



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

January 14, 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 Reddi, Member Dismondy (arrived 7:02 PM), Member Avdoulos, Member Roney

Absent Excused: Member Lynch, Member Verma

Staff: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Lindsay Bell, Senior Planner, Diana Shanahan, Planner; Dan Commer, Planner; Kate Purpura, Plan Review Engineer; Rick Meader, Landscape Architect

APPROVAL OF AGENDA

Motion to approve the January 14, 2026 Planning Commission Agenda. Motion carried 4-0.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. JSP18-66 TOWNEPLACE SUITES

Approval of the request of Novi Superior Hospitality, LLC for a one-year extension of the Preliminary Site Plan approval of a 120-room, 5-story hotel. The subject property is located in the Adell Center Development, south of I-96 and west of Novi Road. The Preliminary Site Plan was approved by the Planning Commission on December 13, 2023.

In the matter of JSP18-66 Towneplace Suites, motion to approve a one-year extension of the Preliminary Site Plan approval. Motion carried 4-0.

2. JSP22-56 HOME2 SUITES

Approval of the request of Novi Elite Hospitality, LLC for the second one-year extension of the Preliminary Site Plan approval of a 141-room, 5-story hotel. The subject property is located in the Adell Center Development, south of I-96 and west of Novi Road. The Preliminary Site Plan was approved by the Planning Commission on January 11, 2023.

In the matter of JSP22-56 Home2 Suites, motion to approve the second one-year extension of the Preliminary Site Plan approval. Motion carried 5-0.

3. JSP25-05 GRAND-BECK DEVELOPMENT

Approval at the request of Gratus, LLC for a Driveway Spacing Waiver. The subject properties, located at 47277 Grand River, comprise approximately 3.70 acres. The site is located east of Beck Road, south Grand River Ave (Section 16), and is zoned B-3 District. The applicant previously received Preliminary Site Plan approval by the Planning Commission for a fuel station, convenience store, and car wash. Further review indicates that a driveway spacing waiver is also required.

In the matter of JSP25-05 Grand-Beck Development, motion to approve the Driveway Spacing Waiver, associated with the Preliminary Site Plan approved on November 12, 2025, based on and subject to the following:

- a. A waiver for Commercial Drive Spacing is granted pursuant to Ordinance Article IX, Section 11.216.d.1.d subject to review and approval by the Road Commission for Oakland County (RCOC). The near approach curb to near approach curb on the same side of the street between the two drive approaches along Grand River is approximately 179 feet; a minimum spacing of 275 feet is required. The drive approaches have been located as far apart as reasonably possible while maintaining appropriate distance from the Beck Road intersection and complying with access and safety considerations.
- b. This waiver approval is contingent upon the applicant obtaining all required permits and approvals from RCOC and complying with any associated conditions.
- c. The driveway locations and spacing shall be substantially consistent with those shown on the Preliminary Site Plan, any changes shall require further review and approval by the Planning Commission.

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 5-0.*

PUBLIC HEARINGS

1. PSLU25-05 NOVAK BUILDING ADDITION

Public hearing for Special Land Use approval at the request of Jay Novak for expansion of a non-conforming use. The subject property is approximately 3.64 acres and is located at 48779 Nine Mile Road, on the south side of Nine Mile and west of Beck Road in the Residential Acreage District.

In the matter of PSLU25-05 Novak Building Addition motion to approve the Special Land Use Permit request, 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 the modifications to one of the existing homes will not result in additional traffic;*
 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 as the changes are made in an area that is currently lawn.*
 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 increase in size of one of the dwellings is not expected to change the existing character of the property. The 3 existing homes have been on the property since at least 1963.*
 5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *as it fulfills the Master Plan objective to preserve existing housing in the City of Novi.*

6. The proposed use will promote the use of land in a socially and economically desirable manner *as it allows a long-standing property owner to invest in the City of Novi and will improve the property.*
 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 *as it is the expansion of a non-conforming use in the RA District.*
- b. In addition, the following findings are considered, as listed in Section 7.1.11:
- i. Any alteration or expansion of the use must meet the height, setback, parking, and other applicable requirements for the zoning district where the property is located, unless the Zoning Board of Appeals grants the necessary variances. *The plot plan shows the addition meets all setbacks for the RA District, and is within the height limit.*
 - ii. Additional traffic anticipated by an expansion or alteration shall not pose an undue burden on the surrounding neighborhood and uses. *No increase in traffic is anticipated as the three separate units have previously been occupied.*
 - iii. The expansion or alteration shall not go beyond the limits of the parcel of property upon which such use existed at the time it became lawfully nonconforming. *The proposed addition does not go beyond the limits of the original parcel.*
 - iv. The lighting, noise, vibration, odor, and other possible impacts that may be generated shall not be increased beyond the levels that existed prior to the expansion and shall be in compliance with the performance standards of Section 5.14 *because no additional noise is anticipated with a larger home.*
 - v. Total added floor space shall not exceed fifty percent of the existing total floor area as measured in gross square feet. This percentage shall be based on the floor area originally in use when the use became lawfully nonconforming. *The total area of the structures is 2,298 square feet, which includes an existing second floor over a portion of the middle home. The addition of 960 square feet does not exceed 50%, or 1,149 square feet.*
 - vi. The expansion or alteration shall not hinder the future development of surrounding properties in accordance with the Master Plan. *This addition would not impact the ability of adjacent properties to develop as currently zoned.*
- c. The findings of compliance with Ordinance standards in the staff review letters, and the conditions and items listed in those letters being addressed on the final plot 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 5-0.*

