



# PLANNING COMMISSION

## MINUTES

CITY OF NOVI

Regular Meeting

**April 15, 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: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Lindsay Bell, Senior Planner; Diana Shanahan, Planner; Rick Meader, Landscape Architect; Humna Anjum, Project Engineer

### PLEDGE OF ALLEGIANCE

Member Reddi led the meeting attendees in the recitation of the Pledge of Allegiance.

### APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Roney, and all in favor said aye to approve the April 15, 2026 Planning Commission Agenda.

### AUDIENCE PARTICIPATION

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

### CORRESPONDENCE

There was not any correspondence.

### COMMITTEE REPORTS

There were no Committee reports.

### CITY PLANNER REPORT

There was no City Planner report.

### CONSENT AGENDA - REMOVALS AND APPROVALS

#### 1. JSP21-06 CITY CENTER OFFICE PLAZA

Approval of the request of City Center Office Plaza, LLC for the second one-year extension of the Preliminary Site Plan approval for a 3-story office building. The subject property is located south of Grand River Avenue and east of Bond Street. The extension would result in a new expiration date for the Preliminary Site Plan of May 17, 2027.

Motion to approve the JSP21-06 City Center Office Plaza second one-year extension of the Preliminary

Site Plan approval made by Member Lynch and seconded by Member Roney.

**In the matter of JSP21-06 City Center Office Plaza, motion to approve the second one-year extension of the Preliminary Site Plan approval.**

**ROLL CALL ON MOTION TO APPROVE THE JSP21-06 CITY CENTER OFFICE PLAZA SECOND ONE-YEAR EXTENSION OF THE PRELIMINARY SITE PLAN APPROVAL MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY. Motion carried 7-0.**

## **PUBLIC HEARINGS**

### **1. JSP26-02 THE GROVE**

Public hearing at the request of Ivanhoe Companies for Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit and Storm Water Management Plan. The subject property is zoned RM-1 with a Planned Rezoning Overlay (PRO). The applicant is proposing to develop 232 multifamily residential units.

Senior Planner Lindsay Bell stated the applicant has recently received approval from City Council to rezone about 62 acres to RM-1 Low Rise Multiple Family utilizing the Planned Rezoning Overlay option. The project has come before you a couple times already, so most of you are fairly familiar with the proposal.

The properties to the east, west and south are zoned OST. The area to the north is B-3, R-4 Single Family and RA Residential Acreage. The recently adopted Master Plan identifies this property and those around it in purple as General Mixed Use. The area to the east is Public/Quasi-Public, and north of 12 Mile is Public Park, Community Commercial, and Single Family.

The natural features map shows there are significant wetland and woodland areas on this property as well as to the east and south. The tree and wetland surveys provided by the applicant confirm these features.

Planner Bell stated the Preliminary Site Plan is consistent with the approved PRO Plan, with 232 attached townhome units, open space and amenity areas. All of the units are for-sale townhome units, with over 50% of those with an option for a primary bedroom on the ground level to accommodate aging-in-place.

The development consists of four "villages" of homes: The Meadows, The Vistas, The Woods and The Pointe. There is also a central park area with amenities, including a pickleball court and a playground park, with an option to locate a clubhouse in that area. The Phasing Plan follows a pattern similar to the Village layout, with some of the utility work extending into future phases to provide the necessary utility or road connections.

The development is accessed by two entrances off Meadowbrook Road, and one from 12 Mile Road. The stormwater management plan shows an interconnected system with 6 detention ponds of various sizes, along with the existing wetland system. As described in the Wetland Review, each of the delineated wetlands on the site meet the criteria of providing wildlife habitat as well as flood and storm control. The total on-site permanent wetland impact area of 0.94 acres will be fully mitigated per City standards.

For woodlands the plan appears to remove about 2,020 of the regulated trees, which requires about 3,144 replacements. Approximately 250 credits are proposed to be planted on-site, with the remaining credits to be paid into the Tree Fund.

Planner Bell stated staff and consultant reviews support the project as it is consistent with the PRO Agreement, Zoning Ordinance and other City Ordinances. The suggested motion for the phasing plan includes some flexibility if the sequence of the phases changes, and other minor changes provided each phase can still meet the requirements of the Zoning Ordinance and PRO Agreement. For the wetland and woodland permit motions, it is suggested that as the project is to be developed in phases, a permit may be issued for the impacts of each phase rather than for the whole project at once, which manages costs

of the developer, and ensures features are not impacted until actual development occurs.

