



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting

August 19, 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, Member Avdoulos, Member Roney

Absent Excused: Member Lynch, Member Verma

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

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Motion made by Member Dismondy and seconded by Member Avdoulos to approve the August 19, 2026, Planning Commission Agenda.

ROLL CALL ON MOTION TO APPROVE THE AUGUST 19, 2026, PLANNING COMMISSION AGENDA MADE BY MEMBER DISMONDY AND SECONDED BY MEMBER AVDOULOS. *Motion carried 5-0.*

AUDIENCE PARTICIPATION

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

PUBLIC HEARINGS

1. JSP25-0031 ARMENIAN CHURCH AND CULTURAL CENTER

Public Hearing at the request of Armenian Cultural Center of Greater Detroit, Inc. for approval of Special Land Use, Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Use Permit, and Stormwater Management Plan. The subject property is located at 41100 Twelve Mile Road (Section 12). The applicant proposes phased construction of a church and accessory cultural center uses including a day care center.

Planner Diana Shanahan stated that the subject site is approximately 19.35-acres in size and is located on the north side of Twelve Mile Road, east of Meadowbrook Road. The property is zoned RA: Residential Acreage, as are the adjacent properties to the north and east. The properties to the west are zoned R-4: One Family Residential and B-3: General Business, while the properties south of Twelve Mile Road are zoned OST: Office Service Technology and RM-1 Low Density Multiple Family with a Planned Rezoning Overlay. The Future Land Use map designates the subject site and the adjacent properties to the north and east as Single Family. The property to the west is designated Single Family, along with Public Park, Private Park, and Community Commercial. Properties to the south are designated General Mixed-Use and Public/Quasi Public. The property has considerable regulated woodlands as well as wetlands on site.

The applicant proposes phased development of a church and cultural center on the vacant site to accommodate the relocation of their Dearborn facilities to a more centrally located site to serve their membership. Special Land Use approval is required within the RA district to permit a place of worship and the associated childcare center. The Special Land Use considerations include potential impacts on traffic, public utilities and facilities, natural features, and surrounding land uses, which are outlined in the suggested motion.

Planner Shanahan stated that the Planning Commission may recall that the project was previously submitted and received approval in October 2017. A revised plan was approved in October 2020, followed by Final Stamping Set approval in November 2021. Due to economic conditions, the project did not move forward after the 2021 approval. In mid-2025, the applicant expressed an interest in reconfiguring the site plan. While the overall programming has remained generally consistent, the location of the permanent church has been relocated. Both the 2021 approved plan and the current submittal propose an initial church within the fellowship hall in Phase 1 (shown in green in the upper plan and yellow in the lower plan). Under the 2021 approved plan, the permanent church was proposed as a future phase attached to the fellowship hall complex (shown in purple in the upper plan). Under the current proposal, the permanent church is proposed as a future phase in a separate building located on the northeast corner of the site (shown in purple in the lower plan).

The current proposal is intended to be implemented in multiple phases. Phase 1 includes the full site infrastructure, including roads, utilities, stormwater management, landscaping, and sidewalks, as well as the construction of a centrally located 41,000 square foot fellowship hall building (shown in yellow). Initially the fellowship hall will serve as the primary facility for worship services, which constitutes the primary use of the property. The building will also include a full-service kitchen, multi-purpose rooms, and a lower level with a cafe and outdoor plaza. An Armenian Genocide Memorial is proposed within the building's main entry courtyard. Subsequent phases will add new program elements to the building including a recreational facility with a gymnasium and pool (shown in green), ACC offices and meeting rooms (shown in brown), a childcare center with capacity for up to 50 children (shown in red), an art gallery (shown in grey), and a 172-seat auditorium (shown in blue). An additional future phase will develop the northeast corner of the site with a permanent church and narthex, church administrative offices, and religious education classrooms (shown in purple).

The site is characterized by sloping terrain, generally descending from the high point on the north side of the property, toward the low point at the existing Townline Drain on the south. Due to the site's topography, retaining walls are proposed along the east and west sides of the property to accommodate the grade change.

