



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

November 12, 2025 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 Dismondy, Member Avdoulos, Member Roney, Member Verma

Staff: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Diana Shanahan, Planner; Dan Commer, Planner; Milad Alesmail, Plan Review Engineer

APPROVAL OF AGENDA

Motion to approve the November 12, 2025 Planning Commission Agenda. *Motion carried 6-0.*

CONSENT AGENDA - REMOVALS AND APPROVALS

1. JSP20-09 LUXOR ESTATES

Approval of the request for a one-year extension of the Preliminary Site Plan approval. The subject property is located east of Beck Road, south of Nine Mile Road on a 1.82 acre parcel in the RM-1 District. The Preliminary Site Plan was approved by the Planning Commission on November 9, 2022 for six units in two-family attached buildings. The first extension was granted November 13, 2024.

In the matter of JSP20-09 Luxor Estates, motion to approve the second one-year extension of the Preliminary Site Plan approval. *Motion carried 6-0.*

PUBLIC HEARINGS

1. JSP25-23 LITTLE SEEDS

Public Hearing at the request of Little Seeds for consideration of a Special Land Use Permit and Preliminary Site Plan approval. The subject property is an existing daycare center within the RA District. The applicant is proposing to expand enrollment at the daycare center from 60 students to 75 students and increase the parking lot by six parking spaces.

In the matter of Little Seeds, JSP25-23, motion to approve the Special Land Use Permit based on and subject to the following:

a. Relative to other feasible uses of the site:

1. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off street parking, off-street loading/unloading, travel times, and thoroughfare level of service (*as it is an existing daycare center with a student drop off and pick up plan in place*);
2. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water

- disposal, and police and fire protection to serve existing and planned uses in the area *(no impacts to utilities are anticipated)*;
3. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats *(minimal impacts to existing natural features are proposed)*;
 4. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood *(the parcel borders other RA – Residential Acreage properties on all sides, and meets all of the conditions set forth under the City's Daycare text amendment that was adopted by City Council May 19, 2025)*;
 5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *(as it fulfills one of the Master plan objectives to attract/retain businesses to the City of Novi)*;
 6. The proposed use will promote the use of land in a socially and economically desirable manner *(as it fulfills one of the Master plan objectives to attract/retain businesses to the City of Novi)*; and,
 7. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the revised Final Site Plan submittal.

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. Motion carried 6-0.

In the matter of Little Seeds, JSP25-23, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Waiver of Noise Impact Statement based on the limited scope of work, which is hereby granted;
- b. Landscape waiver for lack of screening berm along east and north frontages, and is supported by staff as an existing condition, which is hereby granted;
- c. Landscape waiver for no greenbelt berm provided along the 10 Mile frontage in front of the parking bay, and is supported by staff as alternative landscaping is proposed in that area, which is hereby granted;
- d. Landscape waiver for deficient greenbelt landscaping the 10 Mile Road frontage, and is supported by staff as an existing condition, which is hereby granted;
- e. The findings of compliance with Ordinance standards in the staff and consultant review letters and the remaining items listed in those letters being addressed on the revised Final Site Plan submittal.

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. Motion carried 6-0.

2. PBR25-0284 22685 EVERGREEN COURT WOODLAND PERMIT

Public Hearing at the request of Cranbrook Custom Homes for consideration of a Woodland Permit to remove 12 regulated woodland trees to build a single-family home.

In the matter of PBR25-0284 22685 Evergreen Court Woodland Permit, motion to approve the Woodland Permit for the removal of 14 regulated woodland trees within an area mapped as City Regulated Woodland at 22685 Evergreen Court to build a single-family home. The approval is subject to on-site planting to the extent possible of 17 required woodland replacement credits. If

necessary, any outstanding credits may be paid into the City's Tree Fund. In addition, any other conditions as listed in the Woodland Consultant's review letter shall be addressed. Motion carried 6-0.

3. JSP25-05 GRAND BECK DEVELOPMENT

Public hearing at the request of Gratus, LLC for consideration of Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The subject properties, located at 47277 Grand River Avenue, comprise approximately 3.70 acres. The site is located east of Beck Road, south Grand River Ave (Section 16), and is zoned B-3 District. The applicant proposes to develop the site with a fuel station, convenience store, and car wash.

In the matter of JSP25-05 Grand-Beck Development, motion to approve the Preliminary Site Plan, based on and subject to the following:

- a. *A waiver is granted for lack of greenbelt berms along Beck Road and Grand River Avenue under Zoning Ordinance Section 5.5.3.B.ii. The sidewalk placement through the area normally designated for berm placement along road frontage is constrained by the acceleration/deceleration lane, this configuration is required for pedestrian safety. The masonry wall, in lieu of the berm, will provide the required screening and will match the walls across Grand River.*
- b. *A waiver is granted for deficiency in building foundation landscaping for the convenience store, under Zoning Ordinance Section 5.5.3.D.ii.b – 75% required, 69% provided. The deviation is not significant, and the proposed landscaping is sufficient.*
- c. **The Zoning Board of Appeals granting a variance from:**
 - i. *Section 3.1.12.D of the Zoning Ordinance for exceeding the maximum building height. (The proposed convenience store height is 35'-6", the maximum height in the B-3 District is 30 feet).*
 - ii. *Section 5.4.2 of the Zoning Ordinance for loading (fueling) area in the front yard. (The location of fuel tanks must be located near the fuel pumps, loading/unloading in the B-3 District is required in the rear yard).*

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. Motion carried 6-0.

In the matter of JSP25-05 Grand-Beck Development, motion to approve the Wetland Permit based on and subject to the following:

- a. *The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.*

This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 6-0.

In the matter of JSP25-05 Grand-Beck Development, motion to approve the Woodland Permit based on and subject to the following:

- a. *The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.*

This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 6-0.

In the matter of JSP25-05 Grand-Beck Development, motion to approve the Stormwater Management Plan, based on and subject to:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because it is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE OCTOBER 8, 2025 PLANNING COMMISSION MINUTES**

Motion to approve the October 8, 2025 Planning Commission Minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the November 12, 2025 Planning Commission meeting. *Motion carried 6-0.*

Meeting adjourned at 7:42 PM.

*Actual language of the motion sheet subject to review.