



# PLANNING COMMISSION

## MINUTES

CITY OF NOVI

Regular Meeting

**July 8, 2026 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 Reddi, Member Dismondy, Member Roney, Member Verma

Absent Excused: Member Avdoulos, Member Lynch

Staff: Lindsay Bell, Director of Planning; Elizabeth Saarela, City Attorney; Brad Doane, Planner; Humna Anjum, Project Engineer

### PLEDGE OF ALLEGIANCE

Chair Pehrson led the meeting attendees in the recitation of the Pledge of Allegiance.

### APPROVAL OF AGENDA

Motion made by Member Verma and seconded by Member Roney to approve the July 8, 2026, Planning Commission Agenda.

**ROLL CALL ON MOTION TO APPROVE THE JULY 8, 2026, PLANNING COMMISSION AGENDA MADE BY MEMBER VERMA AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.***

### AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward.

Ms. Anne Brouwer at 43647 Westridge Lane stated she would like to address the Committee regarding a petition that has been signed by households within the Westridge Downs subdivision. We request a project pause, neighborhood consultation, and a phased approach for the Westridge Downs sidewalk repair and tree removal. We are the undersigned residents and homeowners of the Westridge Downs subdivision comprising Galway Drive and Westridge Lane formally submit this petition regarding the upcoming sidewalk repair and tree removal project scheduled to begin in the middle of July 2026. While we fully support maintaining safe, accessible, and ADA compliant sidewalks we are deeply concerned by the very sudden notification of the imminent removal of mature healthy canopy trees that define the character, environment, and property values of the neighborhood. As the City Council is the governing body responsible for these infrastructure decisions, we respectfully request the following actions before any physical work commences: An immediate administrative pause, a temporary hold on tree removal to allow residents to assess the forestry and engineering reports, community consultation, exploration of alternative remedies, collaborative review of alternative engineering solutions, and a phased stretched out timeline if removal is deemed necessary.

Ms. Sarah Lucas at 43614 Westridge Lane stated that she has been a resident of the Westridge Downs

subdivision for twenty-five years. Thirteen mature maple trees in the subdivision are scheduled to be removed for sidewalk repair. She expressed that she is not opposed to sidewalk repairs but is opposed to the removal of fifty- to sixty-year-old trees for new concrete. These trees cool homes, clean air, shelter children and pets, and save the City money every single year. These are not just ornamental trees they are working infrastructure. According to the United States Forest Service mature maples reduce air temperatures by two to nine degrees Fahrenheit through shade and evaporative cooling. This translates directly into lower air conditioning bills for every household in the subdivision. The i-Tree analysis projects over five thousand dollars in combined energy savings across just these thirteen trees over twenty years. Beyond utility bills when our trees are gone Westridge Downs becomes a heat corridor. Parents will think twice about letting their children play outside in the summer. Dog walkers cross to the shaded side of the street except there will no longer be a shaded side. Shade is not a luxury; it is a public health resource and once a mature tree is gone it will take twenty to thirty years to get it back. These thirteen trees remove ozone, nitrogen dioxide, carbon monoxide, and fine particulate matter from the air on our block every single day. i-Tree data projects over seventy-two thousand pounds of carbon dioxide equivalent absorbed and measurable reductions in the pollutants linked to asthma and heart disease. The trees intercept more than seven hundred thousand gallons of rainfall over twenty years. This is water that would otherwise run off into storm drains and strain the City's infrastructure, this has real dollar value to public works. Replacing these trees is expensive, the cost of removal and purchasing/maintaining new plantings is a significant public expenditure. The fiscally responsible question is not just what the removal costs today, but what will it cost the City over the next thirty years. It was stated a FOIA request was submitted for the forestry and engineering assessments but as of today these documents have not been seen. Additionally, no documentation has been seen that root pruning, flexible panel replacement, sidewalk rerouting, or other standard alternatives have been formally addressed and rejected at each tree location. It was requested before a permanent decision regarding irreplaceable public assets that work needs to happen and the public needs to see it. Tonight, the Committee is asked to issue an immediate work halt on any planned tree removal in the subdivision, initiate a collaborative review of alternative sidewalk solutions that preserve mature root systems while eliminating trip hazards, and to convene a meeting with City Council members, the City Forester, the City Engineer, and Westridge Downs residents before any final decision is made.

Mr. Sean Lucas at 43614 Westridge Lane stated that he here to discuss the Westridge Down sidewalk repair and the process of decision making. Currently, only one solution has been suggested regarding tree roots that produce gaps between the cement sections and that is the removal of the trees. It would be good to revisit the decision-making process or at least provide transparency to that decision. It was noted that other municipalities have chosen not to remove trees and have implemented alternatives such as root bridging. The cities of East Lansing, Ann Arbor, Birmingham, and Grand Rapids have all taken this approach. Approximately four to five years ago the City replaced sections of sidewalk in the Westridge Downs subdivision by shaving tree roots and keeping those trees intact. It was suggested that the Committee revisit that decision for repair and establish a way to monitor the decision-making process so that future decisions can be made with the support of data.

