



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting
July 22, 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 Avdoulos, Member Reddi, Member Verma

Absent Excused: Member Dismondy, Member Lynch, Member Roney

Staff: Lindsay Bell, Director of Planning; Elizabeth Saarela, City Attorney; Diana Shanahan, Planner; Brad Doane, Planner

PLEDGE OF ALLEGIANCE

Chair Pehrson led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Verma and seconded by Member Avdoulos to approve the July 22, 2026, Planning Commission Agenda.

ROLL CALL ON MOTION TO APPROVE THE JULY 22, 2026, PLANNING COMMISSION AGENDA MADE BY MEMBER VERMA AND SECONDED BY MEMBER AVDOULOS. Motion carried 4-0.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward.

Ms. Ann Nelke at 48646 Windfall Road stated she would like to express her opposition to the Providence Meadows project, JZ25-24. The Master Plan notes on pages 38-39 that 91% of Novi has been developed. Of the remaining 9% of the land, approximately 4% is vacant land and the remaining 5% consists of sites that could be redeveloped. Bearing in mind approved projects such as The Grove, Townes at Main Street, City West, Sakura, Gateway, Camelot Parc, Central Park South, and Novi 10 the percentage of vacant land could be as low as 2%. It was stated that per the approved projects 61% of the trees will be destroyed. Ms. Nelke noted that it is estimated to take 60-80 years for a replacement tree to provide the health benefits of an existing mature tree. Most of the approved projects consist of three-story townhomes and apartments. It was stated that 80% of residents from all age groups are not in favor of more townhomes or apartments. Ms. Nelke inquired where the opportunities are for a starter home or downsize option. Merjent, the city's environmental consultant, did not recommend approval of the project. The review letter stated that the acres of woodlands on the south and west should be added to and included in the regulated woodlands map and ought to have from day one. It was noted that we are all aware of the recent heat wave and temperature indices over one hundred degrees. The Master Plan data showed that woodland areas are up to thirty degrees cooler than paved or highly developed areas. Pollution particulates from recent wildfire smoke raised the air quality index to over five hundred. One mature healthy tree can absorb and mitigate one half cubic ton of carbon dioxide, carbon monoxide, nitrogen dioxide, and other harmful

toxins. Our air quality in general is not optimal due to increased traffic from I-96 and Grand River Avenue. Once the small percentage of remaining undeveloped land is gone, it cannot be replaced. It was expressed that eighty-nine percent of Novi residents wish to see these natural spaces protected and preserved. It is imperative at this critical juncture to adhere to our Zoning Ordinance and Future Land Use Map per the Novi 2050 Strategic Plan. Ms. Nelke expressed that this is a pivotal moment for Novi's future, health, and integrity.

Ms. Julie Gold at 22032 Greentree Road stated that people are drawn to Novi due to the excellent schools, safe community, and beauty of mature trees. Addressing the need for more housing while ignoring the problems created by that growth is irresponsible. Approximately six thousand trees are slated for removal to accommodate development projects already under construction or in process. Cutting down the very trees that make Novi desirable to address a housing shortage ultimately destroys one of the core reasons people choose to live in Novi. Ms. Gold urged the Planning Commission to look beyond inconvenience and examine the public safety consequences of increased traffic when considering additional high-density development. It was expressed that increased traffic will cause additional air pollution resulting in higher health care costs for children and seniors, particularly when the trees that help filter air congestion are removed. Additionally, traffic congestion increases long term road repair costs. Every additional vehicle on the road slows response times for emergency personnel which makes traffic congestion not only an inconvenience, but also a safety concern. Population growth may require additional public safety officers, firefighters, teachers, and nurses yet Novi's housing costs continue to rise far beyond the average salaries of these essential workers. The average home value is just under \$500,000 and the median rent is \$2,250.00; these costs are higher than what many essential workers can comfortably afford. When essential workers are forced to live outside of Novi, they face longer commute times. Eventually these workers may decide to find jobs closer to their homes, leading to attrition. If we continue to approve dense developments without addressing traffic, affordability, tree removal, and strain on infrastructure we will undermine the safety, stability, and livability of our own community. Ms. Gold expressed the need to consider shifting demographics, citing that SEMCOG's trends show increased demand for townhome style housing but also a growing need for senior housing. It was noted that many of the current housing proposals do not address senior affordability or accessibility. There are seven housing developments under construction and around twelve in process. Of those developments there are 165 single family units compared to 1,687 multi family units, if effect we are telling longtime residents including seniors looking to downsize that we will not have a place for them to live. Ms. Gold requested that the big picture be kept in mind when determining if each development reflects the interests of Novi residents.

