRIS wetlands are identified by the associated governmental bodies' interpretation of topographic data and aerial photographs.
- ☒ Hydric (wetland) soil as mapped by the U.S. Department of Agriculture, Natural Resource Conservation Service, as identified on the EGLE Wetlands Viewer interactive map website.

Permits and Regulatory Status

The following permits and associated approvals are required for the project:

Item	Applicability
Wetland Permit (specify Non-minor or Minor)	Not Required
Wetland Mitigation	Not Required
Environmental Enhancement Plan	Not Required
Wetland Buffer Authorization	Not Required
EGLE Wetland Permit	Likely Not Required*
Wetland Conservation Easement	Not Required

*Final jurisdiction and determination is at the discretion of EGLE and cannot be made by Merjent nor the City of Novi.

Wetland Review Comments

1. The provided plot plan depicts a proposed single-family residence. A wetland is likely present in the northeast corner of the site and is dominated primarily by reed canary grass (*Phalaris arundinacea*). It should be noted the scope of this review does not comprise of an official delineation pursuant to the U.S. Army Corps of Engineers 1987 Wetland Delineation Manual nor accompanying Midwest Regional Supplement. The approximate location of the wetland is identified in **Attachment A** and should be protected with silt fence. The proposed project is not expected to impact the wetland nor associated 25-foot setback.
2. Merjent conducted a site visit on July 10, 2026 to assess the conditions of the site relative to the provided plot plan. The provided plot plan does not depict the wetland and associated wetland setback. The proposed project is located outside of the wetland and wetland setback on-site. Photographs from the site visit are included in **Attachment B**.
3. The City of Novi regulates wetland and watercourse buffers/setbacks. Article 3.6 (2)(M) of the Zoning Ordinance, Notes to District Standards, states: "There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses". The established wetland and watercourse buffer/setback limit is 25

horizontal feet, regardless of grade change. The preservation of the 25-foot wetland buffer areas is important to the overall health of the wetlands, especially after site development. The existing buffer serves to filter pollutants and nutrients from storm water before entering the wetlands, as well as to provide additional wildlife habitat.

a. As mentioned above, the proposed addition is likely not within the existing wetland setback.

Should you have any questions or concerns with this review, please contact me via email at jason.demoss@merjent.com or via phone at (619) 944-3835.

Sincerely,

Merjent, Inc.



Jason DeMoss, PWS
Environmental Consultant

Enclosures:

Figure 1 – City of Novi Regulated Woodlands and Wetlands Map
Attachment A – Plot Plan
Attachment B – Site Photographs

Figure 1. City of Novi Regulated Wetland and Woodlands Map
Approximate Site boundary is shown in red.
(Approximate) Regulated Woodland areas are shown in green
(Approximate) Regulated Wetland areas are shown in blue
Additional Approximate Regulated Woodland Areas are shown in orange

Eleven-Mile-Rd

49225

22-20-100-015

49195



City of Novi

Civic Center
45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Woodland and Wetland Map



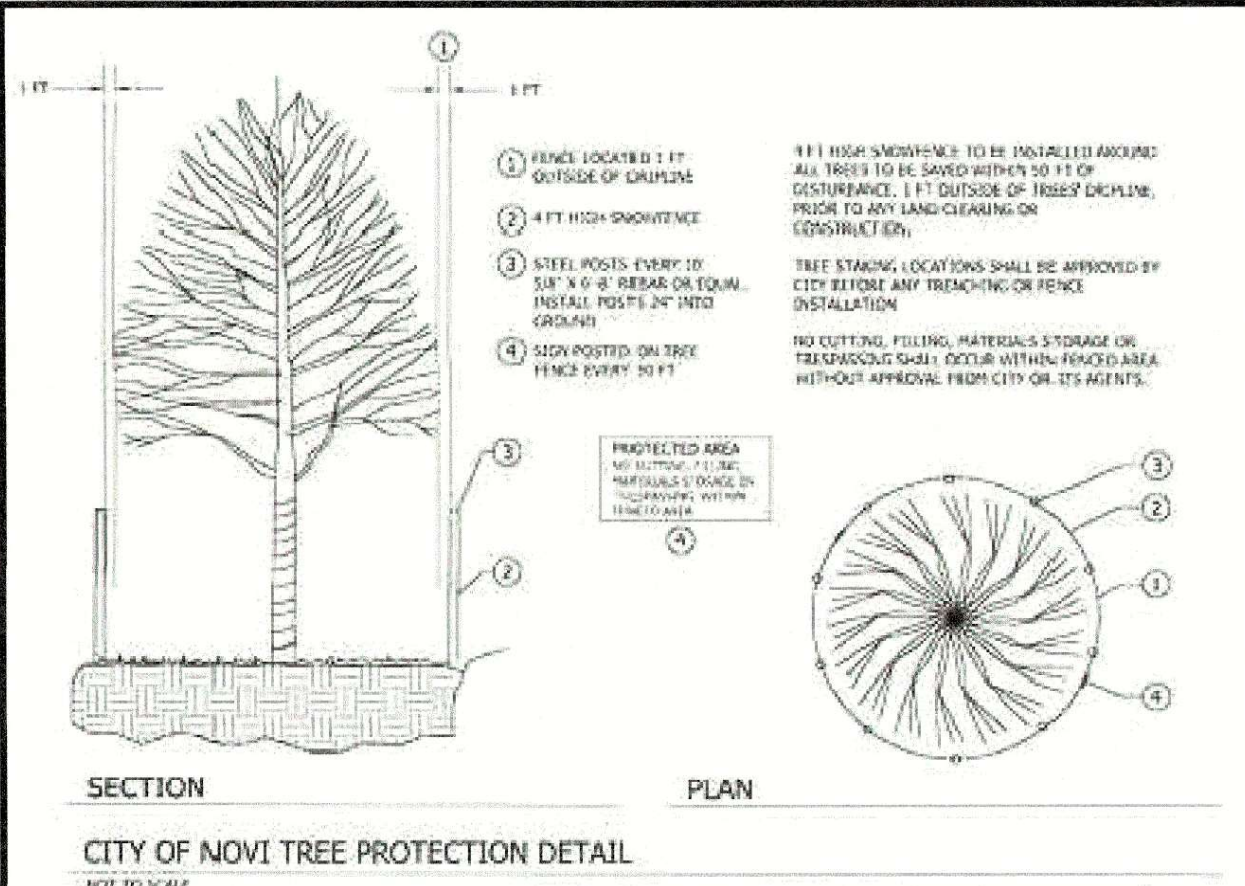
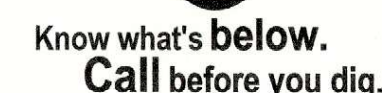
1 inch = 59 feet



Date Printed: 7/10/2026

Map Author:

Attachment A
Plot Plan

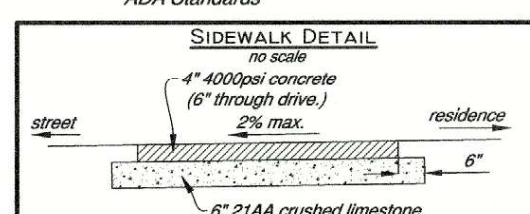


*No trees within regulated woodland
are designated to be removed*

TREE LIST

- #396 9"/15"/16" maple
#367 8" basswood
#398 12" twin elm
#399 20" maple
#400 36" maple
#661 32" oak
#662 16"/20" basswood
#663 14" boxelder
#664 24" basswood
#665 22" pine
#666 28" basswood
#667 4"/4.5" maple
#668 16" maple
#669 14" elm
#670 24"/32" oak
#671 24"/32" oak
#672 9" elm
#673 13" elm
#674 10" spruce
#675 14"/24" maple
#676 17" ginkgo
#677 16" chinese elm
#678 16" maple
#679 9" spruce
#680 14" basswood
#681 6"/12" maple
#682 16" oak
#683 8" maple cluster
#684 9"/14"/18" chinese elm
#685 10" chinese elm
#686 12"/15"/18" chinese elm
#687 8" ginkgo
#688 14"/20" chinese elm
#689 26" oak
#690 10" chinese elm
#691 10" chinese elm
#692 10" chinese elm

Note: Sidewalks must be constructed according to ADA Standards



Note:
Proposed 5' sidewalk, (see detail),
or opt to pay into sidewalk fund.—

Note:
The Builder is responsible for resolving any drainage problems on adjacent properties that are the result of construction activities.