Mr. Robert Lewandaski at 43548 Westridge Lane stated that prior to living in the Westridge Downs subdivision he resided in Royal Oak, which is famously named after their many trees. During the span of living in Royal Oak the city went through a sidewalk repair program, and they did not remove any trees which was impressive. It was expressed that the residents would appreciate a further review of the sidewalk repair including the proposal of alternatives. He noted that city staff came out and were helpful in answering questions. Mature trees add property value and provide beauty. It was stated if we can avoid removing the trees, that is what residents prefer and would like to see.

Ms. Martha Ryznar at 44875 Yorkshire Drive relayed that she has been a Novi resident for twenty-three years. She stated that the Providence Meadows project is not on the agenda this evening, however, she would like to urge the Commission to deny the request to rezone the property. The developer Roberson Brothers is requesting approval to rezone the property from light industrial to high density residential. The property is currently twenty-four sized football fields of wildlife, wetlands, and woodland. Roberston Brothers is stuck as there is no interest in light industrial property. We are asking the Commission to keep them there and say no to their rezoning request. Due to decisions made by City leadership including approvals and favoritism

to developers our City is about to lose 6,100 mature trees by the names of The Grove, City West, and Central Park Apartments and we claim to be a tree city. Providence Meadows is fraught with legal problems and haven't we seen enough of those lately. There is a large clerical error with the tree count, and this could result in a liability for our City with 750 trees in question. The City's environmental consultant determined this and recommended against this development. The development is a Master Plan violation, nor does it follow the City's own PRO Ordinance standards. Attorneys at this same podium stand up and give warnings and speeches and then file lawsuits. Ms. Ryznar expressed that she does not desire tax dollars going toward another avoidable lawsuit. The public benefits of Providence Meadows do not outweigh the harm. Four hundred Novi residents have sent opposition forms and have voiced their objection to increased traffic, loss of green space, loss of wildlife, and more townhomes. It was requested when the project comes before the Commission that the vote be no.

Ms. Julie Gold at 22032 Greentree Road stated that she is not here to speak about one development but would like to speak on development proposals in general and the importance of trees. The proposals to clear mature woodlands and wetlands in favor of more town-home development is not in the best interest of Novi residents. The developments are unnecessary, unwanted, conflict with the Master Plan, and put existing neighborhoods at greater risk. Preserving natural features is not only for aesthetic reasons, but they are also functional infrastructure that protect residents from flooding, heat, pollution, and rising public costs. Natural features absorb stormwater, reduce runoff, filter pollutants, cool neighborhoods, and protect downstream residents. Replacing absorbent land with rooftops, driveways, and roads increases runoff and flood risk. Air quality is reduced and concrete heavy neighborhoods are significantly hotter. Tree canopy loss directly affects public health, particularly for seniors and children. Additionally, long term costs are shifted to taxpayers by increasing energy bills and health care costs. Removing woodlands and wetlands removes the natural systems that keep our community safe. Houston Texas offers a real-world example of what happens when natural features are treated as expendable. Over the course of decades Houston paved over the natural floodplain to make room for rapid development. Engineers later confirmed that this loss of natural land significantly increased flooding during storms such as Hurricane Harvey. Homes built on former wetlands flood repeatedly as rooftops and concrete shed water far faster than the land can handle. Houston's example shows that once natural systems are destroyed engineered solutions cannot fully replace them. Novi should not repeat Houston's mistakes, especially not when it is estimated that over 6,000 trees are slated for removal across current development proposals. That number alone should give us pause as trees are one of the most effective tools for stormwater absorption. Removing thousands of trees while simultaneously increasing hard surfaces is a direct recipe for future flooding concerns. Another concern is the long-term cost that will be passed on to Novi residents, once the natural systems are destroyed residents will be forced to pay for expensive engineered solutions to fix problems that did not exist before the land was altered. Developers will make their profit and leave and the financial burden of long-term consequences of over development will fall entirely on the people who live here. It was requested that the woodlands and wetlands be protected and the principles that have guided Novi's planning for decades be upheld. Natural features are part of what makes Novi exceptional, and they deserve to be preserved.

