



MASTER PLAN STEERING COMMITTEE MINUTES

CITY OF NOVI

February 4, 2025 6:00 PM

Novi Civic Center – Novi Special Conference Room 2nd Floor
45175 Ten Mile Road, Novi, MI 48375
(248) 347-0475

1. Roll Call

Members Present: *Planning Commission:* John Avdoulos (Chair), David Dismondy, Ramesh Verma
Council: Dave Staudt
Staff: Lindsay Bell, Victor Cardenas, Ben Croy, Barb McBeth, Rick Meader, Charles Boulard

Support/As Needed: Tom Schultz, Diana Shanahan, Stacey Choi

Consultants: John Iacoangeli (Planner), Dana Gentry (Planner)

2. Approval of Agenda

Motion made by Member Dismondy and seconded by Member Verma to approve the February 4, 2025 Master Plan Steering Committee Agenda.

3. Approval of the June 14, 2023 Committee Meeting Minutes

The June 14, 2023 minutes were unanimously approved.

4. Discussion Items

a. Master Plan for Land Use – Draft Plan

John Iacoangeli presented the City of Novi Master Plan slideshow. He stated the slideshow is intended to refresh everyone's memory of the respective chapters in the Master Plan. Mr. Iacoangeli stated they have been in the process of updating the data in the plan to be more reflective of 2024 and 2025 data. The updated data is based on information that has been provided by the City of Novi. The draft as presented includes current market and demographic data.

Mr. Iacoangeli expressed that the Master Plan is a guiding document for the City when presented with planning and zoning proposals. Capital improvements programming, and traffic improvements are outlined in the master plan and are used by the Planning Commission and City Council to guide decision making.

Mr. Iacoangeli stated the planning process for the Master Plan was broken up into two components. The first component being an analysis of demographics, natural features, the real estate market, economic development, and land use. The second component being the overall traffic network. The traffic component was looked at in partnership with Hubbell, Roth, and Clark, Inc.

Mr. Iacoangeli summarized the community engagement strategy as consisting of three parts. First, a community survey was distributed in 2022. The survey received 842 responses and formed the foundation for community expectations and priorities. Second, two open houses were held on February 25, 2023, and March 2, 2023. Land use preferences and redevelopment scenarios were looked at for several pieces of property. Additionally, an educational video was presented

outlining the Master Plan process and what it means to the community. Third, a sixty-three-day review period allows for public comment on the completed draft. Following this review period a public hearing will be held allowing for additional community input.

Mr. Iacoangeli expounded on the Master Plan process stating the plan would be presented to the Planning Commission. Following the Planning Commission's review, a recommendation would be made to City Council to authorize distribution which sets up the 63-day review period. During the review period the plan is distributed to external agencies and adjacent municipalities for their review and comment. After the review period concludes, the Planning Commission will hold a public hearing to review the document. Further revisions may be made based on input received, after which the plan will go through the final adoption process.

Mr. Iacoangeli stated that based on that schedule, give or take a month one way or the other, the plan would be in front of the Planning Commission sometime in late summer for the public hearing.

The Master Plan contains several guiding principles in addition to goals and action strategies. The plan's chapters include an introduction, demographics, natural features and resiliency, housing, market analysis, economic conditions, transportation framework, connectivity, neighborhood density, future land use, and an action plan. The action plan is a combination of 2025 actions as well as 2016 actions that are still relevant and need to be carried over.

Next, Mr. Iacoangeli discussed the category on demographics. He stated that Novi's population is aging but is growing faster than predicted. Novi's median age is 39.2, which is roughly the same as the State median. The community is becoming more diverse based on the racial and ethnic groups, foreign born residents, and the languages spoken other than English. Mr. Iacoangeli expressed that Novi is a diverse community which is a great asset.