Novi Datum Benchmark
"MAG" Nail in West Face
of Utility Pole
Elevation = 961.56

LEGEND

000.00 = Existing elevation

000.00 = Proposed elevation

— = Drainage course

 = *Silt fence*

F.G. = Finish Grade

 = Existing contour

(TBR) = *To Be Removed*

= *Woodland fence*

*confirm minimum setbacks
with municipality & HOA (if any)*

Zoning:
RA - Residential Acreage

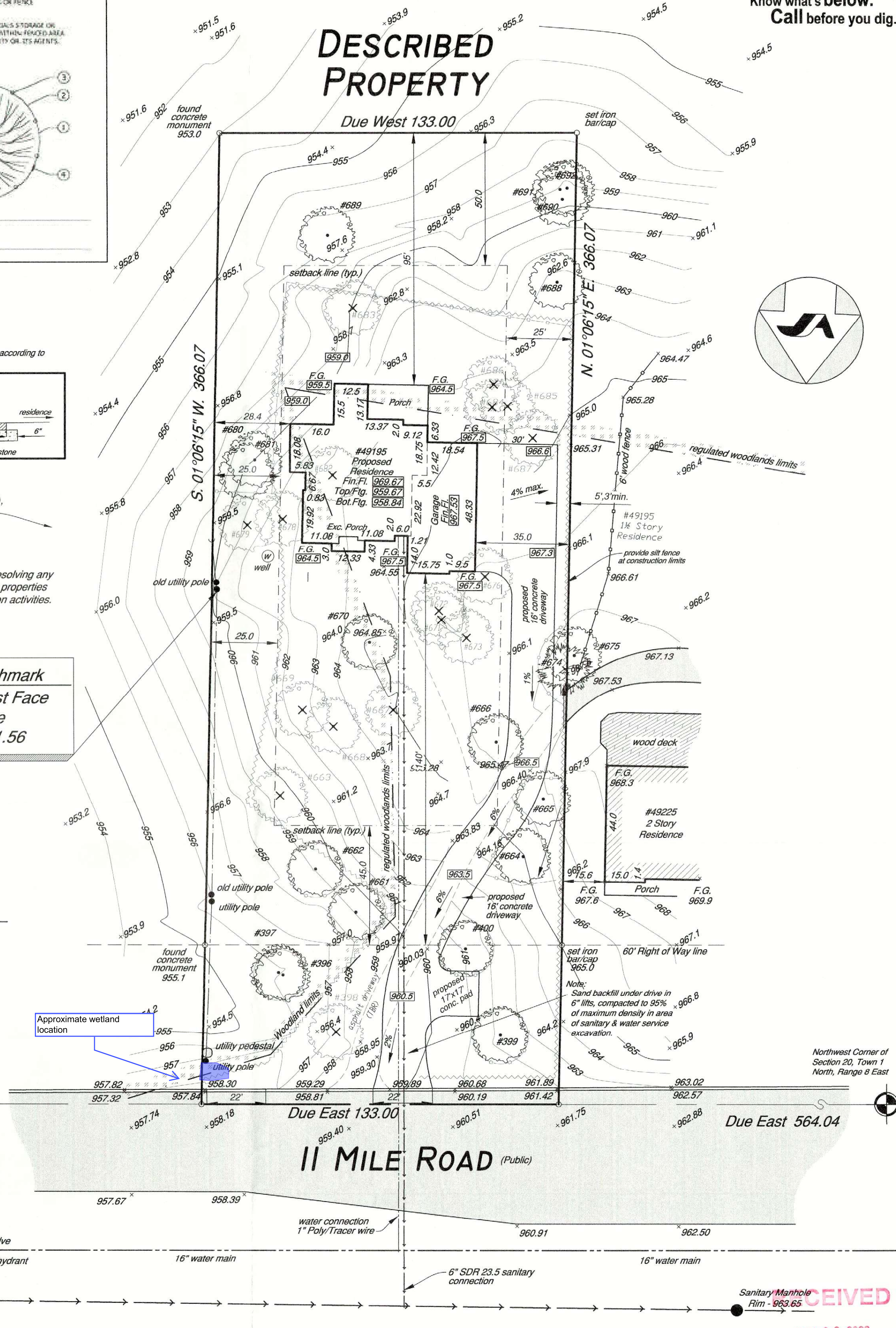
Setbacks:

Front	- 45
Side	- 20
Side total	- 50
Rear	- 50

Check title policy for subdivision deed restrictions that may affect setback requirements.

LEGAL DESCRIPTION

PART OF THE NORTHWEST ¼ OF SECTION 20, TOWN 1 NORTH, RANGE 8 EAST, NOVI TOWNSHIP (NOW CITY OF NOVI), WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT DISTANT EAST 564.06 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 20; THENCE DUE EAST 133.00 FEET; THENCE SOUTH 01°06'15" WEST, 366.07; THENCE DUE WEST 133.00 FEET; THENCE NORTH 01°06'15" EAST, 366.07 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 1.12 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



*Note:
The City of Novi Engineering Department states
that there are no water and sanitary leads on
this parcel. Connect as directed by the city.*

Building area means a designated outline of an area of permitted woodland encroachment for construction of a single-family residence. The building area shall include sufficient area for a residence, plus fifteen (15) feet around the residence for construction purposes. Building areas shall be located by depicting perpendicular distances to corresponding front, side and rear lot lines. In addition, perpendicular distances to regulated woodland boundaries from the corners of such buildings areas shall be depicted.



GRADING PLAN

Prepared For: J. Michael Homes
50280 W. Nine Mile Rd.
Novi, MI 48374
(248) 855-1940

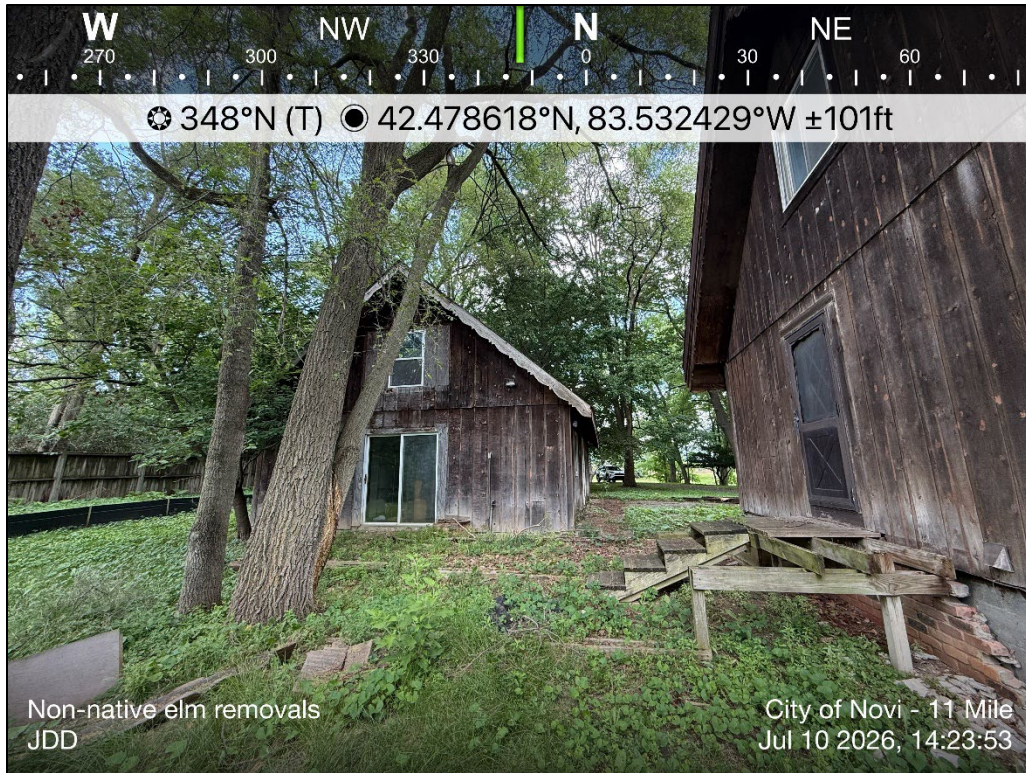
Jekabson & Associates, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200 (734) 455-8000

bV:

Date	18 June 2025
Job No.	24-07-012
Scale	1" = 30'
Drawn	AAH
Checked	JGE
Sheet	1 OF 1

PBRZ6-0246

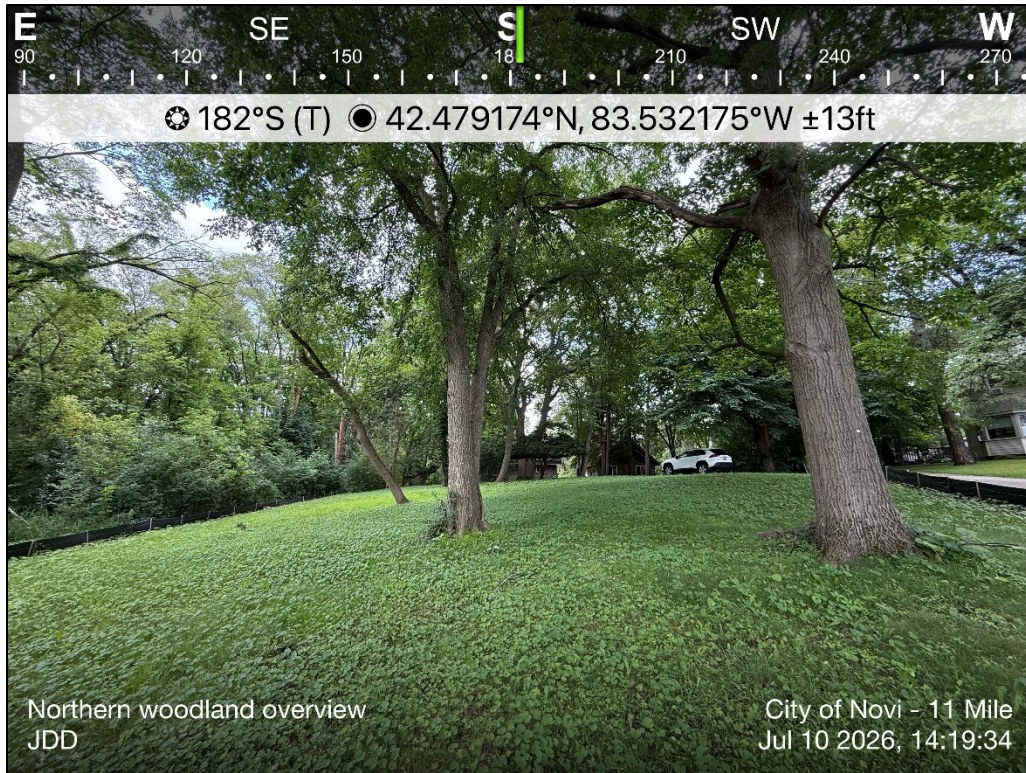
Attachment B
Site Photographs



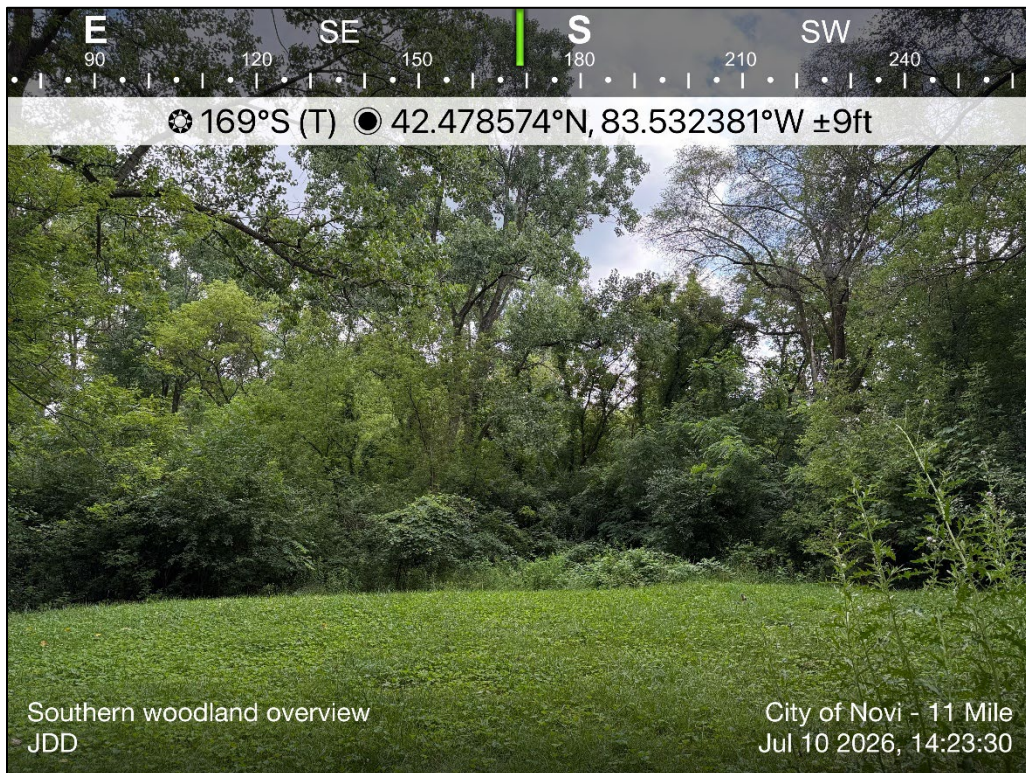
Non-native elm trees on-site



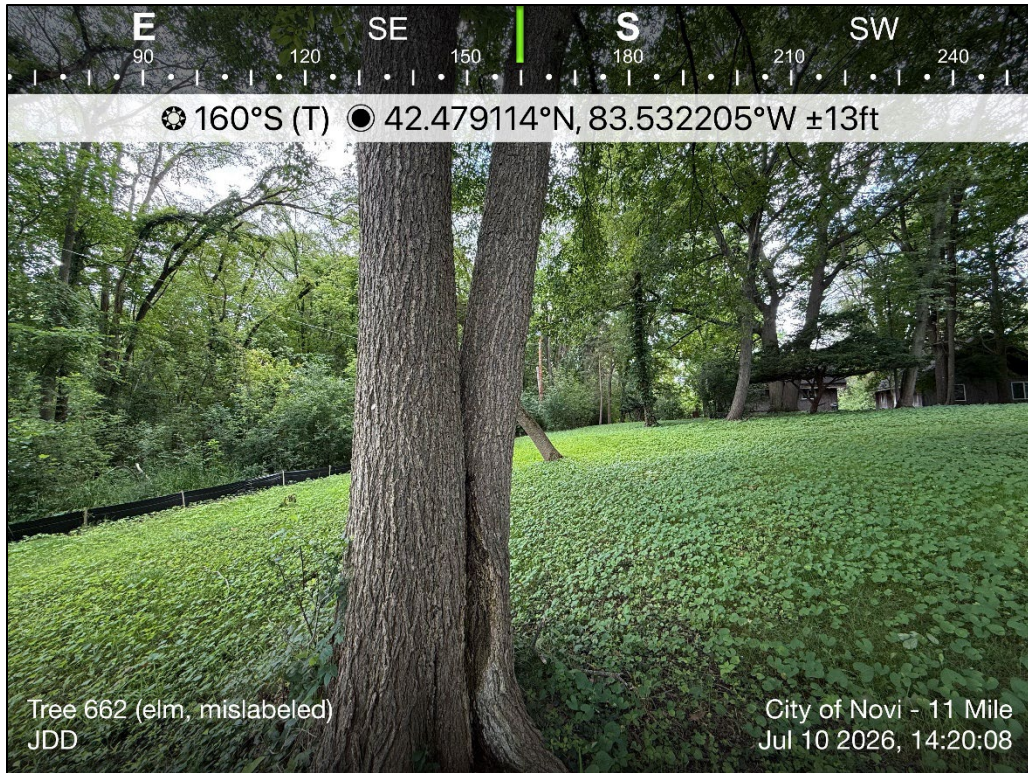
Potential northeastern wetland on-site (partially mowed)