Ms. Ann Nelke at 48646 Windfall Road stated she is voicing objection to the Providence Meadows proposal. She noted that she is a resident volunteer of the Novi 2050 project and became involved in maintaining the health and quality of the three percent of our natural features and environment that have not been developed. That number might be high given all the recent developments that have been built and approved. Ms. Nelke stated as a resident it is her hope to be an advocate for the benefit of current residents and future generations. It was noted that Novi's population is already at levels projected for 2045. Additionally, Novi's air quality number is getting worse, often stating unhealthy levels for certain individuals. Upon further research as to the cause, this is due in large part to the increase in pollutant particles in the air mainly due to high traffic volume on Grand River Avenue and I-96 now that it is completely open. One mature healthy tree can mitigate one half cubic half ton of carbon dioxide from the air. As we continue to destroy many of these trees the resulting air quality will continue to worsen. To destroy another 537 mature healthy trees to construct another 161 three-story townhomes is not a public benefit to residents. Merjent, the independent agency utilized by the City for years, conducted an on-site survey of the trees on these parcels and determined that the areas to the south, east, and west were mistakenly not included

in the City's regulated woodland map from day one. They found that the diversity, density, and health of the trees in addition to uncontaminated soil and vernal pools to be major factors in determining to not approve this project. Regarding the ELGE wetland permit senior EGLE staff members stated that the permit is in no way superseding local zoning or ordinances. The mitigation area, even with a sixty-foot allowance, is not a sufficient buffer from the neighbors to the south and will result in woodlands being needlessly destroyed. The claim that the townhomes are favored by hospital staff is false. As for the missing middle housing, a City Council member pointed out that these are more like a floating island and incongruous with the area and hospital campus. Should the hospital wish to provide on-site housing there are many acres available south of Staybridge Suites with minimal trees to be destroyed. The missing middle housing will be met with the approved City West project which Cranes of Detroit recently reported has doubled in scope from 200 million to over 400 million with a plethora of townhomes and other housing options. As for making sure our classrooms remain filled, there are many other approved projects with hundreds of units. The Future Land Use map of Novi states that the corridor south of Grand River Avenue and west of Beck Road should maintain a rural character. Another City Council member stated that the property is not conducive to a medical complex because the campus has ample acreage. It was proposed that a benefit to the community would be to extend the ITC trail to Grand River Avenue, this is not needed as there are plenty of trails around the campus, Rose Senior Living, and Wildlife Woods Park. When a developer seeks rezoning along with eighteen ordinance deviations it is apparent that this is like trying to put a square peg in a round hole. This area is what 89% of Novi residents who were surveyed wish to remain part of our landscape as a healthy environment with enduring natural features. Healthy woodlands, wetlands, verna pools, and wildlife signal stability. Even if ranch options are proposed on the end units this area is not suited for 161 units, especially with the only access being off Providence Parkway. Private campus police are already parked along the corridor as a deterrent to speeding. Ms. Nelke thanked the Commission for their service to the community and their commitment to the Master Plan, zoning, and ordinances to keep Novi a tree city as best possible both now and with 2050 in mind.

Seeing no one else, Chair Pehrson closed the first audience participation.

## **CORRESPONDENCE**

There was not any correspondence.

## **COMMITTEE REPORTS**

There were no Committee reports.

## **PLANNING DIRECTOR REPORT**

Director of Planning Lindsay Bell stated that she would like to take a moment to welcome Planner Brad Doane. He is a graduate of Michigan State University and most recently comes from Wade Trim.

## **CONSENT AGENDA - REMOVALS AND APPROVALS**

### **1. JF26-04 TAWHEED DUMPSTER ENCLOSURE**

Approval at the request of Peake Asphalt, Inc. for Section 9 Façade Waiver approval. The subject property is located at 24101 Novi Road, situated south of Ten Mile Road and west of Novi Road (Section 27). The property is zoned OS-1 (Office Service). The applicant proposes to construct a dumpster enclosure on the southwest corner of the site.

Motion to approve the JF26-04 Tawheed Dumpster Enclosure Section 9 Façade Waiver made by Member Dismondy and seconded by Member Roney.

**In the matter of Tawheed Dumpster Enclosure JF26-04, motion to approve the Section 9 Façade Waiver based on and subject to the following:**

- 1. A Section 9 Façade is granted under Section 5.15.9 for:**
  - Overage of Precast/CMU on the rear, right side, and left side (100% proposed, 0% permitted)**
  - Overage of Wood Panel on the front side (100% proposed, 25% permitted)**

**The proposed dumpster enclosure material is not listed in the Façade Materials Chart; however, the visual appearance is similar to CMU or Precast. This is consistent with the existing building which predates the Façade Ordinance.**

**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.**

**ROLL CALL ON MOTION TO APPROVE THE JF26-04 TAWHEED DUMPSTER ENCLOSURE SECTION 9 FAÇADE WAIVER MADE BY MEMBER DISMONDY AND SECONDED BY MEMBER RONEY. Motion carried 5-0.**

## **PUBLIC HEARINGS**

### **1. JSP26-09 MARIELLA ESTATES**

Public hearing at the request of Braciolo Brothers, Inc. for Preliminary Site Plan with Site Condominium, Woodland Permit and Storm Water Management Plan. The subject property is zoned R-1 with a Planned Rezoning Overlay (PRO). The applicant is proposing to develop 10 single family lots and associated roads and utilities.

