CITY OF NOVI
Administrative ePacket
October 15, 2026

Council Action/Attention

Plante Moran Realpoint Update

Shockey Consulting Novi 2050 Strategic Plan Update

Novi Acres Project - Doane

Departmental Updates

The Buzz Report

Novi Weekly Road Construction Update (10/13 - 10/19)

New 2026 Sutphen Fire Engine - Martin

PRCS CAPRA Re-accreditation

Mile Marker '26 Staff Development Day - Mahoney

2027 IRM & Residential Real Estate Market - Ziozios

EECBG and CEM grant Closeouts - Turco

For Your Information

RCOC "Shake Your Mailbox Month"

Version 2 – Updated 10/16/2026 to include new memo regarding Novi Acres (previously only contained materials sent to Planning Commission/Planning Commission Summary)

City of Novi - Project Status Overview

Status Summary	Novi City Council Weekly Update #87

As of:	10/14/2026	Overall Status	In progress

PMR Previous Activities (October 2024 – October 2026)

Design
- Weekly design meetings continue to occur on Mondays.
- ~~PMR reviewing revised estimating for PSB and FS 2 and FS 3 performed by Christman~~
- Fire Station design page turn meeting with HED/BRW and City occurred on 10/13.
- FAC approved Design Development (DD) for FS 2 and FS 3 on 10/12/26; Fire Station DD will be placed on the 10/26 City Council agenda for approval.

Other
- FS 2 and FS 3 site bid packages were approved at the 10/12 City Council meeting.
- ~~Owner's Meeting held on 10/5/26.~~

Upcoming Activities

~~**Governance**~~
- ~~PMR to request adjustment to FS contingency during 10/12 FAC meeting.~~

Design
- Approval of FS 2 and FS 3 Design Development to occur at the 10/26 City Council meeting~~, with an FAC meeting scheduled on 10/12~~.
- ~~Current timeline is aiming for Schematic Design presentation of the PSB at the 10/12 FAC meeting, pending PMR's current review of estimating (HED/Christman page turn scheduled for 10/8).~~
- FS 2 and 3 technology and security page turn meeting with design team and City scheduled for 10/15/26
- PMR/HED/Christman ½ day in-person strategic meeting re – PSB site, building design and project budget scheduled for 10/22
- Christman taking the lead with Building/Foundation permit application for FS 2/3.

Other
- The next PMR's Owner's Meeting with Novi will be on 11/2/26.
- ~~FS 2 and FS 3 site bid packages have been issued and proposals are due on 9/29. Award recommendation to be made at 10/12 City Council meeting.~~

Areas for Discussion

Site Due Diligence / Budget Items Checklist:
- City of Novi will address any necessary survey and treatment of invasive species for public safety sites
- City of Novi will handle permit and inspection fees internally

City of Novi Road Project
- Approx. $18 million, which includes property acquisition and utilities ($11.5 million "construction cost" for the road itself)
- PMR's assumption is that it is responsible for activities within the project sites, and that utilities are available at lot line
- City will be responsible for wetlands, contaminated soils and land clearing of the identified spoils pile at the Public Safety Building Site (if needed), and relocation and/or improvements of public utilities adjacent at Lee BeGole Drive to facilitate the road improvements and PSB project.

Procurement and Contracts
- Site work/land clearing for FS 2 and 3 to occur 4th Quarter 2026
- Targeting substantial completion of FS 2 and FS 3 by December 2027, with the PSB starting construction in 2028
- PMR seeking approval of ~~Mechanical/Electrical Commissioning and~~ Furniture, Fixtures and Equipment (FFE) vendor in Q1 2027
- PMR evaluating fire station bid schedule timeline for cost savings.

Governance
- City Council's remaining approvals consist of PSB Schematic Design and design development; FS 2 and 3 design development; furniture vendor; construction documents (90%); contractor bid packages; and change orders (CO's) that exceed project contingency or program budget.
- FAC to approve budget transfers between projects (for example, a budget transfer from the PSB to FS 2) and use of contingency.

City of Novi – Strategic Plan Status Update

As of: 10/15/2026

Launch	Discovery	Visioning	Scenarios / Strategies	Crafting the Plan
Completed	Completed	Completed	Completed	Underway

Recent Progress	Upcoming Efforts / Engagements
• Designed Plan provided to Novi staff and LRSPC for final review	• Drafts of Council Presentation and Implementation Memo • LRSPC final meeting • Sounding Board final meeting • Final Plan Delivery and Adoption

Input Needed

- Confirm dates for final Sounding Board engagement and City leadership feedback

MEMORANDUM

TO: VICTOR CARDENAS, CITY MANAGER

THRU: LINDSAY BELL, *AICP*, PLANNING DIRECTOR

FROM: BRAD DOANE, PLANNER

SUBJECT: NOVI ACRES PROJECT

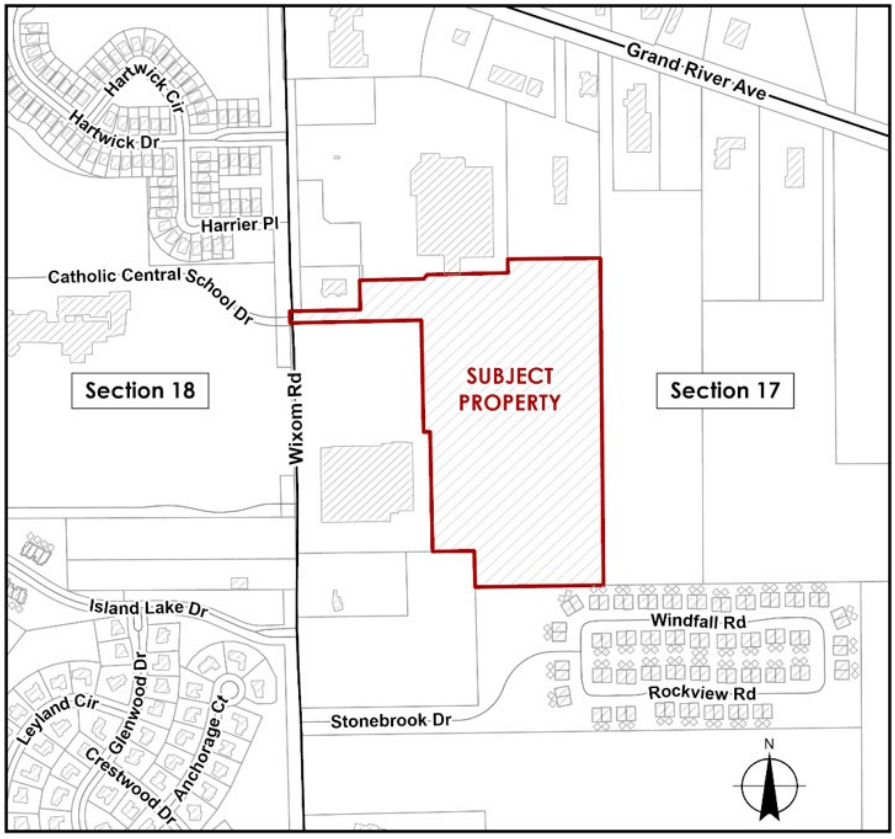
DATE: OCTOBER 14, 2026

This memo and attachments are intended to introduce the Novi Acres development project that will likely appear before the City Council in the next few weeks. The Planning Commission has held the public hearing for this request and made a favorable recommendation to the City Council. The Planning Commission packet and site plan drawings can be found here.
(https://mccmeetings.blob.core.usgovcloudapi.net/novi-pubu/MEET-Packet-a9b011e220ee43dd9a891d3148343998.pdf)

The subject property is part of the Novi Promenade development, which is governed by a Consent Judgment. The Consent Judgment limits development on the subject property to 100,000 square feet of retail use conforming to B-2 (Community Business) zoning standards. The agreement binds both parties equally to its terms and runs with the land, acting as a covenant attached to the property, unless and until it is formally amended by mutual agreement.

The parcel proposed for development is currently vacant, located immediately south of the Sam's Club store and northeast of the Target store. The site includes an existing access drive to Wixom Road and a lawn area intended for future parking. The total site is approximately 24.71 acres, of which about 65% contains regulated wetlands and wetland mitigation areas that are protected within a Conservation Easement.

The applicant, Cypress Partners, LLC, is proposing development on the remaining 8.7 acres: 7.17 acres with 61 townhomes, and a 6,529-square-foot standalone retail building with associated parking on 1.53 acres. The proposed development would require amendment of the Consent Judgement to allow the residential use and modify other conditions. The applicant is requesting 11 deviations from the applicable zoning ordinance standards for the development. With about 2/3 of the site containing natural features that cannot be disturbed, the remaining area is more densely developed, leading to the need for many of the deviations.



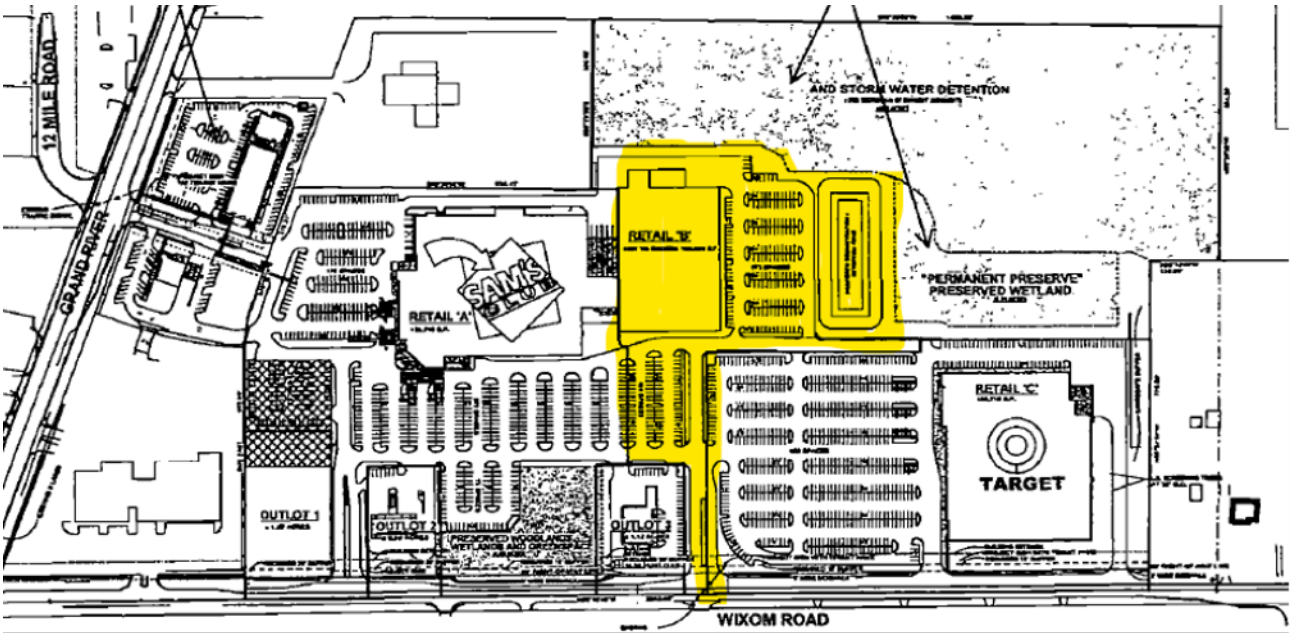
Planning, Engineering, Wetlands, Traffic, Façade, and Fire are recommending conditional approval of the preliminary site plan if Council is inclined to agree to amend the Consent Judgment. Landscape does not recommend approval of one of the requested deviations for deficient foundation landscaping on frontages facing interior drives on buildings 1, 4, 7, & 8 (35% required, 12-13% proposed).

Background

In 1999, the original developer, Novi Equities, asked to rezone the property from I-1 (Light Industrial) to B-2 (Community Business), but the City Council denied the request. A later request for a use variance was also denied by the Zoning Board of Appeals. In 2000, the developer filed a lawsuit against the City, which was settled in July 2001 before going to trial. The terms of the settlement were outlined in a Consent Judgment, which acts like a development agreement.

In 2015, the Consent Judgment was amended to allow changes to the sedimentation basin and wetland areas, increasing the amount of preserved open space.

In 2023, the applicants proposed a multi-family apartment-style development with limited associated retail for the same location; however, the proposal did not advance beyond the Planning Commission meeting.



Conditions of Any Amendment to the Consent Judgment

The Amendment to a Consent Judgment typically involves a plan and specific conditions in conjunction with the request. The applicant and City Council would need to agree on conditions to be included as part of the approval before the judgment goes before court.

The applicant is required to submit a plan and a list of terms that they are willing to include within the agreement. The applicant has submitted a preliminary site plan showing the layout of the driveways, parking, building, stormwater detention, and landscaping throughout the development. At this time, staff can identify some conditions to be included in the agreement if the current design moves forward:

1) The proposed amendment to the Consent Judgment will replace 100,000 square feet of retail development potential with 61 residential units and a standalone retail building. [The estimated number of daily vehicle trips is 970 for the 61 multiple family units and standalone retail building, which is significantly less than the estimated number of trips for a retail use (shopping plaza: 9,109 daily trips; Supermarket: 8,878 daily trips). Therefore, the proposed change will have less impact on the road network compared to the use permitted by the current Consent Judgment.]
2) The proposed buildings are buffered by landscaping and preserved wetland areas on the east and south, and set back from Wixom Road on the east. Additional screening and landscaping have been proposed to improve the buffer to the north.
3) The proposed development could help provide for missing middle housing needs that are walkable to the commercial areas and the Grand River corridor, as recommended in the Master Plan.
4) As a redevelopment of a previously disturbed infill site, the project avoids significant wetland and woodland impacts. The project is able to take advantage of the existing

utilities and road infrastructure instead of building new facilities, which is less impactful to the environment.

5) Per Sec. 3.8.3, the Planning Commission finds that a proper relationship exists between local streets and any proposed service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety.

6) The proposed Preliminary Site Plan would require the following amendments to current conditions of the Consent Judgment:

   a) Gross Building Area – Retail (Item 12, A, Consent Judgment): Per the Consent Judgment, Retail "B," which is to be located on the subject property, shall not exceed 100,000 square feet in total square footage. The proposed development would allow a 61-unit multi-family residential development on 7.17 acres and a 6,529-square-foot standalone retail building.

   b) Uses Permitted (Item 12, B, Consent Judgment): Per the Consent Judgment, Retail "A," "B" and "C" shall conform to the uses permitted in the B-2 zoning district as described in the City of Novi Zoning Ordinance. The applicant is requesting to modify the Consent Judgment to permit multi-family use on the subject parcel. As such, the project has been reviewed against the RM-2 District standards to apply appropriate requirements.

   c) Parking (Item 12, E, Consent Judgment): Per the Consent Judgment, a total of 1,725 parking spaces shall be provided between Retail A, B, and C. A revised total of 1,470 spaces are proposed for Retail A and C, and the proposed retail building and residential use.

7) The proposed Preliminary Site Plan will require deviations for the following:

   a) Deviation from Sec. 3.1.11.D to allow a commercial development parcel that does not meet the minimum required acreage in the B-2 District (2 acres required, 1.54 acres proposed);

   b) Deviation from Sec. 3.8.1.A to allow increase in room count based on RM-2 standards for 3-story buildings (157 maximum allowed, 244 proposed);

   c) Deviation from Sec. 3.8.2.D to allow the buildings to not be oriented 45 degrees to the property lines, due to the available area for construction and constraints of the property;

   d) Deviation from Sec. 3.8.2.E for exceeding the maximum amount of permissible pavement area in front yard for residential (30% maximum permitted, 36% proposed);

   e) Deviation from Sec. 3.8.2.G to allow sidewalk only on one side of the drive (both sides required) because the lot configuration does not include the opposite side of the drive;

   f) Deviation from Sec. 3.8.2.H to allow a lesser distance between residential buildings (84 and 61 ft minimum required, 30 ft minimum proposed), as the tighter configuration allows greater open space on the constrained site;

g) Deviation from Sec. 5.7.3.1 to allow an overage in the ratio of average to minimum light level in the retail portion of the site (4:1 maximum permitted, 4.74:1 proposed for retail);

h) Landscape deviation from Sec. 5.5.3.B.ii and iii for an 8-foot-tall pre-cast wall with evergreen trees is proposed in lieu of a 6–8-foot berm between the proposed development and the abutting Sam's Club commercial use;

i) Landscape deviation from Sec. 5.5.3.F.iii for deficient foundation landscaping of frontages facing interior drives on buildings 1, 4, 7, & 8 (35% required, 12-13% proposed);

j) Landscape deviation from Sec. 5.5.3.C for not meeting the minimum requirements for parking lot landscaping in the proposed retail area;

k) 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 Preliminary Site Plan;

Planning Commission Action

On September 23, 2026, Planning Commission held a public hearing and made a favorable recommendation to City Council for approval to amend the Consent Judgment and Preliminary Site Plan based on the motion shown in the draft meeting minutes attached.

The Ordinance requires the Consent Judgment and Preliminary Site Plan to receive a recommendation for approval or denial from the Planning Commission with City Council ultimately approving or denying the proposed plan. Following the City Council's approval, the Final Site Plan approval may be granted administratively.

Please feel free to contact me with any questions.

LOCATION MAP

JSP25-0012 NOVI ACRES
LOCATION MAP





LEGEND

- Subject Property

Thoroughfare Classification

- Arterial
- Minor Arterial
- Local Residential Street

Map Author: Brad Doane
Project: JSP25-0012 Novi Acres

Date: 09/17/26
Version: #1

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

SITE PLAN AND BUILDING ELEVATIONS

Full set available for review in the
Community Development Department

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
DIMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 986.37

BM #301
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 984.93

BM #302
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.)
ELEV. – 982.19

CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD88, HORIZ. DATUM NAVD83)

BM #1711
X ON NORTH RIM OF GATEWELL LOCATED 200 FEET NORTH OF ENTRANCE TO SAMS CLUB GAS STATION, 36 FEET EAST OF CENTERLINE OF WIXOM ROAD AND 3 FEET WEST OF SIDEWALK
ELEV. 974.22

BM #1712
X ON NORTH RIM OF GATEWELL LOCATED IN THE SOUTHEAST QUAD OF INTERSECTION OF WIXOM ROAD AND #27225 WIXOM ROAD, 1 FOOT EAST OF BACK OF CURB
ELEV. 981.30

BM #1713
X ON NORTH RIM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 12 MILE ROAD
ELEV. 975.77

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0606F, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
(Per ATA National Title Group File No. 63–21794529–SCM, Commitment Date August 03, 2021)

The land referred to in this commitment is described as follows: City of Novi, County of Oakland, State of Michigan

Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1440.12 feet from the Northwest Section corner; thence South 90 degrees 00 minutes 00 seconds East 305.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.05 feet, chord bears North 39 degrees 16 minutes 37 seconds East 23.25 feet, distance of 26.57 feet; thence South 90 degrees 00 minutes 00 seconds East 348.95 feet; thence North 00 degrees 00 minutes 00 seconds East 59.51 feet; thence South 89 degrees 23 minutes 02 seconds East 399.93 feet; thence South 00 degrees 36 minutes 58 seconds West 1409.63 feet; thence North 89 degrees 34 minutes 38 seconds West 554.26 feet; thence North 00 degrees 19 minutes 49 seconds West 156.00 feet; thence North 89 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 00 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 00 minutes 07 seconds West 481.77 feet; thence North 90 degrees 00 minutes 00 seconds West 567.85 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.