Overview of the northern woodland on-site

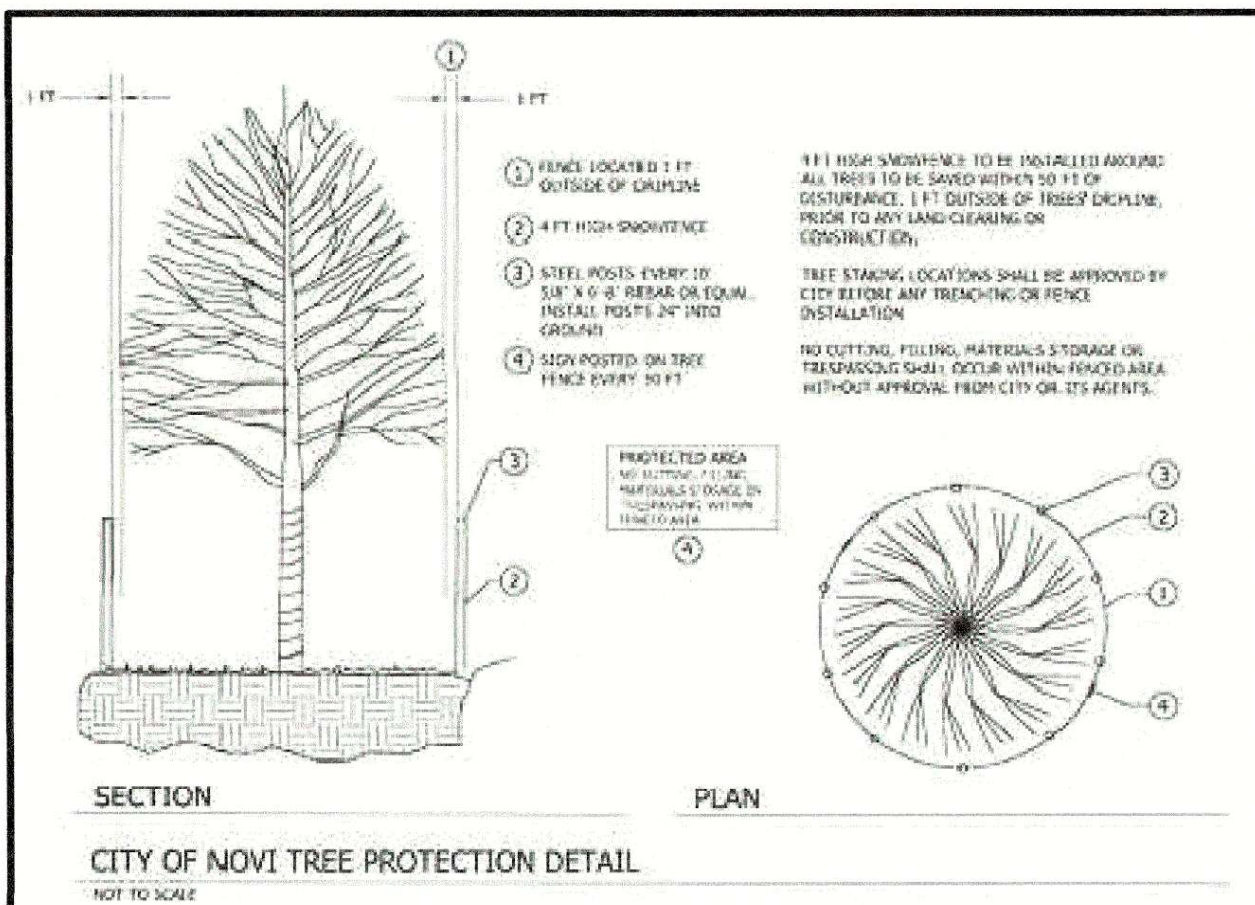


Overview of the southern woodland area

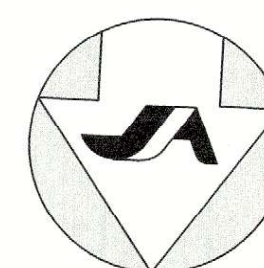


Tree 662, mislabeled in plot plan

PLOT PLAN



Know what's below.
Call before you dig.

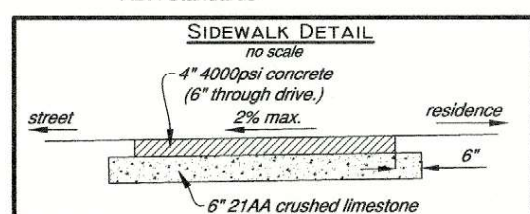


No trees within regulated woodland are designated to be removed

TREE LIST

#396	9"/15"/16" maple
#367	8" Basswood
#398	12" twin-elm
#399	20" maple
#400	36" maple
#661	32" oak
#662	16"/20" basswood
#663	14" boxelder
#664	24" basswood
#665	22" pine
#666	28" basswood
#667	4"/4.5" maple
#668	15" maple
#669	14" elm
#670	24"/32" oak
#671	24"/32" oak
#672	9" elm
#673	13" elm
#674	10" spruce
#675	14"/24" maple
#676	17" ginkgo
#677	16" chinese elm
#678	16" maple
#679	9" spruce
#680	14" basswood
#681	6"/12" maple
#682	16" oak
#683	8" maple cluster
#684	9"/11"/18" chinese elm
#685	10" chinese elm
#686	12"/15"/18" chinese elm
#687	8" ginkgo
#688	14"/20" chinese elm
#689	26" oak
#690	10" chinese elm
#691	10" chinese elm
#692	10" chinese elm

Note: Sidewalks must be constructed according to ADA Standards



Note:
Proposed 5' sidewalk, (see detail),
or opt to pay into sidewalk fund.

Note:
The Builder is responsible for resolving any
drainage problems on adjacent properties
that are the result of construction activities.

Novi Datum Benchmark
"MAG" Nail in West Face
of Utility Pole
Elevation = 961.56

LEGEND

000.00	= Existing elevation
000.00	= Proposed elevation
---	= Drainage course
---	= Silt fence
F.G.	= Finish Grade
---	= Existing contour
(TBR)	= To Be Removed
---	= Woodland fence

confirm minimum setbacks
with municipality & HOA (if any)

Zoning:
RA - Residential Acreage

Setbacks:
Front - 45'
Side - 20'
Side total - 50'
Rear - 50'