Director of Planning Lindsay Bell stated that the applicant has received approval to rezone 9.4 acres north of Eight Mile Road, west of Garfield Road, utilizing the Planned Rezoning Overlay option. The zoning of the property is now R-1 One-Family Residential with PRO. The properties to the north, east and west are zoned RA, but have developed under the Residential Unit Development option, or RUD. The Future Land Use Map identifies this property and those around it as Single Family. The density map shows a maximum planned density of 0.8 dwellings per acre.

The natural features map does not show any regulated features on the property, however current and historic aerial photos show a pond feature in the southeast corner of the property, which is a City-regulated wetland. The tree survey also indicates a few trees that are greater than 36-inches in diameter, which are regulated by the woodland ordinance. The removal of 5 regulated trees requires a Woodland permit. 6 non-regulated trees are to be protected, and 22 credits are proposed to be planted on-site to mitigate the removals. There is a small wetland area that will be preserved in the southeast portion of the property.

The site plan is consistent with the PRO Plan, with 10 single family lots to be developed in a site condominium. Staff and consultants are recommending approval of the Preliminary Site Plan as it conforms to the approved PRO Agreement and the Zoning Ordinance. Stormwater is to be retained in an underground detention system.

Tonight, the Planning Commission is asked to hold the public hearing, and to consider the Preliminary Site Plan with Site Condominium, Woodland Permit, and Storm Water Management Plan. The applicant Dan Naurato from Braciolo Brothers, as well as Chris Rothhaar from Atwell, are here representing the project tonight. Staff are available to answer any questions you may have.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. Dan Naurato stated that Ms. Bell gave a great overview of the project. It was noted that the Planning Commission has seen this plan previously and he is available to answer any questions.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium. Seeing no one, Chair Pehrson requested Member Roney read into the record the correspondence received. Member Roney relayed that correspondence was received from Ms. Annette Zywiol at 22545 Moorgate who is in support, and Ms. Jennifer Frangakis at 20864 Farrier Place who objects due to increased traffic, destruction of mature trees, destruction of wetland habitat, and destruction of vernal pools.

Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission.

Member Reddi stated she had no comment.

Member Dismondy stated this project has come before the Planning Commission several times and thanked the applicant for working with staff.

Member Verma stated he had no comment.

Member Roney thanked the applicant for working with the City and noted it will be a good project.

Motion to approve the JSP26-09 Mariella Estates Preliminary Site Plan made by Member Roney and seconded by Member Dismondy.

**In the matter of Mariella Estates, JSP26-09, motion to approve the Preliminary Site Plan and Site Condominium 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, as well as all of the terms and conditions of the PRO Agreement as approved, with any outstanding items being addressed on the revised Final Site Plan.**

**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, as well as the terms of the PRO Agreement.**

**ROLL CALL ON MOTION TO APPROVE JSP26-09 MARIELLA ESTATES PRELIMINARY SITE PLAN MADE BY MEMBER RONEY AND SECONDED BY MEMBER DISMONDY. *Motion carried 5-0.***

Motion to approve the JSP26-09 Mariella Estates Woodland Permit made by Member Roney and seconded by Member Dismondy.

**In the matter of Mariella Estates, JSP26-09, motion to approve the Woodland Permit based on and subject to the following:**

- a. The total woodland impact being authorized is the removal of 5 regulated trees, with mitigation in accordance with City standards.**
- 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.**

**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.**

**ROLL CALL ON MOTION TO APPROVE JSP26-09 MARIELLA ESTATES WOODLAND PERMIT MADE BY MEMBER RONEY AND SECONDED BY MEMBER DISMONDY. *Motion carried 5-0.***

Motion to approve the JSP26-09 Mariella Estates Stormwater Management Plan made by Member Roney and seconded by Member Dismondy.

**In the matter of Mariella Estates, JSP26-09, 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 revised 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.**

**ROLL CALL ON MOTION TO APPROVE JSP26-09 MARIELLA ESTATES STORMWATER MANAGEMENT PLAN MADE BY MEMBER RONEY AND SECONDED BY MEMBER DISMONDY. *Motion carried 5-0.***

**2. AMENDMENT TO THE MASTER PLAN'S FUTURE LAND USE MAP RELATING TO CITY-OWNED PARCELS**

Public hearing on proposed amendments to the Future Land Use Map of the 2025 Master Plan, so as to classify the land that is a portion of Ella Mae Power Park for a transfer of land between the City and Novi Community Schools, and three other parcels acquired by the City for public purposes, to Public/Quasi-Public.

