

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: JAMES HILL, PLANNER
THROUGH: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: NORTHVILLE TOWNSHIP MASTER PLAN
DATE: JULY 7, 2023

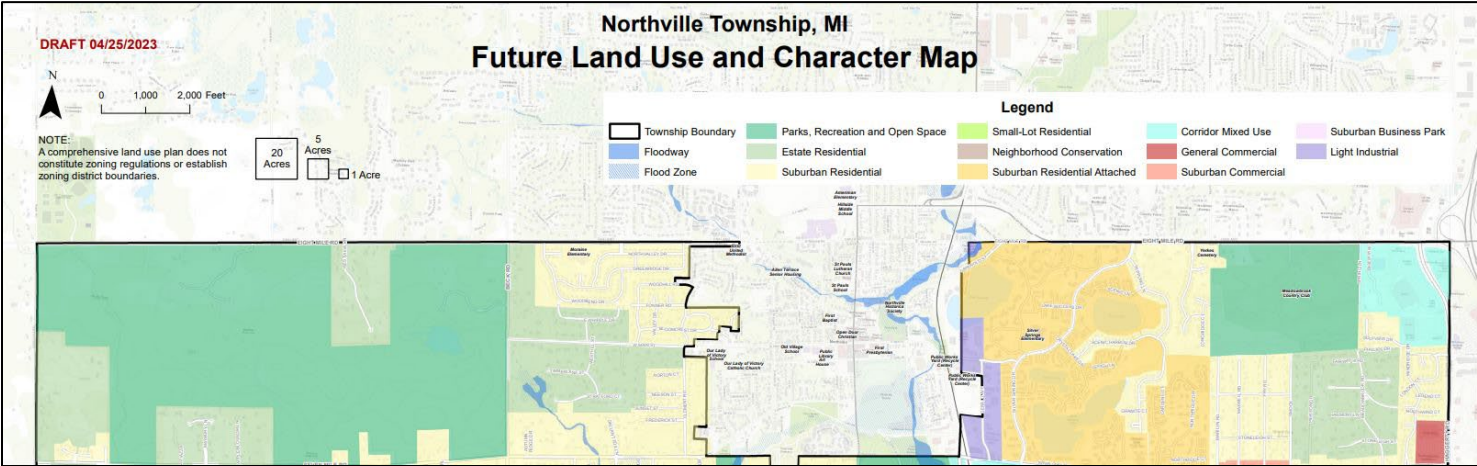
The Charter Township of Northville is undertaking an update to its Master Plan and is currently in the comment period for surrounding communities, Oakland County, and other agencies. The Township completed a [draft of the Master Plan](#) in April 2023. The attached letter from the Township invites comments from surrounding communities and other agencies. Included within this memo are Planning staff's comments on the draft Master Plan.

Land Use and Development

Although never explicitly mentioning the City of Novi, the draft Plan continually includes a portion of its 'Strategic Action Priorities' to Partnerships and Coordination. Adjacent municipalities are mentioned as important partners in land use planning for areas where municipal borders are shared. For example, the following is an excerpt from the Strategic Action Priorities section for Land Use and Development:

