

**2009 Master Plan for Land Use Review Kick-Off**

**City of Novi Web Page**



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December 11, 2008

Name  
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Address  
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RE: Notice of Review Master Plan for Possible Amendments

Dear :

This letter is to inform you that the City of Novi intends to review its Master Plan for Land Use, 2004, as amended in 2008, for possible amendments. In accordance with the Municipal Planning Act (PA 285 of 1931 as amended), this letter is to notify our neighboring local governments, utilities and any other related entities of the start of the Master Plan amendment process. The City of Novi welcomes your comments and we look forward to your cooperation throughout the process. The City will send you a draft of any proposed amendment as soon as we have completed the draft amendment.

If you would like to receive a draft copy of the plan amendments in electronic format, please let the City of Novi know by providing a formal request and an email address. For additional information, please contact Mark Spencer, City of Novi Planner ([mspencer@cityofnovi.org](mailto:m Spencer@cityofnovi.org) – 248-735-5607) or Barbara McBeth, City of Novi Deputy Director of Community Development ([bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org) – 248-347-0475).

Sincerely,

Mark Pehrson, Chairman  
City of Novi Planning Commission

CC Novi City Council  
Clay Pearson, City Manager  
Pam Antil, Assistant City Manager  
Steve Rumble, Director of Community Development  
Barbara McBeth, Deputy Director of Community Development

City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375  
248.347.0460  
248.347.0577 fax

[cityofnovi.org](http://cityofnovi.org)

# 2009 Master Plan for Land Use Review Kick-Off

Dear Citizens and Business Owners of Novi:

The City of Novi's Master Plan for Land Use is a long range, broad based policy document used to guide City decisions related to land use and community development. The City has a strong tradition of maintaining a Master Plan which has been reviewed and updated on a regular basis since 1967. Periodically, the Planning Commission undertakes a review of the Master Plan for potential changes to recommended future land uses, goals, objectives and implementation strategies. While the Master Plan for Land Use was reviewed and amended in 2008 for three key areas of the City, the Master Plan as a whole was last approved in 2004.



At its December 10, 2008 meeting, the City of Novi Planning Commission passed a resolution (see below) announcing the commencement of the Master Plan review process. The resolution indicates that the Commission's Master Plan and Zoning Committee will review the City's existing Master Plan for Land Use and prepare "Planning Reviews" for full discussion by the Planning Commission of the following areas:

- (1) Special Planning Project Area 1, an area identified in the current Master Plan as land on the south side of Ten Mile Road, east of Novi Road;
  - (2) An area near the northeast corner of Beck Road and Grand River Avenue;
- and
- (3) Other areas of the City as deemed appropriate by the Committee after review of the Master Plan.

The State of Michigan Municipal Planning Act (PA 285 of 1931 as amended) requires cities to review their Master Plan at least every five years. This review process will be conducted in accordance with the standards of the Act.

It is expected that the Planning Commission's Master Plan and Zoning Committee will be meeting once or twice a month to review the Plan and documents prepared and presented by City staff and consultants. The intent is to complete the Master Plan review process by mid-year 2009. This web page will be periodically updated with information related to the Master Plan review. It will contain links to schedules, packets and progress updates.

## **Input Opportunities**

Public input is a key component of the Master Plan review process and the City of Novi welcomes public participation by offering the following opportunities for public input:

- Novi Homeowner Association Leader's Breakfast – Saturday, January 24<sup>th</sup>.
- Invite City staff to attend your Homeowner Association Meeting. Please contact Cindy Uglow, Neighborhood and Small Business Manager to schedule ([cuglow@cityofnovi.org](mailto:cuglow@cityofnovi.org) or 248-347-0437).
- Attend the Master Plan for Land Use Review Open House – Date to be announced.
- Visit the Community Development counter at the Civic Center, Monday through Friday, 8:00am to 5:00pm, and talk with City staff. Ask for Planner Mark Spencer, project coordinator for the Master Plan review.
- Mail or drop off your written comments to the City's Community Development Department.
- Attend one of two public hearings to be conducted by the Planning Commission if amendments are proposed – Dates to be announced.
- Provide comments directly from the City's web site. Click on this link to [submit comments and suggestions using our submittal form](#).

Our thanks go out ahead of time to the citizens and business owners of Novi for all of the support and input during this review process.

Sincerely,

Stephen T. Rumble  
Community Development Director  
City of Novi