Director Bell stated the Novi Community School District is planning improvements to its High School campus that will include a new field house, new athletic practice field, and a competition pool, among other improvements. These major improvements will increase stormwater runoff and require additional storm drain basin capacity. The School District has asked the City to transfer ownership of the City-owned stormwater basin at the southwest corner of Ella Mae Power Park to the School District so that the District can expand it and use it to accommodate the current and future drainage needs of both the city and the District. The basin is directly adjacent to the high school campus and is located south of Ten Mile Road and east of Taft Road.

On the June 22, City Council unanimously approved a Purchase Agreement by and Between the City and the Novi Community School District. The Agreement includes a due diligence period to address issues raised by the transfer of the basin. One of those issues is whether the City can convey the basin to the School District, as it is technically within the boundaries of Ella Mae Power Park. This is the issue that is meant to be addressed by the Planning Commission tonight.

The Home Rule Cities Act states that a City may not sell land that is a park except where the park is not required under an official Master Plan of the city. The City property that is being conveyed to the School is designated as "public park" on the Future Land Use Map. The City is therefore asking the Commission to open up the Master Plan for review and amendment with respect to the land designated as "Public Park" that is being conveyed.

An amendment to the Master Plan shall, in accordance with the Michigan Planning Enabling Act, follow similar procedures to adopting an entire Master Plan such as mailing a notice explaining the Planning Commission's intentions to neighboring communities and other relevant entities, distributing the proposed amendment for review and comment to those same or similar entities and holding at least one public hearing on the proposed amendment. Shown on the screen is a map of the piece of land to be conveyed at Ella Mae Power Park with the proposed Future Land Use designation overlayed.

The Planning Commission is asked first to consider the request as detailed in this packet, hold a public hearing, and to consider passing the attached Suggested Resolution to authorize the opening of the Master Plan review process. Due to the nature of this amendment and the land exchange already in process, the Planning Commission is simultaneously asked to consider proposed amendments to the Master Plan's Future Land Use map. These amendments would change the designated land use from "Public Park" to "Public/Quasi-Public" consistent with the intent of the Purchase Agreement.

As a separate matter, the Commission is being asked to consider some other Future Land Use map changes. The City purchased several parcels of land for future development of public facilities. During the process of updating the Master Plan, the Future Land Use map was updated to show all properties owned by the city and other public entities, including school districts, as "Public/Quasi-Public." The three parcels were acquired after the process of identifying publicly owned parcels had been completed, otherwise they would have been shown as "Public/Quasi-Public" on the map. Therefore, the properties purchased for public facilities should also be similarly designated as the City moves forward with plans to develop the properties for public safety facilities.

Director Bell stated in summary the proposed amendments would reclassify the land as follows. A map reclassification of land to be transferred to the School District from Public Park to Public/Quasi-Public, a map reclassification of land at 42000 Thirteen Mile Road from Single Family to Public/Quasi-Public (future Fire Station No. 2), a map reclassification of land at 26125 Lee BeGole Drive from Industrial/Office to Public/Quasi-Public (future Public Safety Headquarters), a map reclassification of land at 22700 Venture Drive from Industrial/Office to Public/Quasi-Public (future Fire Station No. 3), and a map or text statement that the land being swapped to the school district is not required for park purposes by the City.

Director Bell stated the requested action is adoption of the Suggested Resolution authorizing the opening of the Master Plan review process and recommendation of approval to the City Council of the amendment of the Future Land Use Map as presented for purposes of distribution.

If approved, the proposed Master Plan amendments will then be sent to City Council for approval for distribution to all required entities, as required by State law. A minimum of 42 days after distribution, Planning Commission will consider comments received during that period, hold another public hearing, and then be asked to adopt the proposed amendments to the Master Plan for Land Use for publication.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium. Seeing no one, Chair Pehrson requested Member Roney read into the record the correspondence received. Member Roney relayed that correspondence was received from Floyd Peterson at 42525 W. 11 Mile Road who is in support.

Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission.

Member Reddi requested clarification on whether the proposed amendment encompasses multiple projects.

Director Bell clarified that the multiple projects are involved.

Member Dismondy stated he has no comment.

Member Verma stated he has no comment.

Member Roney stated most of the Commission knew this was coming due to the election last fall.

Motion to approve the Suggested Resolution of an Amendment to the Master Plan's Future Land Use Map relating to City Owned Land made by Member Roney and seconded by Member Dismondy.