SITE DATA TABLE:

SITE AREA: 24.71 ACRES (1,076,239 SF.) GROSS
8.64 ACRES (376,534 SF.) NET

TAX ID: 22–17–101–032

ZONING: CONSENT JUDGEMENT
PROPOSED ZONING: CONSENT JUDGEMENT

EXISTING USE: VACANT LAND
PROPOSED USE: RESIDENTIAL MULTI–FAMILY AND COMMERCIAL–RETAIL

RESIDENTIAL UNIT MIX:
3–STORY 4 BEDROOM – 61 TOTAL
TOTAL LIVING UNITS = 4 ROOMS
BUILDING HEIGHT ALLOWED = 35'
BUILDING HEIGHT PROPOSED = 3 STORY
ALLOWABLE BUILDING ANGLES = 45°
PROPOSED BUILDING ANGLES = 90° (**)

RM–2 DENSITY REGULATIONS:

TOTAL NUMBER OF ROOMS ALLOWED: 376,534 SF. / 2000 = 188 ROOMS
TOTAL NUMBER OF ROOMS PROPOSED: 61 UNITS x 4 ROOMS = 244 ROOMS (**)

MAXIMUM BUILDING LENGTH = 180'
PROPOSED BUILDING LENGTH = 9 UNIT BUILDINGS ARE 180.0', 8 UNIT BUILDINGS ARE 160.0', 5 UNIT BUILDINGS ARE 100.0', AND RETAIL IS 125.0'

MAXIMUM BUILDING PERCENTAGE OF LOT COVERAGE = 25%
PROPOSED BUILDING LOT COVERAGE = 5.14%

MAXIMUM PAVEMENT AREA IN FRONT YARD = 30%
PROPOSED PAVEMENT AREA IN FRONT YARD = 36% (**)

SETBACK REQUIREMENTS:

RM–2 ZONING DISTRICT:

RETAIL	REQUIRED	PROVIDED
FRONT SETBACK (WEST)	50'	50'
SIDE SETBACK (NORTH)	75'	68.08'
SIDE SETBACK (SOUTH)	75'	57'
REAR SETBACK (EAST)	75'	863.78'

RESIDENTIAL		
FRONT SETBACK (WEST)	50'	466.54'
SIDE SETBACK (NORTH)	75'	105.73'
REAR SETBACK (EAST)	75'	75'
REAR SETBACK (SOUTH)	75'	790.66'
WETLAND SETBACK	25'	30.76'

PARKING CALCULATIONS:

RESIDENTIAL MULTI–FAMILY
TOTAL RESIDENTIAL PARKING REQUIRED: 2.5 SPACES PER 3 OR MORE BEDROOM UNITS

TOTAL PARKING REQUIRED: (61 UNITS x 2.5 SPACES/UNIT) = 152.5 SPACES REQUIRED

TOTAL PROPOSED PARKING SPACES = 34 SURFACE SPACES + 122 GARAGE SPACES
= 156 TOTAL SPACES PROVIDED

COMMERCIAL–RETAIL
TOTAL RETAIL PARKING REQUIRED: 1 SPACE PER 200 U.S.F.

TOTAL RETAIL PARKING REQUIRED: (6,529 U.S.F. x 0.8 USEABLE) / 200 = 26 SPACES

TOTAL PROPOSED RETAIL PARKING SPACES = 26 SPACES PROVIDED (INCLUDES 2 H/C SPACES)

RETAIL PARKING FOR BUILDINGS A, B AND C REQUIRED = 1,725 SPACES

RETAIL "A" (TARGET) PROVIDED = 598 SPACES
RETAIL "B" (SAMS CLUB) PROVIDED = 625 SPACES
RM–2 "C" (PROPOSED BUILDING) = 249 SPACES

TOTAL PARKING FOR BUILDINGS A, B AND C = 1,470 SPACES
(DEVIATION OF 251 SPACES)

REQUIRED – 25' SETBACK FROM WETLAND
PROPOSED – 30.76' SETBACK FROM WETLAND

PEDESTRIAN CONNECTIVITY
REQUIRED – 5' SIDEWALKS ON BOTH SIDES OF PRIVATE DRIVE
PROVIDED – 5' SIDEWALK ON ONE SIDE ONLY (**)

BICYCLE PARKING
REQUIRED RETAIL – 5% OF REQUIRED AUTOMOBILE SPACES, MINIMUM 2 SPACES
REQUIRED RESIDENTIAL – 1 SPACE FOR EACH 5 DWELLING UNITS
PROPOSED RETAIL – 2 BICYCLE PARKING SPACES
PROVIDED RESIDENTIAL – 61 SPACES WITHIN GARAGES + 6 ADDITIONAL AT NORTH PARK
(**) DEVIATIONS REQUIRED

LOADING ZONE
REQUIRED – RATIO OF TEN SQUARE FEET FOR EACH FRONT FOOT OF BUILDING
REQUIRED – 52.5 LF OF BUILDING FRONTAGE X 10 SF = 525 SF
PROPOSED – LOADING ZONE AREA OF 600 SF

SOIL INFORMATION
CAPAC SANDY LOAM, 0 TO 4 PERCENT SLOPES

(**) DEVIATIONS REQUESTED:
- TOTAL ROOMS PROPOSED
- PEDESTRIAN CONNECTIVITY
- FRONT YARD PAVEMENT
- PROPOSED BUILDING ANGLES
- DISTANCE BETWEEN BUILDINGS
- FOUNDATION PLANTING PERCENTAGE

USEABLE OPEN SPACE:
REQUIRED USEABLE OPEN SPACE = UNITS x 200
= 61 x 200 = 12,200 SF.

PROPOSED USEABLE OPEN SPACE = 26,000 SF.

MIN. DISTANCE BETWEEN BUILDINGS:
[TOTAL LENGTH (BLDG A) + TOTAL LENGTH (BLDG B) + 2x(HEIGHT OF A + B)] / 6

[(180 LF + 160 LF)+2x(2x41.12 LF)]/6 = 84 LF

GENERAL NOTES:
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. REFER TO SHEET C–9.1 AND C–9.2 FOR ON–SITE PAVING DETAILS.
3. REFER TO LATEST M.D.O.T. DETAIL R–28 FOR SIDEWALK RAMP DETAILS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVI CURRENT STANDARDS AND REGULATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
6. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT–OF–WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
8. ALL PARKING SPACE PAVEMENT MARKINGS SHALL BE 4" WHITE WITH THE EXCEPTION OF THE BARRIER FREE PARKING SPACES.
9. PROVIDE 4" BLUE STRIPING FOR BARRIER FREE PARKING SPACES AND WHITE FOR BARRIER FREE PARKING SYMBOL. NOTE THAT WHERE A BARRIER FREE PARKING SPACE ABUTS A NON–BARRIER FREE SPACE, THE TWO SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
10. SIGNS NOTED TO BE MOUNTED ON BUILDING FACADE SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 5 FEET AND A MAXIMUM MOUNTING HEIGHT OF 7 FEET.

CITY OF NOVI FIRE DEPARTMENT NOTES:
1. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
2. ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
3. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT THE CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON CONTRASTING BACKGROUND.

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

LEGEND
IRON FOUND, IRON SET, NAIL FOUND, NAIL & CAP SET, BRASS PLUG SET, MONUMENT FOUND, MONUMENT SET, MISC. CORNER FOUND, R RECORDED, M MEASURED, C CALCULATED
EXISTING / PROPOSED
ELEC. PHONE OR CABLE TV OHA LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U/G CABLE, PEDESTAL & MANHOLE
ELECTRIC U/G CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
COMBINED SEWER & MANHOLE
SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
POST INDICATOR VALVE
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE
SPOT ELEVATION
CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
CONCRETE
ASPHALT
GRAVEL SHOULDER
WETLAND

REFERENCE DRAWINGS

WATER MAIN	CITY OF NOVI GIS MAP, DATED 09/02/2021
SANITARY SEWER	CITY OF NOVI GIS MAP, DATED 09/02/2021
STORM SEWER	CITY OF NOVI GIS MAP, DATED 09/02/2021

NORTH
0 20 40 80
SCALE: 1" = 40'

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

PEA GROUP
t: 844.813.2949
www.peagroup.com

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS

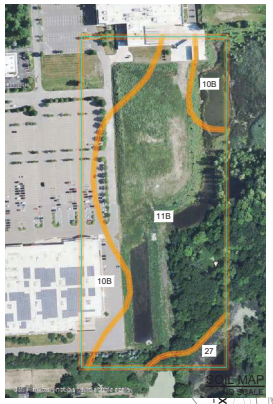
PRE-APPLICATION SUBMITTAL	1/13/23
SPA SUBMITTAL	3/9/23
CITY COMMENTS	5/4/23
CITY COMMENTS	6/21/23
CITY COMMENTS	7/24/23
LAYOUT CHANGES	9/13/24
LAYOUT CHANGES	10/14/24
LAYOUT CHANGES	3/27/25
CITY COMMENTS	1/8/26
CITY COMMENTS	5/6/26
CITY COMMENTS	8/06/26

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

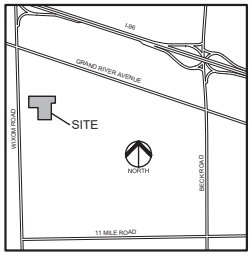
DRAWING TITLE
PRELIMINARY SITE PLAN- OVERALL

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-3.0



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10B	Marlette sandy loam, 1 to 6 percent slopes	4.6	29.7%
11B	Capac sandy loam, 0 to 4 percent slopes	10.4	66.8%
27	Houghton and Adrian mucks	0.5	3.5%
Totals for Area of Interest		15.6	100.0%



LOCATION MAP
NO SCALE

SAM'S CLUB
27300 WIXOM ROAD

PARCEL NO. 22-17-101-030

ZONED I-1 "LIGHT INDUSTRIAL" DISTRICT

ZONED I-1 "LIGHT INDUSTRIAL" DISTRICT

ZONED I-1 "LIGHT INDUSTRIAL" DISTRICT

TARGET
27100 WIXON ROAD

KEY

- = PROPOSED DECIDUOUS TREES
- = PROPOSED EVERGREEN TREES
- = SHRUBS
- = FOUNDATION PLANTS TO BE DETAILED AT CONSTRUCTION
- = IRRIGATED SEED LAWN
- = ECONOMY PRAIRIE SEED MIX BY STANTEC; 574-586-2412 WITH EROSION MAT
- = EXISTING TREE
- = TREE PROTECTION FENCING
- = CONSERVATION EASEMENT
- = EXISTING TREE COUNTING AS PARKING LOT PERIMETER TREE

SEE SHEET T-1.0 FOR EXISTING TREES TO REMAIN AND REMOVAL LOCATIONS

- = SNOW STORAGE AREA

LETTER DESIGNATION FOR ORDINANCE REQUIRED MATERIAL

- IP = INTERIOR PARKING TREES
- PP = PARKING PERIMETER TREES
- IR = INTERIOR ROADWAY TREES
- M = MULTIFAMILY LANDSCAPE TREES
  - Md = MULTIFAMILY DECIDUOUS TREES
  - Ms = MULTIFAMILY SUBCANOPY TREES
- R = REPLACEMENT TREES PER CITY COMMENT
- AP = ACCESSWAY PERIMETER TREES

NOTE:
1) NO OVERHEAD UTILITY LINES

2) WETLAND DELINEATION WAS COMPLETED ON 2/20/2023

3) SEE LANDSCAPE DETAILS SHEET L-1.3 FOR NOTE ABOUT IRRIGATION AND CITY OF NOVI PLANTING NOTES

4) SEE SHEET C-4.1 FOR SILT FENCE LOCATIONS

TREE REPLACEMENT CALCULATIONS:
PER CITY OF NOVI ZONING ORDINANCE (AMENDED 2020) – LIGHT INDUSTRIAL

REQUIRED: 1 REPLACEMENT: 8"<11"
2 REPLACEMENT: 12"<20"
3 REPLACEMENT 21"<29"

NO TREES GREATER THAN 8" ARE BEING REMOVED.
EXISTING TREES TO BE REMOVED AT A 1:1 RATIO: 22

NOTE: AN ADDITIONAL 10 TREES REQUIRED TO BE REPLACED FROM A PREVIOUS PROJECT PER RICK MEADER EMAIL 6.13.23

TOTAL REPLACEMENT TREES REQUIRED: 32

LANDSCAPE CALCULATION–ENTIRE SITE:
PER CITY OF NOVI ZONING ORDINANCE

INTERIOR PARKING LOT LANDSCAPE = IP

REQUIRED PARKING LOT:
SF OF PAVED AREA UNDER 50,000 SF = 10,540 SF x 7.5% = 790.5 SF
790.5/200 = 4 CANOPY TREES REQUIRED

PROVIDED PARKING LOT:
1020 SF OF INTERIOR LANDSCAPE ISLAND AREA
4, 3" CAL. DEC. TREES AND 16 SHRUBS.

PARKING LOT PERIMETER TREES = PP

REQUIRED:
1 DECIDUOUS TREE PER 35 LF OF PERIMETER
329 LF/35 = 10 TREES

PROVIDED:
10 PROPOSED TREES, 5 DOUBLE-COUNTING AS ACCESS PERIMETER TREES

INTERIOR ROADWAY TREES = IR
REQUIRED: 1 DECIDUOUS TREE PER 35 LF ON OUTER ROAD EDGE, DEDUCTING CLEAR VISION ZONE

927 LF / 35 = 27 TREES

PROVIDED: 27 TREES

MULTI-FAMILY FOUNDATION PLANTINGS
REQUIRED: A MIX OF SHRUBS, SUB-CANOPY TREES, GROUNDCOVERS, PERENNIALS, ANNUALS AND/OR ORNAMENTAL GRASSES PROVIDED AT THE GROUND FLOOR UNIT FACING THE DRIVE AND COVERING 35% OF BUILDING FACADE.

BLDG 1: 100 LF X .35 = 35 LF REQUIRED
BLDG 2: 200 LF X .35 = 70 LF REQUIRED
BLDG 3: 40 LF X .35 = 14 LF REQUIRED
BLDG 4: 200 X .35 = 70 LF REQUIRED
BLDG 5: 220 LF X .35 = 77 LF REQUIRED
BLDG 6: 40 LF X .35 = 14 LF REQUIRED
BLDG 7: 220 LF X .35 = 70 LF REQUIRED
BLDG 8: 100 LF X .35 = 35 LF REQUIRED

PROVIDED:
BLDG 1: 92 LF
BLDG 2: 189 LF
BLDG 3: 189 LF
BLDG 4: 318 LF
BLDG 5: 209 LF
BLDG 6: 209 LF
BLDG 7: 357 LF
BLDG 8: 92 LF

UNIT TREE PLANTINGS = M / Md / Ms
REQUIRED: 3 DECIDUOUS TREES OR LARGE CONIFERS PER EACH DWELLING UNIT ON THE FIRST FLOOR. 61 FIRST FLOOR UNITS X 3 = 183 TREES, WITH UP TO 25% SUB CANOPY TREES FOR DIVERSITY

PROVIDED: 96 LARGE CONIFERS, 42 DECIDUOUS AND 45 SUB CANOPY.
183 TOTAL, 25% SUB CANOPY)

COMMERCIAL BUILDING FOUNDATION PLANTINGS
REQUIRED: TOTAL PERIMETER OF BUILDING LESS ACCESS POINTS * 8 = TOTAL # SF FOUNDATION PLANTINGS

298 LF * 8 = 2,384 SF

PROVIDED: 2,407 SF OF FOUNDATION LANDSCAPE AREA

ACCESS WAY PERIMETER TREES = AP
REQUIRED: 1 CANOPY TREE PER 35 LF OF DRIVES WITHOUT PARKING.

DEVELOPMENT DRIVE:
(360+135+150) / 35 = 18 TREES

DRIVE TO WIXOM RD:
180 / 35 = 5 TREES

PROVIDED: 23 TREES, 5 DOUBLE-COUNTING AS PARKING PERIMETER TREES

TRANSFORMER SCREENING
TRANSFORMERS NOT SHOWN, SHALL BE SCREENED PER CITY ORDINANCE WHEN ADDED

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
No. 1301001744
REGISTERED LANDSCAPE ARCHITECT

NORTH
0 20 40 80
SCALE: 1" = 40'

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

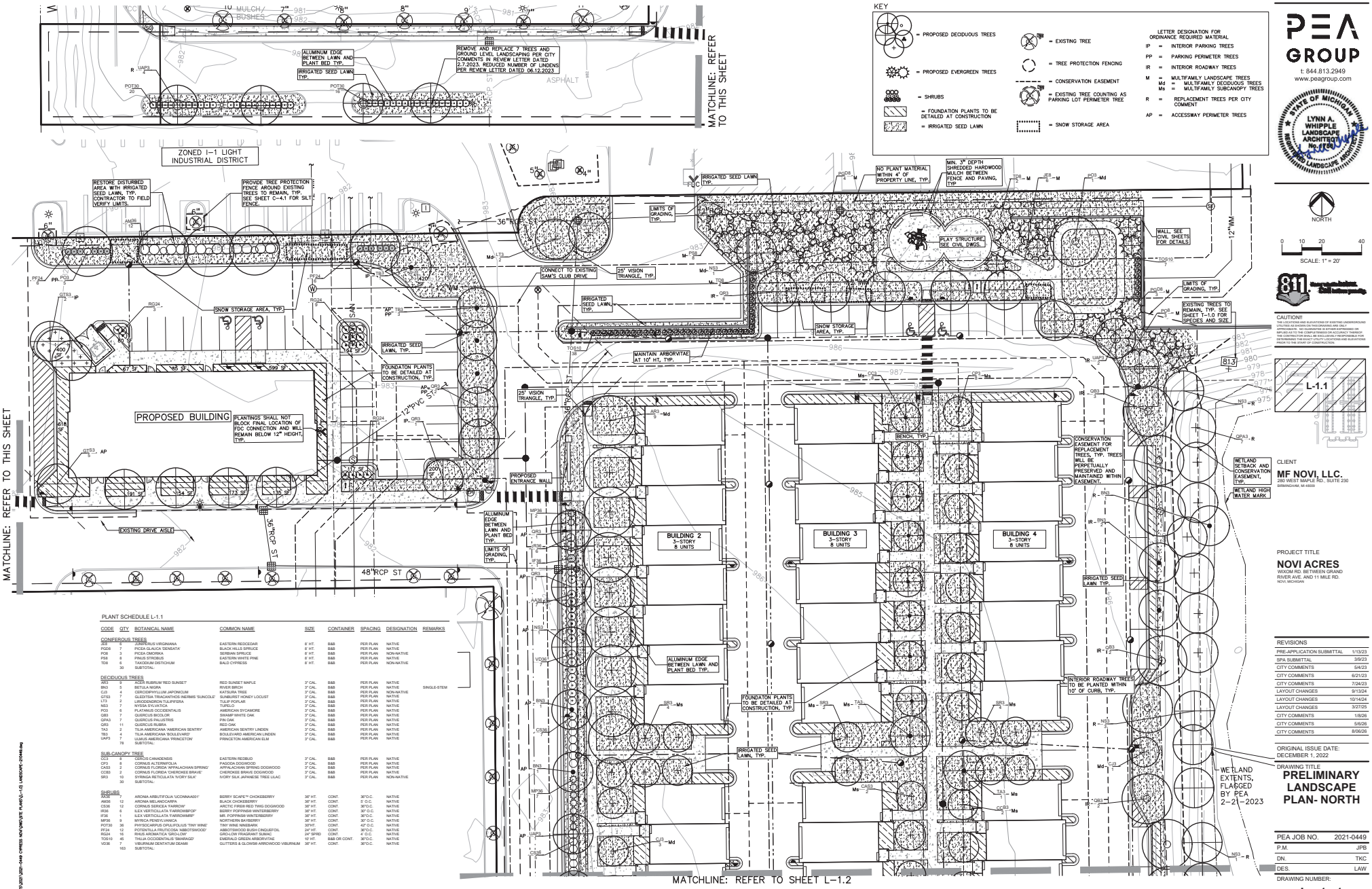
REVISIONS	
PRE-APPLICATION SUBMITTAL	1/13/23
SPA SUBMITTAL	3/9/23
CITY COMMENTS	5/4/23
CITY COMMENTS	6/21/23
CITY COMMENTS	7/24/23
LAYOUT CHANGES	9/13/24
LAYOUT CHANGES	10/14/24
LAYOUT CHANGES	3/27/25
CITY COMMENTS	1/8/26
CITY COMMENTS	5/6/26
CITY COMMENTS	8/06/26

