PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting
November 18, 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 Lynch, Member Reddi, Member Avdoulos, Member Roney, Member Verma
Absent Excused:	Member Dismondy
Staff:	Lindsay Bell, Director of Planning; Elizabeth Saarela, City Attorney; Diana Shanahan, Planner

APPROVAL OF AGENDA

Motion to approve the November 18, 2026 Planning Commission Agenda. *Motion carried 6-0.*

PUBLIC HEARINGS

1. **JSP26-0036 CATHOLIC CENTRAL GROTTO**
   Public Hearing at the request of Catholic Central High School for approval of a Preliminary Site Plan and Woodland Use Permit. The applicant proposes construction of a prayer grotto on the existing Catholic Central campus.

   In the matter of JSP26-0036 Catholic Central Grotto, motion to approve the Preliminary Site Plan based on and subject to the following:
   1. **A Landscape waiver under Landscape Design Manual Sections 4, 11 for a deficiency in the minimum 50% native Michigan tree species requirement for trees planted on site, excluding woodland replacement trees, which is hereby granted;**
   2. **The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the 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. *Motion carried 6-0.*

   In the matter of JSP26-0036 Catholic Central Grotto, motion to approve the Woodland Use 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.*

2. **PBR26-0350 50140 NINE MILE ROAD WOODLAND PERMIT**
   Public hearing to consider a Woodland Use Permit to remove 11 regulated woodland trees at 50140 Nine Mile Road to construct a single-family residence.

   In the matter of Woodland Use Permit, PBR26-0350, motion to approve the removal of 11 regulated woodland trees within an area mapped as City Regulated Woodland at 50140 Nine Mile Road for the purpose of constructing a single-family home. The approval is subject to on-site planting to the extent possible of 16 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.*

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE SEPTEMBER 23, 2026 PLANNING COMMISSION MINUTES**
   Motion to approve the September 23, 2026 Planning Commission Minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the November 18, 2026 Planning Commission Meeting. *Motion carried 6-0.*

Meeting adjourned at 7:17 PM

*Actual language of the motion sheet subject to review.