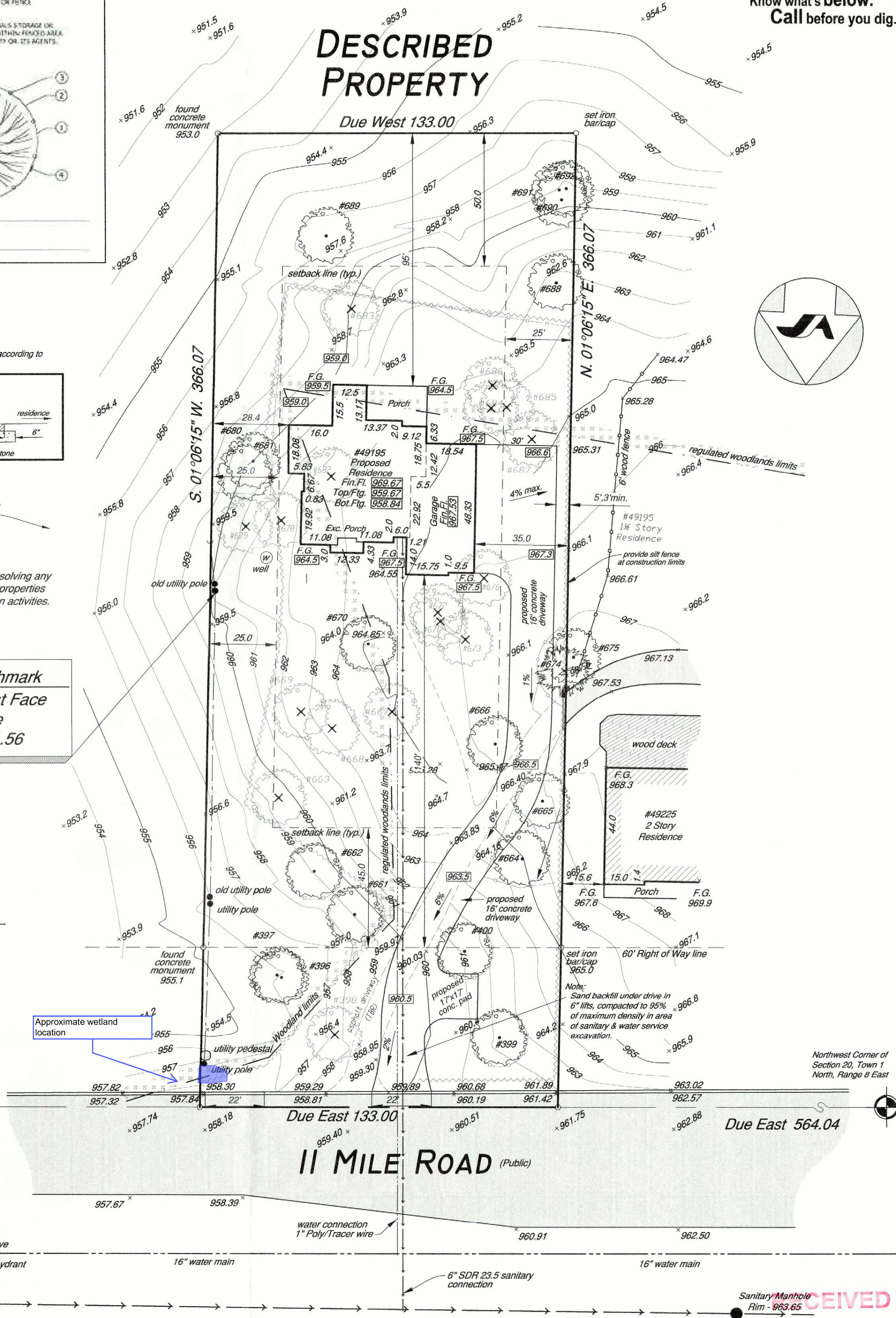
*Check title policy for subdivision
deed restrictions that may affect
setback requirements.*

Storm Manhole
Rim - 957.03

Sanitary Manhole
Rim - 963.71

Note:
The City of Novi Engineering Department states
that there are no water and sanitary leads on
this parcel. Connect as directed by the city.

DESCRIBED PROPERTY



Northwest Corner of
Section 20, Town 1
North, Range 8 East

II MILE ROAD (Public)

Building area means a designated outline of an area of permitted woodland encroachment for construction of a single-family residence. The building area shall include sufficient area for a residence, plus fifteen (15) feet around the residence for construction purposes. Building areas shall be located by depicting perpendicular distances to corresponding front, side and rear lot lines. In addition, perpendicular distances to regulated woodland boundaries from the corners of such buildings areas shall be depicted.

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWN 1 NORTH, RANGE 8 EAST, NOVI TOWNSHIP (NOW CITY OF NOVI), WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT DISTANT EAST 564.06 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 20; THENCE DUE EAST 133.00 FEET; THENCE SOUTH 01°06'15" WEST, 366.07; THENCE DUE WEST 133.00 FEET; THENCE NORTH 01°06'15" EAST, 366.07 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 1.12 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



GRADING PLAN

Prepared For: J. Michael Homes
50280 W. Nine Mile Rd.
Novi, MI 48374
(248) 855-1940

Jekabson & Associates, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200 (734) 455-8000

by: *[Signature]*

Date	18 June 2025
Job No.	24-07-012
Scale	1" = 30'
Drawn	AAH
Checked	JGE
Sheet	1 OF 1

PBR-26-02446

MEMORANDUM



TO: Members of the Planning Commission

FROM: Lindsay Bell, AICP, Director of Planning

SUBJECT: Proposed 2027 Meeting Dates

DATE: September 4, 2026

The Community Relations Department is putting together the 2027 Annual Report/Calendar for the City of Novi. All City departments have been asked to forward important dates to be included on the calendar.

The attached draft calendar includes suggested dates for the Planning Commission meetings, which are primarily the second and fourth Wednesday of each month, with a few exceptions for holidays and other considerations. City-recognized holidays are indicated, as well as the dates the City Council and Zoning Board of Appeals meetings will be held.

For 2027, staff is suggesting one meeting in November and December as has been the practice for several years. Alternatively, the Planning Commission may wish to allow for two meetings each month; meetings may be cancelled if there is no reason to meet. It is expected that the Planning Commission meetings will continue to start at 7 p.m.

Consideration of the Planning Commission meeting dates is scheduled for discussion and approval on September 9th.

City of Novi

Calendar for Year 2027 (United States)



January

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February

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28						

March

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28	29	30	31			

April

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May

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23	24	25	26	27	28	29
30	31					

June

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27	28	29	30			

July

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25	26	27	28	29	30	31

August

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15	16	17	18	19	20	21
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29	30	31				

September

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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October

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					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

■ Planning Commission Meeting
 ■ City Council Meeting
 ■ ZBA
 ■ City of Novi - Offices Closed

Jan 1 • New Year's Day
Jan 18 • Martin Luther King Jr. Day
Feb 14 • Valentine's Day
Feb 15 • President's Day
Mar 17 • St. Patrick's Day
Mar 28 • Easter Sunday
Mar 29 • Easter Monday
Apr 15 • Tax Day

May 5 • Cinco de Mayo
May 9 • Mother's Day
May 31 • Memorial Day
Jun 14 • Flag Day
Jun 18 • 'Juneteenth' day off
Jun 19 • Juneteenth
Jun 20 • Father's Day
Jul 4 • Independence Day

Jul 5 • 'Independence Day' day off
Sep 6 • Labor Day
Oct 11 • Columbus Day
Oct 31 • Halloween
Nov 2 • Election Day
Nov 11 • Veterans Day
Nov 25 • Thanksgiving Day
Nov 26 • Black Friday

Dec 24 • 'Christmas Day' day off
Dec 24 • Christmas Eve
Dec 25 • Christmas Day
Dec 31 • 'New Year's Day' day off
Dec 31 • New Year's Eve



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting

August 19, 2026 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Chair Pehrson, Member Reddi, Member Dismondy, Member Avdoulos, Member Roney

Absent Excused: Member Lynch, Member Verma

Staff: Lindsay Bell, Director of Planning; Elizabeth Saarela, City Attorney; Diana Shanahan, Planner; Brad Doane, Planner; Humna Anjum, Project Engineer

PLEDGE OF ALLEGIANCE

Chair Pehrson led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Dismondy and seconded by Member Avdoulos to approve the August 19, 2026, Planning Commission Agenda.

ROLL CALL ON MOTION TO APPROVE THE AUGUST 19, 2026, PLANNING COMMISSION AGENDA MADE BY MEMBER DISMONDY AND SECONDED BY MEMBER AVDOULOS. *Motion carried 5-0.*

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Chair Pehrson closed the first public audience participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee reports.

PLANNING DIRECTOR REPORT

There was no Planning Director Report.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were no Consent Agenda Removals and Approvals.

PUBLIC HEARINGS

1. JSP25-0031 ARMENIAN CHURCH AND CULTURAL CENTER

Public Hearing at the request of Armenian Cultural Center of Greater Detroit, Inc. for approval of Special Land Use, Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Use Permit, and Stormwater Management Plan. The subject property is located at 41100 Twelve Mile Road (Section 12). The applicant proposes phased construction of a church and accessory cultural center uses including a day care center.