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN- OVERALL

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	TKC
DES.	LAW

DRAWING NUMBER:
L-1.0



PLANT SCHEDULE L-1.1

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
CONIFEROUS TREES								
JE6	6	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6' HT.	B&B	PER PLAN	NATIVE	
PGD8	4	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8' HT.	B&B	PER PLAN	NATIVE	
PO8	3	PICEA OMORIKA	SERBIAN SPRUCE	8' HT.	B&B	PER PLAN	NON-NATIVE	
PS8	8	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN	NATIVE	
TD8	6	TAXODIUM DISTICHUM	BALD CYPRESS	8' HT.	B&B	PER PLAN	NON-NATIVE	
	30	SUBTOTAL:						
DECIDUOUS TREES								
AR3	9	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	3" CAL.	B&B	PER PLAN	NATIVE	
BN3	5	BETULA NIGRA	RIVER BIRCH	3" CAL.	B&B	PER PLAN	NATIVE	SINGLE-STEM
CJ3	4	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	3" CAL.	B&B	PER PLAN	NON-NATIVE	
GT3S	7	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'	SUNBURST HONEY LOCUST	3" CAL.	B&B	PER PLAN	NATIVE	
LT3	2	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL.	B&B	PER PLAN	NATIVE	
NS3	7	NYSSA SYLVATICA	TUPELO	3" CAL.	B&B	PER PLAN	NATIVE	
PO3	6	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3" CAL.	B&B	PER PLAN	NATIVE	
QB3	7	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B&B	PER PLAN	NATIVE	
QPA3	7	QUERCUS PALUSTRIS	PIN OAK	3" CAL.	B&B	PER PLAN	NATIVE	
QR3	11	QUERCUS RUBRA	RED OAK	3" CAL.	B&B	PER PLAN	NATIVE	
TA3	2	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	3" CAL.	B&B	PER PLAN	NATIVE	
TB3	4	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	3" CAL.	B&B	PER PLAN	NATIVE	
UAP3	7	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3" CAL.	B&B	PER PLAN	NATIVE	
	78	SUBTOTAL:						
SUB-CANOPY TREE								
CC3	8	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	B&B	PER PLAN	NATIVE	
CF3	6	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	3" CAL.	B&B	PER PLAN	NATIVE	
CAS3	2	CORNUS FLORIDA 'APPALACHIAN SPRING'	APPALACHIAN SPRING DOGWOOD	3" CAL.	B&B	PER PLAN	NATIVE	
CC83	2	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD	3" CAL.	B&B	PER PLAN	NATIVE	
SR3	10	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	3" CAL.	B&B	PER PLAN	NON-NATIVE	
	30	SUBTOTAL:						
SHRUBS								
AA36	7	ARONIA ARBUTIFOLIA 'UCONNAA001'	BERRY SCAPE™ CHOKEBERRY	36" HT.	CONT.	36"O.C.	NATIVE	
AM36	12	ARONIA MELANOCARPA	BLACK CHOKEBERRY	36" HT.	CONT.	5' O.C.	NATIVE	
CS36	12	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	36" HT.	CONT.	36"O.C.	NATIVE	
IR36	6	ILEX VERTICILLATA 'FARROWBPOP'	BERRY POPPIN® WINTERBERRY	36" HT.	CONT.	30" O.C.	NATIVE	
IF36	1	ILEX VERTICILLATA 'FARROWMRP'	MR. POPPIN® WINTERBERRY	36" HT.	CONT.	36"O.C.	NATIVE	
MP36	9	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	36" HT.	CONT.	30" O.C.	NATIVE	
POT30	36	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	30"HT.	CONT.	42" O.C.	NATIVE	
PF24	12	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD BUSH CINQUEFOIL	24" HT.	CONT.	30"O.C.	NATIVE	
RG24	16	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPRD	CONT.	4' O.C.	NATIVE	
TOS10	45	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	10' HT.	B&B OR CONT.	36"O.C.	NATIVE	
VD36	7	VIBURNUM DENTATUM 'DEAMII'	GLITTERS & GLOWS® ARROWOOD VIBURNUM	36" HT.	CONT.	36"O.C.	NATIVE	
	163	SUBTOTAL:						

PEA GROUP
t: 844.813.2949
www.peagroup.com
STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
No. 3901001446
REGISTERED LANDSCAPE ARCHITECT

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS	
PRE-APPLICATION SUBMITTAL	1/13/23
SPA SUBMITTAL	3/9/23
CITY COMMENTS	5/4/23
CITY COMMENTS	6/21/23
CITY COMMENTS	7/24/23
LAYOUT CHANGES	9/13/24
LAYOUT CHANGES	10/14/24
LAYOUT CHANGES	3/27/25
CITY COMMENTS	1/8/26
CITY COMMENTS	5/6/26
CITY COMMENTS	8/06/26

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN- NORTH

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	TKC
DES.	LAW

DRAWING NUMBER:
L-1.1

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

S:\PROJECTS\2021\2021-0449 CHRISS NOVI\WORK\SITE PLANS\L9 - 10 LANDSCAPE-20448.dwg

PLANT SCHEDULE

DECIDUOUS TREES	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	%	GENUS (%)
AR9	9	ea	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	3" CAL.	B&B	PER PLAN	NATIVE		4.6%	4.6%
BN2	6	ea	BETULA NIGRA	RIVER BIRCH	3" CAL.	B&B	PER PLAN	NATIVE	SINGLE-STEM	3.0%	3.0%
CA3	5	ea	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3" CAL.	B&B	PER PLAN	NATIVE		2.5%	2.5%
CJ3	10	ea	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	3" CAL.	B&B	PER PLAN	NON-NATIVE		5.1%	5.1%
GTS3	13	ea	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'	SUNBURST HONEY LOCUST	3" CAL.	B&B	PER PLAN	NATIVE		6.6%	6.6%
LT3	4	ea	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL.	B&B	PER PLAN	NATIVE		2.0%	2.0%
NS3	10	ea	NYSSA SYLVATICA	TUPELO	3" CAL.	B&B	PER PLAN	NATIVE		5.1%	5.1%
PO3	8	ea	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3" CAL.	B&B	PER PLAN	NATIVE		4.1%	4.1%
QB3	11	ea	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B&B	PER PLAN	NATIVE		5.6%	11.2%
QR3	11	ea	QUERCUS RUBRA	RED OAK	3" CAL.	B&B	PER PLAN	NATIVE		5.6%	
TA3	5	ea	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	3" CAL.	B&B	PER PLAN	NATIVE		2.5%	4.6%
TB3	4	ea	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	3" CAL.	B&B	PER PLAN	NATIVE		2.0%	
UAP3	5	ea	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3" CAL.	B&B	PER PLAN	NATIVE		2.5%	2.5%
SUBTOTAL:	101										

CONIFEROUS TREES	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	%	GENUS (%)
AP8	14	ea	ABIES BALSAMEA PHANEROLEPIS	CANAAN BALSAM FIR	6' HT.	B&B	PER PLAN	NON-NATIVE		7.1%	10.2%
AC9	6	ea	ABIES CONCOLOR	WHITE FIR	6' HT.	B&B	PER PLAN	NON-NATIVE		3.0%	
JE8	6	ea	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6' HT.	B&B	PER PLAN	NATIVE		3.0%	3.0%
LL8	5	ea	LARIX LARICINA	TAMARACK	6' HT.	B&B	PER PLAN	NATIVE		2.5%	2.5%
PGD8	24	ea	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8' HT.	B&B	PER PLAN	NATIVE		12.2%	13.7%
PO8	3	ea	PICEA OMORIKA	SERBIAN SPRUCE	8' HT.	B&B	PER PLAN	NON-NATIVE		1.5%	
PS8	21	ea	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN	NATIVE		10.7%	10.7%
TD8	17	ea	TAXODIUM DISTICHUM	BALD CYPRESS	6' HT.	B&B	PER PLAN	NON-NATIVE		8.6%	8.6%
SUBTOTAL:	96										
									ALL TREES: 74.6% NATIVE, 8.9% ADAPTED NATIVE, 25.4% NON-NATIVE		

SHRUBS	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	%	GENUS (%)
AA36	14	ea	ARONIA ARBUTIFOLIA 'UCONNAASSY'	BERRY SCAPE™ CHOKEBERRY	36" HT.	CONT.	36"O.C.	NATIVE		7.1%	13.1%
AM36	12	ea	ARONIA MELANOCARPA	BLACK CHOKEBERRY	36" HT.	CONT.	3' O.C.	NATIVE		6.1%	
CS36	14	ea	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	36" HT.	CONT.	36"O.C.	NATIVE		7.1%	7.1%
IR36	12	ea	ILEX VERTICILLATA 'FARROWBPOP'	BERRY POPPINS® WINTERBERRY	36" HT.	CONT.	30" O.C.	NATIVE		6.1%	7.1%
IP36	2	ea	ILEX VERTICILLATA 'FARROWMP'	MR. POPPINS® WINTERBERRY	36" HT.	CONT.	36"O.C.	NATIVE		1.0%	
MP36	21	ea	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	36" HT.	CONT.	30" O.C.	NATIVE		10.6%	10.6%
PO750	36	ea	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	30"HT.	CONT.	42" O.C.	NATIVE		18.2%	18.2%
PF24	12	ea	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD BUSH CINQUEFOIL	24" HT.	CONT.	36"O.C.	NATIVE		6.1%	6.1%
RG24	16	ea	RHUS AROMATICA 'GROLOW'	GRO-LOW FRAGRANT SUMAC	24" SPRD	CONT	4 O.C.	NATIVE		8.1%	8.1%
TO510	45	ea	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	10' HT	B&B OR CONT	36"O.C.	NATIVE		22.7%	22.7%
VD36	14	ea	VIBURNUM DENTATUM DEAMII	GLITTERS & GLOWS® ARROWOOD VIBURNUM	36" HT.	CONT.	36"O.C.	NATIVE		7.1%	7.1%
SUBTOTAL:	198										
									ALL SHRUBS: 100.0% NATIVE, 0.0% ADAPTED NATIVE, 0.0% NON-NATIVE		

1 OVERALL PLANT SCHEDULE WITH NATIVE DIVERSITY BREAKDOWN
NOT TO SCALE

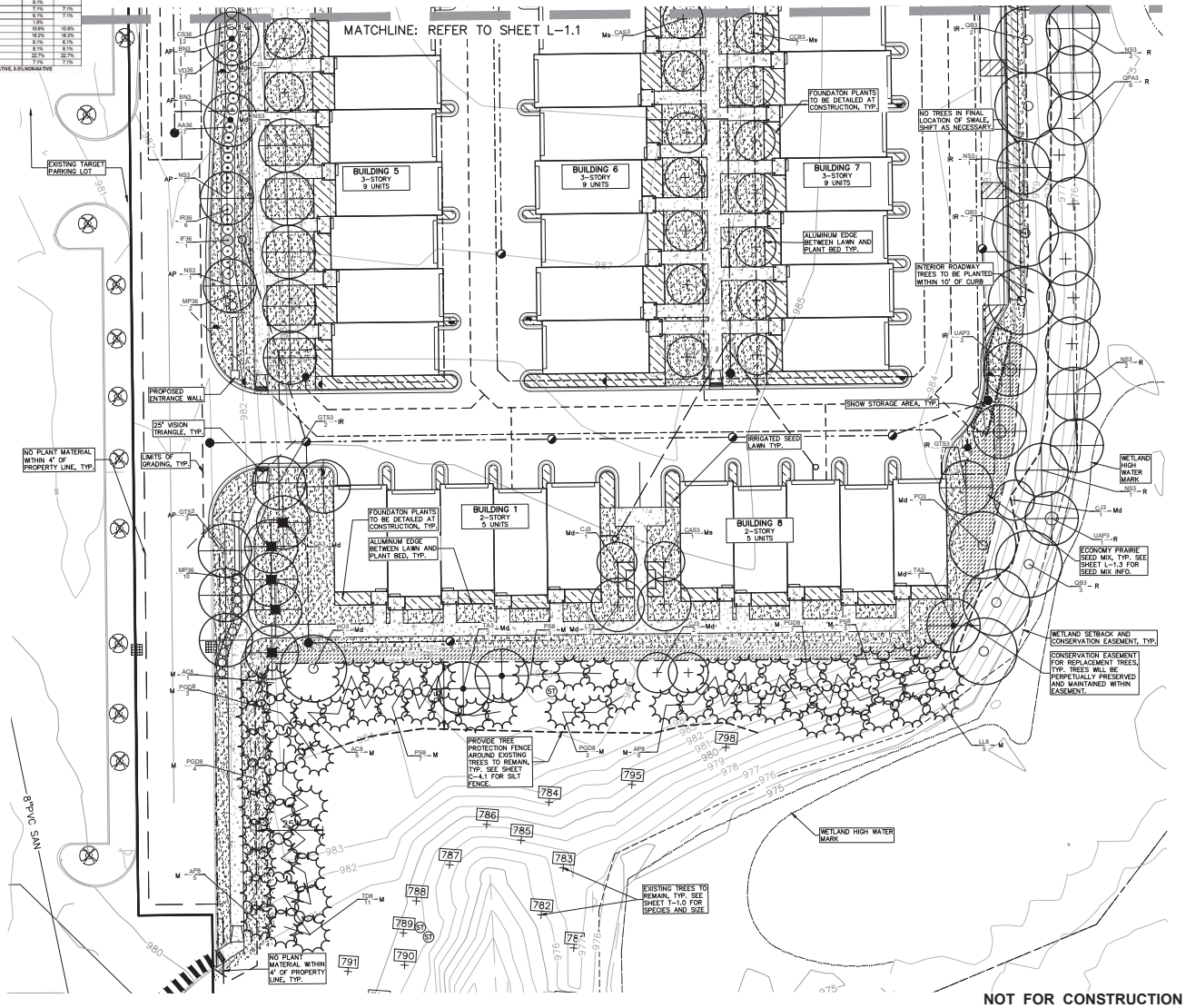
PLANT SCHEDULE L-1.2

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
CONIFEROUS TREES								
AP8	14	ABIES BALSAMEA PHANEROLEPIS	CANAAN BALSAM FIR	6' HT.	B&B	PER PLAN	NON-NATIVE	
AC9	6	ABIES CONCOLOR	WHITE FIR	6' HT.	B&B	PER PLAN	NON-NATIVE	
LL8	5	LARIX LARICINA	TAMARACK	6' HT.	B&B	PER PLAN	NATIVE	
PGD8	17	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8' HT.	B&B	PER PLAN	NATIVE	
PS8	13	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN	NATIVE	
TD8	11	TAXODIUM DISTICHUM	BALD CYPRESS	8' HT.	B&B	PER PLAN	NON-NATIVE	
	66	SUBTOTAL:						
DECIDUOUS TREES								
BN2	6	BETULA NIGRA	RIVER BIRCH	3" CAL.	B&B	PER PLAN	NATIVE	SINGLE-STEM
CA3	5	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3" CAL.	B&B	PER PLAN	NATIVE	
CJ3	6	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	3" CAL.	B&B	PER PLAN	NON-NATIVE	
GTS3	6	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'	SUNBURST HONEY LOCUST	3" CAL.	B&B	PER PLAN	NATIVE	
LT3	2	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL.	B&B	PER PLAN	NATIVE	
NS3	13	NYSSA SYLVATICA	TUPELO	3" CAL.	B&B	PER PLAN	NATIVE	
PO3	2	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3" CAL.	B&B	PER PLAN	NATIVE	
QB3	7	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B&B	PER PLAN	NATIVE	
QPA3	6	QUERCUS PALUSTRIS	PIN OAK	3" CAL.	B&B	PER PLAN	NATIVE	
TA3	3	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	3" CAL.	B&B	PER PLAN	NATIVE	
UAP3	3	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3" CAL.	B&B	PER PLAN	NATIVE	
	55	SUBTOTAL:						
SUB-CANOPY TREE								
CF3	2	CORNUS FLORIDA 'APPALACHIAN SPRING'	APPALACHIAN SPRING DOGWOOD	3" CAL.	B&B	PER PLAN	NATIVE	
CCB3	7	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD	3" CAL.	B&B	PER PLAN	NATIVE	
	15	SUBTOTAL:						
SHRUBS								
AA36	7	ARONIA ARBUTIFOLIA 'UCONNAASSY'	BERRY SCAPE™ CHOKEBERRY	36" HT.	CONT.	36"O.C.	NATIVE	
CS36	2	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	36" HT.	CONT.	36"O.C.	NATIVE	
IR36	6	ILEX VERTICILLATA 'FARROWBPOP'	BERRY POPPINS® WINTERBERRY	36" HT.	CONT.	30" O.C.	NATIVE	
IP36	6	ILEX VERTICILLATA 'FARROWMPP'	MR. POPPINS® WINTERBERRY	36" HT.	CONT.	36"O.C.	NATIVE	
MP36	12	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	36" HT.	CONT.	30" O.C.	NATIVE	
VD36	7	VIBURNUM DENTATUM DEAMII	GLITTERS & GLOWS® ARROWOOD VIBURNUM	36" HT.	CONT.	36"O.C.	NATIVE	
	35	SUBTOTAL:						

KEY

= PROPOSED DECIDUOUS TREES
= PROPOSED EVERGREEN TREES
= SHRUBS
= FOUNDATION PLANTS TO BE DETAILED AT CONSTRUCTION
= IRRIGATED SEED LAWN
= ECONOMY PRAIRIE SEED MIX BY STANTEC, 574-586-2412 WITH EROSION MAT
= EXISTING TREE
= TREE PROTECTION FENCING
= CONSERVATION EASEMENT
= EXISTING TREE COUNTING AS PARKING LOT PERIMETER TREE
= SNOW STORAGE AREA

