

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI  
MONDAY, NOVEMBER 8, 2021 AT 7:00 P.M.**

**Mayor Gatt called the meeting to order at 7:00 P.M.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Mayor Gatt, Mayor Pro Tem Staudt, Council Members Casey, Crawford, Fischer, Smith, Thomas

**ALSO PRESENT:** Peter Auger, City Manager  
Victor Cardenas, Assistant City Manager  
Tom Schultz, City Attorney

**APPROVAL OF AGENDA:**

Mayor Gatt moved to add an item to Mayor and Council issues regarding Active Service People Banners.

**CM 21-11-142      Moved by Staudt, seconded by Fischer CARRIED UNANIMOUSLY**

**To approve the Agenda as amended.**

**Roll call vote on CM 21-11-142      Yeas: Staudt, Casey, Crawford, Fischer, Smith, Thomas, Gatt**  
**Nays: None**

**APPOINTMENT OF MAYOR PRO TEM**

Mayor Gatt announced that once again it with great honor and privilege to appoint Mr. David Staudt to be the Mayor Pro Tem for the next two years.

**PUBLIC HEARINGS: None**

**PRESENTATIONS: None**

**MANAGER/STAFF REPORT: None**

**ATTORNEY REPORT: None**

**AUDIENCE COMMENTS:**

Joe Peddiboyina of 41326 Scarborough Lane, Novi said he is the City of Novi Zoning Board of Appeals Chairperson. Thank you for giving an opportunity, Mr. Mayor, and City Council members. He wanted to congratulate all the newly elected and Bob Gatt for his sixth term as Mayor. When we are faced with an opposition, some people let their goals crumble, he is not one of these people. He faced the adversity, it only caused him to persevere, and this achievement proves it. He is so happy to be able to watch the Council achieve their vision. Congratulations to all of you. Thank you for giving me an opportunity.

Vicki Tarazi of 22215 Waterland Drive, Northville said she was standing up here for a letter she wrote on Friday that she emailed to the City Clerk and asked to be sent to you. She just wanted Council to have a face to the name. She had written about a trend she has noticed with development and what she thinks of it compared to what is seen in other cities that are maybe closer to Detroit. She hopes for responses through email regarding the letter about what we're doing to the natural habitats and whether or not we're really being balanced with all the developments that are happening. Thank you.

Mary Pohlod of 21146 E. Glen Haven, Northville, stated that she has lived in Country Place Condos for 38 years and is now serving a three-year term on the board of directors. She was here at the last Council meeting talking to you with pictures about the City of Novi's road leading into the lift station off of Court C in her condo complex. They have been advised that this road will not be fixed this year, even though the onsite manager advised City personnel of this condition in early May of 2021. The road looks terrible, but she was here to make Council aware. This is how unsafe this City's road is for three homeowners who need this road to get into their homes and their garages. The first photo was of an 89-year-old man who has to walk here and along the road and these pylons have been here for months by the city of Novi. This, the second road, is where you can see the people who walk the road there's a three- or four-inch level. One person has already tripped on the road and sprained an ankle. And then the third photo is just another picture of the condition of the road. Country Place removes all the snow from this road. However, because of the condition of it, it will be impossible to keep it ice free this winter. If you can't fix the road, at least at this time, make it safe. Thank you for your time and concern.

Andrew Mutch, 24740 Taft Road, said he will keep his comments brief. First, he wanted to congratulate Mayor Gatt and Council Member Fischer on their re-election, and welcome Council Members Smith and Thomas to the Council. It's quite an accomplishment for all of them, and they have all earned that victory and that opportunity to serve. He also wanted to thank former Council Member Julie Maday for her service on behalf of the community. And to thank Dr. Ajay Raman, Mark Alafita, and Karen Chopjian for running for election this fall. Anybody who's campaigned for any political office knows how challenging it is. It's not an easy task. But the voters of Novi have spoken, and they have entrusted the four of you along with our three remaining Council Members, Mayor Pro Tem Staudt, Council Member Crawford and Council Member Casey with both the right and the responsibility to represent our community going forward over the next two to four years. He said he knows that all of them will faithfully execute that responsibility to the best of their ability on behalf of all the residents of the City of Novi, and he thanked them for that. He then said he has an easy chair at home that's waiting for him. And although it looks like an interesting agenda, he thinks he's going to go take advantage of that. Thank you and have a good night.