Planner Diana Shanahan stated that the subject site is approximately 19.35-acres in size and is located on the north side of Twelve Mile Road, east of Meadowbrook Road. The property is zoned RA: Residential Acreage, as are the adjacent properties to the north and east. The properties to the west are zoned R-4: One Family Residential and B-3: General Business, while the properties south of Twelve Mile Road are zoned OST: Office Service Technology and RM-1 Low Density Multiple Family with a Planned Rezoning Overlay. The Future Land Use map designates the subject site and the adjacent properties to the north and east as Single Family. The property to the east is designated Single Family, along with Public Park, Private Park, and Community Commercial. Properties to the south are designated General Mixed-Use and Public/Quasi Public. The property has considerable regulated woodlands as well as wetlands on site.

The applicant proposes phased development of a church and cultural center on the vacant site to accommodate the relocation of their Dearborn facilities to a more centrally located site to serve their membership. Special Land Use approval is required within the RA district to permit a place of worship and the associated childcare center. The Special Land Use considerations include potential impacts on traffic, public utilities and facilities, natural features, and surrounding land uses, which are outlined in the suggested motion.

Planner Shanahan stated that the Planning Commission may recall that the project was previously submitted and received approval in October 2017. A revised plan was approved in October 2020, followed by Final Stamping Set approval in November 2021. Due to economic conditions, the project did not move forward after the 2021 approval. In mid-2025, the applicant expressed an interest in reconfiguring the site plan. While the overall programming has remained generally consistent, the location of the permanent church has been relocated. Both the 2021 approved plan and the current submittal propose an initial church within the fellowship hall in Phase 1 (shown in green in the upper plan and yellow in the lower plan). Under the 2021 approved plan, the permanent church was proposed as a future phase attached to the fellowship hall complex (shown in purple in the upper plan). Under the current proposal, the permanent church is proposed as a future phase in a separate building located on the northeast corner of the site (shown in purple in the lower plan).

The current proposal is intended to be implemented in multiple phases. Phase 1 includes the full site infrastructure, including roads, utilities, stormwater management, landscaping, and sidewalks, as well as the construction of a centrally located 41,000 square foot fellowship hall building (shown in yellow). Initially the fellowship hall will serve as the primary facility for worship services, which constitutes the primary use of the property. The building will also include a full-service kitchen, multi-purpose rooms, and a lower level with a cafe and outdoor plaza. An Armenian Genocide Memorial is proposed within the building's main entry courtyard. Subsequent phases will add new program elements to the building including a recreational facility with a gymnasium and pool (shown in green), ACC offices and meeting rooms (shown in brown), a childcare center with capacity for up to 50 children (shown in red), an art gallery (shown in grey), and a 172-seat auditorium (shown in blue). An additional future phase will develop the northeast corner of the site with a permanent church and narthex, church administrative offices, and religious education classrooms (shown in purple).

The site is characterized by sloping terrain, generally descending from the high point on the north side of the property, toward the low point at the existing Townline Drain on the south. Due to the site's topography, retaining walls are proposed along the east and west sides of the property to accommodate the grade change.

Site access is proposed via two driveways off Twelve Mile Road. A same side driveway spacing waiver is required for the westernmost driveway due to a deficiency in the required spacing from the existing driveway on the adjacent parcel. Parking for the overall development is designed to accommodate the two largest functional areas – the initial church and fellowship hall proposed in Phase 1 and the future permanent church. The full site infrastructure constructed in Phase 1 will include 260 parking spaces, with shared parking utilized to accommodate multiple uses that are not expected to operate concurrently.

Planner Shanahan stated that the project requires a Woodland Permit for removal of 410 regulated woodland trees, resulting in a requirement of 724 replacement credits. The applicant proposes to plant approximately 226 replacement trees on site, with the remaining 498 replacement credits to be paid into the tree fund. The Townline Drain, located along the southern portion of the site, flows east to west. Surveyed wetlands along either side of the existing drain total approximately 0.66 acres in size. The proposed total wetland impact is 0.13 acres. The plan proposes disturbance to 0.35 acres of on-site 25-foot wetland buffer area. Stormwater would be collected by a single storm sewer system and detained in a new on-site detention pond located just north of the Townline Drain.

Zoning Board of Appeals variances are required for the proposed monument height of 62.83 feet, and to allow the dumpsters to be located in side yards rather than the required rear yard.

The applicant has submitted a Traffic Impact Study, and the Traffic review is in agreement with the findings. Based on the trip generation estimate provided, Traffic determined that the trip generation estimates do not exceed the City's threshold. The applicant has submitted the required community impact statement and noise impact statement. The noise impact statement states that annually six picnics are planned with an estimated attendance of 200 to 400 people to be held between 1:00 p.m. to 7:00 p.m. An annual three-day festival is also planned with an estimated attendance of 1,000 to 1,500 people per day to be held from noon to 11:00 p.m. There will be music played at the events. The applicant has submitted a tentative event location and noted that the noise levels shall not exceed maximum decibel levels allowed at the property lines.

Landscape waivers are requested for deficiency in berm requirements adjacent to residentially zoned properties, lack of berm along the greenbelt, and deficiency in required street trees. All waivers are supported by staff due to existing topography and site constraints. The Façade review letter notes that facade materials are in full compliance. The applicant is proposing a combination of brick along with metal siding. All reviews are recommending approval of the Preliminary Site Plan with additional comments to be addressed on the Final Site Plan.

Planner Shanahan stated that the applicant is seeking approval for the new submittal for Special Land Use consideration for a place of worship and a daycare, Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan. Following these approvals by the Planning Commission, Final Site Plans will be submitted for each fellowship hall complex phase for administrative approval, with the future new permanent Church returning to the Planning Commission for detailed site plan approval, along with any other phase that proposes significant changes in the future.

Representing the Armenian Community Center are Sebouh Hamakorjian and Haig Oshagan, along with architects Constantine Pappas and Evans Caruso, and Engineer Julian Wargo. City Environmental consultant Jason DeMoss and staff are available to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. Constantine Pappas, architect for the Armenian Church and Cultural Center, stated that he is in attendance this evening with Mr. Evans Caruso who has worked very closely with the Planning Department on the project and civil engineer for the project Mr. Julian Wargo. Mr. Pappas thanked the Planning Commission for the opportunity to resubmit a project that has been nine years in the making. He expressed that the team is excited to say that with the Planning Commission's support and acceptance the project is ready to begin in fall of this year pending the required approvals and permits. It was noted

that the COVID-19 pandemic put a pause on the project, however the development is now ready to move forward.

Mr. Pappas stated that the revised submittal includes two main changes of significance. First, the church has moved into the northeast corner. After COVID the team met with members of the committee and church to define their program needs. What was found is that the program needs were quite short with the youth program that is planned for, thus the building started to increase in size. If the church were to remain in the location previously planned for, it would be necessary for the ring road to encompass the entire perimeter thus resulting in the loss of mature trees. Consequently, with the site plan presented this evening there is a tremendous amount of beautiful, wooded areas that have been maintained. It was noted that the grades have been challenging; there is approximately a 40–45-foot incline from Twelve Mile Road to the back of the property. With the grades in mind the building has been designed in tiers to minimize mass grading and the quantity of earth to be removed from the site. Additionally, the placement the church in the northeast corner provides the ability for space underneath the church thus limiting impact. The second notable change is the relocation of the monument by approximately ten feet, centering it on the site. It was noted that this change is with respect to the neighbors in all directions. Mr. Pappas relayed that the team met with neighbors to the west on June 18, 2026, to discuss any concerns they may have, at that time no concerns were brought forward. Prior to tonight's meeting a certified letter was sent out to all surrounding neighbors and a zoom meeting was scheduled for August 18, 2026. One individual attended the zoom meeting and provided feedback on the traffic anticipated from the development and the area in general. It was stated that the Community Center hours of operation are outlined in the submittal. During weekdays there will be 5-10 full-time employees in the building, with some evening activities taking place. It was noted they have been conscientious of the neighbors when designing the schedule. Mr. Pappas stated the team is here to answer any questions from an architectural and civil engineering standpoint. Additionally, members of the Armenian Community Center who live in Novi are present this evening.