Site access is proposed via two driveways off Twelve Mile Road. A same side driveway spacing waiver is required for the westernmost driveway due to a deficiency in the required spacing from the existing driveway on the adjacent parcel. Parking for the overall development is designed to accommodate the two largest functional areas – the initial church and fellowship hall proposed in Phase 1 and the future permanent church. The full site infrastructure constructed in Phase 1 will include 260 parking spaces, with shared parking utilized to accommodate multiple uses that are not expected to operate concurrently.

Planner Shanahan stated that the project requires a Woodland Permit for removal of 410 regulated woodland trees, resulting in a requirement of 724 replacement credits. The applicant proposes to plant approximately 226 replacement trees on site, with the remaining 498 replacement credits to be paid into the tree fund. The Townline Drain, located along the southern portion of the site, flows east to west. Surveyed wetlands along either side of the existing drain total approximately 0.66 acres in size. The proposed total wetland impact is 0.13 acres. The plan proposes disturbance to 0.35 acres of on-site 25-foot wetland buffer area. Stormwater would be collected by a single storm sewer system and detained in a new on-site detention pond located just north of the Townline Drain.

Zoning Board of Appeals variances are required for the proposed monument height of 62.83 feet, and to allow the dumpsters to be located in side yards rather than the required rear yard.

The applicant has submitted a Traffic Impact Study, and the Traffic review is in agreement with the findings. Based on the trip generation estimate provided, Traffic determined that the trip generation estimates do not exceed the City's threshold. The applicant has submitted the required community impact statement and noise impact statement. The noise impact statement states that annually six picnics are planned with an estimated attendance of 200 to 400 people to be held between 1:00 p.m. to 7:00 p.m. An annual three-day festival is also planned with an estimated attendance of 1,000 to 1,500 people per day to be held from noon to 11:00 p.m. There will be music played at the events. The applicant has submitted a tentative event location and noted that the noise levels shall not exceed maximum decibel levels allowed at the property lines.

Landscape waivers are requested for deficiency in berm requirements adjacent to residentially zoned properties, lack of berm along the greenbelt, and deficiency in required street trees. All waivers are supported by staff due to existing topography and site constraints. The Façade review letter notes that facade materials are in full compliance. The applicant is proposing a combination of brick along with metal siding. All reviews are recommending approval of the Preliminary Site Plan with additional comments to be addressed on the Final Site Plan.

Planner Shanahan stated that the applicant is seeking approval for the new submittal for Special Land Use consideration for a place of worship and a daycare, Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan. Following these approvals by the Planning Commission, Final Site Plans will be submitted for each fellowship hall complex phase for administrative approval, with the future new permanent Church returning to the Planning Commission for detailed site plan approval, along with any other phase that proposes significant changes in the future.

Representing the Armenian Community Center are Sebouh Hamakorjian and Haig Oshagan, along with architects Constantine Pappas and Evans Caruso, and Engineer Julian Wargo. City Environmental consultant Jason DeMoss and staff are available to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. Constantine Pappas, architect for the Armenian Church and Cultural Center, stated that he is in attendance this evening with Mr. Evans Caruso who has worked very closely with the Planning Department on the project and civil engineer for the project Mr. Julian Wargo. Mr. Pappas thanked the Planning Commission for the opportunity to resubmit a project that has been nine years in the making. He expressed that the team is excited to say that with the Planning Commission's support and acceptance the project is ready to begin in fall of this year pending the required approvals and permits. It was noted

that the COVID-19 pandemic put a pause on the project, however the development is now ready to move forward.