Ms. Diane Jamrog at 24614 Hampton Hill stated that she would like to express disappointment regarding what she believes is overdevelopment in the City. She noted her involvement in opposing a development at Ten Mile and Novi Road many years ago and stated that she remains opposed to the current development going into that area. The congestion on Ten Mile Road during rush hour prevents traffic from flowing easily. It was stated the loss of mature trees is a concern. Ms. Jamrog inquired if there is an opportunity for voters to weigh in on the preservation of green space and expressed, she would like to see this issue brought to the voters.

Seeing no one else, Chair Pehrson closed the first audience participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee reports.

PLANNING DIRECTOR REPORT

There was no Planning Director report.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were no consent agenda removals or approvals.

PUBLIC HEARINGS

1. PSLU26-0004 ORANGETHEORY

Public hearing at the request of CHL Fitness Novi LLC for Special Land Use approval for a fitness center. The subject site is located at 41630 Ten Mile Road and consists of a portion of the approximately 11.02-acre site, situated north of Ten Mile Road and west of Meadowbrook Road (Section 23).

Planner Brad Doane stated that Orangetheory Fitness is requesting Special Land Use approval to operate an indoor recreational facility within the Novi Ten Shopping Center. The subject site is located near the intersection of Ten Mile Road and Meadowbrook Road. The subject property is zoned B-3: General Business District. The property to the north and west is zoned RM-2 Multiple Family. Properties to the east are zoned RM-2 Multiple Family and B-1 Local Business, while property to the south is zoned R-4 Single Family and B-1 Local Business. The Future Land Use map designates the subject property as Neighborhood Commercial. Property to the north and west is designated Multiple Family, to the east is designated Neighborhood Commercial and Community Office, and to the south is designated as Single Family and Neighborhood Commercial. No regulated natural features are present on the site.

Orangetheory Fitness is proposing to occupy an approximately 2,940 square foot tenant space. The applicant's scope of work also includes interior tenant improvements for an adjacent 1,910 square foot tenant space for a permitted use in the B-3 district and is therefore not part of the Special Land Use approval request.

Planner Doane stated that Special Land Use approval is required for public or private indoor and private outdoor recreational facilities greater than 2,000 square feet in the B-3 General Business District. As there are no site changes proposed, the Planning Commission is asked to consider the use itself and how it complies with the conditions of Special Land Use approval.

The Special Land Use considerations include how the use will impact existing traffic, public utilities and facilities, natural features, and adjacent uses. Given that the applicant intends to use an existing space and there is a shared parking agreement in place, staff has found that there is no expected negative impact. Additionally, it is consistent with the goals of the City's Master Plan to attract new businesses to the City.

The Planning Commission is asked to approve or deny the Special Land Use permit. Representing the project tonight are owners Chad Layton and Holly Layton, landlord Albert Ludwig, and architect Bill Moustakeas. Staff are also available for any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. Chad Layton stated that he currently owns and operates Orangetheory Fitness in South Lyon. He expressed that he is enthusiastic about expanding and bringing Orangetheory Fitness to Novi.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium.

Ms. Julie Gold at 22032 Greentree Road stated that regarding the Orangetheory Fitness Special Land Use

Permit it is understood that the project may satisfy Article 5 by bringing in new business. However, Article 6 states that the business should contribute to the productive use of a vacant tenant space. The space that Orangetheory Fitness will occupy was not vacant. It was home to Hattie's Hallmark for thirty years. The owners of Hattie's Hallmark are two of the kindest women you will meet. Ms. Gold expressed that even in the age of ecards and Amazon gift cards she would purchase cards from Hattie's Hallmark to support the business. While Novi does not currently have an Orangetheory Fitness, it does have multiple gyms and fitness centers. There are also numerous truly vacant commercial spaces throughout Novi that could have accommodated this use without displacing Hattie's Hallmark. Ms. Gold stated she would like it on record that Hattie's Hallmark was a beloved part of Novi for over thirty years and will be missed.