Chair Pershon opened the public hearing and invited members of the audience who wished to speak to approach the podium.

Mr. Nick Valenti at 27925 Summit Drive stated that his property abuts the eastern side of the proposed development. Mr. Valenti expressed that he would like to welcome the group to Novi and has no objections other than two items. First, it was stated that not all the trees slated for removal are being replaced on site and payment will be made into the tree fund. He inquired if there was any consideration for tree plantings along the eastern edge given the potential for vehicle headlights to shine onto adjacent properties. It was noted that attention should be given to the types of trees planted. Evergreens would provide screening year-round. Secondly, when the project began nine years ago the Summit Hills Subdivision had asked about extending the sidewalk along Twelve Mile Road up to M-5. He noted there is a safety issue in this area as M-5 was not designed to include a proper sidewalk passage. It was noted that the sidewalk passage may not have been physically possible or mandatory at the time. Mr. Valenti expressed that he would like to see the City commit to a continuation of the sidewalk at minimum through Summit Drive because that would also connect the subdivision to the bike path along Meadowbrook Road.

Mr. Joseph Drockton at 28350 Meadowbrook Road stated that he is eager to see how we can work together to make this a cohesive and productive partnership. He stated that there are a few concerns related to the wildlife in the area due to the unique intersection of woodlands and wetlands. It was noted that while the applicant has gone through a comprehensive wetland study and documented all the trees, it does not account for the fauna present such as hawks, owls, and other protected species. It was stated that any tree cutting should occur outside of the federally protected breeding seasons. Mr. Drockton stated he is looking for a study of the wildlife present on the site before impacting it. He expressed that the site layout fractures the woodlands and larger corridor for wildlife movement would be beneficial. Secondly, construction fatigue is a consideration as the area has undergone a large watermain project along with road construction. The large multi phased project has a nondeterminate timeline. Additionally, parking lot and monument lighting are a concern to neighbors. Lastly, regarding

noise related to festivals, it was expressed that the decibel ratings provided are unrealistic.

Mr. Norman Nazaroff at 28400 Meadowbrook Road stated that he has lived in Novi for more than forty years and has seen many construction projects over that time; projects have included paving the dirt road, the watermain project, and the adjacent subdivision being constructed. It was noted that there is often construction happening in this area of Novi. Mr. Nazaroff stated that there is a wide variety of wildlife in the area that moves between points of water and it is necessary to maintain these corridors. Allowing movement of animals to the park area should be a priority. Additionally, noise is a concern as it makes its way through the wooded areas. The greenery is concentrated at the top of the wooded areas and what is seen from the backyards are the tree trunks. It was suggested that a berm at the north end would be helpful.

Chair Pehrson relayed that correspondence was received from Mr. Randall Hanley Jr. at 28106 Hummingdale Circle in support. Seeing no one else, Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission.

Member Reddi stated that it looks like a beautiful place. She inquired about the monument's location and significance.

Mr. Pappas stated that the monument is centrally located on the site. The structure has a height of 62.38 feet which translates to 1,915 centimeters. The year 1915 is of significance as it was the year that the genocide began, dating from 1915-1924. The team designed the monument such that it represents two components of the Armenian community: Armenia itself and the diaspora that went into Lebanon. Therefore, as the two columns come together and touch each other at the top of the monument there is a slice of light that comes all the way through. It was noted that the lighting will only be on for designated amounts of time.

Member Dismondy inquired if the monument lighting will be directed straight up as to not affect the neighbors.

Mr. Pappas confirmed that the lighting will be directed straight up. Additionally, all the site lighting has been designed with zero footcandles at the property line. The light poles are well off the property line and attention has been given to control the lighting.

Member Dismondy inquired if the height of 62 feet is calculated from the base of the monument.

Mr. Pappas confirmed the height is calculated from the monument's base.

Member Dismondy estimated that from the street it would be approximately one hundred feet due to the site's topography.

Mr. Pappas stated that the forty-foot incline is to the very northern property line. It was estimated that at the center of the site where the monument is located approximately a fifteen-to-twenty-foot differential exists.

Member Dismondy inquired if the monument is a common way to honor the history.

Mr. Pappas stated that is a great question and noted that in talks with the community they tried to include all the facts in putting a storyline together, but the design is unique to this site. The plaza itself is an outline of Armenia. During the evening hours landscape lighting will provide a soft glow in the plaza illuminating areas where the families are from.

Member Dismondy inquired when the group took ownership of the property.

Mr. Pappas confirmed that the group has owned the property since 2012.

Member Dismondy noted that relocating the church to the northeast corner rather than keeping it at the core of the property may cause residents to be concerned.

Mr. Pappas stated that the primary reason for relocating the church is due to programming. If the church were to remain at the core of the property, the building size would need to be enlarged with necessity for the ring road to encompass the site. Regarding the suggestion made earlier this evening to create a berm on the north side, please keep in mind that there are some very mature, beautiful trees that have been there for many years. Creating a berm would require approximately sixty to eighty feet of mature trees to be removed. The City's landscape architect Rick Meader was adamant about keeping as much of the natural woodland as possible. Mr. Pappas stated they have no problem with the neighbor to the east having evergreens in that whole area. He noted that they can go back to their landscape architect and request that the plantings be changed out. However, due to the grades it is extremely difficult to plant in that area. The key is to keep as much mature vegetation as possible and infill where needed.

Member Dismondy stated that neighbors have raised concerns regarding construction fatigue. He inquired if the construction permit process adheres to a timeline.

City Attorney Beth Saarela stated there are limits under the Performance Guarantee Ordinance. Site improvements are to be completed two years from the initial permit. This project is being phased, each phase would be a separate development under the ordinance.

Member Dismondy inquired about the delay in constructing the church.

Mr. Pappas stated that once the facility grows in Novi there will be more fundraising opportunities giving the ability to build the future church. It was stated that there will be a church located inside the fellowship hall from the outset.

Member Roney inquired if consideration had been given to the locations of the wetland and woodland conservation easements.

Mr. Julian Wargo, civil engineer with Zeimet Wozniak & Associates, stated that the woodland conservation easements have been tentatively located on the landscape plans and will be finalized with the final site plan submittal. Mr. Wargo stated that he will be working with the City and the State of Michigan regarding the wetland approvals and finalizing easement locations. Tentative locations are shown on the plan concurrent to the Townline Drain.

Member Avdoulos stated that he appreciates the reimagining of the plan. Regarding the grades, on the north side, there is approximately a seven-foot differential that blocks anything light wise that people may be concerned with. He noted that in looking at the plan there was consideration given to the phasing so that when one piece of the building is constructed it will not affect future phases. Member Avdoulos inquired where the festival will be located on the site.

Mr. Pappas stated that the festival will likely be in the parking area, however the exact location has not been confirmed at this time.

Member Avdoulos stated that there are many churches located in neighborhoods that hold festivals. It was noted that these events are typically held on Friday, Saturday, and Sunday once a year. The noise level is often directed inwards toward the site; much of the noise does not emanate out. It was expressed that the festival is an opportunity to experience and enjoy the culture.

Mr. Pappas stated that more than likely there will be shuttle vans transporting people to and from the festival to limit the amount of parking on the property. It was noted that other churches have done it very successfully.

Chair Pehrson stated that a detail to clarify regarding the application and Special Land Use Permit is the word "church". The application mentions the cultural center but not the church itself. He asked the City Attorney if we are clear on the utilization of the space for a church and if there is a need to have additional information that would address the church being something other than the cultural center so we can ensure that the integrity of the Special Land Use Permit is maintained.

City Attorney Beth Saarela advised that this information should be included in the motion.

Chair Pehrson inquired of the applicant what the timing would be relative to the church.

Mr. Pappas stated that church services will be held within the fellowship hall from day one and that was the intent from the first application. If we are talking about the physical structure of the church that cannot be answered at this time as it is dependent on fundraising opportunities.

Chair Pehrson inquired if the application should be amended to include language of the church.

City Attorney Beth Saarela stated that the applicant should submit a notarized document clarifying that the fellowship hall will be used as a church from the onset.