LETTER DESIGNATION FOR ORDINANCE REQUIRED MATERIAL
IP = INTERIOR PARKING TREES
PP = PARKING PERIMETER TREES
IR = INTERIOR ROADWAY TREES
M = MULTIFAMILY LANDSCAPE TREES
Md = MULTIFAMILY DECIDUOUS TREES
Ms = MULTIFAMILY SUBCANOPY TREES
R = REPLACEMENT TREES PER CITY COMMENT
AP = ACCESSWAY PERIMETER TREES



NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

PEA GROUP
t: 844.813.2949
www.peagroup.com

LYNN A. WHIPPLE LANDSCAPE ARCHITECT No. 1301 REGISTERED LANDSCAPE ARCHITECT

NORTH
SCALE: 1" = 20'

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

L-1.2

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS	
PRE-APPLICATION SUBMITTAL	1/13/23
SPA SUBMITTAL	3/9/23
CITY COMMENTS	5/4/23
CITY COMMENTS	6/21/23
CITY COMMENTS	7/24/23
LAYOUT CHANGES	9/13/24
LAYOUT CHANGES	10/14/24
LAYOUT CHANGES	3/27/25
CITY COMMENTS	1/8/26
CITY COMMENTS	5/6/26
CITY COMMENTS	8/06/26

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN- SOUTH

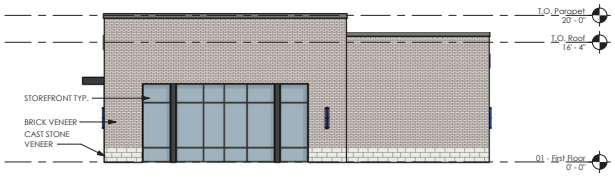
PEA JOB NO.	2021-0449
P.M.	JPB
DN.	TKC
DES.	LAW

DRAWING NUMBER:
L-1.2

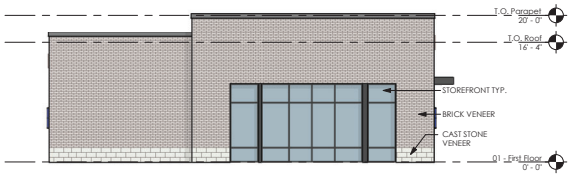
S:\PROJECTS\2021\2021-0449 (CHRIS)\ NOVI\CMS\SITE PLANS\L9 - 10 LANDSCAPE - 2024##.dwg



1 A.100 Front (South) Elevation
1/8" = 1'-0"



2 A.100 Right (East) Elevation
1/8" = 1'-0"



4 A.100 Left (West) Elevation
1/8" = 1'-0"



3 A.100 Rear (North) Elevation
1/8" = 1'-0"

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
BRICK	89% (1,269 SF)	92% (692 SF)	92% (692 SF)	90% (1,544 SF)	100 % (MIN. 30%)
FLAT METAL PANEL	7% (102 SF)	0% (0 SF)	0% (0 SF)	0% (0 SF)	25%
CAST STONE	4% (58 SF)	8% (60 SF)	8% (60 SF)	10% (173 SF)	25%

KRIEGER KLATT ARCHITECTS
400 E. Lincoln Ave. | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Client:
Cypress Wixom, LLC
280 W. Maple Rd. Suite 230 Birmingham, MI 48009

Project:
Novi Acres

Issued	Description	By
10-15-2024	SPA	
03-27-2025	SPA Resubmittal #1	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

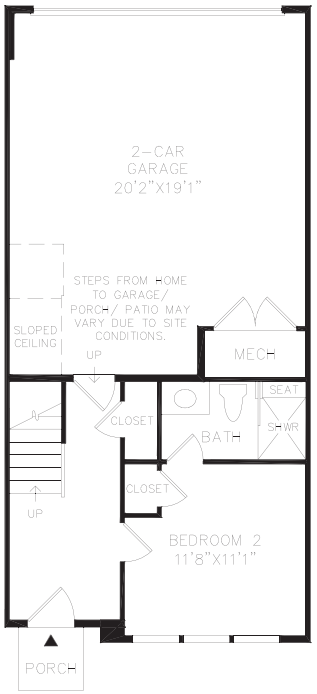
North Arrow:

Sheet Title:
Retail Elevations

Project Number:

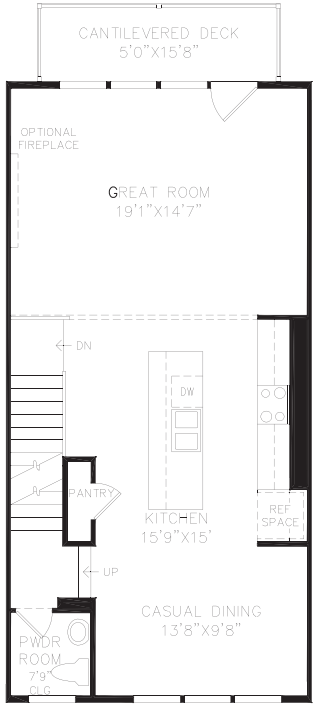
Scale:
As indicated

Sheet Number:
A.200



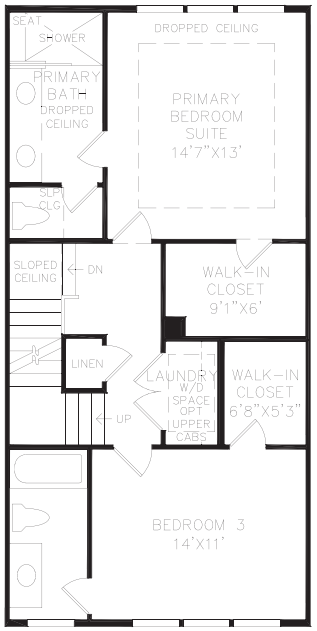
FIRST FLOOR PLAN

TORETTO 9' CLG.



SECOND FLOOR PLAN

TORETTO 9' CLG.



THIRD FLOOR PLAN

TORETTO 9' CLG.

TORETTO | FLOOR PLANS - 1850 SF

STATION FLATS- NOVI, MI

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



ROOF SHINGLES



GAF Timberline
HDZ - Charcoal

BRICK



Glen Gery - Grey
Ash

SIDING



Hardie Cedarmill -
Cobblestone

ACCENT SIDING/ TRIM



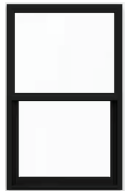
Hardie Cedarmill -
Iron Grey

SOFFIT, FASCIA, FREIZE



Metal Coil Stock -
Dark Bronze

WINDOWS



Single Hung
Vinyl - Black

ENTRY DOOR



Therma-Tru -
SW7069 Iron Ore

TORETTO | 5 UNIT BUILDING PERSPECTIVE RENDERINGS

STATION FLATS- NOVI, MI

Toll Brothers
AMERICA'S LUXURY HOME BUILDER





TORETTO | 5 UNIT BUILDING PERSPECTIVE RENDERINGS

STATION FLATS- NOVI, MI

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

APPLICANT RENDERINGS


RETAIL
RETAIL
NOVIACOES


RETAIL
RETAIL
NOWTHCOEP


RETAIL
RETAIL

PLANNING COMMISSION MINUTES
DRAFT – 9/23/26

PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting
September 23, 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 Lynch, Member Reddi, Member Dismondy, Member Avdoulos, Member Roney, Member Verma

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

PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Avdoulos to approve the September 23, 2026, Planning Commission Agenda.

ROLL CALL ON MOTION TO APPROVE THE SEPTEMBER 23, 2026, PLANNING COMMISSION AGENDA MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS. *Motion carried 7-0.*

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward.

Ms. Ann Nelke of 48646 Windfall Road stated that she would like to express concern regarding JSP25-0012 Novi Acres. The claim that the project will provide missing middle housing is not accurate, particularly when the units are reportedly intended for corporate folks who are being relocated to Novi. These relocations last two to three years and would not necessitate the purchase of a townhome. It was stated that they would soon become rental properties of which the community already has an overabundance. It was relayed that the claim is also inconsistent with the true missing middle housing gap in terms of purchasing so as to age in place or downsize within the community. Many residents have lived in Novi for thirty plus years, paid their taxes, and would like the option to remain in Novi. Likewise, young families would love the option of first floor living so as to stay in their homes as long as they can once their children have grown. Additionally, the project is requesting 244 rooms where the zoning ordinance allows for 157, this is an overage of 87 rooms and thus ought to be scaled down to meet required limits. The proposal is not in keeping with the current zoning and requests a major change to RM-2 High Density Multi-Family. On a positive note, the Merjent report stated that there will be no impact on the wetlands or woodlands as this is an area that was a previously disturbed infill site and no further disturbance is being requested. In contrast, Providence Meadows seeks to remove 471 of what should be classified as regulated woodland out of the 857 trees on site. Additionally, the Providence Meadows project will have impacts on wetlands and vernal pools. Ms. Nelke expressed that that is a pristine site with uncontaminated soil and it represents one of the remaining natural features of the community. It was noted that Novi has already reached the 2045

projected population. Ms. Nelke expressed concern that continued rezonings will reshape the community in a way that is not in the best interest of residents.

Ms. Michele Duprey of 48566 Windfall Road stated that she would like to address concerns regarding the proposed development Novi Acres. It was stated that there are eleven deviations requested in the proposal. The most significant concern is the deviation from the minimum acreage requirement, 2 acres is required and 1.54 acres is proposed. Additional concerns are that the room count standard for RM-2 is 157 rooms, 244 rooms are proposed, and the distance between residential buildings is required to be a minimum of 61 feet, 30 feet is proposed. There is a reference to the Main Street development which has less space between buildings than the City's requirement and the comment that this is functioning satisfactorily. Ms. Duprey inquired what the residents of that development think of the lack of green space. The absence of useable land space has been satisfied due to the developer utilizing the ordinance which includes second floor balconies attached to a dwelling to be counted as usable land space. Furthermore, the foundation landscaping of the frontage is required to be 35%, 13% is proposed. It was relayed that there is only one existing and planned road for entering and exiting the proposed development. For the past five years this road has been in disrepair. It was noted that a traffic study was conducted, however the study did not address rush hour traffic between the hours of 6pm and 9pm. Traffic going northbound to the expressway is often heavy causing backups to Target. The safety and welfare of residents and first responders is of high importance. Ms. Duprey stated that she is not opposed to good development on this land, but the proposal is not consistent with the Master Plan and Consent Judgement. It was stated that there should be no variances permitted and that the project is inconsistent with surrounding development. It was recommended that the Planning Commission deny the Novi Acres proposal for the above reasons.

Ms. Julie Gold of 22032 Greentree stated that with regard to Cypress Partners and JSP25-0012 Novi Acres the developer is not only requesting an amendment to the Consent Judgement but also seeking several deviations. The requested deviations would collectively allow more units, smaller lots, taller structures, and tighter spacing than Novi's ordinance permits. The project is fundamentally inconsistent with Novi's Master Plan and does not fit the site. It was stated that the developer purchased the property with full knowledge of its legal constraints and is now asking for an amendment of the Consent Judgement to construct townhomes which many residents do not want. Ms. Gold stated that when a developer purchases land knowing that the zoning does not support their plans for the property, variances should not be granted, nor should it be the job of the City or burden of nearby homeowners to bail them out from a calculated real estate decision. Ms. Gold expressed that she does not know anyone who drives through a city, sees townhomes, and wants to move in. Ms. Gold stated that she is not opposed to development that maintains the identity of the City and has limited environmental impact. It was expressed that Novi should send a clear message to developers that the City will not rewrite the ordinance to fit a proposal. It was requested that the Planning Commission protect the character, environment, and safety of the community by denying the Novi Acres proposal.

Ms. Martha Ryznar of 44875 Yorkshire Drive stated that she has been a resident for twenty-three years. While Providence Meadows is not on the agenda this evening the rezoning request will be coming back before the Planning Commission. Four hundred residents signed a petition opposing Providence Meadows. Residents do not want accommodation given to developers, townhomes, loss of nature, or more traffic. The Providence Meadows project violates the Master Plan. It was stated that Novi has recently rezoned approximately 400 acres equating to 6,100 standing mature trees slated to be cut down. It was relayed that residents have stood at the podium and cited that Novi is becoming a concrete city and now this evening another developer is asking for special treatment by amending a court order. This area is not zoned for residential and a change to this area raises spot zoning concerns. The developer is requesting approval of a residential island of 61 townhomes placed directly between big box stores such as Sam's Club and Target. Ms. Ryznar requested that the rules not be changed one property at a time.

Deborah Domke of 48801 Windfall Road stated that she is here this evening to object to the proposed amendment to the Consent Judgement and Preliminary Site Plan known as Novi Acres. The proposed residential use is not consistent with the Master Plan for Land Use and the Consent Judgement for the property. The proposed development is not in agreement with the requirements of the zoning ordinance

for multi-family developments. Novi's zoning rules require 80 feet between buildings not 30 feet as the developer has presented. It was requested that the developer create a new plan with buildings spaced 80 feet apart. Ms. Domke stated that there has been a proliferation of building town-home-style residences in Novi almost to the exclusion of building any other type of residence. It was noted that the developer's presentation speaks about the Novi market for age targeted housing for those 55 plus, townhomes do not appeal to this age group, or young families. It was asked who desires to live in a home with 14 stairs up to the kitchen and another 14 stairs up to the bedrooms. It was stated that developers need to build the types of homes the Novi surveys indicate residents desire such as ranch homes.

Seeing no one else, 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. **JSP25-0012 NOVI ACRES**
   Public hearing at the request of Cypress Partners, LLC, for recommendation to the City Council for Amendment of the Consent Judgment that governs development of the property. The applicant is proposing a 61-unit multi-family residential development, a standalone retail building, and associated parking.

Planner Brad Doane stated that the applicant is requesting to amend a Consent Judgment for the Novi Promenade Plaza, located on the east side of Wixom Road and south of Grand River Avenue in Section 17. The Consent Judgment limits the use of the 24.77-acre site (located between the existing Target Store and the Sam's Club) to a retail use consistent with a traditional "big box" store.

As a brief background of this Consent Judgment, in 1999 developer Novi Equities had requested a rezoning from I-1 Light Industrial to B-2 Community Business, which was denied by City Council. They then requested a use variance from the Zoning Board of Appeals, which was denied. The developer filed a lawsuit for damages against the City in 2000. The parties to the lawsuit agreed to a settlement in July of 2001, before it went to trial. The Consent Judgment describes the terms of the settlement, and acts like a development agreement. It places equal limitations on both parties based on the agreed terms and functions like a covenant that runs with the land. It can only be changed if both parties consent, which is what the City is being asked to do now. An amendment to the agreement was approved in 2015 to allow the reconfiguration of the sedimentation/detention basin and the wetland area to increase the preserved area. In 2023, the applicant went before Planning Commission seeking an amendment to the Consent Judgement for the proposed Station Flats development on the subject site. However, the proposal did not advance beyond the Planning Commission meeting.

Although the site remains zoned I-1, the terms of the Consent Judgment specify that the bulk of the property is permitted to develop as Retail A, B and C, essentially 3 big-box style stores as shown in the Exhibit, with uses that are permitted in the B-2 Community Commercial zoning district. A total of 375,000 square feet of retail space is permitted by the Judgment for those three parcels. Target and Sam's Club have developed as permitted for areas Retail A and C. The out-lots have also all been developed under the terms of the agreement. The parcel for Retail B has remained vacant, and it is this parcel the current

applicant now wishes to develop.

Planner Doane stated that the property is mostly surrounded by I-1 light industrial and I-2 General Industrial zoning, with Planned Suburban Low Rise to the south, and R-1 Single-family residential on the west side of Wixom Road. The Future Land Use map shows Community Commercial for the subject property and those to the north and west. Public/Quasi-Public is shown west of Wixom Road. To the south is Suburban Low Rise, and to the east is Industrial/Office use.

The subject property has large areas of wetland mitigation that were required for the development of the overall shopping center. A total area of about 16 acres is protected by Conservation Easements and does not permit any encroachment by development. Another area is currently used for the stormwater detention pond. No impact on those areas is proposed.

The applicant's proposal includes the development of 61 multi-family units in eight townhouse-style buildings, in addition to a 6,529 square-foot standalone retail building. The subject property is nearly 25 acres, but excluding wetland areas results in approximately 8.6 net acres. Of which, approximately 1.5 acres will be dedicated to retail space, leaving approximately 7.1 acres left for residential development. As a result, the overall density is 8.5 dwelling units per acre. The development would use the existing access drives to Wixom Road, which has a traffic signal. Vehicles can also utilize the existing access drive north to Grand River Avenue.

Planning is recommending approval because residential use could result in a supportive mix of uses on this infill site, and recent plan revisions address earlier concerns about screening and open space. The proposal avoids environmental impacts by utilizing a previously disturbed site with existing infrastructure. Traffic analysis shows that the estimated number of daily vehicle trips is 970 for the 61 multiple family units, which is significantly less than the 9,000 estimated daily trips for a 100,000 square foot big box commercial use. Therefore, the proposed change to residential would have less impact on the road network compared to the development allowed by the current Consent Judgment.

Planner Doane stated that Landscaping is not recommending approval of the waiver for deficient foundation landscaping for buildings 1,4,7 & 8. All other reviewers are recommending approval of the preliminary site plan, with comments to be addressed at the time of Final Site Plan Review.

The decision to amend the Consent Judgment rests with the City Council; we are asking for Planning Commission's comments on the plan and the use as a recommendation for approval or denial. If the City Council agrees to change it, the terms of the agreement would be revised as negotiated through the attorneys and could include any agreed-upon terms such as deviations from Zoning Ordinance standards. Finally, it would be sent to the Circuit Court for final approval.

Tonight, the Planning Commission is asked to hold the public hearing and approve or deny the Consent Judgement Amendment. David Landry is representing the applicant and is available to answer any questions. Staff are also available should you have any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. David Landry, the attorney representing the project, stated that they are here this evening requesting a positive recommendation to the City Council to amend the Consent Judgement that governs the Novi Promenade to allow a change in the applicable zoning designation for the remaining portion of land from B-2 to RM-2. This is not a PRO because the uses are controlled by a Consent Judgement which by its terms allows it to be amended. It was stated that a lawsuit in 2000 resulted in the Consent Judgment, at that time the permitted uses went from I-1 Light Industrial to B-2 Community Business. The Consent Judgement permitted three big box retail stores. Parcel A was developed by Sam's Club, Parcel C was developed by Target, and Parcel B is being discussed this evening. However, Parcel B contains all the wetlands and woodlands, which encompass 65% of the parcel. It was noted that no development is proposed on the portion of the parcel containing wetlands and woodlands. The overall site is 24.7 acres,

due to the presence of natural features, 7.1 acres of the site is buildable. It was noted that there is a 1.5-acre outlot for which retail is proposed, making it a mixed-use development. Mr. Landry stated that over the years the buildable portion of the parcel has been reduced due to stormwater from adjacent sites being relocated onto the parcel. The property has been vacant since 2001and is the last remaining piece in the Novi Promenade.