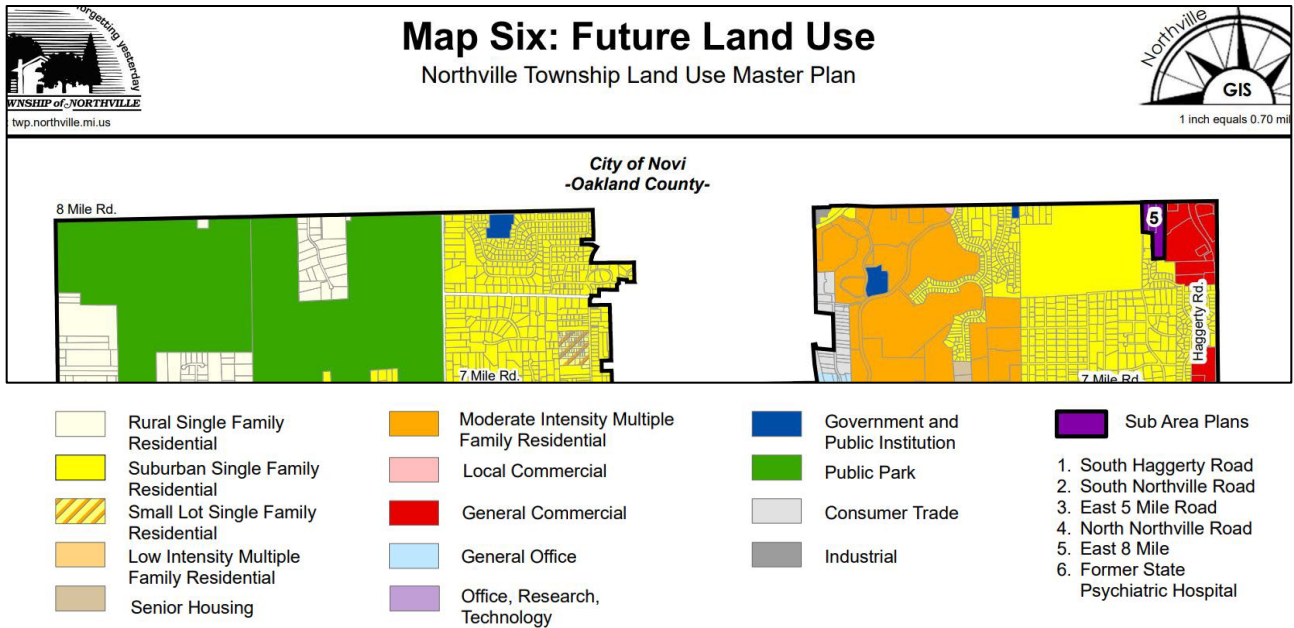
Work with Wayne County, SEMCOG, and adjacent municipalities to conduct special area planning efforts, especially for non-residential and mixed-use development along key corridors such as Haggerty Road, Northville Road, and Five Mile Road

The Future Land Use and Character Map, part of which is shown below, lists land use categories and the "intended character of the areas in which land uses occur, abut or mix." The inclusion of the character aspect allows for the consideration of abutting land uses such as where the Township abuts the City of Novi along Eight Mile Road.

