



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

June 25, 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 Avdoulos, Member Lynch, Member Becker, Member Roney, Member Verma

Absent Excused: Member Dismondy

Staff: Barbara McBeth, City Planner; Thomas Schultz, City Attorney; Diana Shanahan, Staff Planner

APPROVAL OF AGENDA

Motion to approve the June 25, 2025 Planning Commission Agenda. Motion carried 6-0.

PUBLIC HEARINGS

1. 2025 MASTER PLAN FOR LAND USE

Public Hearing for Planning Commission's consideration for adoption of the 2025 Master Plan for Land Use in order to fulfill the requirements of the Michigan Planning Enabling Act and to provide a plan for the future development in the City of Novi.

In the matter of the 2025 Master Plan for Land Use, motion to adopt the following Resolution Adopting the City of Novi's 2025 Master Plan for Land Use:

Subject to modifications presented at the meeting to item 3, Planned Unit Development (General), on page 123 of the Draft Plan, to add the following sentence to be incorporated into the final adopted plan:

Where appropriate, the City may consider such PUD requests allowing a complementary mix of land uses and mixed-use development consistent with the general objectives and principles of the Master Plan, and consistent with the planned and built conditions of adjacent parcels,

WHEREAS, in January 2022, the City of Novi engaged Beckett & Raeder (BRI) in order to assist with an update to the City's Master Plan for Land Use, adopted in 2017, with a subsequent amendment adopted in 2023; and

WHEREAS, the Planning Commission notified each municipality located within or contiguous to the City, the County Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, the Road Commission for Oakland County, the Michigan Department of Transportation, and every governmental entity that had registered its name and mailing address with the City for purposes of notification of its intent to discuss the

Master Plan for Land Use; and

WHEREAS, a Master Plan Steering Committee, made up of members of the City Council and Planning Commission, and a number of Novi staff, were assembled in order to provide guidance for the development of the update to the Master Plan; and

WHEREAS, on February 25 and March 2, 2023, Members of the Steering Committee and the consultant hosted Open House events for the purpose of engaging the public in dynamic conversations regarding the future land uses in Novi, and separately, a survey was developed and received a total of 842 responses, together forming the foundation for community expectations and priorities in the plan; and

WHEREAS, relying upon public input, the Master Plan Steering Committee, and the Planning consultant, BRI, developed the 2025 Master Plan for Land Use; and

WHEREAS, on April 7, 2025, the proposed 2025 Master Plan for Land Use was submitted to the City Council, which authorized distribution of the proposed Master Plan for Land Use; and

WHEREAS, the proposed 2025 Master Plan for Land Use was distributed to each municipality located within or contiguous to the City, the County Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, the Road Commission for Oakland County, the Michigan Department of Transportation, and every governmental entity that had registered its name and mailing address with the City for purposes of notification, for review and comment; and

WHEREAS, the Planning Commission received comments in reference to the proposed 2025 Master Plan for Land Use from some of these entities; and

WHEREAS, on June 4, 2025 the Oakland County Coordinating Zoning Committee voted to endorse the proposed 2025 Master Plan for Land Use, finding that the proposed document was not inconsistent with the Plan of any surrounding communities; and

WHEREAS, on June 25, 2025, after proper public notice, the Planning Commission held a public hearing on the 2025 Master Plan for Land Use, during which members of the public were given the opportunity to comment on the proposed document; and

WHEREAS, the Planning Commission has determined that the proposed 2025 Master Plan for Land Use, with the accompanying maps, charts, and descriptive matter accurately reflects the Planning Commission's recommendations for the development of the areas of the City affected by the proposed document.

NOW, THEREFORE, IT IS RESOLVED that the City of Novi Planning Commission hereby adopts the 2025 Master Plan for Land Use, dated June 19, 2025.

IT IS FURTHER RESOLVED that the Planning Commission shall direct staff to submit a copy of the 2025 Master Plan for Land Use to each municipality located within or contiguous to the City, the County Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, the Road Commission for Oakland County, the Michigan Department of Transportation, and every governmental entity that had registered its name and mailing address with the City for purposes of notification.

ROLL CALL VOTE ON THE RESOLUTION TO ADOPT THE MASTER PLAN FOR LAND USE AS RECOMMENDED BY THE MASTER PLAN STEERING COMMITTEE AND SUBJECT TO MODIFICATIONS PRESENTED AT THE MEETING TO ITEM 3, PLANNED UNIT DEVELOPMENT (GENERAL), ON PAGE 123 OF THE DRAFT PLAN, TO ADD THE FOLLOWING SENTENCE "WHERE APPROPRIATE, THE CITY MAY CONSIDER SUCH PUD REQUESTS ALLOWING A

COMPLEMENTARY MIX OF LAND USES AND MIXED-USE DEVELOPMENT CONSISTENT WITH THE GENERAL OBJECTIVES AND PRINCIPLES OF THE MASTER PLAN, AND CONSISTENT WITH THE PLANNED AND BUILT CONDITIONS OF ADJACENT PARCELS” TO BE INCORPORATED IN THE FINAL ADOPTED MASTER PLAN. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE MAY 21, 2025 PLANNING COMMISSION MINUTES**

Motion to approve the May 21, 2025 Planning Commission Minutes. Motion carried 6-0.

ADJOURNMENT

Motion to adjourn the June 25, 2025 Planning Commission meeting. Motion carried 6-0.

Meeting adjourned at 7:40 PM.

*Actual language of the motion sheet subject to review.