Ms. Diane Jamrog at 24614 Hampton Hill stated that while living in Meadowbrook Glens subdivision Hattie's Hallmark was a staple in the community. It was devastating to see they are losing their lease. There are many gyms in the City, and it is not understood why Orangetheory Fitness could not find another location.

Seeing no one else and confirming there was no correspondence received. Chair Pehrson turned the matter over to the Planning Commission.

Member Reddi stated she has no comment.

Member Verma stated he has no comment.

Member Avdoulos stated he understands the concern regarding Hattie's Hallmark. However, individual occupancy of tenant spaces is not something the Planning Commission exercises authority over. It was noted that the project has gone through the process of Plan Review and meets the requirements.

Motion to approve the PSLU26-0004 Orangetheory Fitness Special Land Use Permit made by Member Avdoulos and seconded by Member Verma.

In the matter of Orangetheory PSLU26-0004, motion to approve the Special Land Use Permit based on and subject to the following:

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 proposed use is being operated out of an existing building with sufficient parking available for the plaza);***
- 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 serve existing and planned uses in the area *(No impacts to utilities are anticipated);***
- iii. **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);***
- 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;**
- v. **The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *(The proposed business fulfills one of the Master plan objectives to attract new businesses to the City of Novi);***
- vi. **The proposed use will promote the use of land in a socially and economically desirable manner *(The proposed business contributes to economic development***

and productive use of a vacant tenant space);

- 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, 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 Electronic Stamping Set 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.

ROLL CALL ON MOTION TO APPROVE THE PSLU26-0004 ORANGETHEORY FITNESS SPECIAL LAND USE PERMIT, MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER VERMA. *Motion carried 4-0.*

2. PSLU26-0002 MALLI'S KITCHEN

Public hearing at the request of Karmen Santourian for Special Land Use approval to operate a restaurant and food store. The subject site is located at 24059 Meadowbrook Road and consists of a portion of the approximately 2.68-acre site, situated south of Ten Mile Road and west of Meadowbrook Road (Section 26).

Planner Diana Shanahan stated that on behalf of the proposed tenant, Malli's Kitchen, the applicant and property owner of Peach Tree Plaza is requesting Special Land Use approval to allow a new restaurant tenant within the shopping plaza. The Peach Tree Plaza is located near the intersection of Ten Mile Road and Meadowbrook Road. The subject property is zoned B-1: Local Business District, which is consistent with the zoning of the adjacent properties to the north and east. Properties to the west and south are zoned R-4 One Family Residential. The Future Land Use map designates the subject property and the neighboring properties to the north and east as Neighborhood Commercial, while properties to the west and south are designated as Single Family. No regulated natural features are present on the site.

As there are no site changes proposed, the Planning Commission is asked to consider the use itself and how it complies with the conditions of Special Land Use approval. The Special Land Use considerations include how the use will impact existing traffic, public utilities and facilities, natural features, and adjacent uses. Given that the applicant intends to use an existing space and there is a shared parking agreement in place, staff has found that there is no expected negative impact. Additionally, it is consistent with the goals of the City's Master Plan to attract new businesses to the City.

Planner Shanahan stated that additional Special Land Use considerations in the B-1 District apply to sit-down and carry-out restaurants. The Planning Commission may recall Text Amendment 18.236, adopted in 2018, which permits certain restaurants in the B-1 district as a Special Land Use subject to specified conditions. Under the current ordinance, restaurants may be approved when located within a planned commercial center containing at least 15,000 square feet of gross floor area. The Zoning Ordinance further limits restaurant uses to no more than 20% of the gross floor area of the shopping center, and no individual restaurant may occupy more than 2,500 square feet.

An approved Special Land Use runs with the tenant space. As a result, a substantially similar restaurant may occupy the same tenant space, utilizing the same floor area without requiring additional Planning Commission approval. Peach Tree Plaza contains approximately 25,000 square feet of gross floor area. Based on the ordinance limitation, a maximum of approximately 5,000 square feet (20%) may be permitted for restaurant use within the plaza.

Malli's Kitchen is proposing to occupy an approximately 1,100 square foot tenant space as a kitchen and specialty food store offering Indian cuisine. While Malli's Kitchen is the proposed tenant, the applicant in this case is the property owner.