**In the matter of an Amendment to the Master Plan's Future Land Use Map relating to City Owned Land, motion to approve the Suggested Resolution (as attached).**

**ROLL CALL ON MOTION TO APPROVE THE SUGGESTED RESOLUTION OF AN AMENDMENT TO THE MASTER PLAN'S FUTURE LAND USE MAP MADE BY MEMBER RONEY AND SECONDED BY MEMBER DISMONDY. *Motion carried 5-0.***

Motion to recommend approval to the City Council to approve the proposed amendments to the Future Land Use Map for the purposes of distribution to begin the Master Plan Amendment process made by Member Roney and seconded by Member Dismondy.

**In the matter of an Amendment to the Master Plan's Future Land Use Map relating to City Parkland, motion to recommend approval to the City Council to approve the proposed amendments to the Future Land Use Map for the purposes of distribution to begin the Master Plan Amendment process, including the attached documents:**

**a. A map reclassification of land to be transferred to the School District from Public Park to**



Public/Quasi-Public,

- b. A map reclassification of land at 42000 Thirteen Mile Road from Single Family to Public/Quasi-Public (future Fire Station No. 2),
- c. A map reclassification of land at 26125 Lee BeGole Drive from Industrial/Office to Public/Quasi-Public (future Public Safety Headquarters),
- d. A map reclassification of land at 22700 Venture Drive from Industrial/Office to Public/Quasi-Public (future Fire Station No. 3),
- e. A map or text statement that the land being conveyed to the school district is not required for park purposes by the City.

This motion is made for the reasons stated in the Planning Memo, as well as the following:

1. The Home Rule Cities Act states that a city may not sell park land except where:  
the park is not required under an official Master Plan of the city (MCL117.5(e)). Since the City land that is being conveyed to the school district is designated as “public park” on the Future Land Use Map, opening up the plan for review and amendment is appropriate to ensure that the Home Rule City Act is complied with (even though the City land is not technically being “sold”).
2. The identified property designated as “Public Park” on the City’s Future Land Use Map is not used as parkland available to the City’s residents, but rather is used as a stormwater detention facility that serves both the City parkland and other City property as well.
3. The terms of the property transfer confirm that if the property is transferred it will still be available for use by the City (including continuing to be available as drainage to serve the park) while also helping the Novi Community School District meet the overall needs of the community members it serves.
4. The other properties at issue, the three parcels purchased by the City for public facility purposes, are to be redesignated Public/Quasi-Public consistent with other properties in the City owned by governmental, school districts, and other public entities.

**ROLL CALL ON MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL TO APPROVE THE PROPOSED AMENDMENTS TO THE FUTURE LAND USE MAP FOR THE PURPOSES OF DISTRIBUTION TO BEGIN THE MASTER PLAN AMENDMENT PROCESS MADE BY MEMBER RONEY AND SECONDED BY MEMBER DISMONDY. Motion carried 5-0.**

#### **MATTERS FOR CONSIDERATION**

##### **1. JSP26-17 FIRE STATION No. 2**

Consideration at the request of HED | BRW Architects on behalf of the City of Novi for Fire Station No.2 JSP26-17 for Preliminary Plan and Stormwater Management Plan review and approval of the location, character, and extent of the proposed improvements. The subject property is zoned RA Residential Acreage and is located north of Thirteen Mile Road and east of Novi Road (Section 2). The City proposes to develop a new fire station on the currently vacant 2.15-acre parcel.

Director Bell stated that the applicant, on behalf of the City of Novi, proposes a new Fire Station No. 2 on a 2.15-acre parcel on the north side of Thirteen Mile Road, between Novi Road and Meadowbrook Road. The property is zoned Residential Acreage and is currently vacant. The Future Land Use map indicates Single Family. An amendment to the Master Plan has been proposed to change the Future Land Use designation to Public/Quasi-Public to reflect the municipal ownership of the site. There are no regulated natural features on the site.

Section 61 of the Michigan Planning Enabling Act requires a planning commission to review the “location, character, and extent” of a municipality’s proposed construction projects. Since case law has determined a local government is not subject to its own zoning ordinance when performing a governmental function, the review of a project by the planning commission is to focus on whether the proposal is consistent with the adopted master plan. The purpose of the review is to determine if the project fits within the future direction for the community.

The adopted 2025 Master Plan designates the subject property for Single Family use, which is consistent with the current Residential Acreage zoning district.

The Public/Quasi Public land use category proposed is intended for “non-park facilities and properties under the ownership of public municipalities, non-profits, utility companies, public and private schools, and religious institutions.” This would include uses such as government offices, schools, essential services, and cemeteries. During the 2025 Master Plan process, all properties owned by the City and other governmental entities or public utilities were designated as Public/Quasi Public or Public Park, as we discussed earlier with the proposed Future Land Use amendments.

