



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

September 24, 2025 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 Dismondy, Member Avdoulos, Member Roney, Member Verma

Staff: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Diana Shanahan, Planner; Dan Commer, Planner; Rick Meader, Landscape Architect; Milad Alesmail, Project Engineer

APPROVAL OF AGENDA

Motion to approve the September 24, 2025 Planning Commission Agenda. Motion carried 6-0.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. JSP17-37 ARMENIAN CULTURAL CENTER

Approval of the request of Zeimet Wozniak & Associates, on behalf of the Armenian Community Center of Greater Detroit, for the third one-year extension of the Final Site Plan and Special Land Use approval. The subject property is located in Section 12, on the north side of Twelve Mile Road and east of Meadowbrook Road, in the Residential Acreage (RA) zoning district. The project area is approximately 19.30 acres. A revised Special Land Use Permit was granted by the Planning Commission on October 14, 2020 to permit a Place of Worship, a daycare in a residential district, and a proposed Armenian Genocide Memorial structure within the courtyard.

Motion to approve the third one-year extension of the Final Site Plan and Special Land Use Approval. Motion carried 6-0.

PUBLIC HEARINGS

1. JSP25-14 RAISING CANE'S

Public Hearing at the request of Raising Cane's to consider Special Land Use and Preliminary Site Plan approval to convert a former Wendy's to a Raising Cane's restaurant. The applicant is proposing modifications to accommodate improved drive-through and by-pass lanes, modifications to the building façade, and providing covered patio seating. The subject property is within the TC, Town Center Zoning District, which lists Fast Food Drive-Through Restaurants as a Special Land Use.

In the matter of Raising Cane's, JSP25-14, motion to approve the Special Land Use Permit based on and subject to the following:

a. Relative to other feasible uses of the site:

1. 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 *(as it is an existing building with a drive-thru queuing plan in place)*;
2. 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)*;
 3. 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)*;
 4. 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 *(the parcel borders other TC and TC-1 Town Center properties on all sides)*;
 5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *(as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi)*;
 6. The proposed use will promote the use of land in a socially and economically desirable manner *(as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi)*; and,
 7. 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 revised Final Site Plan 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 6-0.*

In the matter of Raising Cane's, JSP25-14, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Zoning Board of Appeals variance for the absence of a loading zone.
- b. Landscape waiver for parking bay longer than 15 spaces, and is supported by staff as an existing condition, which is hereby granted;
- c. Landscape waiver for deficiency in accessway perimeter trees along south accessway, and is by staff as an existing condition where there is no room for trees, which is hereby granted;
- d. Landscape waiver for deficiency in accessway perimeter trees along the cross accessway east of the building, and is supported by staff as alternative attractive landscaping is proposed in that area, which is hereby granted;
- e. Landscape waiver for deficiency in building foundation landscaping, and is supported by staff as an existing condition, which is hereby granted;
- f. Planning Commission Section 9 Façade Waiver for the "1" logo proposed on the side of the building, and is supported by the City's façade consultant, which is hereby granted;
- g. Contingent on the applicant executing the proposed Drive-Thru Phased Queuing Plan for Grand Opening Peak, and is supported by staff, the Fire Marshal, and the City's traffic consultants;
- h. The findings of compliance with Ordinance standards in the staff and consultant review letters and the remaining items listed in those letters being addressed on the revised Final Site Plan 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 6-0.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE SEPTEMBER 10, 2025 PLANNING COMMISSION MINUTES

Motion to approve the September 10, 2025 Planning Commission Minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the September 24, 2025 Planning Commission meeting. *Motion carried 6-0.*

Meeting adjourned at 7:23 PM.

*Actual language of the motion sheet subject to review.