



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

July 22, 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 Avdoulos, Member Reddi, Member Verma

Absent Excused: Member Dismondy, Member Lynch, Member Roney

Staff: Lindsay Bell, Director of Planning; Elizabeth Saarela, City Attorney; Diana Shanahan, Planner; Brad Doane, Planner

APPROVAL OF AGENDA

Motion to approve the July 22, 2026 Planning Commission Agenda. Motion carried 4-0.

PUBLIC HEARINGS

1. PSLU26-0004 ORANGETHEORY

Public hearing at the request of CHL Fitness Novi LLC for Special Land Use approval for a fitness center. The subject site is located at 41630 Ten Mile Road and consists of a portion of the approximately 11.02-acre site, situated north of Ten Mile Road and west of Meadowbrook Road (Section 23).

In the matter of Orangetheory PSLU26-0004, motion to approve the Special Land Use Permit based on and subject to the following:

a. Relative to other feasible uses of the site:

- i. 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 *(The proposed use is being operated out of an existing building with sufficient parking available for the plaza);*
- ii. 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);*
- iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats *(No impacts to existing natural features are proposed);*
- iv. 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;
- v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *(The proposed business fulfills one of the Master plan objectives to attract new businesses to the City of Novi);*

- vi. The proposed use will promote the use of land in a socially and economically desirable manner (*The proposed business contributes to economic development and productive use of a vacant tenant space*);
- vii. 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 Electronic Stamping Set 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 4-0.*

2. PSLU26-0002 MALLI'S KITCHEN

Public hearing at the request of Karmen Santourian for Special Land Use approval to operate a restaurant and food store. The subject site is located at 24059 Meadowbrook Road and consists of a portion of the approximately 2.68-acre site, situated south of Ten Mile Road and west of Meadowbrook Road (Section 26).

In the matter of Malli's Kitchen PS LU26-0002, motion to approve the Special Land Use Permit based on and subject to the following:

- a. Relative to other feasible uses of the site:
 - i. 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 (*The proposed use is being operated out of an existing building with sufficient parking available for the plaza*);
 - ii. 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*);
 - iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats (*No impacts to existing natural features are proposed*);
 - iv. 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;
 - v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use (*The proposed business fulfills one of the Master plan objectives to attract new businesses to the City of Novi*);
 - vi. The proposed use will promote the use of land in a socially and economically desirable manner (*The proposed business contributes to economic development and productive use of a vacant tenant space*);
 - vii. 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. In the B-1 district, restaurants (sit-down and fast-food carryout) within a planned commercial center of at least 15,000 square feet of gross floor area are permitted as a Special Land Use subject to the following:
 - 1. No more than 20 (twenty) percent of the gross floor area of any such planned commercial center may be used for sit-down or carry-out restaurants, and no single restaurant use shall exceed 2,500 (two-thousand five hundred) square feet.

(The proposed 1,100 square foot restaurant meets the square footage limitation, however, additional information will be required from the applicant/property owner to determine 20 percent of gross floor area of the plaza currently attributed to restaurant use);

2. The hours of operation of any such restaurant shall not extend beyond the hours of 7 a.m. to 10 p.m., except that deliveries only may take place until 1 a.m. *(The proposed hours of operation will comply);*
 3. There shall be no outdoor food preparation of any kind. All such activity must occur inside the building *(No outdoor food preparation is proposed);*
 4. In addition to the provisions of the Special Land Use requirements found in Section 6.2.C, the Planning Commission shall consider the proximity of the proposed restaurant to any adjacent residential districts, and any adverse effects that may be expected to the residential districts due to potential smells, noise, or location of the trash receptacles *(The proposed restaurant is located approximately 220 feet from the nearest residential property line and will utilize the existing dumpster for the plaza located at the northwest boundary of the property);* and
 5. Once established, a subsequent substantially similar restaurant may occupy the same tenant space, utilizing the same (or less) floor area without the need for the Planning Commission to again review a request for Special Land Use consideration *(This proposed tenant space has not previously received Special Land Use approval to operate a restaurant.)*.
- c. Prior to occupancy being granted to Malli's Kitchen, the applicant shall ensure that the retail center and all restaurant tenants are brought into compliance with Ordinance requirements for Special Land Use approval, including written termination of Special Land Uses not in use.
 - d. 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 Electronic Stamping Set 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 4-0.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE JULY 8, 2026 PLANNING COMMISSION MINUTES

Motion to approve the July 8, 2026 Planning Commission Minutes. *Motion carried 4-0.*

ADJOURNMENT

Motion to adjourn the July 22, 2026 Planning Commission Meeting. *Motion carried 4-0.*

Meeting adjourned at 7:47 PM

*Actual language of the motion sheet subject to review.