Mr. Pappas stated that the revised submittal includes two main changes of significance. First, the church has moved into the northeast corner. After COVID the team met with members of the committee and church to define their program needs. What was found is that the program needs were quite short with the youth program that is planned for, thus the building started to increase in size. If the church were to remain in the location previously planned for, it would be necessary for the ring road to encompass the entire perimeter thus resulting in the loss of mature trees. Consequently, with the site plan presented this evening there is a tremendous amount of beautiful, wooded areas that have been maintained. It was noted that the grades have been challenging; there is approximately a 40–45-foot incline from Twelve Mile Road to the back of the property. With the grades in mind the building has been designed in tiers to minimize mass grading and the quantity of earth to be removed from the site. Additionally, the placement the church in the northeast corner provides the ability for space underneath the church thus limiting impact. The second notable change is the relocation of the monument by approximately ten feet, centering it on the site. It was noted that this change is with respect to the neighbors in all directions. Mr. Pappas relayed that the team met with neighbors to the west on June 18, 2026, to discuss any concerns they may have, at that time no concerns were brought forward. Prior to tonight's meeting a certified letter was sent out to all surrounding neighbors and a zoom meeting was scheduled for August 18, 2026. One individual attended the zoom meeting and provided feedback on the traffic anticipated from the development and the area in general. It was stated that the Community Center hours of operation are outlined in the submittal. During weekdays there will be 5-10 full-time employees in the building, with some evening activities taking place. It was noted they have been conscientious of the neighbors when designing the schedule. Mr. Pappas stated the team is here to answer any questions from an architectural and civil engineering standpoint. Additionally, members of the Armenian Community Center who live in Novi are present this evening.

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

Mr. Nick Valenti at 27925 Summit Drive stated that his property abuts the eastern side of the proposed development. Mr. Valenti expressed that he would like to welcome the group to Novi and has no objections other than two items. First, it was stated that not all the trees slated for removal are being replaced on site and payment will be made into the tree fund. He inquired if there was any consideration for tree plantings along the eastern edge given the potential for vehicle headlights to shine onto adjacent properties. It was noted that attention should be given to the types of trees planted. Evergreens would provide screening year-round. Secondly, when the project began nine years ago the Summit Hills Subdivision had asked about extending the sidewalk along Twelve Mile Road up to M-5. He noted there is a safety issue in this area as M-5 was not designed to include a proper sidewalk passage. It was noted that the sidewalk passage may not have been physically possible or mandatory at the time. Mr. Valenti expressed that he would like to see the City commit to a continuation of the sidewalk at minimum through Summit Drive because that would also connect the subdivision to the bike path along Meadowbrook Road.

Mr. Joseph Drockton at 28350 Meadowbrook Road stated that he is eager to see how we can work together to make this a cohesive and productive partnership. He stated that there are a few concerns related to the wildlife in the area due to the unique intersection of woodlands and wetlands. It was noted that while the applicant has gone through a comprehensive wetland study and documented all the trees, it does not account for the fauna present such as hawks, owls, and other protected species. It was stated that any tree cutting should occur outside of the federally protected breeding seasons. Mr. Drockton stated he is looking for a study of the wildlife present on the site before impacting it. He expressed that the site layout fractures the woodlands and larger corridor for wildlife movement would be beneficial. Secondly, construction fatigue is a consideration as the area has undergone a large watermain project along with road construction. The large multi phased project has a nondeterminate timeline. Additionally, parking lot and monument lighting are a concern to neighbors. Lastly, regarding

noise related to festivals, it was expressed that the decibel ratings provided are unrealistic.

Mr. Norman Nazaroff at 28400 Meadowbrook Road stated that he has lived in Novi for more than forty years and has seen many construction projects over that time; projects have included paving the dirt road, the watermain project, and the adjacent subdivision being constructed. It was noted that there is often construction happening in this area of Novi. Mr. Nazaroff stated that there is a wide variety of wildlife in the area that moves between points of water and it is necessary to maintain these corridors. Allowing movement of animals to the park area should be a priority. Additionally, noise is a concern as it makes its way through the wooded areas. The greenery is concentrated at the top of the wooded areas and what is seen from the backyards are the tree trunks. It was suggested that a berm at the north end would be helpful.

Chair Pehrson relayed that correspondence was received from Mr. Randall Hanley Jr. at 28106 Hummingdale Circle in support. Seeing no one else, Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission.

Member Reddi stated that it looks like a beautiful place. She inquired about the monument's location and significance.

Mr. Pappas stated that the monument is centrally located on the site. The structure has a height of 62.38 feet which translates to 1,915 centimeters. The year 1915 is of significance as it was the year that the genocide began, dating from 1915-1924. The team designed the monument such that it represents two components of the Armenian community: Armenia itself and the diaspora that went into Lebanon. Therefore, as the two columns come together and touch each other at the top of the monument there is a slice of light that comes all the way through. It was noted that the lighting will only be on for designated amounts of time.