Mr. Landry stated that in the past twenty-six years there has been no interest in big box retail at this location. It was relayed that a residential use makes sense at this location due to the proximity of retail and the hospital. Residents of the development would have access to Sam's Club and Target where groceries, general merchandise, and a pharmacy would be within walking distance. Additionally, the property is near I-96, the SMART Bus Line, and the Grand River corridor. It was noted that the 2025 Master Plan for Land Use states on page ninety-five that retail is close to being overbuilt in Novi. Additionally, Novi saw a population increase of 20% from 2010 to 2020. During that same period of time housing units increased by 13%, showing that the demand is outpacing supply. It was expressed that this particular location would be a perfect fit for short-term expats as many automobile companies send their engineers to Novi. Some of these families have children who attend Catholic Central across the street. Young professionals also desire to be in proximity to I-96.

Next, Mr. Landry touched on the details of the floor plan. It was stated that the first floor contains a flex room that could be utilized as a bedroom or home office. When the project was reviewed by staff it was noted that the community impact statement presents several arguments supporting residential use. The location supports the transition from commercial to residential or mixed use. There is a movement to higher density to accommodate 1,700 to 2,100 square foot residential units. It was relayed that the units proposed fit into this sweet spot at approximately 1,900 square feet.

It was stated that the proposal before the Planning Commission this evening is a drastic change from the previous proposal of Station Flats which consisted of a 157-unit apartment building, the project presented this evening is 61 units of for-sale townhomes. Other notable differences are the change from surface parking to garages, four stories to three, and rentals to owner occupied. Mr. Landry stated that staff have recognized that site constraints are responsible for the requested deviations and that higher density would make more sense than a lower density product at this particular site. Included in the proposal is the construction of a sidewalk to Wixom Road which was at the City's request. It was noted that there is an existing traffic light on Wixom Road leading to the development. With respect to traffic, currently a 100,000 square foot big box store could be built as a principal permitted use which would generate 9,449 traffic trips per day. Tonight's proposal would reduce the traffic trips by 90%, substantially reducing the potential traffic impacts of this site. Mr. Landry stated that there are a number of deviations requested, however, as staff have indicated the deviations are supported due to site constraints. Finally, it was stated if anyone questions whether residential development can be successful next to retail, the condominiums at The Enclave located adjacent to Twelve Oaks Mall is an example where this has been done successfully in Novi.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium. Seeing no one, Chair Pehrson requested that Member Lynch read into the record the correspondence received. Member Lynch relayed that correspondence was received from Wei Jin of 48888 Windfall Road who objects due to increased road congestion posing safety risks for pedestrians and cyclists, pressure on local schools and utilities, and loss of green space. Additionally, the building height, density, and design are not compatible with the surrounding area. Rui Li of 48795 Windfall Road objects due to commercial over saturation, infrastructure fiscal deficit, and loss of industry tax base and jobs by converting I-1 Light Industrial land to residential. Deborah Domke of 48801 Windfall Road objects due to the proposed spacing between buildings being too close and not meeting ordinance requirements. Additionally, residences with stairs do not appeal to the aging community. Ann Nelke of 48646 Windfall Road objects due to the closeness of the buildings and overall room count. Ms. Nelke noted concern that the "missing middle housing" for corporate workers is a transient situation and will result in more rentals. Sathia Mehanathan of 48668 Windfall objects due to increased traffic particularly during peak hours. Martha Ryznar of 44875 Yorkshire Drive objects due to the proposed project being

inconsistent with the existing Consent Judgement. Steve Potocsky of 48849 Rockview Road objects due to traffic and safety concerns. Additionally, the proposed townhomes do not meet the needs of seniors. Amending the Consent Judgement is a significant decision; until residents have had a fair opportunity to be heard and questions of safety have been answered a change to the Consent Judgement should not be recommended. Janice Krupic of 48870 Windfall objects due to public safety risks associated with the proposal, influx of e-scooters, e-bikes and non-automotive vehicles in a commercial zone, and the proposal not being consistent with the needs of seniors or young adults.

Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission.

Member Lynch stated that as he was reading through the packet, he was stunned by the traffic study. It was noted that from a traffic standpoint the proposal is more attractive than additional retail in this area. It was stated that the change from surface parking in the previous proposal to garages in the current proposal is a positive improvement. Member Lynch expressed that he would like the applicant to consider limiting the number of leases in the deed. Many homeowners' associations in the area have constraints on the number of leases.

Mr. Landry stated that these would be condominiums controlled by a Master Deed. A provision could be added to the Consent Judgement to prohibit or limit leases.

Member Lynch stated that he is in favor of the idea that the wetlands are preserved and the development would be distanced from neighboring residential areas. He reiterated that with his recommendation to City Council a stipulation limiting leases should be put in place.

Member Reddi stated the project will add to the community. With respect to the 30 feet between buildings, the windows and doors should not be placed across from each other. It was expressed that adding housing to the community is positive. Lastly, Member Reddi stated that the road should be improved as it is currently in poor condition.

Mr. Landry stated he would like to address the buildings. It was noted that staff recognize that this is an urban style development. The Pulte development on Main Street is similar in nature and has less distance between buildings than the 30 feet proposed for Novi Acres.

Member Dismondy expressed that Novi may not be ready for building infill multi-family. Feedback from residents indicates as such, however we may be getting close to that as there is not much land left to develop in Novi. He relayed that the Consent Judgement predates his time on the Commission so he will not opine on that aspect. It was suggested that the traffic be looked at in closer detail. Expected traffic may be 10% of retail projections; however, residents may say that between 7am – 8 am retail would not be open anyway. It was relayed that this is a pretty good use of a small piece of land as it is tucked back and already has an access road.

Member Verma stated that the land has been vacant since 2001 but is now under consideration. It was noted that the traffic study must have been done recently, when Beck Road reopens there will be less traffic on Wixom Road. Member Verma expressed that he likes the idea of homes in this location.

Member Roney stated that this parcel is intended for retail and noted that the Consent Judgement is correct with the designation of plots A, B, and C reserved for retail. It was stated that he cannot personally envision housing at this location and is not in favor of the deviations. He stated that he does not support recommending to the City Council that they reconsider what they decided years ago.

Member Avdoulos requested Mr. Landry to come to the podium to answer a few questions. The proposed amendment to the Consent Judgement states that it will replace 100,000 square feet of retail development potential. It was asked how many square feet of retail could be constructed based on the buildable portion of the land.

Mr. Landry stated that based on the usable land 100,000 square feet of retail could be constructed.

Member Avdoulos inquired if the preserved natural features are taken into account when calculating the 100,000 square feet.

Mr. Landry stated that the natural features are accounted for when calculating the 100,000 square feet.

Member Avdoulos inquired if additional parking would be required for the 100,000 square feet of retail.

Mr. Landry stated that there is a shared parking agreement in place for the site.

Member Avdoulos stated that at this time there is difficulty in marketing this property as big box retail, however it could be separated into five 20,000 square foot units similar to the small retail component proposed with the townhomes. It was asked what the total square footage of the proposed development is.

Mr. Landry stated that the proposed development is approximately 60,000 square feet.

Member Avdoulos stated that considering driveways and walkways, approximately 100,000 square feet of space would be used for the proposed development. It stated that developments such as this are being built in many locations. The residential development next to Costco in Livonia is one example. It was asked if the main road leading out to Wixom Road will be enhanced.

Mr. Landry stated that the road and entrance will be enhanced.

Chair Pehrson stated that the question to consider is if the Consent Judgement is in the best long-term interest of Novi. Considering the previous proposal of Station Flats and the proposal this evening there has been marked improvement. Many concerns have been addressed early on. It was stated that 61 townhomes are reasonable. It was noted that location and traffic concerns remain. However, if a big box store were to be developed here the associated traffic would be substantial. Chair Pehrson requested of the applicant to look at what can be done in terms of traffic and timing of lights. He expressed appreciation for the mixed-use concept, however the type of retail in the outbuilding has not been defined. It was stated that the specific use of the three retail spaces should be memorialized before this project moves forward. Chair Pehrson inquired what is planned for the south side of the Sam's Club building to protect residents from vehicular traffic lighting and trucks coming and going.

Mr. Landry stated that their team spent a tremendous time working with the City on this issue. It was noted that staff in now in support because significant landscaping will be installed along with a masonry wall.

Chair Pehrson stated that the comments and concerns raised when a project such as this comes forward often desire the same things. Residents often want single story homes, affordability, no traffic, low lighting levels, and low noise levels. It was expressed that it is not possible to achieve every desired aspect in each development. Chair Pehrson stated he would like to see further adjustments to the plan but supports moving this forward to the City Council.

Member Avdoulos stated that he would like to see a comparison with retail represented on the site in order to understand if additional parking is needed for a retail application, noting that we would like to eliminate as much impervious surface as possible. It was stated that almost every project requires a dialogue of back and forth with respect to the concerns regarding deviations.

Member Roney asked for clarification if the project will go before the City Council whether it is recommended this evening or not.

Chair Pehrson confirmed that the project would go before the City Council regardless.

Member Dismondy stated that the decision whether to amend the Consent Judgement falls with the City Council.

Motion to recommend approval of the proposed Amendment to the Consent Judgment and Preliminary Site Plan for JSP25-0012 Novi Acres.

In the matter of JSP25-0012 NOVI ACRES, motion to recommend approval of the proposed Amendment to the Consent Judgment and Preliminary Site Plan based on the following findings, deviations, and conditions:

1. **The proposed amendment to the Consent Judgment will replace 100,000 square feet of retail development potential with 61 residential units and a standalone retail building. The estimated number of daily vehicle trips is 970 for the 61 multiple family units and standalone retail building, which is significantly less than the estimated number of trips for a retail use (shopping plaza: 9,109 daily trips; Supermarket: 8,878 daily trips). Therefore, the proposed change will have less impact on the road network compared to the use permitted by the current Consent Judgment.**
2. **The proposed buildings are buffered by landscaping and preserved wetland areas on the east and south and set back from Wixom Road on the east. Additional screening and landscaping has been proposed to improve the buffer to the north.**
3. **The proposed development could help provide for missing middle housing needs that are walkable to the commercial areas and the Grand River corridor, as recommended in the Master Plan.**
4. **As a redevelopment of a previously disturbed infill site, the project avoids significant wetland and woodland impacts. The project is able to take advantage of the existing utilities and road infrastructure instead of building new facilities, which is less impactful to the environment.**
5. **Per Sec. 3.8.3, the Planning Commission finds that a proper relationship exists between local streets and the proposed service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety.**
6. **The proposed Preliminary Site Plan would require the following amendments to current conditions of the Consent Judgment:**
    a. **Gross Building Area – Retail (Item 12, A, Consent Judgment): Per the Consent Judgment, Retail "B," which is to be located on the subject property, shall not exceed 100,000 square feet in total square footage. The proposed development would allow a 61-unit multi-family residential development on 7.17 acres and a 6,529-square-foot standalone retail building.**
    b. **Uses Permitted (Item 12, B, Consent Judgment): Per the Consent Judgment, Retail "A," "B" and "C" shall conform to the uses permitted in the B-2 zoning district as described in the City of Novi Zoning Ordinance. The applicant is requesting to modify the Consent Judgment to permit multi-family use on the subject parcel. As such, the project has been reviewed against the RM-2 District standards to apply appropriate requirements.**
    c. **Parking (Item 12, E, Consent Judgment): Per the Consent Judgment, a total of 1,725 parking spaces shall be provided between Retail A, B, and C. A revised total of 1,470 spaces are proposed for Retail A and C, and the proposed retail building and residential use.**
    d. **The Master Deed for the project shall contain restrictions limiting the number of leases permitted within the development.**
7. **The proposed Preliminary Site Plan will require deviations for the following:**
    a. **Deviation from Sec. 3.1.11.D to allow a commercial development parcel that does not meet the minimum required acreage in the B-2 District (2 acres required, 1.54 acres proposed);**
    b. **Deviation from Sec. 3.8.1.A to allow increase in room count based on RM-2 standards for 3-story building (157 maximum allowed, 244 proposed);**
    c. **Deviation from Sec. 3.8.2.D to allow the buildings to not be oriented 45 degrees to the property lines, due to the available area for construction and constraints of the**

property;

d. **Deviation from Sec. 3.8.2.E for exceeding the maximum amount of permissible pavement area in front yard for residential (30% maximum permitted, 36% proposed);**
e. **Deviation from Sec. 3.8.2.G to allow sidewalk only on one side of the drive (both sides required) because the lot configuration does not include the opposite side of the drive;**
f. **Deviation from Sec. 3.8.2.H to allow a lesser distance between residential buildings (84 and 61 ft minimum required, 30 ft minimum proposed), as the tighter configuration allows greater open space on the constrained site;**
g. **Deviation from Sec. 5.7.3.1 to allow an overage in the ratio of average to minimum light level in the retail portion of the site (4:1 maximum permitted, 4.74:1 proposed for retail);**
h. **Landscape deviation from Sec. 5.5.3.B.ii and iii for an 8-foot-tall pre-cast wall with evergreen trees is proposed in lieu of a 6–8-foot berm between the proposed development and the abutting Sam's Club commercial use;**
i. **Landscape deviation from Sec. 5.5.3.F.iii for deficient foundation landscaping of frontages facing interior drives on buildings 1, 4, 7, & 8 (35% required, 12-13% proposed);**
j. **Landscape deviation from Sec. 5.5.3.C for not meeting the minimum requirements for parking lot landscaping in the proposed retail area; and**
k. **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 Preliminary 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 RECOMMEND APPROVAL OF THE PROPOSED AMENDMENT TO THE CONSENT JUDGEMENT AND PRELIMINARY SITE PLAN FOR JSP25-0012 NOVI ACRES. Motion carried 6-1 (Roney).

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE SEPTEMBER 9, 2026, PLANNING COMMISSION MINUTES**
   Motion to approve the September 9, 2026, Planning Commission Minutes.

ROLL CALL ON MOTION TO APPROVE THE SEPTEMBER 9, 2026, PLANNING COMMISSION MINUTES MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS. *Motion carried 7-0.*

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 September 23, 2026, meeting made by Member Lynch and all in favor said aye.

Meeting adjourned at 8:00 PM.

DRAFT

Buzz Report

October 15, 2026

Hot Topics:

- **RCOC Culvert Replacement near 10 Mile/Novi Rd Intersection THIS WEEKEND**
  The Road Commission for Oakland County has informed us this morning that the failing cross culvert under 10 Mile Road, about 1,000-feet west of Novi Road, will be cut-out, replaced, and asphalt patched back in, this weekend. The work zone will be handled as a flagged operation, trying to keep at least one lane of traffic moving, alternating directions. It is highly recommended to avoid this area while under construction, there will be significant delays.

- **GOLD in 2025 Michigan Green Communities Challenge**
  The City of Novi has received the Gold Certification once again in the Michigan Green Communities Challenge, an annual sustainability recognition program that guides Communities through embedding environmental sustainability into their operations, policies, and programs. Novi has taken part in the Challenge since 2016, achieving the Silver Certification the first year and the Gold Certification each year following. The Gold Certification is the second highest level attainable of the four possible levels. The only higher level, Platinum, was introduced in the 2024 Challenge and is currently only held by the Cities of Ann Arbor and Grand Rapids.

- **DICE (former 10 North, Mr. B's and Goat Farm)**
  The former DICE/Goat Farm bar on the west side of Novi Road just north of 10 Mile has been demolished. It's been in disrepair for quite some time. There has some "traction" on social media regarding this occurrence.

- **Tree Removal at Beck Rd/10 Mile Intersection**
  The Home located at 24190 Trafalgar Court, the southwest corner at the Beck Road and Ten Mile Road intersection has recently received some attention due to the removal of several trees. This work was done under proper permitting, having received a Woodland Permit from the Planning Commission on their June 10, 2026 meeting. In total, 23 regulated woodland trees of various sizes were approved for removal, so that the homeowner can install a fence on the property. The City's Woodland Consultant calculated that 39 woodland replacement credits are required as part of the permit, this is currently planned to be fulfilled by installing new plantings on the subject property including deciduous trees, evergreen trees, as well as both small and large shrubs. A bond is in place, and the Community Development department will continue to monitor the work.

Great Lakes Water Authority (GLWA) Status Update:

14 MILE TRANSMISSION WATER MAIN REPLACEMENT: **The contractor fully reopened 14 Mile Road for the full length on Tuesday, August 4th.** There are still some replacement trees to plant this fall. https://www.glwater.org/14milemainproject/

Road Construction Projects:

At City Council's request the Administrative ePacket will now include the Weekly Road Construction Updates put together by our Department of Public Works engineering team. This same information is used to update the Better Roads Ahead section of the City webpage in a more easily digestible format for the public https://cityofnovi.org/betterroadsahead/

Community and Economic Development Project Updates:

Map of Development projects ***Development Projects Webpage***



- **11 and Beck Townhomes**
  Proposed Development: 43 2-story townhomes
  Next Steps: PLSR Concept Plan with the Planning Commission

- **AG3 Labs**
  AG3 Labs is a Michigan-based defense technology startup that grew out of engineering research and entrepreneurship at Michigan State University. The company has developed autonomous, low-cost drone systems for military training and counter-drone applications. In 2025, AG3 Labs was one of four global winners of the U.S. Army's xTech Counter Strike competition, earning $350,000, and the company is now advancing to the second round of the Army's Drone Dominance Gauntlet at Fort Carson, Colorado.

- **Stars + Honey**
  Locally founded protein bar company is opening a manufacturing facility in Novi after expanding its distribution from direct sales to contracts with Target and Costco. Sales have grown roughly 300% over the past 14 months and the company expects $50 million in revenues this year.

- **Townes at Haggerty** – Haggerty Road just south of 9 Mile
  175 townhouses across 26 buildings are proposed on the west side of Haggerty. A public hearing was held before the Planning Commission on May 6th, for their initial review.

- **Hotels at the Adell Center**
  Grading and utility work is underway for Home 2 Suites (5 story/141 rooms). The Preconstruction meeting for Towne Place Suites is scheduled for 9/16 (5 story/129 guestrooms).

- **Supra Revolving Sushi** (Former Bar Louie) – 12 Mile Crossing
  The space recently vacated by Bar Louie is set to become a new revolving sushi restaurant. Permits have been issued and rough inspections are underway. There is not yet a timeline for when they plan to open.

- **Central Park South** – Beck Road, South of Grand River Ave
  The former Central Park Estates project has been redesigned and is being treated as a new project by planning. New multiple-family development with 106 units in a single 5-story building. The site improvements include parking on the first level of part of the building, garages, and related open spaces. Final Site Plan is now under review.

- **Providence Meadows** – Grand River Ave, West of Providence Parkway
  Proposed rezoning of 31 acres from Light Industrial to High Density Multiple Family to develop 161 townhome units. At the January 14th Planning Commission meeting this project received initial feedback (no votes were taken) and went before Council on May 4th for their initial

input. The applicant has resubmitted as a Rezoning/Planned Suburban Low Rise (PSLR) development with 157 units.

- **Grand-Beck Development** – Grand River east of Beck Road
  Fuel station, convenience store, and Clean Express car wash to be built on a vacant parcel. Preliminary Site Plan has been approved by the Planning Commission. Final Site Plan is now under review. Estimated Completion Date: Unknown

- **Taft Knolls III** – Taft Rd, north of 10 Mile Rd
  The Site plan for a Single-Family Residential Development of 13 new homes is now under construction.