While the master plan does not specifically recommend new public facilities, one of the Guiding Principles in the Master Plan action plan is “Novi is a community that builds on its assets” (Page 127). Further, when community survey respondents were asked what they liked about Novi, one of the top four responses was the quality of municipal services. “These assets are foundational for a community sought after as a place to reside and attract business.” The Public Safety Bond approved by voters, and the new Fire Station projects proposed as a result, will build on the City's assets.

Another of the Guiding Principles in the Action Plan is the statement: “A community that promotes welfare, health, and safety for its residents” (Page 128). The Master Plan talks about the Novi Fire Department's 2022-2027 Strategic Plan, and the effort to seek accreditation. The new Fire Station proposed promotes the welfare, health and safety of both Novi residents and the emergency personnel that will serve the community from the station. As described by the designers, the new facilities will have greatly improved operational efficiencies to better serve the community as well as a focus on the health and wellness of everyone that works there. For example, there will be a decontamination zone for after-event cleaning to help reduce exposure to carcinogens.

The Master Plan lists the goals and specific actions to achieve the City's desired outcomes and initiatives. The following statements from the Action Plan apply to the proposed Fire Station No. 2 project: Goal B Community Identity: “The City's identity is largely based on its high-quality residential neighborhoods and schools, destination retail and convention space, and its parks. The City should supplement that identity by enhancing preservation of its historic resources and expanding its cultural opportunities. New development of land should continue to be of high-quality design and materials.” The proposed new Fire Station No. 2 appears to be consistent with this goal, with elevations showing a mix of brick, stone, and asphalt shingles. Action Item B1: “Encourage the use of high-quality right-of-way plantings, site landscaping, and building materials to enhance the appearance of the community.” The landscaping plan shows an attractive landscape design with foundation plantings, greenbelt accents, and street trees. Goal D Infrastructure: Invest wisely in the ongoing maintenance and improvements to existing infrastructure, including utilities and the transportation network....” The proposed new Fire Station No. 2 appears to be consistent with this goal as the City is investing in new public safety facilities that will serve the community for decades to come. Action Item D7: “Implement the recommendations of the Active Mobility Plan.” The proposed plan includes bike parking facilities which are recommended in the AMP.

Tonight the Planning Commission is asked to approve of the location, character, and extent of the proposed fire station and related improvements under the Planning Enabling Act. Kelli Herman and Nick Brass from the consultant team are here to represent the project.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. Nick Brass and Ms. Kelli Herman stated they are available to answer any questions.

Chair Pehrson turned the matter over to the Planning Commission.

Member Reddi stated she had no comment.

Member Dismondy stated the renderings look great and he looks forward to viewing the full plans when

available.

Member Verma inquired if the existing Fire Station No. 2 is being replaced.

Chair Pehrson confirmed the existing Fire Station No. 2 is being replaced.

Member Verma inquired where Fire Station No. 2 is currently located.

Chair Pehrson stated Fire Station No. 2 is currently located at 13 Mile Road and Paramount Street.

Member Roney stated he has no comment.

Motion to approve the location, character, and extent of the proposed Fire Station No. 2 JSP26-17 made by Member Roney and seconded by Member Dismondy.

**In the matter of Fire Station No. 2 JSP26-17, motion to approve the location, character, and extent of the proposed Fire Station No. 2 improvements as reflected in the Preliminary Plan and Stormwater Management Plan based on the following:**

- 1. Pursuant to Section 61 of the Michigan Planning Enabling Act (MCL 125.3861), the finding of "location, character, and extent" is appropriate;**
- 2. The project is consistent with the goals, policies, and future land use direction established in the Master Plan, and fits within the future direction of the community as contemplated by the Master Plan as detailed in the Planning Review.**

**ROLL CALL ON MOTION TO APPROVE THE LOCATION, CHARACTER, AND EXTENT OF THE PROPOSED FIRE STATION NO. 2 JSP26-17 MADE BY MEMBER RONEY AND SECONDED BY MEMBER DISMONDY. Motion carried 5-0.**

**2. JSP26-18 FIRE STATION No. 3**

Consideration at the request of HED | BRW Architects on behalf of City of Novi for Fire Station No.3 JSP26-18 for Preliminary Plan and Stormwater Management Plan review and approval of the location, character, and extent of the proposed improvements. The subject property is zoned I-1 Light Industrial and is located north of Nine Mile Road and east of Venture Drive (Section 26). The City proposes to develop a new fire station on the currently vacant 3.65-acre parcel.