Member Dismondy inquired if the monument lighting will be directed straight up as to not affect the neighbors.

Mr. Pappas confirmed that the lighting will be directed straight up. Additionally, all the site lighting has been designed with zero footcandles at the property line. The light poles are well off the property line and attention has been given to control the lighting.

Member Dismondy inquired if the height of 62 feet is calculated from the base of the monument.

Mr. Pappas confirmed the height is calculated from the monument's base.

Member Dismondy estimated that from the street it would be approximately one hundred feet due to the site's topography.

Mr. Pappas stated that the forty-foot incline is to the very northern property line. It was estimated that at the center of the site where the monument is located approximately a fifteen-to-twenty-foot differential exists.

Member Dismondy inquired if the monument is a common way to honor the history.

Mr. Pappas stated that is a great question and noted that in talks with the community they tried to include all the facts in putting a storyline together, but the design is unique to this site. The plaza itself is an outline of Armenia. During the evening hours landscape lighting will provide a soft glow in the plaza illuminating areas where the families are from.

Member Dismondy inquired when the group took ownership of the property.

Mr. Pappas confirmed that the group has owned the property since 2012.

Member Dismondy noted that relocating the church to the northeast corner rather than keeping it at the core of the property may cause residents to be concerned.

Mr. Pappas stated that the primary reason for relocating the church is due to programming. If the church were to remain at the core of the property, the building size would need to be enlarged with necessity for the ring road to encompass the site. Regarding the suggestion made earlier this evening to create a berm on the north side, please keep in mind that there are some very mature, beautiful trees that have been there for many years. Creating a berm would require approximately sixty to eighty feet of mature trees to be removed. The City's landscape architect Rick Meader was adamant about keeping as much of the natural woodland as possible. Mr. Pappas stated they have no problem with the neighbor to the east having evergreens in that whole area. He noted that they can go back to their landscape architect and request that the plantings be changed out. However, due to the grades it is extremely difficult to plant in that area. The key is to keep as much mature vegetation as possible and infill where needed.

Member Dismondy stated that neighbors have raised concerns regarding construction fatigue. He inquired if the construction permit process adheres to a timeline.

City Attorney Beth Saarela stated there are limits under the Performance Guarantee Ordinance. Site improvements are to be completed two years from the initial permit. This project is being phased, each phase would be a separate development under the ordinance.

Member Dismondy inquired about the delay in constructing the church.

Mr. Pappas stated that once the facility grows in Novi there will be more fundraising opportunities giving the ability to build the future church. It was stated that there will be a church located inside the fellowship hall from the outset.

Member Roney inquired if consideration had been given to the locations of the wetland and woodland conservation easements.

Mr. Julian Wargo, civil engineer with Zeimet Wozniak & Associates, stated that the woodland conservation easements have been tentatively located on the landscape plans and will be finalized with the final site plan submittal. Mr. Wargo stated that he will be working with the City and the State of Michigan regarding the wetland approvals and finalizing easement locations. Tentative locations are shown on the plan concurrent to the Townline Drain.

Member Avdoulos stated that he appreciates the reimagining of the plan. Regarding the grades, on the north side, there is approximately a seven-foot differential that blocks anything light wise that people may be concerned with. He noted that in looking at the plan there was consideration given to the phasing so that when one piece of the building is constructed it will not affect future phases. Member Avdoulos inquired where the festival will be located on the site.

Mr. Pappas stated that the festival will likely be in the parking area, however the exact location has not been confirmed at this time.

Member Avdoulos stated that there are many churches located in neighborhoods that hold festivals. It was noted that these events are typically held on Friday, Saturday, and Sunday once a year. The noise level is often directed inwards toward the site; much of the noise does not emanate out. It was expressed that the festival is an opportunity to experience and enjoy the culture.

Mr. Pappas stated that more than likely there will be shuttle vans transporting people to and from the festival to limit the amount of parking on the property. It was noted that other churches have done it very successfully.