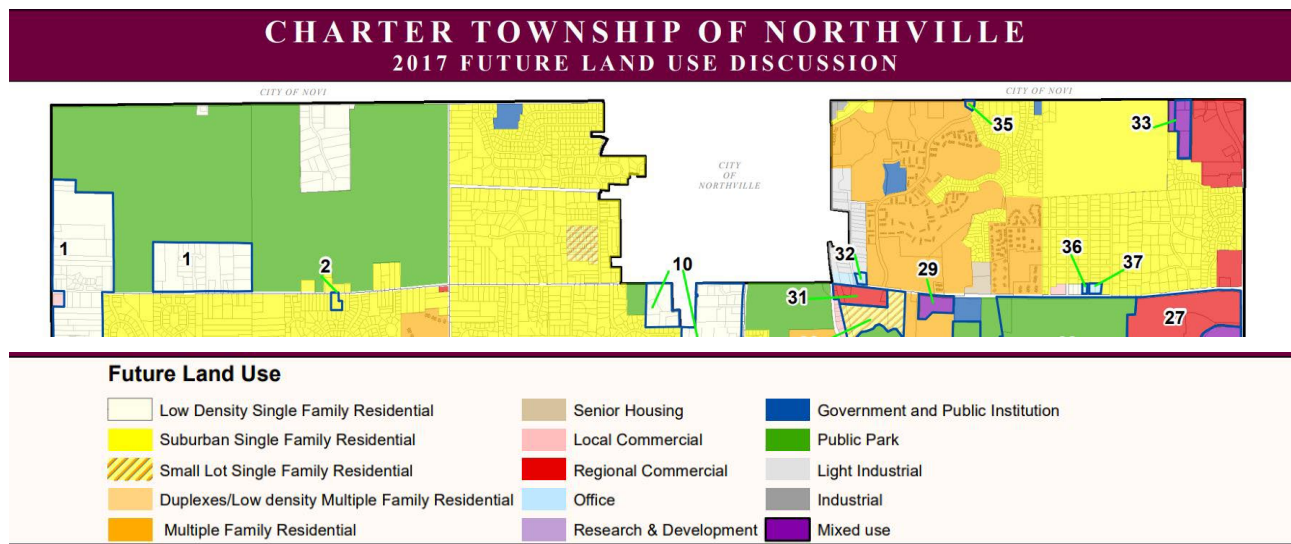


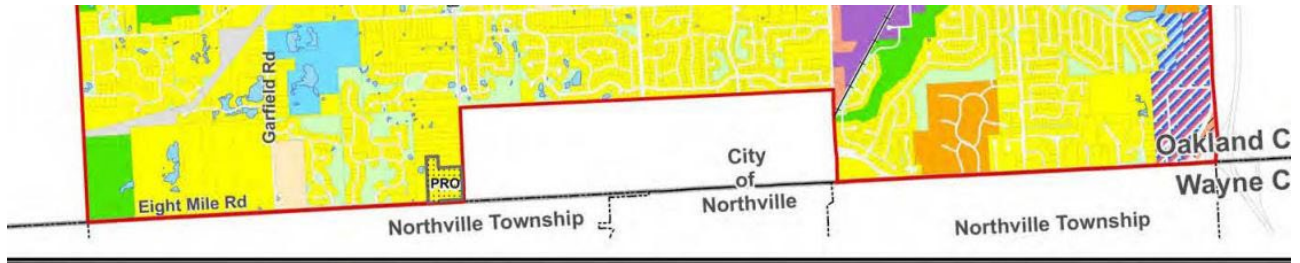
The last Future Land Use map for Northville Township dates back to 2007, with amendments made in 2017. Not much has changed in land use for property abutting Novi along Eight Mile Road since then, except for Meadowbrook Country Club changing from Single Family Residential to Parks, Recreation and Open Space. The number 5 located in the northeast corner of the map indicates a subarea meant for future focus. In 2017, this subarea was changed to mixed use since the Beacon Square PUD – a development including condos and an assisted living facility – was approved.

Northville Township Future Land Use Map 2007



The map excerpt below is from a discussion held by the Planning Commission on specific parcels throughout the Township. #33 references the aforementioned subarea that was changed to mixed use, while #35 references a daycare that was once Local Commercial changed to Multiple Family Residential to match the surrounding uses.





City of Novi 2016 Future Land Use Map

The map excerpt above shows the City of Novi's Future Land Use map along Eight Mile Road. The following table shows the Northville Township 2007 Future Land Use category, the proposed Northville Township Future Land Use category and the abutting City of Novi Future Land Use category, displaying the long-standing recommendations for future land uses that demonstrate consistency across Eight Mile Road and the shared boundary of the two communities.



2007 Northville Township Future Land Use	Proposed Northville Township Future Land Use and Character Category	Abutting City of Novi Future Land Use Category
Public Park (Maybury)	Parks, Recreation and Open Space (Maybury)	Public Park (ITC), Single Family Residential, Educational Facility, Private Park
Rural Single Family Residential (Maybury)	Estate Residential (Maybury)	Single Family Residential, Private Park
Moderate Intensity Multiple Family Residential; Local Commercial ¹	Suburban Residential Attached (Griswold Street to Silver Spring Drive)	Single Family Residential, Multiple-Family Residential
Rural Single Family Residential, Government and Public Institution (Yerkes Cemetery)	Suburban Residential (Silver Spring Drive to Wintergreen Circle)	Single Family Residential, Multiple-Family Residential
Rural Single Family Residential	Parks, Recreation and Open Space (Meadowbrook Country Club)	Single Family Residential, Private Park
Sub Area Plan 5 (East 8 Mile); General Commercial ²	Corridor Mixed Use (Spring Lane to I-275)	Single Family Residential, Office Commercial, Community Commercial