Tonight, the Planning Commission is asked to hold the public hearing and approve or deny the Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The applicant Gary Shapiro from Ivanhoe, is here representing the project tonight, along with other members of the team. Staff is also available to answer any questions you may have.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. Gary Shapiro with Ivanhoe Companies stated it is great to be back before the Planning Commission. He expressed the project has been a collaborative effort and has come a long way in the three and a half years since they started observing the Master Plan. It was stated the development will be a destination in the community. It was noted the team has twice been before the City Council and received great comments. The project originally consisted of 432 units and was subsequently downsized in half. It was expressed that the plan has improved dramatically over the course of its collaborative development.

Mr. Shapiro stated they have worked closely with EGLE and City staff in order to amplify the effectiveness of the wetland mitigation and environmental sensitivity. Over forty-seven percent of site consists of open space to be preserved with conservation easements. Additionally, almost every home site borders open space. It was expressed that the public benefits are extraordinary and include a new park on the south side of Twelve Mile Road which connects cohesively with Beacon Hill. The team has worked with MDOT to design an enhanced bus stop, along with pocket parks, and a path is provided from Meadowbrook to Twelve Mile Road for increased walkability.

Mr. Shapiro thanked the Planning Commission and stated he is available for 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, and confirming there was no correspondence received, Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission for consideration.

Member Lynch expressed gratitude to the applicant for their willingness in working with staff and stated that this will be an exciting project. Member Lynch inquired if the applicant would return to the Planning Commission for woodland and wetland approval in the event of phasing changes.

Planner Bell stated that the proposal before the Planning Commission this evening is for approval of the total wetland and woodland impacts. It was noted for individual phases separate permits would be issued.

Member Lynch stated he has no issue and noted EGLE will be the overriding body working in conjunction with the City.

Member Reddi stated the project is laid out beautifully and will be a nice complex when complete.

Member Dismondy congratulated the applicant and wished them the best of luck.

Member Verma stated he had no comment.

Member Roney stated this project has come before the Planning Commission several times. He expressed that the original plan was a bit overloaded. However, when the project was presented the second time the plan looked really good. It was noted this will be a good project.

Member Avdoulos expressed appreciation for the plans and imagery that has been provided. The three-dimensional perspectives allow us to understand what the completed site will look like.

Motion to approve JSP26-02 The Grove Preliminary Site Plan made by Member Avdoulos and seconded by Member Roney.

**In the matter of The Grove, JSP26-02, motion to approve the Preliminary Site Plan based on and subject to 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 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 JSP26-02 THE GROVE PRELIMINARY SITE PLAN MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. Motion carried 7-0.**

Motion to approve JSP26-02 The Grove Phasing Plan made by Member Avdoulos and seconded by Member Roney.

**In the matter of The Grove, JSP26-02, motion to approve the Phasing Plan based on and subject to the following:**

- a. The sequence of the identified Phases may be revised, subject to administrative review and approval for compliance with applicable ordinances and PRO Agreement requirements.**
- b. Other revisions to the Phasing plan may also be approved after administrative review if, in the opinion of the City Planner, the phasing plan is in compliance with applicable ordinances and PRO Agreement requirements.**
- c. 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 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 JSP26-02 THE GROVE PHASING PLAN MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. Motion carried 7-0.**

Motion to approve JSP26-02 The Grove Wetland Permit made by Member Avdoulos and seconded by Member Roney.

**In the matter of The Grove, JSP26-02, motion to approve the Wetland Permit based on and subject to the following:**

- a. Provided sufficient information is supplied by the applicant and compliance with applicable Ordinances is achieved, the Wetland Permit may be issued as separate permits as applicable for the approved Phasing Plan for the project.**
- b. The total on-site wetland impact being authorized is 0.94 acres, with on-site mitigation to be constructed in accordance with City standards. Any additional impact shall require re-authorization.**
- c. 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 12 of the Code of**

**Ordinances and all other applicable provisions of the Ordinance.**

**ROLL CALL ON MOTION TO APPROVE JSP26-02 THE GROVE WETLAND PERMIT MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 7-0.***

Motion to approve JSP26-02 The Grove Woodland Permit made by Member Avdoulos and seconded by Member Roney.