Chair Pehrson stated that a detail to clarify regarding the application and Special Land Use Permit is the word "church". The application mentions the cultural center but not the church itself. He asked the City Attorney if we are clear on the utilization of the space for a church and if there is a need to have additional information that would address the church being something other than the cultural center so we can ensure that the integrity of the Special Land Use Permit is maintained.

City Attorney Beth Saarela advised that this information should be included in the motion.

Chair Pehrson inquired of the applicant what the timing would be relative to the church.

Mr. Pappas stated that church services will be held within the fellowship hall from day one and that was the intent from the first application. If we are talking about the physical structure of the church that cannot be answered at this time as it is dependent on fundraising opportunities.

Chair Pehrson inquired if the application should be amended to include language of the church.

City Attorney Beth Saarela stated that the applicant should submit a notarized document clarifying that the fellowship hall will be used as a church from the onset.

Director of Planning Lindsay Bell stated from her perspective an affidavit or letter from the church of their intent to join this campus should be submitted.

Mr. Pappas stated that they will work with the City Attorney to submit the requested documents.

Motion to approve the JSP25-0031 Armenian Church and Cultural Center Special Land Use Permit made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to approve the Special Land Use Permit to allow a place of worship and day care center 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 *(Based on review of the submitted Traffic study);*
- 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 *(Based on the Engineering review);*
- 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 site plan minimizes impacts to existing wetlands; and the removal of woodland trees will be mitigated with applicable 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 use conforms to the standards of the district and the applicable Special Land Use requirements for Places of Worship and Day Care Centers.);*
- v. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use. *(The project will create an aesthetically pleasing development and is consistent with the objectives and land use framework established by the Master Plan);*
- vi. The proposed use will promote the use of land in a socially and economically desirable manner. *(The proposed use will support a variety of religious, social, and*

cultural activities while providing an economic benefit through construction-related employment and permanent jobs);

- 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.
2. The primary use of 'Church' must be confirmed by the applicant and established prior to any other accessory uses proposed;
3. Approval of a Shared Parking Agreement for the proposed church and other non-concurrent accessory uses proposed for all phases is required. A minimum requirement of 260 parking spaces is required for all proposed uses.

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 JSP25-0031 ARMENIAN CHURCH AND CULTURAL CENTER SPECIAL LAND USE PERMIT MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

Motion to approve the JSP25-0031 Armenian Church and Cultural Center Preliminary Site Plan made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to approve the Preliminary Site Plan based on and subject to the following:

1. The primary use of 'Church' must be confirmed by the applicant and established prior to any other accessory uses proposed;
2. Approval of a Shared Parking Agreement for the proposed church and other non-concurrent accessory uses proposed for all phases. A minimum requirement of 260 parking spaces is required for all proposed uses;
3. A Zoning Board of Appeals variance under Section 3.1.1.D and Section 4.10.5 for the monument height (35 foot maximum height, 62.38 feet proposed);
4. A Zoning Board of Appeals variance under Section 4.19.2.F to allow the dumpsters to be located in side yards instead of the required rear yard;
5. A Landscape waiver under Section 5.5.3.A.v for deficiency in berm requirements adjacent to residentially-zoned properties due to existing topography and sufficient proposed landscape screening, which is hereby granted;
6. A Landscape waiver under Section 5.5.3.C.iv.b for lack of berm along the greenbelt, as the building and parking areas are located a significant distance from the road and are elevated substantially, the berm would serve no purpose, which is hereby granted;
7. A Landscape waiver under Section 5.5.3.B.ii for deficiency in required street trees due to conflict with the existing gas line easement along Twelve Mile Road, which is hereby granted;
8. A same side driveway spacing waiver under Ordinance Chapter 11, Article IX, Section 11.216.d.1.d for the deficiency in spacing measured from near curb approach to near curb approach (minimum 230 feet required, 90 feet proposed) as the driveway placement is limited due to site conditions and the existing driveway locations to the west, which is hereby granted;
9. 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 JSP25-0031 ARMENIAN CHURCH AND CULTURAL CENTER PRELIMINARY SITE PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