Staff have identified two existing tenants within the plaza whose current operations raise compliance concerns. Anu Sushi received Special Land Use approval in October 2020 to operate a carry-out restaurant within a single tenant space. Since that approval, the business has expanded into an adjoining unit and now occupies 2,200 square feet. Under the Ordinance, expansion into additional tenant space requires amended or new Special Land Use approval. However, the property owner has indicated that Anu Sushi is no longer operating as a restaurant. Additionally, the applicant has leased space within the plaza to Markhor Tea, which is currently operating as a restaurant use. Neither the property owner nor Markhor Tea has applied for or received Special Land Use approval for restaurant operations.

The motion sheet before the Planning Commission has been revised to add the condition that prior to occupancy being granted to Malli's Kitchen, the applicant shall ensure that the retail center and all restaurant tenants are brought into compliance with Ordinance requirements for Special Land Use approval. Staff further recommend that, as a condition of approval for Malli's Kitchen, the property owner provides written termination of any Special Land Use approval not in use.

The Planning Commission is asked to approve or deny the Special Land Use permit. The project representative tonight is Karmen Santourian, property owner. Staff are also available for any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Ms. Karmen Santourian stated she is here this evening with Mr. Jeff Lee, the project attorney, and the Balla family. Malli Balla and her family are proud Novi residents and first-time entrepreneurs who would like to share their unique food and culture with the Novi community.

Ms. Malli Balla stated that she is a mother of two college students and has always been passionate about cooking. She relayed the recipes she prepares have been passed down for generations and it is her hope to keep those recipes and traditions alive through Malli's Kitchen. Ms. Balla expressed that cooking is one of the things she most enjoys in life and nothing makes her happier than seeing people enjoy what she has prepared. The kitchen is the heart of the home and that is what is envisioned for Malli's Kitchen. It will be a place where people can have access to food that feels like it was prepared in their own kitchens. The food will be fresh, comforting, and made with care. Malli's Kitchen will provide an option for freshly prepared food that has the quality of a home cooked meal. The food featured will include traditional South Indian dishes that are both tasty and nutritious. The store will offer both vegetarian and non-vegetarian curries, rice items, and a variety of sweet and savory snacks. Malli's Kitchen will not include a dining area; the intent of the kitchen is to provide food which customers can purchase to be enjoyed at home with their family. Ms. Balla stated through Malli's Kitchen she hopes to bring the food she grew up with to the people of Novi.

Mr. Jeff Lee stated that Malli is a talented chef who would like to share her passion for preparing healthy Southern Indian cuisine with the community. Mr. Lee thanked Planner Diana Shanahan for the June 2, 2026, Planning Review that invited the applicant to provide additional information. He noted that additional information was provided in a response dated June 18, 2026, which covered all areas of concern. It was stated that Malli's Kitchen will have no interior dining tables and will exclusively furnish prepared foods for takeout. Anu Sushi, while considered a restaurant, operates 100% as a wholesaler and

their doors are closed to the public. It was relayed that Malli's Kitchen has received overwhelming support from the community as witnessed by the 132 letters and emails that have been sent in. It was noted that there were two objections submitted. The first objection is related to noise, garbage collection, lawn mowing, and snow removal. Mr. Lee stated that the individual who submitted the objection lives over 200 feet from the proposed restaurant. The second objection was related to traffic. It was stated that the use is not detrimental to traffic, nearby residents, or public services. The use is compatible with the natural features and adjacent land. The use is consistent with the goals and objectives of the Master Plan and will promote the land in a socially desirable manner. Mr. Lee respectfully requested that Special Land Use approval be granted to permit Malli's Kitchen to occupy space at the Peachtree Plaza.

Chair Pehrson opened the public hearing and requested that those in attendance indicate their support or objection by a show of hands. Following the show of hands, Chair Pehrson invited members of the audience who wished to speak to approach the podium.

Ms. Judy Allen at 41560 Tamara Drive stated her family has lived in Novi for three generations. She noted that she lives on the other side of the wall which separates Peachtree Plaza from the residential subdivision. Over the years many businesses have come and gone from the plaza, some of which were harmful. Ms. Allen noted that she has witnessed frequent responses by public safety. Additionally, trucks have been observed at all hours of the day and night. It was expressed that there are upstanding businesses as well as questionable businesses which attract a nightlife. Over the years the owners and tenants have not been kind to the neighbors. It was noted when going online to view the responses that those who are in support do not live adjacent to the plaza. Ms. Allen stated that it is for these reasons she objects to the project.

