

MEMORANDUM



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TO: PLANNING COMMISSION

THROUGH: ^{BMB} BARBARA MCBETH, AICP, DEPUTY DIRECTOR
COMMUNITY DEVELOPMENT

FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*

SUBJECT: MASTER PLAN FOR LAND USE UPDATE

DATE: DECEMBER 5, 2008

At its December 2, 2008 meeting, the Master Plan and Zoning Committee discussed a petition to rezone property that is in an area of the City depicted on the Master Plan for Land Use's Future Land Use Map as "Special Planning Project Area 1" and the related review letters produced by the Community Development staff and the City's planning support consultants. The supporting text in the Master Plan describes this area as an area for further study to determine the future land use of the area.

At this meeting, the Committee also briefly discussed the Master Plan review requirements of the State of Michigan Municipal Planning Act, some of the steps involved for amending the Plan and the requirement to review the Plan at least every five years. It was also noted that the entire Plan was last reviewed and amended in 2004, thus the Plan would need to be review in 2009 to comply with the Planning Act.

Last year the Planning Commission studied and amended the Master Plan for three areas of the City but not the entire City. This included an area previously depicted as Special Project Area 2 on the Future Land Use Map which was amended to single family residential and educational facility uses.

Based on the above items, the Committee passed a resolution requesting that the Planning Commission adopt a resolution formally opening the Master Plan Review Process and to direct the Planning Staff and the Master Plan & Zoning Committee to commence a review of an area of Section 26 identified in the Master Plan for Land Use adopted in 2004 as "Special Project Area 1" and other areas of the City that the Committee identifies a need for review.

Action on a resolution regarding this matter (with an attached suggested resolution) is requested at your December 10, 2008 meeting in order to begin the Master Plan Review in a timely manner. If you have any questions or comments, please feel free to contact me.

The Master Plan and Zoning Committee resolution of December 2, 2008 follows:

Motion to recommend that the Planning Commission adopt a resolution formally opening the Master Plan Review Process and to direct the Planning Staff and the Master Plan & Zoning Committee to commence a review of an area of Section 26 identified in the Master Plan for Land Use adopted in 2004 as "Special Project Area 1" and other areas of the City that the Committee identifies a need for review.

**City of Novi Planning Commission
December 10, 2008
Resolution to Commence the
Master Plan Review and Amendment Process**

Whereas, the Master Plan for Land Use, adopted in 2004, identified Special Planning Project Area 1, located east of Novi Road and south of Ten Mile Road on its Future Land Use Map and recommended the area for further study to determine the future land use of the area; and

Whereas, on December 2, 2008, the City of Novi Planning Commission's Master Plan and Zoning Committee reviewed a request to rezone property located in the area identified in the Master Plan for Land Use as Special Planning Project Area 1; and

Whereas, on December 2, 2008, the Master Plan and Zoning Committee passed a resolution asking the Planning Commission to commence a planning study of Special Planning Project Area 1; and

Whereas, the State of Michigan Municipal Planning Act requires communities to review their Master Plan at least every five years; and

Whereas, the Planning Commission recognizes that designated future land uses of other areas of the City may need to be reviewed from time to time; and

Whereas, the Planning Commission recognizes that during the review process, the Planning Commission may determine that it is appropriate to amend the Master Plan for Land Use; and

Whereas, the Planning Commission recognizes in order to expedite the Master Plan amendment process it would be prudent to announce its intentions in a timely manner; and

Whereas, the Municipal Planning Act requires communities to provide notice of their intent to amend their Master Plan in Section 125.37a.

Now, therefore, be it resolved that the Planning Commission hereby directs the Master Plan and Zoning Committee, and the Community Development Staff to review the City's Master Plan for Land Use, to prepare a "Planning Review" of Special Planning Project Area 1 for full discussion by the Planning Commission and to recommend to the Planning Commission the commencement of additional "Planning Reviews" as deemed appropriate by the Committee after review of the Master Plan; and

Therefore, be it further resolved that the Planning Commission hereby announces the commencement of the Master Plan review process and authorizes its chairman to notify all parties as required by the Municipal Planning Act.