**CONSENT AGENDA REMOVALS AND APPROVALS:**

**CM 21-11-143      Moved by Crawford, seconded by Casey; CARRIED UNANIMOUSLY**

**To approve the Consent Agenda as presented.**

- A. Approve Minutes of:  
October 25, 2021 - Regular Meeting
- B. Approval of a Storm Drainage Facility Maintenance Easement Agreement from Fly Detroit Holdings, LLC for iFly located south of I-96 and west of Novi Road (parcel 50-22-15-478-001).
- C. Approval of a Storm Drainage Facility Maintenance Easement Agreement from Cambridge of Novi, LLC for Terra, a residential development, located north of Nine Mile Road and west of Beck Road (parcels 50-22-30-401-028 and 50-22-29-326-056).
- D. Approval of a Storm Drainage Facility Maintenance Easement Agreement from Suburban Haggerty Property 2, LLC for Toyota Service Center located south of I-96 and west of Haggerty Road (parcel 50-22-24-276-026).
- E. Approval of an Agreement between the City of Novi and City Center Office Plaza (CCOP), LLC, a commercial development, located west of Flint Street and south of Grand River Avenue (parcel 50-22-15-477-011) with respect to the construction of and development of the Bond Street – Phase 2, subject to review by the City Manager and City Attorney's office as to the final form and attachments and any required minor amendments.
- F. Approval of claims and warrants – Warrant 1095

**Roll call vote on CM 21-11-143**

**Yeas: Casey, Crawford, Fischer, Smith, Thomas, Gatt, Staudt**  
**Nays: None**

**MATTERS FOR COUNCIL ACTION:**

- 1. **Consideration of approval for a Street Light Purchase Agreement with DTE Energy for the installation and ongoing operation cost of nineteen (19) streetlights at seventeen (17) locations as part of Phase 5 of the City Initiated Streetlight program.**

**CM 21-11-144                      Moved by Fischer, seconded by Casey; CARRIED UNANIMOUSLY**

**Approval of a Street Light Purchase Agreement with DTE Energy for the installation and ongoing operation cost of nineteen (19) streetlights at seventeen (17) locations as part of Phase 5 of the City Initiated Streetlight program.**

Member Smith said he had a question about light pollution and how many phases of this development there are. We're in five, and he wanted to know how many more phases there will be. City Manager Auger responded through the Mayor, that this is the last phase of the intersection light program that we've run in the past several years. It's the final phase.

**Roll call vote on CM 21-11-144**

**Yeas: Crawford, Fischer, Smith, Thomas, Gatt,  
Staudt, Casey**

**Nays: None**

- 2. Consideration of Zoning Ordinance Text Amendment 18.291 to establish the Pavilion Shore Village Zoning District, for future consideration to rezone 1.61 acres of property at the intersection of Old Novi Road and Thirteen Mile Road from B-3 General Business to PSV Pavilion Shore Village. FIRST READING**

**CM 21-11-145**

**Moved by Staudt, seconded by Gatt; CARRIED UNANIMOUSLY**

**Approval of Zoning Ordinance Text Amendment 18.291 to establish the Pavilion Shore Village Zoning District, for future consideration to rezone 1.61 acres of property at the intersection of Old Novi Road and Thirteen Mile Road from B-3 General Business to PSV Pavilion Shore Village. FIRST READING**

Member Smith asked for background on community meetings just to get prepared for the second reading. City Manager Auger said for items like this, we have a public meeting at the Planning Commission where the public gets advertised and the public comes in and speaks and that's in the minutes in the in the packet of the comments there. That's included with the decision-making process to recommend to City Council.

Member Thomas said she just had some questions because she has never done this before. So she just had a couple questions about the difference. Why create the Pavilion Shore Village section rather than the three? They're both for businesses. She was not sure what the purpose was, to separate out the distinction. City Manager Auger asked that someone from Planning come address specific issues on this. City Planner McBeth said the new district was created to allow certain uses that were a little bit more restrictive than the general business zoning district. Member Thomas said there is a carve out for the Veterinary Clinic and asked if that was to grandfather in the clinic that's there or would it allow any veterinary clinics. Planner McBeth responded that the uses that are currently there would be allowed to continue as existing non-conforming uses under the new ordinance. Member Thomas asked if there were new businesses of that type, would they be allowed in there. Planner McBeth said the Veterinary Clinic, specifically, would be allowed as a special land use. Member Thomas asked just the one that exists or if another veterinary if another one came in. Planner McBeth said If another one came in, it could also fall under that those requirements. Member Thomas said the only outstanding question was it looks like there's like a 30-foot building requirement, and she was wondering where that came from. She said it seemed like a great plan, but she wanted

to make sure she understood. Planner McBeth replied with the 30-foot building height is the same as the current B-3 zoning district. It would also allow like a two-story structure to be located. The parcels that are vacant in that area are very constrained, which is why they haven't developed most likely over the years. We've incorporated smaller setbacks and it will allow the buildings to come up closer to the sidewalk to create a more walkable environment. That's also a difference from the B-3, which would require a larger setback. Allowing a second story also to those buildings would, because they're so constrained and can't get a big footprint, they could have an extra story to get a little additional space. Member Thomas said okay, thank you so much.