In response, a member of the audience asked for consideration regarding whether the property should be left empty and attract such misuse or be given to a woman entrepreneur whose customers are the highly educated Indian population who would respect the property and business.

Ms. Sruthima Thallapally at 25842 Arcadia Drive stated that she has been a proud Novi resident for twenty-five years. She noted she is a single mother of three children and works full time. A quality meal at the end of the day is a wish come true. She expressed that she has been a guest at Malli's table many times and her food is awesome. If she opens her doors, it will be a benefit to the community.

Chair Pehrson relayed that all the public hearing comments received will be placed into the record and turned the matter over to the Planning Commission.

Member Reddi stated that encouraging entrepreneurs is a good thing for the community.

Member Verma inquired whether Malli's Kitchen will be going into a vacant tenant space.

Planner Shanahan confirmed that Malli's Kitchen will be going into a vacant tenant space.

Member Verma inquired of the applicant why there will be no seating.

Ms. Malli Balla stated that there will be no seating because she will be managing the kitchen herself and would like to prepare food for families to enjoy at home.

Member Avdoulos stated he has no comment.

Motion to approve the PSLU26-0002 Malli's Kitchen Special Land Use Permit made by Member Avdoulos and seconded by Member Verma.

In the matter of Malli's Kitchen PSLU26-0002, motion to approve the Special Land Use Permit based on and subject to the following:

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 proposed use is being operated out of an existing building with sufficient parking available for the plaza);*
- 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 serve existing and planned uses in the area *(No impacts to utilities are anticipated);*
- iii. 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);*
- 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;
- v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *(The proposed business fulfills one of the Master plan objectives to attract new businesses to the City of Novi);*
- vi. The proposed use will promote the use of land in a socially and economically desirable manner *(The proposed business contributes to economic development and productive use of a vacant tenant space);*
- 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, 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. In the B-1 district, restaurants (sit-down and fast-food carryout) within a planned commercial center of at least 15,000 square feet of gross floor area are permitted as a Special Land Use subject to the following:

1. No more than 20 (twenty) percent of the gross floor area of any such planned commercial center may be used for sit-down or carry-out restaurants, and no single restaurant use shall exceed 2,500 (two-thousand five hundred) square feet. *(The proposed 1,100 square foot restaurant meets the square footage limitation, however, additional information will be required from the applicant/property owner to determine 20 percent of gross floor area of the plaza currently attributed to restaurant use);*
2. The hours of operation of any such restaurant shall not extend beyond the hours of 7 a.m. to 10 p.m., except that deliveries only may take place until 1 a.m. *(The proposed hours of operation will comply);*
3. There shall be no outdoor food preparation of any kind. All such activity must occur inside the building *(No outdoor food preparation is proposed);*
4. In addition to the provisions of the Special Land Use requirements found in Section 6.2.C, the Planning Commission shall consider the proximity of the proposed restaurant to any adjacent residential districts, and any adverse effects that may be expected to the residential districts due to potential smells, noise, or location of the trash receptacles *(The proposed restaurant is located approximately 220 feet from the nearest residential property line and will utilize the existing dumpster for the plaza located at the northwest boundary of the property);* and
5. Once established, a subsequent substantially similar restaurant may occupy the same tenant space, utilizing the same (or less) floor area without the need for the

Planning Commission to again review a request for Special Land Use consideration (*This proposed tenant space has not previously received Special Land Use approval to operate a restaurant.*).

- c. Prior to occupancy being granted to Malli's Kitchen, the applicant shall ensure that the retail center and all restaurant tenants are brought into compliance with Ordinance requirements for Special Land Use approval, including written termination of Special Land Uses not in use.
- d. 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 Electronic Stamping Set 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.

ROLL CALL ON MOTION TO APPROVE THE PSLU26-0002 MALLI'S KITCHEN SPECIAL LAND USE PERMIT, MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER VERMA. *Motion carried 4-0.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE JULY 8, 2026 PLANNING COMMISSION MINUTES

Motion to approve the July 8, 2026 Planning Commission Minutes.

ROLL CALL ON MOTION TO APPROVE THE JULY 8, 2026, PLANNING COMMISSION MINUTES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER VERMA. *Motion carried 4-0.*

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 July 22, 2026, meeting made by Member Verma and seconded by Member Avdoulos and all in favor said aye.

Meeting adjourned at 7:47 PM.