



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

September 9, 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, Member Verma

Absent Excused: Member Lynch

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

APPROVAL OF AGENDA

Motion to approve the September 9, 2026 Planning Commission Agenda. Motion carried 6-0.

PUBLIC HEARINGS

1. AMENDMENT TO THE MASTER PLAN'S FUTURE LAND USE MAP

Public hearing for Planning Commission's adoption of the amendment to the 2025 Master Plan for Land Use, so as to reclassify a portion of Ella Mae Power Park for a transfer of land between the City and Novi Community Schools, and three other parcels acquired by the City for public purposes, to Public/Quasi-Public.

In the matter of an Amendment to the 2025 Master Plan for Land Use, motion to approve the Amendment as detailed in the Suggested Resolution.

This motion is made for the reasons stated in the Planning Report, as well as the following:

1. The Home Rule Cities Act states that a City may not sell land that is a park except where the park is not required under an official Master Plan of the City (MCL117.5(e)). Since the City land that is being exchanged is designated as "Public Park" on the Future Land Use Map, adopting the amendment is appropriate to ensure that the Home Rule City Act is complied with (even though the City land is not technically not being "sold").
2. The identified property designated as "Public Park" on the City's Future Land Use Map is not used as parkland available to the City's residents, but rather is used as a stormwater detention facility that serves both the City parkland and other City property as well.
3. The terms of the property transfer confirm that if the property is transferred it will still be available for use by the City (including continuing to be available as drainage to serve the park) while also helping the Novi Community School District meet the overall needs of the community members it serves.
4. The other properties at issue, the three parcels purchased by the City for public facility purposes, are to be redesignated Public/Quasi-Public consistent with other properties in the City owned by governmental, school districts, and other public entities. **Motion carried 6-0.**

2. PBR26-0246 49195 ELEVEN MILE ROAD WOODLAND PERMIT

Public Hearing at the request of J Michael Homes for consideration of a Woodland Permit to remove 17 trees to build a single-family home.

In the matter of Woodland Use Permit, PBR26-0246, motion to approve the removal of 17 regulated woodland trees within an area mapped as City Regulated Woodland at 49195 Eleven Mile Road for the purpose of constructing a single-family home. The approval is subject to on-site planting to the extent possible of 41 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 6-0.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE 2027 PLANNING COMMISSION REGULAR MEETING SCHEDULE

Motion to approve the 2027 Planning Commission Regular Meeting Schedule as presented. *Motion carried 6-0.*

2. APPROVAL OF THE AUGUST 19, 2026 PLANNING COMMISSION MINUTES

Motion to approve the August 19, 2026 Planning Commission Minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the September 9, 2026 Planning Commission Meeting. *Motion carried 6-0.*

Meeting adjourned at 7:28 PM

*Actual language of the motion sheet subject to review.