



PLANNING COMMISSION ACTION SUMMARY

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

APPROVAL OF AGENDA

Motion to approve the August 19, 2026 Planning Commission Agenda. Motion carried 5-0.

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.

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. *Motion carried 5-0.*

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. *Motion carried 5-0.*

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 at 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. *Motion carried 5-0.*

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. *Motion carried 5-0.*

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. *Motion carried 5-0.*

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. *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).

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 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. Motion carried 5-0.

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

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

ADJOURNMENT

Motion to adjourn the August 19, 2026 Planning Commission Meeting. *Motion carried 5-0.*

Meeting adjourned at 7:54 PM

*Actual language of the motion sheet subject to review.