Then, Mr. Iacoangeli covered the natural features of Novi. He stated the number of flood advisories was reviewed. The findings showed that in 2021, the number of flood advisories exceeded the total number of flood advisories for the previous thirteen years. In addition, an analysis on heat islands was completed. According to July 2021 data, there is a temperature swing within the community. This swing can result in fluctuations of up to thirty degrees in the summer based on where you are located. In the core area, where there are numerous parking lots around malls and shopping centers, the temperature is warmer than in residential areas. Additionally, tree cover was mapped as part of the natural feature analysis.

Mr. Iacoangeli proceeded to summarize the housing chapter of the plan. The housing information was updated based on information provided by the City. The median housing value in Novi is \$425,000. The number of days on the market according to real estate websites is nineteen days. Furthermore, the percentage of list price to sale price is just shy of one hundred percent. The community has a very strong and competitive real estate market. Mr. Iacoangeli noted we are seeing a high demand and increasing rents. Additionally, the median home price for the current year is eleven percent higher than the previous year, showing a significant growth rate.

Moving on to the market analysis, Mr. Iacoangeli stated that the analysis has been updated to include Residential, Commercial/Office, and Industrial. It was noted that the dashboard in the new plan combines these categories into one. Mr. Iacoangeli and his team had a meeting on February 4th and concluded that the dashboard should be broken into three components. Each category has its own nuances relative to vacancy rates, square footage costs, and other indicators. After the current draft, the dashboards will be updated.

Next, Mr. Iacoangeli summarized the economic conditions based on the Oakland County model. The model shows that real estate, which includes leasing, appraisal services, and financing, has the highest economic output in Oakland County. This output totals roughly eleven billion dollars based on 2022 numbers. In terms of real estate, Oakland County has the highest value in the state of Michigan. Additionally, over half of the workforce is employed in growth sectors.

Subsequently, Mr. Iacoangeli discussed the transportation framework. Hubbell, Roth, and Clark Inc. looked at growth rates and crash data. Their findings showed that crash data is declining. It

was also noted that the City has plans to build sidewalks along major roads to complete their non-motorized connectivity. Hubbell, Roth, and Clark's study ran concurrently to the Active Mobility study done by the Greenway Collaborative. The active mobility portion has already been adopted by the City and those results are included in the recent update. Mr. Iacoangeli noted that the Active Mobility Plan included long-term network recommendations for sidewalks, side paths, bike lanes, and greenways. Additionally, near term recommendations for neighborhood greenway networks, connections to transit, and improved access to shopping and dining were made. The major components are summarized in the Master Plan but the details for the Mobility Plan are in that study.

Hubbell, Roth, and Clark Inc. looked at connectivity in each one of the subdivisions based on a methodology. The findings showed that approximately sixty-two percent of residential sections in the City have a connectivity index that is associated with walkable neighborhoods. Mr. Iacoangeli noted that connectivity is internal. It has been pointed out in the mobility study and in the transportation chapter that subdivisions and retail nodes are not fully connected yet. However, internally within subdivisions there is a great deal of connectivity for walking and bike riding.

Next, Mr. Iacoangeli summarized the chapter on neighborhood density. He stated that Novi's highest recommended density is thirty dwelling units per acre. The walkable density threshold is targeted at forty dwelling units per acre. In this chapter, two types of density are described as being visible density and invisible density. An example is given in the plan for each type. The information was compared against the City's density map. In certain areas, primarily in the retail core, it is recommended that when those areas are redeveloped, they are bumped up to walkable density. Mr. Iacoangeli stated they have seen in literature and in other developments that at forty units per acre in a mixed-use development, much of the retail is supported by the people that live on the site.

Mr. Iacoangeli stated that the framework plan was reduced from twenty-two land use categories to seventeen categories. Additionally, mixed use categories were included in response to market trends that favor a variety of uses and walkability. Mr. Iacoangeli said they are proposing, as part of the zoning plan, an amendment to include a planned unit development overlay option to achieve some of the mixed use we are envisioning.