2. JSP25-32 CATHOLIC CENTRAL CLASSROOM ADDITION

Public hearing at the request of Catholic Central High School for Planning Commission's approval of revised Special Land Use Permit, Preliminary Site Plan and Stormwater Management Plan. The applicant is proposing an addition to the southeast area of the main building.

In the matter of JSP25-32 Catholic Central Classroom Addition, motion to approve the Revised Special Land Use permit based on the following findings:

- 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 applicant states student enrollment will not increase as a result of the new facilities, and therefore traffic will not increase in any significant way. An additional four employees are anticipated. No changes to exterior or interior drives are proposed with this project.*

- 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 service existing and planned uses in the area. *The new learning spaces will accommodate functions that are currently taking place in the school, so no significant impact on public services and facilities is anticipated. No new restrooms are proposed. The student, faculty and staff population will remain consistent.*
- iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats because *the addition will be built on an area of lawn with only 8 trees impacted by removal or critical root zone potential damage.*
- 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, *because the use of the property has been and will remain a school and the number of students is not increasing. The classroom addition is relatively small compared to the existing school footprint, and is located away from adjacent residential areas. The placement of the addition will not be visible from surrounding properties.*
- v. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use, *because it complies with Future Land Use map designation of Public/Quasi-public.*
- vi. The proposed use will promote the use of land in a socially and economically desirable manner, *because the investment in school facilities creates jobs and helps meet the needs of students.*
- vii. The proposed use was previously approved by the Planning Commission for Special Land Use permit at this location. The addition represents a minor physical expansion of the use, and therefore revision of the previous permit. The dimensional requirements of the ordinance are met.

This motion is made because the plan is otherwise in compliance with Article 3.1.5, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. Motion carried 5-0.

In the matter of JSP25-32 Catholic Central Classroom Addition, motion to approve the Preliminary Site Plan and Phasing Plan based on and subject to the following:

- a. Waiver of the requirement to provide a Noise Impact Statement, as there are no new outdoor uses proposed, and the applicant has provided noise data showing the new rooftop mechanical equipment will not exceed the performance standards at the property line, which is hereby granted.
- b. Zoning Board of Appeals variance to be requested to allow the lighting fixtures to exceed the 3000K maximum Color Correlated Temperature.
- 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 Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. Motion carried 5-0.

In the matter of JSP25-32 Catholic Central Classroom Addition, motion to approve the Woodland Permit based on and subject to the following:

- a. 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. Motion carried 5-0.

In the matter of JSP25-32 Catholic Central Classroom Addition, motion to approve the Stormwater Management Plan, based on and subject to:

- a. 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 otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 5-0.

3. JZ25-24 PROVIDENCE MEADOWS PRO PLAN WITH REZONING 18.752

Public hearing at the request of Robertson Brothers for initial submittal and eligibility discussion for a Zoning Map Amendment from Light Industrial to High-Density Multiple Family with a Planned Rezoning Overlay. The subject site is approximately 31 acres and is located west of Providence Parkway, south of Grand River Avenue (Section 17). The applicant is proposing to develop 161-unit townhome development.

This agenda item was discussed, but a motion on the item was not required.

4. PBR25-0394 41870 CHATTMAN DRIVE WOODLAND PERMIT

Public Hearing at the request of Kingdom Construction for consideration of a Woodland Permit to remove 6 regulated woodland trees to build an addition to a single-family home.

Motion approve Woodland Use Permit, PBR25-0394, for the removal of 6 regulated woodland trees within an area mapped as City Regulated Woodland at 41870 Chattman Drive to build an addition to a single-family home. The approval is subject to on-site planting to the extent possible of 11 required woodland replacement credits. If necessary, any outstanding credits may be paid into the City's Tree Fund. In addition, any other conditions as listed in the Woodland Consultant's review letter shall be addressed. Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE 2025 PLANNING COMMISSION ANNUAL REPORT

Motion to approve the 2025 PLANNING COMMISSION ANNUAL REPORT. Motion carried 5-0.

2. APPROVAL OF NOVEMBER 12, 2025 PLANNING COMMISSION MINUTES

Motion to approve the November 12, 2025 Planning Commission Minutes. Motion carried 5-0.

ADJOURNMENT

Motion to adjourn the January 14, 2026 Planning Commission meeting. Motion carried 5-0.

Meeting adjourned at 8:56 PM.

*Actual language of the motion sheet subject to review.