- **Novi 10 -** 10 Mile and Novi Road
  Staff sent the developers a draft of the PRO Agreement in early April. Comments have not received any comments back from them so far.

- **Novi Acres (FKA Station Flats)**
  The owners of the property between Target and Sam's recently submitted a new Preliminary Site Plan (61 townhome units and a 6,529-square-foot retail building) under the new name of Novi Acres. The previously planned project, known as Station Flats, has been scuttled. The current project is anticipated to be before Planning Commission in July.

- **Camelot Parc/Avalon** by Village of Stonebrook
  Townhomes for sale with garages, fewer units (currently zoned PSLR). The development went before City Council on July 27th meeting for final approval of their Planned Suburban Low-Rise (PSLR) Agreement and Concept plan. The associated resolution was approved 5:2.

- **Transformco (Former Sears at Twelve Oaks)**
  Spaces for a Dicks House of Sport, Round 1 Arcade and Bowling, and Primark. Nearly all the external work has been completed. Paving of reconfigured Barrier Free parking anticipated to start 9/21. Construction continues for all 3 future tenants. Estimated Completion Date: Early November for Dicks, end of the year for Round One, with Primark to follow next spring.

Ordinance Enforcement Updates:

Frequently Asked Questions:

1. ***Does the City of Novi have a Policy or Ordinance regarding e-bikes/electric scooters/electric minibikes (especially on sidewalks)?***

   Answer: No, The City of Novi does not *currently* have an ordinance regarding e-bikes or similar toys/vehicles. However, we are aware of the increase in such modes of transport and the safety concerns of pedestrians and non-motorized bikers sharing the sidewalk. Policy/Ordinance options regarding the matter are currently being explored.

2. **Does the City of Novi have Flock Cameras installed/in-service?**

   Answer: Yes, The City has had several Flock Automated License Plate Reader (ALPR) cameras positioned at strategic roadway intersections throughout the City since the approval of their purchase and installation in 2023.

   Detective Sergeant Snell recently provided a memorandum regarding their use in Novi and surrounding communities and can be reviewed HERE.

   Additionally, on the morning of Sunday, July 5th, Novi PD discovered someone had tampered with our Flock cameras located at southbound Novi Road at I-96 and northbound Novi Road at I-96. Based on the preliminary investigation, the damage appears to have been intentional. It appears the suspect was unsuccessful in removing the northbound camera on Novi Road, as only three of the four mounting bolts had been loosened. The southbound camera only sustained damage to its solar panel.

   During a check of other Flock camera locations, officers identified another incident at the westbound Eight Mile Road and Haggerty Road location, where the mounting bolts had been loosened.

2026 WEEKLY CONSTRUCTION UPDATE

October 13 through October 19

***Please note: Any indication of a project's schedule is only an estimate.**
Construction work could be delayed by many factors, such as inclement weather.

cityofnovi.org

PROJECT STATUS

YELLOW	- NOT STARTED	GREEN	- ACTIVE
RED	- STOPPED OR DELAYED	BLACK	- COMPLETE

COUNTY PROJECTS

Project: NOVI ROAD RECONSTRUCTION/REHABILITATION (8 MILE TO 9 MILE ROADS)
Prime Contractor: Dan's Excavating, Inc.
Start: April 15, 2025
End: September 2, 2026
Consultant: RCOC - In-House Project Management

Description: See attached link to the right for RCOC construction updates https://www.rcocweb.org/698/Novi-Road-8-Mile-Road-to-9-Mile-Road

The Road Commission for Oakland County (RCOC), in partnership with the cities of Novi and Northville, will rehabilitate and reconstruct Novi Road, from 8 Mile to 9 Mile Roads. Phase 1 - relocate utilities (DTE, Consumers, AT&T, etc.) in spring of 2025 - **COMPLETE**; Phase 2 - reconstruct the 'curve' between 8 Mile Road and Allen Drive in summer/fall of 2025 - **COMPLETE**; and **Phase 3 - rehabilitate the remainder of Novi Road from Allen Drive to 9 Mile Road, in 2026. Plans are also to add a continuous center left turn lane throughout the entire section of Novi Road as well as the installation of a High-Intensity Activated Crosswalk or HAWK pedestrian signals, located just north of Galway Drive.**

Traffic Control/Detours: N/A - Detour map attached as an appendix

Project was completed and fully reopened to traffic on Wednesday, September 2nd.

Work Status:

Project was completed and fully reopened to traffic on Wednesday, September 2nd.

Project: BASE LINE OR 8 MILE ROAD/CSX RAILROAD BRIDGE DECK REPLACEMENT
Prime Contractor: E.C. Korneffel Co.
Start: March 2, 2026
End: September 18, 2026
Consultant: In-House WCDPS Project Management Staff

Description: See attached link to the right for WCDPS construction updates. https://www.waynecounty.com/departments/publicservices/roads/road-construction-updates.aspx

The Wayne County Department of Public Services (WCDPS) will be completing the final stage (Stage 3) of construction on 8 Mile Road between Haggerty and Novi Roads which is the bridge rehabilitation and bridge deck replacement at the CSX/Lake State Railway. Stage 1 was the concrete rehabilitation from Haggerty Road to just west of Meadowbrook Road. Stage 2 was completed late last year, milling the existing concrete and placing new asphalt pavement over the top from just west of Meadowbrook Road to the CSX bridge.

Traffic Control/Detours: N/A - Detour map attached as an appendix

Bridge was finally reopened on Saturday, September 19th.

Work Status:

Bridge was finally reopened on Saturday, September 19th.

Project: 12 MILE ROAD REHABILITATION (NOVI ROAD TO FARMINGTON ROAD)
Prime Contractor: Cadillac Asphalt, LLC
Start: July 13, 2026
End: October 30, 2027
Consultant: Internal RCOC Design and Inspection Staff

Description: https://www.rcocweb.org/733/12-Mile-Road-Novi-Road-to-Farmington-Roa

The Road Commission for Oakland County (RCOC) in cooperation with the cities of Novi and Farmington Hills will be rehabilitating 12 Mile Road from Novi Road to Farmington Road over the course of two years, in four, distinct stages (see attached 'Staging Plan'). Stage 1 will take place this summer on the concrete portion of 12 Mile Road between Novi and Meadowbrook Roads and the asphalt portion between just east of Halsted Road and Farmington Road. The plan is to repair the outer lanes first, then repair the inner lanes.

Traffic Control/Detours: Pg 4 of 5 - Staging plan attached as an appendix

The contractor will maintain at least one lane, in each direction throughout the duration of the first stage.

Work Status:

Stage 1 has been divided into two separate phases. Stage 1A started on July 14th in Farmington Hills, from just east of Halsted Road to Farmington Road milling and paving the existing asphalt along with some spot, curb repairs. Stage 1B (Novi to Haggerty Roads) started on August 18th. The contractor switched over to the inside lanes a couple weeks ago. They expect another 2 weeks to finish the work planned in Novi for this year.

Project: GLWA's 14 MILE TRANSMISSION WATER MAIN REPLACEMENT
Prime Contractor: Ric-Man Construction, Inc.
Start: January 12, 2026
End: August 15, 2026
Consultant: Brown & Caldwell and DLZ Corporation

Description: https://www.glwater.org/14milemainproject/

The Great Lakes Water Authority (GLWA) in cooperation with the Road Commission for Oakland County (RCOC) and the cities of Novi, Walled Lake, Commerce Township, Wixom, and Farmington Hills will be replacing and/or rehabilitating the 42-inch water transmission main along 14 Mile Road from roughly East Lake Drive to M-5. This construction will constitute rehabilitation of certain portions with a Carbon Fiber Reinforced Polymer (CFRP) repair, mainly through the Walled Lake and Wixom areas. All other areas will be an outright replacement pipe.

Traffic Control/Detours: N/A - Detour plans attached as an appendix

The contractor fully reopened 14 Mile Road for the full length, on Tuesday, August 4th.

Work Status:

The contractor fully reopened 14 Mile Road for the full length, on Tuesday, August 4th. There is still some replacement trees to plant this fall.

Project: 2026 BRIDGE PREVENTATIVE MAINTENANCE PROGRAM - NOVI ROAD OVER THE CSX RAILROAD
Prime Contractor: C.A. Hull Construction Company
Start: August 24, 2026
End: September 30, 2026
Consultant: Internal RCOC Design and Inspection Staff

Description: See attached link to the right for RCOC construction updates https://www.rcocweb.org/668/Bridge-Preventative-Maintenance

The Road Commission for Oakland County (RCOC) has developed a Preventative Maintenance Program for several of their bridges that does not warrant rehabilitation or replacement. These programs are less intrusive while also extending the usable life of the bridge which is more cost-effective in the long term. One of the bridges selected is the Novi Road bridge over the CSX Railroad tracks, just south of the Main Street/Bond Street intersection.

Traffic Control/Detours: N/A - Detour map is attached as an appendix

The bridge was fully reopened on October 1st.

Work Status:

The bridge was fully reopened on October 1st.

CITY PROJECTS

Project: BECK ROAD RECONSTRUCTION (GRAND RIVER AVENUE TO 11 MILE ROAD)
Prime Contractor: Dan's Excavating, Inc.
Start: April 6, 2026
End: November 1, 2026
Consultant: AECOM-Great Lakes
Description:

Through MDOT's Local Agency Project office and federal funding program ($3.6 Million), the City will be reconstructing and widening Beck Road from Grand River Avenue to 11 Mile Road to five lanes. The plan is to first locate and lower the existing 16-inch and 24-inch water mains in order to install a new large diameter culvert under Beck Road, just south of Heritage Drive. The contractor will begin installing a new storm sewer network along the western edge of Beck Road before construction begins on the road widening. There will also be improvements made to the signalized intersection to the hospital and ADA sidewalk upgrades throughout.

Traffic Control/Detours: Pg 5 of 5 - Detour map attached as an appendix

Most of the preparatory work will be performed off the edge of the roadway. Drivers can expect to see minor lane closures or lane shifts under flag control for this work. Once the actual road work begins, Beck Road will be open to southbound traffic only; most northbound traffic will be detoured using 10 Mile, Novi Road, and Grand River Avenue. **Local traffic will still be able to use northbound Beck Road north of 10 Mile, all the way to 11 Mile Road.**

Work Status:

Construction of the southbound lanes or west half is complete. Main line paving of the northbound lanes is also complete. This week, the contractor will finish paving back the individual gaps for driveway openings, half width at a time as well as placing new curb on the extended, northbound lane, and installing new sidewalk on the east side of Beck Road. The contractor is working to have Beck Road reopened the week of October 26th.

Project: NOVI ROAD MEDIAN ISLAND CONVERSION (12 MILE TO 13 MILE)
Prime Contractor: Merlo Construction Company
Start: July 27, 2026
End: September 15, 2026
Consultant: Spalding DeDecker
Description:

The City will be providing improvements to the center median islands on Novi Road, between 12 Mile and 13 Mile Roads. Improvements will be to deconstruct the current, natural, sunken islands with newly raised, decorative concrete islands along with planter boxes for small bushes and trees.

Traffic Control/Detours: N/A - Detour map attached as an appendix

All work including new pavement markings and signage is now complete and the work area fully reopened.

Work Status:

All work including new pavement markings and signage is now complete and the work area fully reopened.

Project: VILLAGE WOOD ROAD RECONSTRUCTION (CRANBROOKE DRIVE TO HAGGERTY ROAD)
Prime Contractor: Fonson Company, Inc.
Start: June 8, 2026
End: September 30, 2026
Consultant: AECOM-Great Lakes
Description:

The City's contractor, Fonson Company, Inc., will reconstruct Village Wood Road from Cranbrooke Drive to Haggerty Road with new asphalt, concrete curb and gutter, enclosing the ditches, improved storm sewer network, and adding a new, 6-foot wide concrete sidewalk along the north side of the roadway.

Traffic Control/Detours: N/A - Detour map attached as an appendix

All work is now complete and the roadway was fully reopened on Monday, September 14th.

Work Status:

All work is now complete and the roadway was fully reopened on Monday, September 14th. Over the next month or so, the contractor will continue to perform punch list work and maintain the grass restoration.

Project: LEE BEGOLE DRIVE & CRESCENT BOULEVARD EXTENSION/CONNECTION
Prime Contractor: Springline Excavating, LLC
Start: September 8, 2026
End: November 30, 2028
Consultant: OHM-Advisors
Description:

The City has contracted with Springline Excavating to build a realigned, three lane Lee BeGole Drive, beginning with a connection to the existing Crescent Boulevard to the north and a connection with a new roundabout at 11 Mile Road. This segment will be constructed in two phases: (2026) from Crescent Boulevard to just south of the DPW's northern entrance; (Spring of 2027) from just south of DPW's northern entrance to 11 Mile Road. This phasing will allow consistent access at all times, to and from the DPW. This planned construction will also involve the mitigation of the Bishop Creek and installation of a new looped water main along the route. During the construction of the first, northern phase, the recycling center will be CLOSED and access to the Novi Police Gun Range will be from the DPW's south entrance.

Traffic Control/Detours: N/A - Detour map attached as an appendix

No detours will be necessary during the first, northern phase, of construction. All vehicular access to the DPW will be maintained from 11 Mile Road as normal.

Work Status:

Springline is now undercutting the organic soils for the installation of the northern Bishop Creek box culvert. This work is expected to take several weeks. **Recycling Center officially closed on Monday, September 21st.**

Project: 2026 NEIGHBORHOOD ROAD PROGRAM - ASPHALT STREETS
Prime Contractor: Federal Paving, Inc.
Start: October 1, 2026
End: November 15, 2027 (Overall Program Completion)
Consultant: OHM-Advisors
Description:

This will be the first year of a 2026-27 program whereby the City of Novi will be performing asphalt road work (full reconstruction, rehabilitation, and/or repair) in the following asphalt street developments: Vistas of Novi; Camden Court; Meadowbrook Glens; and Stonehenge subdivisions. A full list of streets will be provided on the City's 'Better Roads Ahead' web page once contracts and budgets are finalized.

Traffic Control/Detours: N/A - detour map attached as appendix

Although, no detours will be necessary for this work, local traffic and directly affected residents should expect delays in access while the contractor is working on their street or directly in front of their homes and driveways. The engineering consultant and contractor will have constant contact with each resident as construction progresses. Parking on the street will not be allowed during actual construction.

Work Status:

Contractor is currently removing and replacing concrete curb and gutter in Saratoga Circle this week and removing existing asphalt after that. Depending on extenuating factors, this may be the only development to have work this construction season. All remaining work will be done next year.

Project: 2026 NEIGHBORHOOD ROAD PROGRAM - CONCRETE STREETS
Prime Contractor: Koala-T Construction Corporation
Start: October 7, 2026
End: November 15, 2027 (Overall Program Completion)
Consultant: OHM-Advisors
Description:

This will be the first year of a 2026-27 program whereby the City of Novi will be performing concrete road work (full reconstruction, rehabilitation and/or repair) on the following streets: Argyle Street/Court; Arden Glen Court; Denby Court; Paddington Court; Norfolk Court; Westmont Drive/Court; Emerald Forest Drive; and Avon Court. The contractor will tackle as much of this list as they can this construction season. Whatever can't get done will be pushed to 2027 along with another list of streets.

Traffic Control/Detours: N/A - Detour map attached as an appendix

No detours will be necessary for this work. Construction will take place on one half of the street at a time and for the most part, traffic flow will be maintained in one direction. Residents located on the half being worked on will need to find another location to park vehicles as no access will be provided during this time. The consulting engineer and contractor will be in constant contact with those affected residents.

Work Status:

The contractor is currently saw-cutting for removals and replacements of existing concrete panels on Paddington Court and Norfolk Court in the Bradford of Novi subdivision.

CITY PROJECTS

Project: CEDAR SPRING ESTATES WATER MAIN LINING
Prime Contractor: FER-PAL Construction USA, LLC
Start: June 15, 2026
End: October 9, 2026
Consultant: OHM-Advisors
Description:

The Cedar Spring Estates subdivision has experienced numerous water main breaks over the last decade due to corrosion and deterioration of the existing ductile iron pipe. Instead of a full replacement of the water main which would involve significant excavation and disturbance to the adjacent lands and roadways, the City will be undertaking a placement of a cured-in-place pipe (CIPP) lining of approximately 5,000 feet of 8-inch and 600 feet of 12-inch water main. The project will also involve the replacement of existing valves and hydrants. A temporary water service will be provided to the residents prior to and during construction.

Traffic Control/Detours: N/A - Detour map attached as an appendix

All work is now considered complete.

Work Status:

All work is now considered complete. The contractor will continue to monitor grass growth and respond to irrigation fixes as necessary over the coming weeks.

Project: SOUTHWEST WATER MAIN LOOP (BECK, 8 MILE & NAPIER)
Prime Contractor: Bidigare Contractors, Inc.
Start: January 1, 2027
End: October 1, 2027
Consultant: OHM-Advisors
Description:

The 2014 Water Master Plan Update identified a large area of the southwest quadrant of the City as having low or insufficient water pressure and fire protection. Therefore, this project will expand the "Island Lake Pressure District" by providing a 'looped' water main connection between 8 Mile Road, Napier Road, 10 Mile Road, and Beck Road. The project will involve constructing approximately 16,800 feet of 12-inch ductile iron water main between 8 Mile Road and 10 Mile Road, through the ITC Sports Park, along Beck Road, and Napier Road.

Traffic Control/Detours: N/A - Detour map attached as an appendix

No detours will be necessary for this project, but will involve a moving or 'rolling' lane closure as the work progresses along the roadway. The lane closures will be protected along with flagging personnel.

Work Status:

A pre-construction meeting was held last week. According to the contractor's pipe supplier, work will begin after the start of the new year, assuming mild weather conditions exist.

Project: MAIN STREET SIDEWALK, LIGHTING & ROAD IMPROVEMENTS (GRAND RIVER AVENUE TO NOVI ROAD)
Prime Contractor: OCG Companies, LLC.
Start: May 1, 2027
End: August 15, 2027
Consultant: AECOM-Great Lakes
Description:

In cooperation with the Corridor Improvement Authority (CIA), the City is moving forward with a plan to make significant improvements to the existing sidewalk, lighting, and road pavements on both the east/west and north/south portions of Main Street from Grand River Avenue to Novi Road.

Traffic Control/Detours: N/A - Detour map attached as an appendix

No detours will be necessary for this project, but may involve small, distinct lane closures at the specific work areas. The lane closures will be protected with traffic cones and barrels along with flagging personnel while the work is actively in progress.

Work Status:

City Council approved the award to OCG Companies, LLC at the October 12th meeting. A preliminary pre-construction conference will be held soon with the contractor, so they can begin ordering long lead time items ahead of the spring 2027 start date.

Project: OLDE ORCHARD STREET (GRAND RIVER AVENUE TO 10 MILE ROAD) - CONCRETE REPLACEMENT
Prime Contractor: GM & Sons, Inc/Scodeller
Start: September 15, 2026
End: October 2, 2026
Consultant: DPW Engineering - In-House
Description:

As part of the City of Novi's annual concrete replacement maintenance contract, the contractor will be removing and replacing sections of concrete roadway throughout Olde Orchard Street from Grand River Avenue to 10 Mile Road. This work will be pursued on one-half of the street at a time. All resident and business access points interrupted during construction will be informed and maintained at all times.