Motion to approve the JSP25-0031 Armenian Church and Cultural Center Phasing Plan made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-0031 Armenian Church and Cultural Center, 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 to ensure compliance with all applicable ordinances and regulations;
- b. Other revisions to the Phasing plan may be approved following administrative review, provided that, in the opinion of the Director of Planning, the revised Phasing Plan is in compliance with all applicable ordinances and regulations;
- c. The future permanent church proposed at the northeast corner of the site will require Planning Commission approval of the Preliminary Site Plan. Details regarding the permanent church have not been provided as part of the current application and will be subject to review and approval and the appropriate time;
- 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 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 JSP25-0031 ARMENIAN CHURCH AND CULTURAL CENTER PHASING PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

Motion to approve the JSP25-0031 Armenian Church and Cultural Center Wetland Use Permit made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to approve the Wetland 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 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.

ROLL CALL ON MOTION TO APPROVE THE JSP25-0031 ARMENIAN CHURCH AND CULTURAL CENTER WETLAND USE PERMIT MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

Motion to approve the JSP25-0031 Armenian Church and Cultural Center Woodland Use Permit made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-0031 Armenian Church and Cultural Center, 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.

ROLL CALL ON MOTION TO APPROVE THE JSP25-0031 ARMENIAN CHURCH AND CULTURAL CENTER WOODLAND USE PERMIT MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

Motion to approve the JSP25-0031 Armenian Church and Cultural Center Stormwater Management Plan made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-0031 Armenian Church and Cultural Center, 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.

ROLL CALL ON MOTION TO APPROVE THE JSP25-0031 ARMENIAN CHURCH AND CULTURAL CENTER STORMWATER MANAGEMENT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. JF26-05 LIFETIME FITNESS FACADE

Consideration at the request of Lifetime Fitness for Section 9 Façade Waiver. The subject property is located at 40000 High Pointe Blvd, situated south of Nine Mile Road and west of Haggerty Road (Section 36).

Planner Brad Doane stated that the subject site is located at 40000 High Pointe Blvd, south of Nine Mile Road and west of Haggerty Road. The applicant is requesting approval of a Section 9 Façade Waiver for the painting of existing brick for re-imaging of the Lifetime Fitness building. The ordinance does not permit painting of brick. The Façade review notes that the overall aesthetic value of the building is maintained or improved by the proposed alteration. Therefore, the waiver is supported. Representing the project is Cal Rice, Project Manager for Lifetime Property Development. Staff are also available for questions.

Mr. Cal Rice stated that Novi has been a great community for Lifetime Fitness since 1999. The Lifetime Fitness facilities in Troy and Novi were built simultaneously, and they were the first clubs built outside of Minnesota. Mr. Rice stated that these clubs hold a special place and the company would like to reinvest in them, part of that reinvestment is the exterior of the building. To achieve the color scheme desired the brick needs to be painted. It was relayed that Lifetime specifies a very specific exterior paint to ensure there is no blockage of the vapor barrier.

Member Reddi stated that she has no comment.

Member Dismondy stated it has been twenty-seven years, and the Planning Commission will see them in another twenty-seven years.

Member Roney stated that he has no comment.

Member Avdoulos stated that he has no comment.

Motion to approve the JF26-05 Lifetime Fitness Section 9 Façade Waiver made by Member Avdoulos and seconded by Member Dismondy.

In the matter of Lifetime Fitness Façade JF26-05, motion to approve the Section 9 Façade Waiver based on and subject to the following:

1. A Section 9 Façade waiver is granted under Section 5.15.9 for painting of existing brick, as the proposed colors harmonize well together, and the overall aesthetic value of the building is maintained or improved by the proposed alterations.

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 JF26-05 LIFETIME FITNESS SECTION 9 FAÇADE WAIVER MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER DISMONDY. *Motion carried 5-0.*

2. APPROVAL OF THE AUGUST 5, 2026 PLANNING COMMISSION MINUTES

Motion to approve the August 5, 2026 Planning Commission Minutes.

ROLL CALL ON MOTION TO APPROVE THE AUGUST 5, 2026, PLANNING COMMISSION MINUTES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER DISMONDY. *Motion carried 5-0.*

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 August 19, 2026, meeting made by Member Roney and all in favor said aye.

Meeting adjourned at 7:54 PM.