1. Local Commercial parcel later changed to Multiple Family in 2017

2. Sub Area later changed to mixed use in 2017

Below are the descriptions of the relevant Northville Township Future Land Use and Character Categories:

Parks, Recreation and Open Space – includes the locations of government-owned and maintained public parks, designed for both active and passive recreational enjoyment, along with similar private sites.

Estate Residential – areas that should have limited development activity other than large-lot residential.

Suburban Residential – areas where suburban character is established and preserved by achieving a balance between buildings and other site improvements relative to the degree of open space maintained within the neighborhood.

Suburban Residential Attached – subset of Suburban Residential, for areas and properties that offer various forms of attached housing (e.g., duplexes, townhomes, multi-family, etc.)

Corridor Mixed Use – for properties in commercial retail, office and service uses along and near a high-profile roadway corridor where mixed-use development outcomes are desired and encouraged.

Transportation

Another aspect of the draft Master Plan that includes partnerships and coordination is the Transportation section, where there is emphasis on “cooperation with other public private and non-profit partners.” The City of Novi has a continued interest in making regional non-motorized connections more easily accessible, including to destinations in Northville Township such as Maybury State Park.

Within the Transportation section, Beck Road is called out as a throughway for many people and within the Action Agenda near the end of the draft, an ongoing action plan is to

conduct recurring community outreach and public information efforts to inform Township residents and businesses on the status of projects including paving efforts and Beck Road improvements

Since Beck Road serves as an important throughway for the City of Novi as well, this action plan is supported by the City's Master Plan for Land Use, and any improvements on Beck Road in Northville Township will undoubtedly have an effect on the traffic and driving conditions in Novi.

Moving Forward

Staff is also encouraged by the commitment to the draft being a flexible document subject to amendment and review. The Bi-Annual Amendment Process and Five Year Review as outlined at the end of the draft provide Northville Township with methods of evaluating the progress of the Township and if it's aligned with the Master Plan.

Recommendation

It is the planning staff's recommendation that the Planning Commission authorize the Planning Commission Chair to sign and send a letter to the Northville Township Planning Commission commending them on their proposed draft Master Plan and state that their proposed Plan supports the City of Novi's Master Plan for Land Use.



July 12, 2023

Northville Township
Planning Commission Chair Matthew Wilk
44405 Six Mile Road
Northville, Michigan
48168

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RE: Northville Township Master Plan 2023

Dear Mr. Wilk:

Thank you for the opportunity to review and comment on the Northville Township Master Plan 2023. Novi's Community Development Department Planning Division has reviewed the proposed amendments and reported the findings to the City of Novi Planning Commission. A copy of this review is attached as the Planning Commission's report on the matter.

Based on this review, the Novi's Planning Commission commends Northville Township on developing a well thought out Master Plan with attainable Strategic Action Priorities and the practice of following through with the Bi-Annual Amendment Process. In addition, the concept of categorizing land in the Township with both its land use and character collectively made for a more holistic Future Land Use Map. The City of Novi also recognizes the importance of partnerships and coordination, especially on projects that have an impact on both communities. For example, the future of Beck Road is something mentioned in the draft Master Plan that will undoubtedly have an impact on both Northville Township and the City of Novi.

If any additional information is needed, please feel free to contact me or the Community Development Department.

Sincerely,

Mark Pehrson, Chair
City of Novi Planning Commission

Attachments

C: Oakland County Coordinating Zoning Committee – via email
Jennifer Frey, Northville Township Planner

City of Novi
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cityofnovi.org