Traffic Control/Detours: N/A - Detour map attached as an appendix

All work was completed on October 2nd and the roadway was fully reopened.

Work Status:

All work was completed on October 2nd and the roadway was fully reopened.

Project: ITC PATHWAY AND BOARDWALK CONNECTION TO BOSCO FIELDS
Prime Contractor: L.J. Construction Company
Start: April 25, 2026
End: October 2, 2026
Consultant: AECOM-Great Lakes
Description:

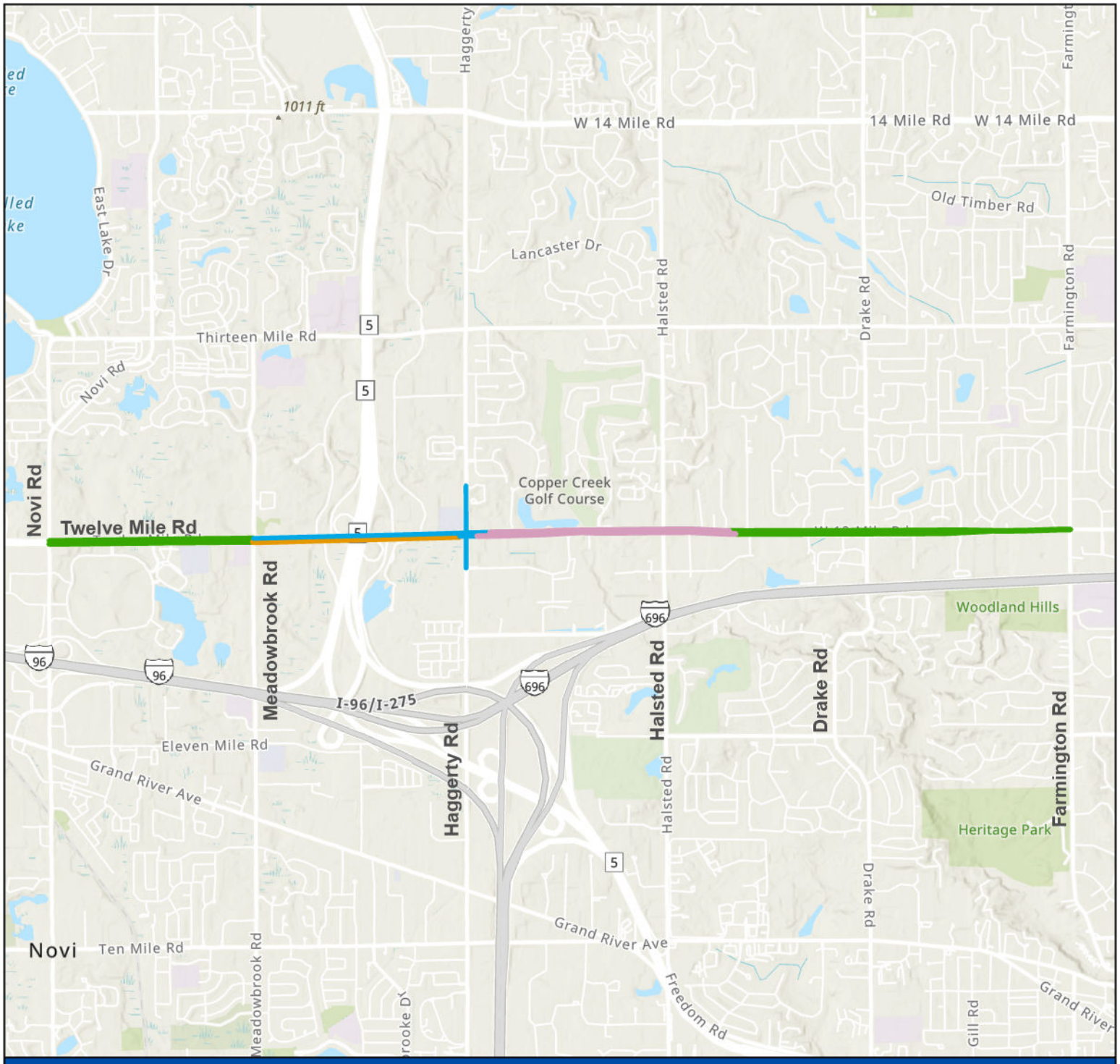
Through MDOT's Local Agency Project office and federal funding program through SEMCOG ($230,000), the City will be constructing a pathway between the existing ITC Trail and Bosco Fields Park. Construction will involve the placement of a hot-mix asphalt shared use path from the existing ITC Trail, south of 11 Mile Road, easterly to Bosco Fields Park, connecting to Beck Road, including approximately 600 feet of a 14-foot-wide boardwalk.

Traffic Control/Detours: N/A - Detour map attached as appendix

All work was completed on October 2nd.

Work Status:

All work was completed on October 2nd. The contractor will continue to monitor and refresh the grass restoration as necessary.



Staging Plan

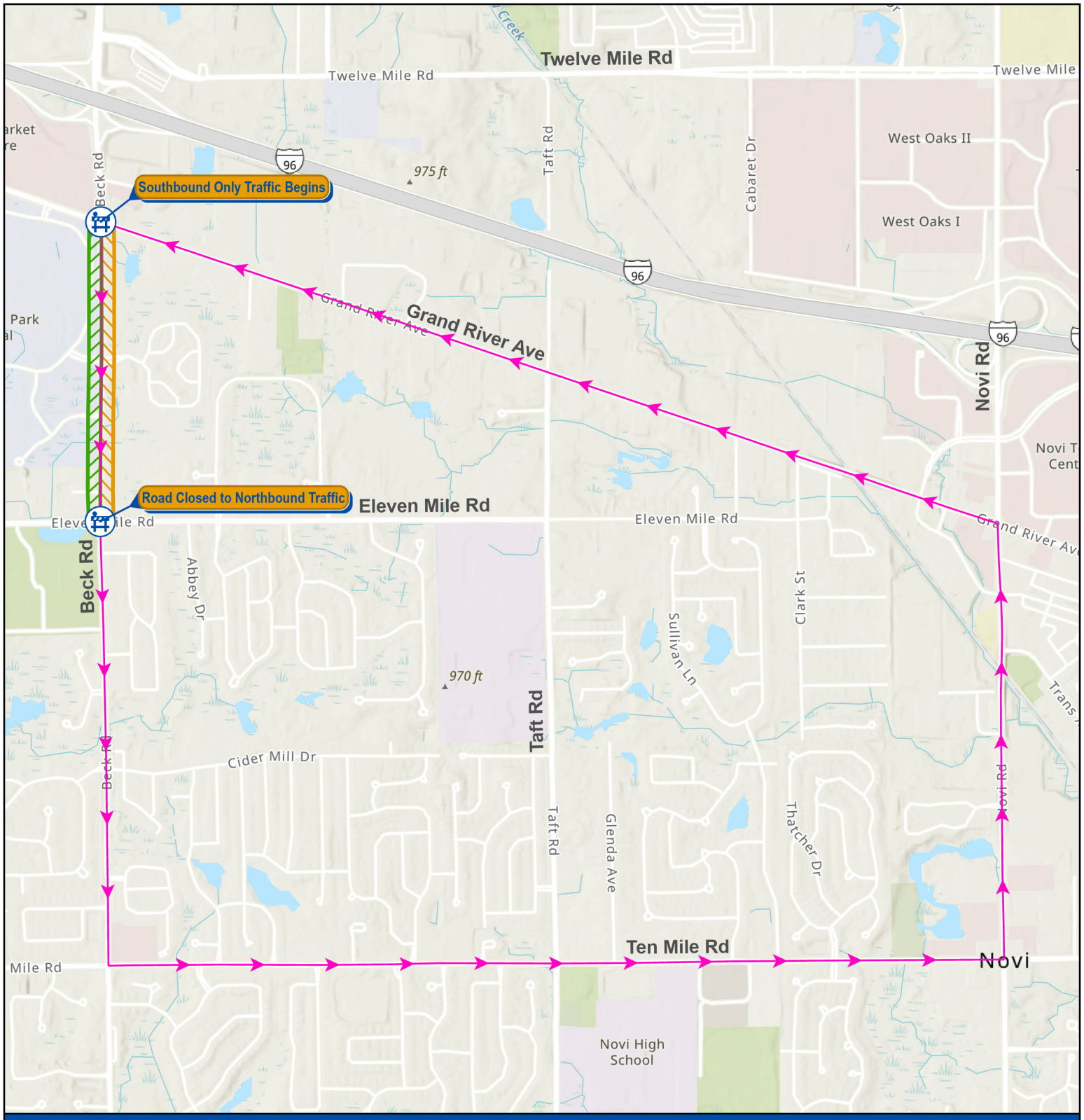
- Stage 1 (Summer 2026): Novi Rd to Meadowbrook Rd & Investment Dr to Farmington Rd
- Stage 2 (Fall 2026): Eastbound from Meadowbrook Rd to Haggerty Rd
- Stage 3 (Spring & Summer 2027): Westbound from Meadowbrook Rd to Haggerty Rd & Haggerty Rd Intersection
- Stage 4 (Fall 2027): Haggerty Rd to Investment Dr

Twelve Mile Rd Rehabilitation

Novi Rd to Farmington Rd

0 1,800 3,600 7,200 10,800 Feet

Map Print Date: 2/24/26
Map Author: K. Blough



Beck Rd is **closed to northbound traffic** from Eleven Mile Rd to Grand River Ave for the duration of this project.

Northbound traffic should navigate around this closure using 10 Mile Rd to Novi Rd to Grand River Ave and back to Beck Rd.

Detour Route
CLOSED to Traffic
OPEN to Traffic

CITY OF NOVI
cityofnovi.org

Beck Road Widening
11 Mile Rd to Grand River Ave

0 800 1,600 3,200 4,800 Feet

Map Print Date: 7/15/26
Map Author: J. Gartha

MEMORANDUM

TO: ERICK ZINSER, DIRECTOR OF PUBLIC SAFETY/ CHIEF OF POLICE

FROM: JOHN B. MARTIN, FIRE CHIEF JBM

SUBJECT: NEW SUTPHEN FIRE ENGINE

DATE: OCTOBER 15, 2026

Overview

The new Sutphen Fire Engine was delivered to Station No. 1 this past Tuesday, October 13th. This fire engine was ordered on July 27th, 2022, in the 2022/23 budget cycle with an estimated delivery time of December 2025. The Sourcewell Cooperative Purchase pricing was utilized. The final cost was $990,422.85 from our local Sutphen Dealer, Apollo Equipment Company.

This new Sutphen fire engine is a PA 17 Severe Duty Custom Chassis Pumper equipped with a 2000 GPM Hale QFLO pump, 755-gallon polypropylene tank, and a 20 gallon on board Foam Logix Class A Direct Inject Foam System. The new pumper is also equipped with a Command Light Tower which outputs over 51,000 lumens to illuminate any incident scene increasing visibility and safety.

We currently have one more Sutphen fire engine on order through the Sourcewell Cooperative Purchasing pricing. The next Engine, HS-8046, was ordered on August 1, 2023, in the 2023/24 budget cycle with a contract price of $1,324,168.99. The scheduled completion date is tentatively April 2027.



C. Todd Seog, Assistant Fire Chief

2026 CAPRA Reaccreditation

PRCS Commission meeting | October 15, 2026



CITY OF NOVI
cityofnovi.org

About CAPRA

CAPRA is the national accreditation for park and recreation agencies. It measures the quality of an agency's operations, management, and service to the community.

BENEFITS OF ACCREDITATION

- Shows the agency meets national standards of best practice
- Keeps the agency accountable and responsive to the community
- Improves operations, efficiency, and credibility
- Builds teamwork and pride and provides professional development to our staff
- Many more...

THE STANDARDS

154
TOTAL STANDARDS

36
FUNDAMENTAL

118
NON-FUNDAMENTAL

- *All fundamental standards must be met.*
- *A total of 148 (96%) standards must be met.*

CITY OF NOVI
cityofnovi.org

Standards by chapter

154 standards across 10 chapters. All 154 were met.

CHAPTER 1	CHAPTER 2	CHAPTER 3	CHAPTER 4	CHAPTER 5
Agency Authority, Role, and Responsibility	Planning	Organization and Administration	Human Resources	Financial Management
14 standards	**11** standards	**14** standards	**31** standards	**20** standards

CHAPTER 6	CHAPTER 7	CHAPTER 8	CHAPTER 9	CHAPTER 10
Programs and Services Management	Facility and Land Use Management	Public Safety, Law Enforcement, and Security	Risk Management	Evaluation, Assessment, and Research
14 standards	**17** standards	**14** standards	**6** standards	**13** standards

CITY OF NOVI
cityofnovi.org

What a standard looks like

Example: Standard 1.7, Agency Relationships

THE STANDARD

There shall be ongoing liaison roles with complementary organizations, such as nearby park and recreation agencies, social service organizations, and other governmental units and regulatory bodies.

SUGGESTED EVIDENCE OF COMPLIANCE

Provide evidence of cooperative efforts, including a list of staff with liaison responsibility. This information may be evidenced through Memorandum of Agreement, Memorandum of Understanding, Cooperative Agreements, etc.

NOVI'S NARRATIVE

Novi Parks, Recreational, and Cultural Services (PRCS) and the City of Novi recognizes the importance of working with other park and recreation agencies along with social service organizations and other governmental units. This is evident in the Strategic Community Recreation and Master Park Plan 2025-2029 as well as a matrix of all the staff who have liaison roles with different organizations. Staff is encouraged to participate in regional and state organizations such as the Michigan Recreation and Parks Association and USA Softball. Staff serves on a variety of committees and Boards including leadership roles as Past President mParks, Certification Chair, Chair Elect of Young Professionals and Athletics Chair. Finally, PRCS has relationships with user groups such as the Novi Youth Baseball League, Motor City Mountain Biking Association and the Michigan Jaguar Soccer Club on the use and maintenance of facilities and trails.

SUPPORTING EOCs

- Master Park Plan 2025-2029
- Staff liaison matrix
- mParks roster
- Youth Baseball League agreement
- MCMBA agreement
- Jaguar Soccer Club agreement

CITY OF NOVI
cityofnovi.org

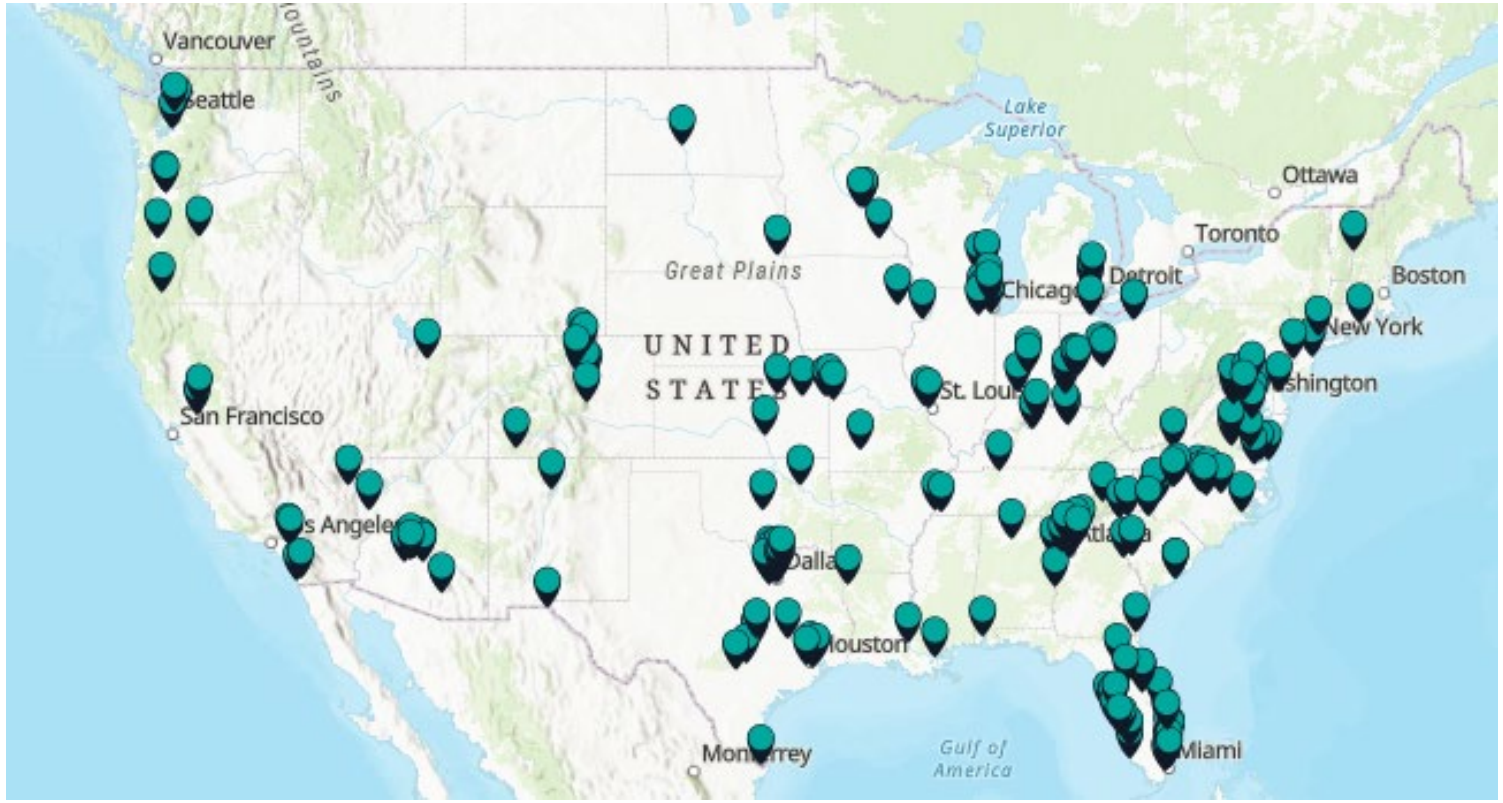
CAPRA-accredited agencies

222

park and recreation agencies are currently accredited

3

of those agencies are in Michigan, including Novi



CITY OF NOVI
cityofnovi.org

Our accreditation history

2016

First accredited

2021

Reaccredited

2026

Reaccredited

Virtual site visit the week of May 11.

Next reaccreditation: 2031, under the 2027 standards

CITY OF NOVI
cityofnovi.org

Team effort



Maintaining accreditation is led by PRCS staff, but it requires support of every department across the City of Novi.

cityofnovi.org

Our 2026 results

TOTAL	FUNDAMENTAL	NON-FUNDAMENTAL	STANDARDS MET
154	**36**	**118**	**154**
standards in the 2019 edition	standards every agency must meet	additional standards	all fundamental and all non-fundamental

Reaccreditation requires all 36 fundamental standards and 112 of the 118 non-fundamental standards. **We met all 154!**

CITY OF NOVI
cityofnovi.org

The 2027 standards

THE 2019 STANDARDS

154

standards used for this reaccreditation

Evidence of compliance was suggested

THE 2027 STANDARDS

67

standards: 37 fundamental and 30 non-fundamental

Each standard has required evidence and a published rubric

We will move all of our documentation into the 2027 framework. This may mean more work, but it will make the review less subjective.

