



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI  
Regular Meeting

**May 13, 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 Roney, Member Verma

Absent Excused: Member Avdoulos

Staff: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Kate Purpura, Project Engineer

## APPROVAL OF AGENDA

**Motion to approve the May 13, 2026 Planning Commission Agenda. Motion carried 6-0.**

## CONSENT AGENDA - REMOVALS AND APPROVALS

### 1. JSP22-26 NOBLE VILLAGE

Approval of the request by Noble Village Group for a second one-year extension of the approved Final Site Plan. The subject property is located on the south side of Grand River Avenue, east of Novi Road, in the Town Center (TC-1) zoning district. The Preliminary Site Plan was approved by the Planning Commission on September 28, 2022.

**In the matter of JSP22-26 Noble Village, motion to approve the second one-year extension of the approved Final Site Plan. Motion carried 6-0.**

## PUBLIC HEARINGS

### 1. JZ25-42 TOWNES AT HAGGERTY PRO PLAN WITH REZONING 18.753

Public hearing at the request of The Avedon Company for initial submittal and eligibility discussion for a Zoning Map Amendment from Office Service and Office Service Commercial to High-Density Multiple Family with a Planned Rezoning Overlay. The applicant is proposing to develop a 175-unit townhome development.

**In the matter of JZ25-42 Townes at Haggerty PRO Plan with Rezoning 18.753, motion to postpone the discussion of the initial submittal and eligibility of the rezoning request from Office Service (OS-1) and Office Service Commercial (OSC) to High-Density Multiple Family (RM-2) with a Planned Rezoning Overlay and leave the public hearing open until such time as the applicant submits additional information. Motion carried 6-0.**

## **MATTERS FOR CONSIDERATION**

1. **INTRODUCE TEXT AMENDMENT 18.307 – PROPOSED LANDSCAPE ORDINANCE MODIFICATIONS**

Set public hearing for Text Amendment 18.307 to modify Subsection to 5.5, Landscape Ordinance and the Landscape Design Manual.

**Motion to set the Public Hearing for the June 10<sup>th</sup> Planning Commission meeting for formal consideration of the proposed ordinance amendments. *Motion carried 6-0.***

2. **APPROVAL OF THE APRIL 15, 2026 PLANNING COMMISSION MINUTES**

**Motion to approve the April 15, 2026 Planning Commission Minutes. *Motion carried 6-0.***

## **ADJOURNMENT**

**Motion to adjourn the May 13, 2026 Planning Commission Meeting. *Motion carried 6-0.***

Meeting adjourned at 8:16 PM

\*Actual language of the motion sheet subject to review.