**In the matter of The Grove, JSP26-02, motion to approve the Woodland Permit based on and subject to the following:**

- a. **Provided sufficient information is supplied by the applicant and compliance with applicable Ordinances is achieved, the Woodland Permit may be issued as separate permits as applicable for the approved Phasing Plan for the project.**
- b. **The total woodland impact being authorized is the removal of 2,020 regulated trees, with mitigation in accordance with City standards. Any additional impacts exceeding 1 percent shall require re-authorization of the woodland permit by the Planning Commission.**
- c. **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.**

**ROLL CALL ON MOTION TO APPROVE JSP26-02 THE GROVE WOODLAND PERMIT MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 7-0.***

Motion to approve JSP26-02 The Grove Stormwater Management Plan moved by Member Avdoulos and seconded by Member Roney.

**In the matter of The Grove, JSP26-02, motion to approve the Stormwater Management Plan, based on and subject to 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 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 JSP26-02 THE GROVE STORMWATER MANAGEMENT PLAN MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 7-0.***

## **MATTERS FOR CONSIDERATION**

### **1. JSP24-17 SV TEMPLE PHASE III RAJAGOPURAM**

Consideration at the request of Manyan Group for Preliminary Site Plan and Revised Phasing Plan approval. The subject property is located at 26233 Taft Road, situated south of Grand River Avenue and west of Taft Road (Section 16). The property is zoned RA (Residential Acreage). The applicant proposes to construct a 3,100 square foot Rajagopuram entry tower in front of the existing temple, enclose the stairwell and exterior second floor porch, as well as reorder the previously approved phases in order to construct the Rajagopuram prior to the cultural center.

Planner Diana Shanahan stated the subject property is located at 26233 Taft Road. Since the Planning Commission last reviewed the project, SV Temple has acquired the adjacent parcel to the south and completed a parcel combination, resulting in a total site area of 12.22 acres. The property is zoned RA: Residential acreage, and a Special Land Use approval for a place of worship was granted in October 2008. This approval remains valid, as no change in use is proposed.

The Future Land Use map designates the property along with parcels to the south and east as Single Family. To the north, the designation is General Mixed-Use along with Single Family, and to the west, Industrial/Office along with Single Family.

The natural features map identifies wetlands and woodlands on the site. While this map is based on the City of Novi's environmental layers, actual site conditions have evolved since the layers were originally developed, particularly following site development.

Planner Shanahan stated the Sri Venkateswara Temple and Cultural Center project has undergone multiple reviews since its initial consideration in 2008. In May 2010, the Planning Commission approved a revised phasing plan consisting of Phase I – Temple, Phase II – Cultural Center, and Phase III – Maha Rajagopuram. The applicant is now requesting to revise the sequence of development to construct the Rajagopuram (originally Phase III) prior to the Cultural Center (Phase II).

The Rajagopuram is a traditional gateway structure commonly found in Hindu temples in Southern India. The applicant proposes to construct a 3,100 square foot structure located at the east entrance of the existing temple. Additional improvements include enclosing the existing second-floor exterior porch on the temple and its two exterior stairways. While these stairs are primarily used for ceremonial purposes during special events, ongoing maintenance issues, particularly associated with the heat tape system installed underneath the stair tiles, have prompted the enclosure. Minor interior renovations to the temple include the addition of two new coat/footwear rooms adjacent to the stair areas. The project also proposes the installation of decorative panels that were part of the original 2008 design but were not previously constructed.

Planner Shanahan stated a variance from the Zoning Board of Appeals will be required for the proposed Rajagopuram height of 52', which exceeds ordinance standards of 35' or 2 ½ stories, whichever is less. The proposed architectural lighting for the Rajagopuram complies with the ordinance requirement for a uniformity ratio of 4:1 (average to minimum illumination) and is designed to highlight architectural features. However, the applicant has identified that existing parking lot lighting, upgraded at some point to LED type fixtures, creates uneven illumination and exceeds permitted uniformity ratios. The applicant has committed to revising the parking lot lighting design during the Final Site Plan review to achieve compliance while maintaining the 20' high pole height, in consideration of prior comments from adjoining neighbors during the Phase I approval process. Based on the above, the proposed lighting design will meet the intent of the applicable lighting standards by providing appropriate illumination while minimizing off-site impacts.