Director of Planning Lindsay Bell stated from her perspective an affidavit or letter from the church of their intent to join this campus should be submitted.

Mr. Pappas stated that they will work with the City Attorney to submit the requested documents.

Motion to approve the JSP25-0031 Armenian Church and Cultural Center Special Land Use Permit made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to approve the Special Land Use Permit to allow a place of worship and day care center based on and subject to the following:

1. Relative to other feasible uses of the site:

- i. **The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service (*Based on review of the submitted Traffic study*);**
- ii. **The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area (*Based on the Engineering review*);**
- iii. **The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats. (*The proposed site plan minimizes impacts to existing wetlands; and the removal of woodland trees will be mitigated with applicable ordinance requirements*);**
- iv. **The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. (*The proposed use conforms to the standards of the district and the applicable Special Land Use requirements for Places of Worship and Day Care Centers.*);**
- v. **The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use. (*The project will create an aesthetically pleasing development and is consistent with the objectives and land use framework established by the Master Plan*);**
- vi. **The proposed use will promote the use of land in a socially and economically desirable manner. (*The proposed use will support a variety of religious, social, and***

cultural activities while providing an economic benefit through construction-related employment and permanent jobs);

- vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance. It is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
2. The primary use of 'Church' must be confirmed by the applicant and established prior to any other accessory uses proposed;
3. Approval of a Shared Parking Agreement for the proposed church and other non-concurrent accessory uses proposed for all phases is required. A minimum requirement of 260 parking spaces is required for all proposed uses.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

ROLL CALL ON MOTION TO APPROVE THE JSP25-0031 ARMENIAN CHURCH AND CULTURAL CENTER SPECIAL LAND USE PERMIT MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

Motion to approve the JSP25-0031 Armenian Church and Cultural Center Preliminary Site Plan made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to approve the Preliminary Site Plan based on and subject to the following:

1. The primary use of 'Church' must be confirmed by the applicant and established prior to any other accessory uses proposed;
2. Approval of a Shared Parking Agreement for the proposed church and other non-concurrent accessory uses proposed for all phases. A minimum requirement of 260 parking spaces is required for all proposed uses;
3. A Zoning Board of Appeals variance under Section 3.1.1.D and Section 4.10.5 for the monument height (35 foot maximum height, 62.38 feet proposed);
4. A Zoning Board of Appeals variance under Section 4.19.2.F to allow the dumpsters to be located in side yards instead of the required rear yard;
5. A Landscape waiver under Section 5.5.3.A.v for deficiency in berm requirements adjacent to residentially-zoned properties due to existing topography and sufficient proposed landscape screening, which is hereby granted;
6. A Landscape waiver under Section 5.5.3.C.iv.b for lack of berm along the greenbelt, as the building and parking areas are located a significant distance from the road and are elevated substantially, the berm would serve no purpose, which is hereby granted;
7. A Landscape waiver under Section 5.5.3.B.ii for deficiency in required street trees due to conflict with the existing gas line easement along Twelve Mile Road, which is hereby granted;
8. A same side driveway spacing waiver under Ordinance Chapter 11, Article IX, Section 11.216.d.1.d for the deficiency in spacing measured from near curb approach to near curb approach (minimum 230 feet required, 90 feet proposed) as the driveway placement is limited due to site conditions and the existing driveway locations to the west, which is hereby granted;
9. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

ROLL CALL ON MOTION TO APPROVE THE JSP25-0031 ARMENIAN CHURCH AND CULTURAL CENTER PRELIMINARY SITE PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

Motion to approve the JSP25-0031 Armenian Church and Cultural Center Phasing Plan made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to approve the Phasing Plan based on and subject to the following:

- a. The sequence of the identified Phases may be revised, subject to administrative review and approval to ensure compliance with all applicable ordinances and regulations;
- b. Other revisions to the Phasing plan may be approved following administrative review, provided that, in the opinion of the Director of Planning, the revised Phasing Plan is in compliance with all applicable ordinances and regulations;
- c. The future permanent church proposed at the northeast corner of the site will require Planning Commission approval of the Preliminary Site Plan. Details regarding the permanent church have not been provided as part of the current application and will be subject to review and approval and the appropriate time;
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

ROLL CALL ON MOTION TO APPROVE THE JSP25-0031 ARMENIAN CHURCH AND CULTURAL CENTER PHASING PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

Motion to approve the JSP25-0031 Armenian Church and Cultural Center Wetland Use Permit made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to approve the Wetland Use Permit based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.

ROLL CALL ON MOTION TO APPROVE THE JSP25-0031 ARMENIAN CHURCH AND CULTURAL CENTER WETLAND USE PERMIT MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

Motion to approve the JSP25-0031 Armenian Church and Cultural Center Woodland Use Permit made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to approve the Woodland Use Permit based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.

ROLL CALL ON MOTION TO APPROVE THE JSP25-0031 ARMENIAN CHURCH AND CULTURAL CENTER WOODLAND USE PERMIT MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

Motion to approve the JSP25-0031 Armenian Church and Cultural Center Stormwater Management Plan made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to approve the Stormwater Management Plan based on and subject to the following:

- 1. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.**

This motion is made because it is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

ROLL CALL ON MOTION TO APPROVE THE JSP25-0031 ARMENIAN CHURCH AND CULTURAL CENTER STORMWATER MANAGEMENT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. JF26-05 LIFETIME FITNESS FACADE

Consideration at the request of Lifetime Fitness for Section 9 Façade Waiver. The subject property is located at 40000 High Pointe Blvd, situated south of Nine Mile Road and west of Haggerty Road (Section 36).

Planner Brad Doane stated that the subject site is located at 40000 High Pointe Blvd, south of Nine Mile Road and west of Haggerty Road. The applicant is requesting approval of a Section 9 Façade Waiver for the painting of existing brick for re-imaging of the Lifetime Fitness building. The ordinance does not permit painting of brick. The Façade review notes that the overall aesthetic value of the building is maintained or improved by the proposed alteration. Therefore, the waiver is supported. Representing the project is Cal Rice, Project Manager for Lifetime Property Development. Staff are also available for questions.

Mr. Cal Rice stated that Novi has been a great community for Lifetime Fitness since 1999. The Lifetime Fitness facilities in Troy and Novi were built simultaneously, and they were the first clubs built outside of Minnesota. Mr. Rice stated that these clubs hold a special place and the company would like to reinvest in them, part of that reinvestment is the exterior of the building. To achieve the color scheme desired the brick needs to be painted. It was relayed that Lifetime specifies a very specific exterior paint to ensure there is no blockage of the vapor barrier.

Member Reddi stated that she has no comment.

Member Dismondy stated it has been twenty-seven years, and the Planning Commission will see them in another twenty-seven years.

Member Roney stated that he has no comment.

Member Avdoulos stated that he has no comment.

Motion to approve the JF26-05 Lifetime Fitness Section 9 Façade Waiver made by Member Avdoulos and seconded by Member Dismondy.

In the matter of Lifetime Fitness Façade JF26-05, motion to approve the Section 9 Façade Waiver based on and subject to the following:

1. A Section 9 Façade waiver is granted under Section 5.15.9 for painting of existing brick, as the proposed colors harmonize well together, and the overall aesthetic value of the building is maintained or improved by the proposed alterations.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

ROLL CALL ON MOTION TO APPROVE THE JF26-05 LIFETIME FITNESS SECTION 9 FAÇADE WAIVER MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER DISMONDY. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE AUGUST 5, 2026 PLANNING COMMISSION MINUTES**

Motion to approve the August 5, 2026 Planning Commission Minutes.

ROLL CALL ON MOTION TO APPROVE THE AUGUST 5, 2026, PLANNING COMMISSION MINUTES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER DISMONDY. *Motion carried 5-0.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

There were no supplemental issues or training updates.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing no one, Chair Pehrson closed the final audience participation.

ADJOURNMENT

Motion to adjourn the August 19, 2026, meeting made by Member Roney and all in favor said aye.

Meeting adjourned at 7:54 PM.