



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

August 5, 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 Avdoulos, Member Roney, Member Verma

Absent Excused: Member Lynch, Member Dismondy

Staff: Lindsay Bell, Director of Planning; Elizabeth Saarela, City Attorney; Brad Doane, Planner; Humna Anjum, Project Engineer

APPROVAL OF AGENDA

Motion to approve the August 5, 2026 Planning Commission Agenda. Motion carried 5-0.

PUBLIC HEARINGS

1. JSP26-08 OPTIMUS SPORTS TRAINING FACILITY

Consideration at the request of ZAF Investments for approval of Special Land Use, Preliminary Site Plan, Stormwater Management Plan, and Woodland Use Permit. The subject site is located at 43700 W. Twelve Mile Road and consists of approximately 4.34 acres (Section 10). The applicant proposes opening an athletic training center.

In the matter of JSP26-08 Optimus Sports Training Facility, motion to approve the Special Land Use Permit based on and subject to the following:

1. 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 recreational facility is not anticipated to have detrimental impacts – traffic generation is expected to be minimal, existing site access will remain unchanged, and adequate parking is provided.);*
- 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 proposed recreational facility is not anticipated to adversely impact public services or facilities. Existing utilities and public safety access will remain unchanged, and stormwater will be managed on-site.);*
- iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats. *(The proposed recreational facility is compatible with the site's natural features and*

maintains its natural character by minimizing impacts to existing woodlands and wetlands, with disturbed trees replaced in accordance with ordinance requirements.);

- 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. *(The proposed recreational facility is compatible with adjacent land uses, as the existing building is consistent in scale and character with surrounding uses. The facility will serve as a transitional, community-oriented use within the area.);*
- v. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use. *(The project supports the economic development objectives and land use framework of the Master Plan);*
- vi. The proposed use will promote the use of land in a socially and economically desirable manner. *(The project contributes to economic development and the redevelopment of a vacant building and site);*
- 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. It is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

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 JSP26-08 Optimus Sports Training Facility, motion to approve the Preliminary Site Plan based on and subject to the following:

1. A Landscape waiver under Section 5.5.3.A.v for deficiency in berm requirements on the north and west sides of the site due to existing topography and proposed landscape screening, which is hereby granted;
2. A Landscape waiver under Section 5.5.3.D for location of building foundation landscaping not being located immediately adjacent to the building due to site constraints. A portion of the building foundation landscaping will be located away from the building to satisfy the intent of the ordinance, which is hereby granted;
3. A Landscape waiver under Section 5.5.3.D for deficiency in required percentage of building perimeter landscaping as the deficiency is minor and the overall required landscape area is exceeded by the proposed landscaping, which is hereby granted;
4. 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. *Motion carried 5-0.*

In the matter of JSP26-08 Optimus Sports Training Facility, motion to approve the Stormwater Management Plan based on and subject to the following:

1. 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. *Motion carried 5-0.*

In the matter of JSP26-08 Optimus Sports Training Facility, motion to approve the Woodland Use 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.*

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE JULY 22, 2026 PLANNING COMMISSION MINUTES**

Motion to approve the July 22, 2026 Planning Commission Minutes. *Motion carried 5-0.*

ADJOURNMENT

Motion to adjourn the August 5, 2026 Planning Commission Meeting. *Motion carried 5-0.*

Meeting adjourned at 7:30 PM

*Actual language of the motion sheet subject to review.