During Phase I, the required number of automobile parking spaces was constructed to accommodate parking for both Phase I and Phase II. However, bicycle parking requirements were not yet introduced. In July 2013 City Council first adopted bicycle parking requirements as part of a zoning ordinance amendment. Because the current proposal increases the building size by 13%, exceeding the 10% threshold, bicycle parking is required. The ordinance specifies that bicycle parking must equal 5% of the required automobile spaces, resulting in a requirement of 15 bicycle spaces. The ordinance allows the applicant to request Planning Commission approval to defer, or land bank, some or all the required bicycle parking if current demand does not warrant full installation, provided the site plan designates an area for future construction. The applicant is requesting approval to construct 6 of the 15 required spaces near the temple at this time and land bank the remaining 9 spaces near the future Cultural Center.

The proposed site plan complies with all other applicable Zoning Ordinance standards. All reviewing departments recommend approval, subject to additional comments to be addressed at the time of Final Site Plan submittal. The Planning Commission is requested to consider approval or denial of the Preliminary Site Plan and Revised Phasing Plan. Representing the project this evening is Praveen Manyam with Manyam Group. Staff is also available to answer questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. Praveen Manyam stated he is available to answer questions.

Chair Pehrson turned the matter over to the Planning Commission for consideration.

Member Lynch inquired if there is a reason the building height requirement could not be met.

Mr. Praveen Manyam stated the height was designed to match the existing height of the tower situated in the back of the existing building.

Member Lynch stated land banking the additional bicycle parking is not a concern. He noted that he certainly approves of the Special Land Use.

Member Reddi stated she has no comment.

Member Dismondy stated he finds the bicycle requirement interesting and approves of the plan.

Member Verma stated he has no comment.

Member Roney inquired if land banked bicycle parking entails that a portion of bicycle parking will be installed at a later time.

Planner Shanahan confirmed that a portion of the bicycle parking will be installed at a later time.

Member Roney inquired if there is sidewalk on that side of Taft Road.

Planner Bell confirmed there is sidewalk on that side of Taft Road.

Member Roney stated he has no issues.

Member Avdoulos stated he has no issues. He noted the design is very intricate and looks forward to seeing it.

Motion to approve the JSP24-17 SV Temple Phase III Rajagopuram Preliminary Site Plan and Phasing Plan moved by Member Avdoulos and seconded by Member Roney.

**In the matter of SV Temple Phase III Rajagopuram JSP24-17, motion to approve the Preliminary Site Plan and Revised Phasing Plan based on and subject to the following:**

- a. **Revision of sequence of development to construct the Rajagopuram entry tower (currently Phase III) prior to the Cultural Center (currently Phase II).**
- b. **Deferral of the landbanked bicycle parking spaces per Section 5.16.2, until such time as the Cultural Center is constructed (15 bicycle parking spaces required, 6 spaces provided, 9 spaces deferred).**
- c. **The Zoning Board of Appeals granting a variance from:**
  - i. **Section 3.35.3 of the Zoning Ordinance to permit a height of 52 feet for the entry tower. (35 feet or 2 ½ stories permitted, variance of 17 feet).**
- d. **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.**

**ROLL CALL ON MOTION TO APPROVE THE JSP24-17 SV TEMPLE PHASE III RAJAGOPURAM PRELIMINARY SITE PLAN AND PHASING PLAN MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. Motion carried 7-0.**

## **2. JSP26-06 PHRG DUMPSTER ENCLOSURE**

Consideration at the request of Power Home Remodeling Group for Preliminary Site Plan and Section 9 Façade Waiver approval. The subject property is located at 41370 Bridge Street, situated east of Meadowbrook Road and north of Eleven Mile Road (Section 13). The property is zoned I-1 (Light Industrial). The applicant proposes to construct an accessory structure on the northwest corner of the site.

Planner Shanahan stated Power Home Remodeling Group currently occupies a 26,000 square foot building situated on a 2.92-acre parcel located west of Meadowbrook and north of Bridge Street within the Meadowbrook Park Commercial Condominium Development. The property is zoned I-1 Light Industrial along with adjacent properties to the south, west, and east, while the I-96 freeway borders the site to the north.

The future land use map designates the subject property and the adjacent properties to the east and south as Industrial/Office. The property to the west is designated for Office, Service, Technology and the I-96 freeway lies directly to the north. The site does not contain any regulated natural features.