CITY OF NOVI
cityofnovi.org

What changes in 2027

WHAT MAY REQUIRE MORE

- Evidence is required for every standard, not just suggested
- Many standards name specific items, such as dated records, rosters, and several examples
- Practices we already follow now need documented proof
- All of our existing documentation must move into the new framework

WHAT BECOMES CLEARER

- Each standard states exactly what evidence is required
- Reviewers score against published rubric questions, such as whether the agency provided the emergency management plan
- We will know what a pass looks like before the review

There is more to document, and less guesswork about what reviewers need to see.

Thanks for your support!



Accreditation is always in-progress. But for now, we're celebrating our accomplishment!

CITY OF NOVI
cityofnovi.org

MEMORANDUM

TO: MAYOR FISCHER AND CITY COUNCIL

FROM: DANIELLE MAHONEY, ASSISTANT CITY MANAGER

SUBJECT: MILE MARKER '26 – ALL STAFF DEVELOPMENT DAY

DATE: OCTOBER 15, 2026

On October 12, about 170 City of Novi employees spent the day together at Mile Marker '26, the first of what will become an annual all-staff development day.

The day centered on Novi Drive, the City's ongoing work to operate as a high-performing organization. Novi Drive is advanced by an interdepartmental team of employees drawn from across the organization and from every level. Over the past year, that group has produced a Novi Drive Roadmap, which brings to life how we work at the City of Novi. Mile Marker '26 was the first opportunity to put that work in front of the entire workforce at once, and to practice it rather than present it.



The morning centered on the City's four values: Team, Commitment, Innovation, and Trust. Staff completed a leadership style assessment, debriefed it at their tables, four directors spoke candidly about their leadership styles, and employees worked in groups to pitch ideas to improve City operations and services. Twelve of those ideas are now with the Novi Drive team to evaluate and recommend to City leadership.

Staff were seated mixed by department, tenure, and role throughout the day - a building inspector next to an accounting clerk, a director next to someone three weeks into the job. That is deliberate. Our commitment to residents is only as strong as our ability to work together to deliver on it. Very little of what the City does well is the work of one department alone - service moves across desks, between divisions, and through colleagues who need to be able to call one another and get a straight answer.

A high-performing organization is one where those connections are strong: where people know each other's work, trust each other's judgment, and are willing to carry something a step further because they know who is on the other end. That is built one relationship at a time, and a morning spent together does more for it than any procedure we could write. Residents experience it in ordinary ways: a question answered on the first call, a permit that moves without stalling, a hand-off that lands cleanly.

The morning closed with an all-staff photo and video to celebrate upcoming Novi Day (Nov 1, 2026).



The afternoon featured a keynote with Jason Schechterle at the high school auditorium. Jason's story of resilience, inspiration, and the power of a positive mindset left a lasting impact on Team Novi.



MEMORANDUM

TO: VICTOR CARDENAS, CITY MANAGER

FROM: JAN ZIOZIOS, ASSESSOR

SUBJECT: 2027 IRM & RESIDENTIAL REAL ESTATE MARKET

DATE: OCTOBER 15, 2026, 2026

2027 Inflation Rate Multiplier Forecast

For Michigan assessing purposes, the annual inflation rate multiplier is calculated using the CPI from a period that runs from October through September. Currently, with twelve months of data, and October 2025 estimated as the average of November and September 2025 (due to the government shutdown and lack of data), the **IRM forecast is 3.20%.** The State Tax Commission will release the final IRM in mid-November. The final IRM will be applied to taxable values for the 2027 tax year.

2027 IRM Forecast				
Month	**10/24-9/25**	**10/25-9/26**	**Calc**	**%**
Oct	315.664	324.461	1.028	2.79%
Nov	315.493	324.122	1.028	2.76%
Dec	315.605	324.054	1.027	2.73%
Jan	317.671	325.252	1.026	2.65%
Feb	319.082	326.785	1.026	2.60%
Mar	319.799	330.213	1.027	2.71%
Apr	320.795	333.020	1.029	2.87%
May	321.465	335.123	1.030	3.04%
June	322.561	333.952	1.031	3.10%
July	323.048	333.918	1.031	3.12%
Aug	323.976	334.980	1.031	3.15%
Sept	324.800	336.940	1.032	3.20%
Average	319.997	330.235	**1.032**	**3.20%**

* The individual IRM data are compiled from the US Department of Labor, Bureau of Labor Statistics. October 2025 CPI is the average of September 2025 & November 2025. The State Tax Commission typically releases the final Inflation Rate Multiplier in mid-November.

Realcomp Update – September 2026

Supply

The Realcomp reports for Novi and Oakland County for September 2026 are attached for your information. At the end of September, Novi had a 2.4-month supply of non-condominium home inventory, a significant 26.3% increase over September 2025. Novi had 74 homes on the market in September, a 27.6% increase over last September. Oakland County reflected a 2.9-month supply in September, a 20.8% increase over 2025.

While the supply has grown, local real estate organizations have historically cited a 4-to-6-month supply as a healthy, balanced market. Post-pandemic, Metro Detroit's inventory has persistently been between 1.0 and 3.5 months of supply, indicating a seller's market.

Novi's condominium supply in September was 3.7 months, an 85.0% increase over September 2025. This compares to the county's September supply of 4.3 months, a 43.3% increase over 2025. In Novi, there were 76 condo listings in September, a 76.7% increase over last year.

On average, Novi's non-condominium homes are marketed for an average of 19 days before sale, surprisingly unchanged from last year. Condominium homes are on the market for 20 days, a decrease of 23.1% over last year. I anticipate the days on market will increase due to the higher interest rate environment and heading into winter. A snapshot of current inventory in Novi is presented below:

Active Listings:

Listing Type	No. of Active Listings	Listed for: Low	Listed for: High
Stand Alone	62	$149,900	$4,369,000
Condo	71	$170,000	$679,900

Pricing

Novi's non-condo homes are selling for 99.7% below asking price, compared to last September, when they were selling at 98.5% of asking price. Condos are selling for 99.1% of their list price, like last September. When considering the high sale-to-list price ratios and the low number of days on the market, it may be that homes that are priced correctly and turnkey are still selling quickly and commanding close to asking price, whereas homes that are overpriced for the current market, or require updating may take longer to find their buyers.

Novi's median sale price was $631,525 in September 2026, compared to the prior year's median price of $547,500. The median condo sale price was $280,000, compared to $304,000 last year.

Novi's housing market reflects general stability, with residential values in some neighborhoods remaining stable to slightly increasing. The supply of homes is increasing but still considered somewhat limited.

Sales Volume

Thirty-four (34) non-condo homes sold in Novi in September, a 13.3% increase over the prior year, with 31 pending sales, a 10.7% increase. Twenty-three (23) condos sold, a 4.2% decrease over last year, with 17 sales pending, an increase of 30.8% over last year.

Mortgage Rates

According to Freddiemac, the average 30-year mortgage rate is 7.4%; a year ago it averaged 6.30%. The average 15-year rate is 6.73%; a year ago it averaged 5.53%.

Local Market Update – September 2026

A Research Tool Provided by Realcomp

Novi

Oakland County

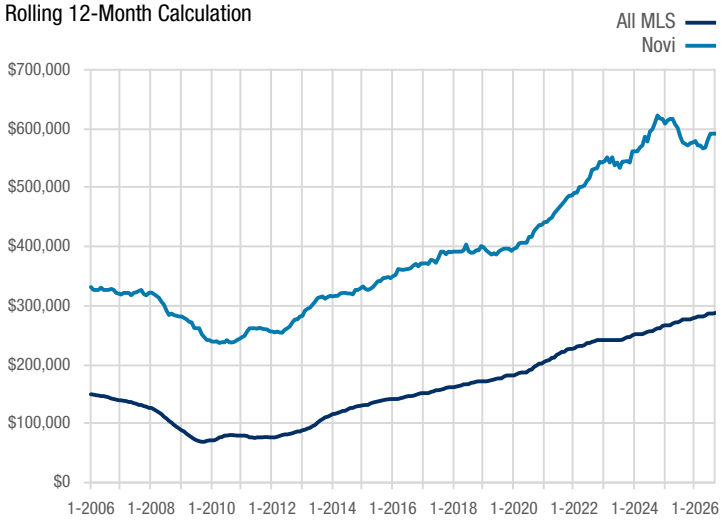
Residential	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	37	**48**	+ 29.7%	394	**423**	+ 7.4%
Pending Sales	28	**31**	+ 10.7%	294	**299**	+ 1.7%
Closed Sales	30	**34**	+ 13.3%	287	**293**	+ 2.1%
Days on Market Until Sale	19	**19**	0.0%	19	**18**	- 5.3%
Median Sales Price*	$547,500	**$631,525**	+ 15.3%	$580,000	**$600,000**	+ 3.4%
Average Sales Price*	$662,873	**$664,410**	+ 0.2%	$675,493	**$703,391**	+ 4.1%
Percent of List Price Received*	98.5%	**99.7%**	+ 1.2%	100.4%	**100.5%**	+ 0.1%
Inventory of Homes for Sale	58	**74**	+ 27.6%	—	**—**	—
Months Supply of Inventory	1.9	**2.4**	+ 26.3%	—	**—**	—

Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	25	**45**	+ 80.0%	269	**328**	+ 21.9%
Pending Sales	13	**17**	+ 30.8%	212	**212**	0.0%
Closed Sales	24	**23**	- 4.2%	218	**213**	- 2.3%
Days on Market Until Sale	26	**20**	- 23.1%	27	**33**	+ 22.2%
Median Sales Price*	$304,000	**$280,000**	- 7.9%	$320,000	**$300,000**	- 6.3%
Average Sales Price*	$359,556	**$310,287**	- 13.7%	$361,169	**$346,140**	- 4.2%
Percent of List Price Received*	100.0%	**99.1%**	- 0.9%	99.7%	**99.0%**	- 0.7%
Inventory of Homes for Sale	43	**76**	+ 76.7%	—	**—**	—
Months Supply of Inventory	2.0	**3.7**	+ 85.0%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

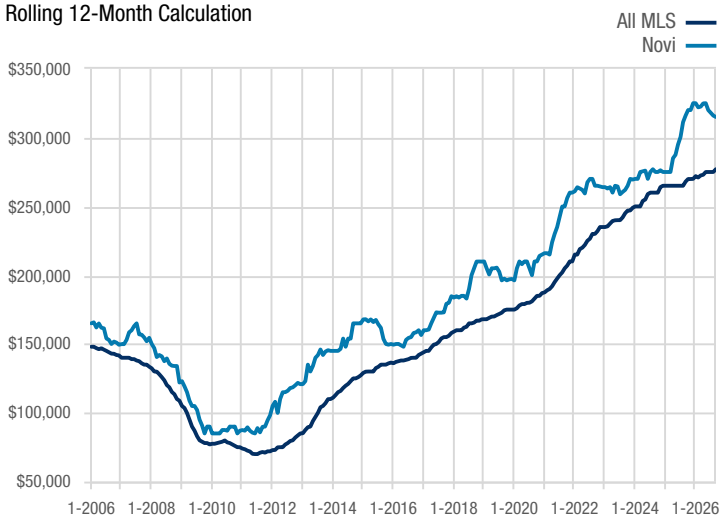
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of October 7, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.

Local Market Update – September 2026

A Research Tool Provided by Realcomp

Oakland County

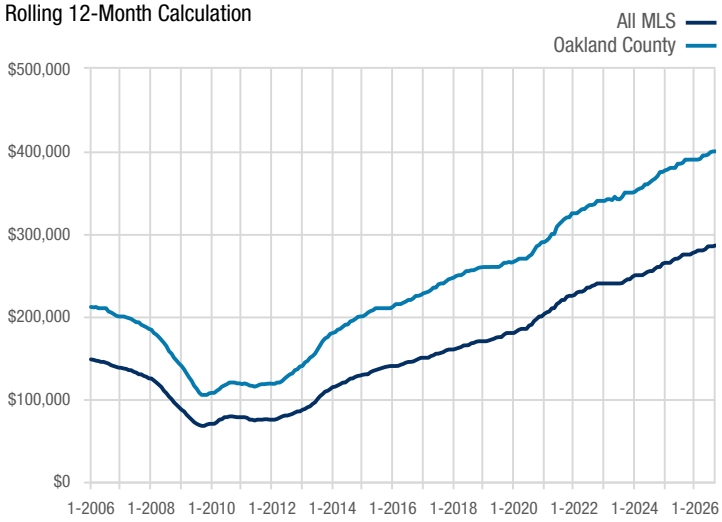
Residential	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	1,714	**1,745**	+ 1.8%	14,297	**15,126**	+ 5.8%
Pending Sales	1,064	**986**	- 7.3%	9,767	**9,918**	+ 1.5%
Closed Sales	1,152	**1,097**	- 4.8%	9,450	**9,565**	+ 1.2%
Days on Market Until Sale	24	**25**	+ 4.2%	25	**26**	+ 4.0%
Median Sales Price*	$400,000	**$410,000**	+ 2.5%	$395,000	**$405,000**	+ 2.5%
Average Sales Price*	$508,043	**$494,073**	- 2.7%	$491,838	**$497,311**	+ 1.1%
Percent of List Price Received*	99.2%	**99.1%**	- 0.1%	100.0%	**99.8%**	- 0.2%
Inventory of Homes for Sale	2,511	**3,024**	+ 20.4%	—	**—**	—
Months Supply of Inventory	2.4	**2.9**	+ 20.8%	—	**—**	—

Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	440	**512**	+ 16.4%	3,550	**4,104**	+ 15.6%
Pending Sales	254	**227**	- 10.6%	2,337	**2,386**	+ 2.1%
Closed Sales	258	**252**	- 2.3%	2,271	**2,276**	+ 0.2%
Days on Market Until Sale	31	**39**	+ 25.8%	33	**39**	+ 18.2%
Median Sales Price*	$280,000	**$280,000**	0.0%	$280,000	**$289,000**	+ 3.2%
Average Sales Price*	$316,846	**$335,239**	+ 5.8%	$318,478	**$332,005**	+ 4.2%
Percent of List Price Received*	97.9%	**97.9%**	0.0%	98.7%	**98.3%**	- 0.4%
Inventory of Homes for Sale	745	**1,060**	+ 42.3%	—	**—**	—
Months Supply of Inventory	3.0	**4.3**	+ 43.3%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

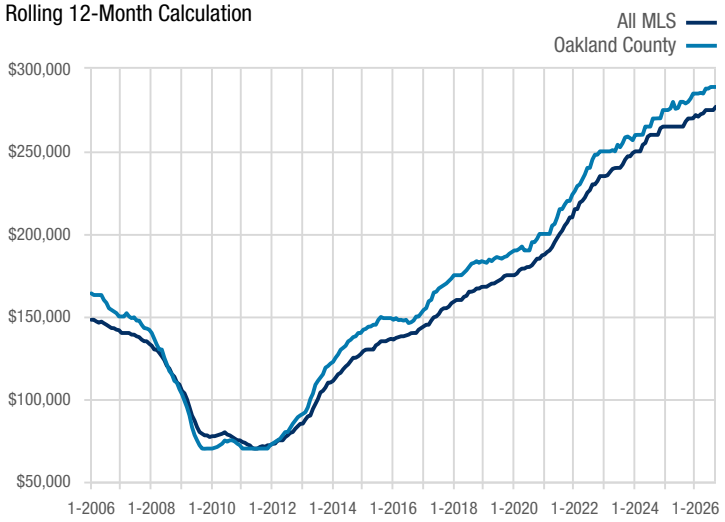
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of October 7, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.

MEMORANDUM

Mayor and Council –

FYI on our grant efforts as they relate to sustainability activities.

- Victor

TO: DANIELLE MAHONEY, ASSISTANT CITY M

FROM: MATT TURCO, FACILITIES MANAGER

SUBJECT: EECBG AND CEM GRANT CLOSEOUTS

DATE: OCTOBER 14TH, 2026

This memorandum documents the completion and official closeout of the City of Novi's Community Energy Management (CEM) and Energy Efficiency and Conservation Block Grant (EECBG) grants, including the funding awarded, the reimbursement received, and the projects completed.

BACKGROUND

The CEM Program, administered by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), provides reimbursement grants to help local communities improve energy efficiency and transition to clean energy. The EECBG Program, administered by the U.S. Department of Energy (DOE), provides funding and technical assistance to states, local governments, and Tribes to reduce energy use, lower fossil fuel emissions, and improve overall energy efficiency.

AWARDS AND REIMBURSEMENT

The City of Novi was awarded up to $100,000 under the CEM grant and up to $126,000 under the EECBG grant, for a combined total of $226,000 in available funding. Today, the City received the final reimbursement check from EGLE for the CEM grant, in the amount of $66,875. With that payment, total reimbursement under the two grants is $225,356 of the $226,000 available.

PROJECTS COMPLETED

The following projects and items were completed utilizing these funds:

- ASHRAE Level II energy audits of the Civic Center, Ice Arena, Department of Public Works (DPW), Gun Range, and Fire Station 4 buildings. (CEM)
- Replacement of a commercial refrigerator at DPW with an ENERGY STAR model. (CEM)
- Irrigation system modifications and upgrades to improve efficiency at Pavilion Shore Park and Power Park. (CEM)
- Replacement of pneumatic heating, ventilation, and air conditioning (HVAC) controls with direct digital controls (DDC) on the Community Center side of the Civic Center. (EECBG)

CLOSEOUT

The EECBG was officially closed out on August 7, 2026, and the CEM grant on October 14, 2026.

PRESS RELEASE PRESS RELEASE

FOR IMMEDIATE RELEASE: Oct. 14, 2026
Visit RCOC online at *www.rcocweb.org*

GET READY FOR WINTER AND SNOWPLOWS: OCTOBER IS "SHAKE YOUR MAILBOX" MONTH

Beverly Hills, MI – The Road Commission for Oakland County (RCOC) is reminding residents that October is "Shake Your Mailbox" month -- the perfect time to give those mailboxes on posts at the roadside a little maintenance before the upcoming winter and snowplow season.

Heavy snow and ice thrown by the passing snowplows can damage mailboxes that are loose or unstable. A few minutes of maintenance now could save residents the time, frustration and expense of repairing or replacing a damaged mailbox later.

"Taking a few minutes to make sure your mailbox is sturdy can save unnecessary winter headaches," RCOC Managing Director Dennis Kolar said. "Give it a shake, tighten bolts and make sure the post is secure. That little bit of preparation could be the difference between your mailbox staying upright or ending up in a snowbank."

RCOC offers these tips to make sure your mailbox is winter-ready:

- **Shake it**: Gently shake your mailbox to check for stability.
- **Tighten it**: Secure any loose bolts or screws.
- **Check it**: Ensure the post is secure and won't lean or fall under pressure.
- **Fix it**: Replace any worn-out parts before the snow arrives.

Mailboxes installed on sturdy posts, at the proper height and set at the right distance from the road, are more likely to survive Michigan's winter plowing season. Taking a few minutes in October to prepare your mailbox can help keep it standing and your mail accessible throughout the winter.

--- # # # ---