



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

September 23, 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 Dismondy, Member Avdoulos, Member Roney, Member Verma

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

APPROVAL OF AGENDA

Motion to approve the September 23, 2026 Planning Commission Agenda. Motion carried 7-0.

PUBLIC HEARINGS

1. JSP25-0012 NOVI ACRES

Public hearing at the request of Cypress Partners, LLC for recommendation to the City Council for Amendment of the Consent Judgment that governs development of the property. The applicant is proposing a 61-unit multi-family residential development, a standalone retail building, and associated parking.

In the matter of JSP25-0012 NOVI ACRES, motion to recommend approval of the proposed Amendment to the Consent Judgment and Preliminary Site Plan based on the following findings, deviations, and conditions:

- 1. The proposed amendment to the Consent Judgment will replace 100,000 square feet of retail development potential with 61 residential units and a standalone retail building. The estimated number of daily vehicle trips is 970 for the 61 multiple family units and standalone retail building, which is significantly less than the estimated number of trips for a retail use (shopping plaza: 9,109 daily trips; Supermarket: 8,878 daily trips). Therefore, the proposed change will have less impact on the road network compared to the use permitted by the current Consent Judgment.**
- 2. The proposed buildings are buffered by landscaping and preserved wetland areas on the east and south and set back from Wixom Road on the east. Additional screening and landscaping has been proposed to improve the buffer to the north.**
- 3. The proposed development could help provide for missing middle housing needs that are walkable to the commercial areas and the Grand River corridor, as recommended in the Master Plan.**
- 4. As a redevelopment of a previously disturbed infill site, the project avoids significant wetland and woodland impacts. The project is able to take advantage of the existing utilities and road infrastructure instead of building new facilities, which is less impactful to the environment.**
- 5. Per Sec. 3.8.3, the Planning Commission finds that a proper relationship exists between local streets and the proposed service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety.**

6. The proposed Preliminary Site Plan would require the following amendments to current conditions of the Consent Judgment:
 - a. Gross Building Area – Retail (Item 12, A, Consent Judgment): Per the Consent Judgment, Retail “B,” which is to be located on the subject property, shall not exceed 100,000 square feet in total square footage. The proposed development would allow a 61-unit multi-family residential development on 7.17 acres and a 6,529-square-foot standalone retail building.
 - b. Uses Permitted (Item 12, B, Consent Judgment): Per the Consent Judgment, Retail “A,” “B” and “C” shall conform to the uses permitted in the B-2 zoning district as described in the City of Novi Zoning Ordinance. The applicant is requesting to modify the Consent Judgment to permit multi-family use on the subject parcel. As such, the project has been reviewed against the RM-2 District standards to apply appropriate requirements.
 - c. Parking (Item 12, E, Consent Judgment): Per the Consent Judgment, a total of 1,725 parking spaces shall be provided between Retail A, B, and C. A revised total of 1,470 spaces are proposed for Retail A and C, and the proposed retail building and residential use.
 - d. The Master Deed for the project shall contain restrictions limiting the number of leases permitted within the development.
7. The proposed Preliminary Site Plan will require deviations for the following:
 - a. Deviation from Sec. 3.1.11.D to allow a commercial development parcel that does not meet the minimum required acreage in the B-2 District (2 acres required, 1.54 acres proposed);
 - b. Deviation from Sec. 3.8.1.A to allow increase in room count based on RM-2 standards for 3-story building (157 maximum allowed, 244 proposed);
 - c. Deviation from Sec. 3.8.2.D to allow the buildings to not be oriented 45 degrees to the property lines, due to the available area for construction and constraints of the property;
 - d. Deviation from Sec. 3.8.2.E for exceeding the maximum amount of permissible pavement area in front yard for residential (30% maximum permitted, 36% proposed);
 - e. Deviation from Sec. 3.8.2.G to allow sidewalk only on one side of the drive (both sides required) because the lot configuration does not include the opposite side of the drive;
 - f. Deviation from Sec. 3.8.2.H to allow a lesser distance between residential buildings (84 and 61 ft minimum required, 30 ft minimum proposed), as the tighter configuration allows greater open space on the constrained site;
 - g. Deviation from Sec. 5.7.3.1 to allow an overage in the ratio of average to minimum light level in the retail portion of the site (4:1 maximum permitted, 4.74:1 proposed for retail);
 - h. Landscape deviation from Sec. 5.5.3.B.ii and iii for an 8-foot-tall pre-cast wall with evergreen trees is proposed in lieu of a 6–8-foot berm between the proposed development and the abutting Sam’s Club commercial use;
 - i. Landscape deviation from Sec. 5.5.3.F.iii for deficient foundation landscaping of frontages facing interior drives on buildings 1, 4, 7, & 8 (35% required, 12-13% proposed);
 - j. Landscape deviation from Sec. 5.5.3.C for not meeting the minimum requirements for parking lot landscaping in the proposed retail area; and
 - k. 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 Preliminary 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 6-1 (Roney).

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE SEPTEMBER 9, 2026 PLANNING COMMISSION MINUTES

Motion to approve the September 9, 2026 Planning Commission Minutes. *Motion carried 7-0.*

ADJOURNMENT

Motion to adjourn the September 23, 2026 Planning Commission Meeting. Motion carried 7-0.

Meeting adjourned at 8:00 PM

*Actual language of the motion sheet subject to review.