Mr. Iacoangeli explained that each land use has its own page which outlines its purpose, the regulated uses, residential vs. nonresidential, and what the built form would be. The categories include single family, multiple family, manufactured home, public park, public/quasi-public, private park, office service commercial, neighborhood commercial, community commercial, community office, suburban low rise, light industrial/office, general industrial, commercial mixed-use, town center mixed-use, general mixed-use, and office/service/technology mixed-use. Following these categories are the overlay districts. These are primarily located within the city's core and are set up for when redevelopment occurs in those commercial areas.

Mr. Iacoangeli stated that regarding the Zoning and Action Plan, there are not many changes in the Zoning Ordinance. The applicable zoning districts were mapped out against the future land use categories and there are no significant changes other than the possibility of having a PUD Amendment in the Zoning Code to allow for the overlay of mixed uses.

Lastly, Mr. Iacoangeli summarized the Action Plan. He stated the actions being carried over from the 2016 Master Plan are shaded in light brown on the slide. The administrative staff felt these were still actionable and should be carried forward. These actions have been carried over and included with the recommended actions for 2025.

Mr. Iacoangeli stated this concludes the presentation on how the Master Plan was put together.

Chair Avdoulos stated the presentation was very helpful and opened the room up for questions.

City Planner Barb McBeth stated that staff have been looking at this draft over the last few months and will be recommending a few changes. Those changes are not too subsequent but didn't quite make it into this draft. If the plan moves forward after this meeting, what is presented to the

Planning Commission and subsequently at City Council will be slightly different than what is being presented this evening.

City Manager Victor Cardenas stated one of the changes from the earlier draft was the potential corridor-related capacity improvements on Nine Mile from Napier to Beck. He stated this change should be removed from the draft.

Mr. Iacoangeli noted that another change will be to separate the market snapshot into the categories of office, retail, and industrial.

Mr. Iacoangeli stated they will be looking at the revisions City Planner Barb McBeth and Senior Planner Lindsay Bell would like them to look at.

Senior Planner Lindsay Bell stated that there is updated data to some of the figures and the market analysis to include 2024 data.

Mr. Iacoangeli stated if the Steering Committee doesn't have significant issues with the plan, the next step would be to make revisions with the administrative team. Then, forward it over to the Planning Commission for their review. When the plan is presented to the Planning Commission, we will have a more in-depth slide show and HRC will be there to do their review of the traffic.

Chair Avdoulos asked City Planner Barb McBeth if this could be forwarded to the Planning Commission for their review or if adjustments need to be made prior.

City Planner Barb McBeth stated if the Committee is generally comfortable with it, then it might be ok to send it forward. The changes that we have are several updates to some of the data that was getting old. Those changes didn't quite make it into this draft. Additionally, there are a couple of updates to the action plan to more closely connect it to the recommendations of the Active Mobility Plan.

Chair Avdoulos inquired if there would be opportunities for changes and adjustments during the course of reviews.

City Planner Barb McBeth confirmed that there will be opportunities for adjustments when it goes to Planning Commission, and following the review by the City Council, the public for sixty-three days, and the County. She noted the plan might ultimately come back to the Planning Commission in slightly different form.

Chair Avdoulos inquired if there was a target timeframe to finalize the Master Plan.

City Planner Barb McBeth stated the timeline is to bring the plan to Planning Commission in the late winter or spring. As it moves forward from there, it will go to City Council. Then, City Council would advise if the plan is ready to be distributed. Once approved for distribution, there will be a period of sixty-three days. Barb McBeth stated we would select a Planning Commission meeting around that time and schedule it for the public hearing. The estimate for the public hearing is late summer.

5. Next Steps

1. Draft Plan – Forward recommendation to the Planning Commission

Motion to forward recommendation to the Planning Commission made by Chair Avdoulos and seconded by Member Dismondy.

A voice vote was held on the motion and the motion carried.

6. Audience Participation and Correspondence

There was no audience participation or correspondence

7. Adjourn

The meeting adjourned at 6:27 PM.