



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

March 11, 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 Lynch, Member Reddi, Member Dismondy, Member Avdoulos, Member Verma

Absent Excused: Member Roney

Staff: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Diana Shanahan, Planner; Rick Meader, Landscape Architect

APPROVAL OF AGENDA

Motion to approve the March 11, 2026 Planning Commission Agenda. Motion carried 6-0.

PUBLIC HEARINGS

1. 2026-2032 CAPITAL IMPROVEMENT PROGRAM

Motion to recommend approval of the six-year 2026-2032 Capital Improvement Program to the City Council. Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. JSP26-05 INNOVATIVE RESEARCH

Consideration at the request of Innovative Research for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property, located at 46460 Peary Court, consists of approximately 0.97 acres and is situated north of West Road and east of Hudson Drive (Section 4). The property is zoned I-1 (Light Industrial). The applicant proposes to construct a 9,000 square foot one-story building on a vacant lot for biotechnical research.

In the matter of Innovative Research JSP26-05, motion to approve the Preliminary Site Plan based on and subject to the following:

1. **Section 9 Façade under Section 5.15.9 for overage of vertical metal rib siding on the west elevation (50% allowed, 67.6% proposed) and simulated wood patterned siding on the east elevations (25% allowed, 34.8% proposed) due to the utility nature of the building, which is hereby granted;**
2. **The Zoning Board of Appeals granting a variance from Section 3.6.2.E of the Zoning Ordinance to permit off-street parking within the front yard. (Off-street parking is not permitted in the front yard of the I-1 Light Industrial district unless specific criteria are met; in this case, those criteria have not been satisfied).**

3. **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 6-0.*

In the matter of Innovative Research JSP26-05, motion to approve the Stormwater Management Plan, based on and subject to 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 6-0.*

2. APPROVAL OF THE FEBRUARY 25, 2026 PLANNING COMMISSION MINUTES

Motion to approve the February 25, 2026 Planning Commission Minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the March 11, 2026 Planning Commission meeting. *Motion carried 6-0.*

Meeting adjourned at 7:21 PM.

*Actual language of the motion sheet subject to review.