The applicant proposes the construction of an approximately 1,200 square foot dumpster enclosure, including a dumpster pad and access driveway, on the west side of the building. This enclosure will accommodate two 30-yard dumpsters to help manage discarded materials for the existing home remodeling warehouse distribution center. The rear portion of the enclosure will have a "lid" made of open metal grating to help prevent debris from escaping. To accommodate truck maneuvering for the dumpster service, eight existing parking spaces will be removed. Despite this reduction, the total number of remaining spaces will continue to exceed the minimum parking requirements for the site.

Planner Shanahan stated Planning Commission approval is required because the site is governed by a previously approved site plan, and the proposed accessory structure exceeds the 1,000 square foot threshold for administrative approval. Additionally, a variance from the Zoning Board of Appeals will be necessary to allow the placement of the dumpster enclosure in the front yard.

The applicant is requesting a Section 9 Façade Waiver to allow an underage of brick, an overage of split face CMU, and an overage of honed faced CMU. The proposed materials are consistent with the existing building which is constructed of EIFS and split faced CMU, and the proposed accessory building design aligns with the intent and purpose of the Façade Ordinance. The proposed site plan complies with all other applicable Zoning Ordinance standards. All reviewing departments recommend approval, subject to additional comments to be addressed at the time of Final Site Plan submittal.

The Planning Commission is requested to consider approval or denial of the Preliminary Site Plan and Section 9 Façade waiver. Representing the project this evening are Travis Dixon, Vice President of Delivery for Power Home Remodeling and Michael Kurmas, Project Manager for Nowak & Fraus Engineers. Staff is also available to answer questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. Michael Kurmas with Nowak & Fraus Engineers stated the project is fairly simple, consisting of a dumpster enclosure which is necessary for business use. It was noted that extensive landscaping along the frontage is included on the plan. Mr. Kurmas expressed they are happy to answer any questions the Planning Commission may have.

Chair Pehrson turned the matter over to the Planning Commission for consideration.

Member Lynch stated he has no issues and inquired of staff the reasoning for the dumpster enclosure coming before the Planning Commission.

Planner Shanahan stated approval is required because the site is governed by a previously approved site plan and the proposed enclosure is over the 1,000 square foot threshold.

Member Reddi stated she has no issues.

Member Dismondy stated he has no issues.

Member Verma stated he has no comment.

Member Roney stated he has no issues.

Member Avdoulos stated he has no issues.

Motion to approve the JSP26-06 PHRG Dumpster Enclosure Preliminary Site Plan made by Member Avdoulos and seconded by Member Roney.

**In the matter of PHRG Dumpster Enclosure JSP26-06, motion to approve the Preliminary Site Plan based on and subject to the following:**

1. A Section 9 Façade is granted under Section 5.15.9 for:
  - Underage of brick (30% minimum required, 0% proposed)
  - Overage of split face CMU, painted (10% allowed, 85% proposed on the south, east, and west elevations, and 20% proposed on the north elevation)
  - Overage of honed faced CMU, painted (0% allowed, 15% proposed on the south, east, and west elevations, and 5% proposed on the north elevation)

The proposed materials are consistent with the existing building which is constructed of EIFS and split faced CMU.

2. The Zoning Board of Appeals granting a variance from:
  - i. Section 4.19.2.F and Chapter 21, Section 21-145(c) of the Zoning Ordinance to locate the dumpster enclosure in the front yard. (Due to existing easement restrictions on the site, placement of the enclosure was limited. The proposed location is situated outside the easement and minimizes visual impact from public right-of-way).
3. 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.

**ROLL CALL ON MOTION TO APPROVE THE JSP26-06 PHRG DUMPSTER ENCLOSURE PRELIMINARY SITE PLAN MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. Motion carried 7-0.**

**3. APPROVAL OF THE MARCH 11, 2026 PLANNING COMMISSION MINUTES**

Motion to approve the March 11, 2026 Planning Commission Minutes.

**ROLL CALL ON MOTION APPROVE THE MARCH 11, 2026 PLANNING COMMISSION MINUTES MADE BY MEMBER LYNCH AND SECONDED BY MEMBER VERMA. Motion carried 7-0.**

**CONSENT AGENDA REMOVALS FOR COMMISSION ACTION**

There were no consent agenda items.

**SUPPLEMENTAL ISSUES/TRAINING UPDATES**

There were no supplemental issues or training updates.

**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.

**ADJOURNMENT**

Motion to adjourn the April 15, 2026 meeting made by Member Lynch and all in favor said aye.

Meeting adjourned at 7:32 PM.