Director Bell stated the applicant, on behalf of the City of Novi, proposes a new Fire Station No. 3 on a 3.65-acre parcel on the east side of Venture Drive, north of Nine Mile Road. The property is zoned I-1 Light Industrial and is currently vacant. The Future Land Use map indicates Industrial/Office. An amendment to the Master Plan has been proposed to change the Future Land Use designation to Public/Quasi-Public to reflect the municipal ownership of the site. There are regulated woodlands on the site.

The adopted 2025 Master Plan designates the subject property for Industrial/Office use, which is consistent with the current Light Industrial zoning district.

While the master plan does not specifically recommend new public facilities, One of the Guiding Principles in the Master Plan is the statement "Novi is a community that builds on its assets". Further, when community survey respondents were asked what they liked about Novi, one of the top four responses was the quality of municipal services. "These assets are foundational for a community sought after as a place to reside and attract business." The Public Safety Bond approved by voters, and the new Fire Station projects proposed as a result, will build on its assets.

Like Station 2, the new Fire Station 3 proposed promotes the welfare, health and safety of both Novi residents and the emergency personnel that will serve the community from the station. As described by the designers, the new facilities will have greatly improved operational efficiencies to better serve the community as well as a focus on the health and wellness of everyone that works there. For example, there will be better sleeping quarters for first respondents to get the rest they need in between calls at all times

of day.

Like Fire Station No. 2, Fire Station No. 3 also is consistent with the Master Plan's list of the goals and specific actions.

Director Bell noted that the City did reach out to property owners directly adjacent to the fire station property, specifically about the screening of the property since they will be most impacted. When given Option 1 to preserve the existing natural screening and maintaining the berm, or Option 2 remove the trees to raise the berm to 10 feet with new plantings, all three responses indicated they preferred option 1.

Tonight the Planning Commission is asked to approve of the location, character, and extent of the proposed fire station and related improvements under the Planning Enabling Act. Kelli Herman and Nick Brass from the consultant team are here to represent the project.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. Nick Brass and Ms. Kelli Herman stated they are available to answer any questions.

Chair Pehrson turned the matter over to the Planning Commission.

Member Reddi stated she has no comment.

Member Dismondy stated he has no comment.

Member Verma stated that there is a gate shown on the renderings and inquired if the gate will be closed at all times.

Chair Pehrson stated the gate will only be opened by the members of the Fire Department.

Member Roney stated he has no further comments.

Motion to approve the location, character, and extent of the proposed Fire Station No. 3 JSP26-18 made by Member Roney and seconded by Member Dismondy.

**In the matter of Fire Station No. 3 JSP26-18, motion to approve the location, character, and extent of the proposed Fire Station No. 3 improvements as reflected in the Preliminary Plan and Stormwater Management Plan based on the following:**

- 1. Pursuant to Section 61 of the Michigan Planning Enabling Act (MCL 125.3861), the finding of "location, character, and extent" is appropriate; and**
- 2. The project is consistent with the goals, policies, and future land use direction established in the Master Plan, and fits within the future direction of the community as contemplated by the Master Plan as detailed in the Planning Review.**

**ROLL CALL ON MOTION TO APPROVE THE LOCATION, CHARACTER, AND EXTENT OF THE PROPOSED FIRE STATION NO. 3 JSP26-18 MADE BY MEMBER RONEY AND SECONDED BY MEMBER DISMONDY. Motion carried 5-0.**

**3. APPROVAL OF THE JUNE 10, 2026 PLANNING COMMISSION MINUTES**

**Motion to approve the June 10, 2026 Planning Commission Minutes.**

**ROLL CALL ON MOTION TO APPROVE THE JUNE 10, 2026 PLANNING COMMISSION MINUTES MADE BY MEMBER VERMA AND SECONDED BY MEMBER DISMONDY. Motion carried 5-0.**

**CONSENT AGENDA REMOVALS FOR COMMISSION ACTION**

There were no consent agenda items.

#### **SUPPLEMENTAL ISSUES/TRAINING UPDATES**

Director Bell stated typically in July one of the orders of business is the Committee appointments. Since the City Council has determined that new appointments will now occur in January, it is proposed that the Committee assignments are also moved to January. A meeting of the Rules Committee may need to be scheduled to amend the rules.

Chair Pehrson stated that the proposed change makes sense.

Director Bell stated the Michigan Association of Planning has an open seat for an elected or appointed official which is an ex officio non-voting position. If interested in being considered as a candidate, additional information can be provided.

#### **AUDIENCE PARTICIPATION**

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing no one, Chair Pehrson closed the final audience participation.

Member Roney stated there was discussion regarding sidewalk repair in the Westridge Downs subdivision and requested the item be included on the agenda at the next Mobility Committee meeting.

#### **ADJOURNMENT**

Motion to adjourn the July 8, 2026, meeting made by Member Roney and all in favor said aye.

Meeting adjourned at 7:54 PM.