Member Casey asked if this was keeping consistent with the Robertson development that Council approved. Planner McBeth responded the way it's been laid out, and the proposed ordinance is that area would be excluded from this new zoning district. Those would be controlled and governed by the Planned Rezoning Overlay that covers that portion of the development. Member Casey asked what the max height was that Council approved for the Robertson development. Planner McBeth responded that she couldn't recall specifically, but it's no more than 30 feet. It may be less. Member Casey said her only other comment is when we allow business adjacent to a residential and even if these become multi-use, she likes to see some language that really amplifies the screening that we have in instances where we have a taller building that is going to bump up against a shorter building. She would like to see language like we did with Robertson and some of the other developments to make sure that we have screening is sufficient height to kind of block any view from a second story down to a first story.

**Roll call vote on CM 21-11-145**

**Yeas: Fischer, Smith, Thomas, Gatt, Staudt,  
Casey, Crawford**

**Nays: None**

**CONSENT AGENDA REMOVALS FOR COUNCIL ACTION: None**

**MAYOR AND COUNCIL ISSUES:**

**1. Service People Banners**

Mayor Gatt said he wished he could take full credit for this idea, but a constituent called him today with this idea. She had been visiting another City and saw this and she thought it would be great for Novi and he couldn't agree more. The idea is to pick a spot, and with the help of the citizens of our beautiful City, determine all the active-duty service people right now and make banners for them with their name on it. We can have different colors depending on what branch of service they are in. We would plant those banners in a certain location, he guessed the Civic Center up by the flagpole there. We would have a spot reserved for any service people who died in the line of duty and they would stay there forever. The ones who are active, we would get an update and when they're done with their service, that banner would be removed to give it to the family. It's something that would make Novi even more unique than we are today. He hasn't seen this anywhere; this young lady saw it and she couldn't wait to tell him. He said unless the

majority of Council is against that, he asked the City Manager to talk this over with staff. He stated that he had talked to the City Manager today via email about it. And there's some questions as to what kind of banner and how big or small, exactly where, how we would do it. He doesn't expect the answers to those today or tomorrow, but certainly sometime around the first of the year, he would hope that we could formulate a plan and maybe order what we need, or at least advertise it so the citizens of our City who have sons and daughters in the military would respond and we could start this program. He would love it in the ground by Memorial Day, or certainly the Fourth of July.

## **2. Appointments to Council Committees**

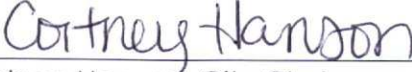
Mayor Gatt appointed Council members to committees. The Capital Improvement Program has three members, Member Casey, Member Fischer, and Member Crawford. The Commission Interview Committee, three members Member Smith, Member Thomas, and Member Casey. The Consultant Review Committee has three members, Mayor Pro Tem Staudt, Member Fischer, and Member Crawford. The Ordinance Review Committee includes the mayor and two plus one alternate. The two are Mayor Pro Tem Staudt and Member Crawford with Member Fischer as an alternate. The Rules Committee is the Mayor plus Mayor Pro Tem Staudt and Member Crawford. The Parks Recreation and Cultural Services Grant Citizen Advisory Committee has two members Mayor Pro Tem Staudt and Member Fischer. The Walkable Novi Committee has two members, Fischer and Casey. SEMCOG will be Member Thomas and the alternate is Member Smith. Youth council will be Member Casey and the alternate is Member Smith. Municipal Broadband Committee, we're going to keep the two and reappoint Staudt. The Roads Committee, we must replace former Member Mutch and we will put Mayor Pro Tem Staudt on that committee.

### **AUDIENCE COMMENT:**

Anand Pappuri, 42210 Park Ridge Road, Novi said he was here to congratulate Mayor Bob Gatt and all elected Council Members. He sincerely appreciates all who have contested elections, and to do good for the City of Novi and the continued work of the existing Council Member. One of the things he is very passionate about is energy efficiency and renewable and those systems. He gets newsletters from City of Ann Arbor and always wondered; they have aggressive goals for sustainability net zero by 2030. He would like to know as City Council members and Novi City Mayor, if you have some kind of sustainability goals, or that can enhance the climate and increase the bottom line, reduce the budget and all that stuff. Encouraging the city officials to either have a sustainability department or a sustainability officer who can look into these matters and compare, do the benchmarking with the City of Ann Arbor. The City of Grand Rapids also has some kind of aggressive goals and city of Livonia has assembled officers or something. He would like to see that something is going on in those lands. With the infrastructure bill recently approved, a lot of grants are coming up to the City infrastructure, with battery and solar and all that stuff. Thank you.

**COMMITTEE REPORTS: None**

**ADJOURNMENT** – There being no further business to come before Council, the meeting was adjourned at 7:24 P.M.

  
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Cortney Hanson, City Clerk

  
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Robert J. Gatt, Mayor

  
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Transcribed by Melissa Morris

Date approved: November 22, 2021