



**CITY OF NOVI CITY COUNCIL
FEBRUARY 24, 2025**

SUBJECT: Approval of a Resolution to set public hearing to consider vacation a portion of Gen Mar Drive north of Ten Mile Road and west of Novi Road.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- A dead end was created following construction of the bridge over the railroad.
- The City would like to exclude this segment of Gen Mar Drive from future maintenance.
- Conveying this ROW to the adjoining parcel to the north would maintain appropriate access for that parcel.

BACKGROUND INFORMATION:

Scores Livonia LLC has requested that the City vacate and convey that portion of Gen Mar Drive that is south of its Parcel 22-22-276-003 (north of the bridge on Novi Road crossing the CSX railroad). The 2012 construction of the Novi Road bridge over the railroad created a dead-end on Gen Mar, which was then rerouted further south on Novi Road. The subject portion of Gen Mar Drive is not necessary for the purpose of providing access to any other parcel on Gen Mar Drive. Parcel 22-22-276-017, which is on the south side of the area proposed for vacation, has access to its parcel from its west and south sides along the remaining portion of Gen Mar Drive.

DPW sees no public benefit to continuing to maintain that portion of Gen Mar Drive south of 22-22-276-003. The City will retain a utility easement over the vacated ROW as shown in the attached Resolution for the City's water main and other public utilities. Since the public street was not designed as a part of a plat, but was conveyed to the City by a deed, the vacated land does not automatically go to the adjacent property owner.

The City Council is asked to consider the draft resolution to set a public hearing and publish notice of the potential vacation.

Procedure for Street Vacation

Section 7.6 of the City Code provides the procedure for vacating public streets:

(a) Action to Vacate Public Places. Action to vacate, discontinue or abolish any highway, street land, alley or other public place, or part thereof, shall be by resolution. After the introduction of such a resolution and before its final adoption, the Council shall hold a public hearing thereon and shall publish notice of such hearing at least one week prior thereto.

RECOMMENDED ACTION: Consideration to Approve a Resolution to vacate a portion of Gen Mar Drive north of Ten Mile Road and west of Novi Road.

CITY OF NOVI

OAKLAND COUNTY, MICHIGAN

**RESOLUTION TO SET PUBLIC HEARING TO CONSIDER VACATING
A PORTION OF GEN-MAR DRIVE IN THE CITY OF NOVI**

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on February 24, 2025, at 7 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers _____

ABSENT: Councilmembers _____

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

WHEREAS, a request has been received by the City Council seeking the vacation, discontinuance, or abolition of the following portion of a public road within the City of Novi, legally described on the attached and incorporated Exhibit A and depicted on the attached and incorporated Exhibit B.

WHEREAS, the road at issue is known as Gen-Mar Drive, located north of Ten Mile Road and west of Novi Road;

WHEREAS, the vacation would remove a dead end created by construction of the bridge at Novi Road and eliminate the need for City maintenance;

WHEREAS, the request for vacation states that the adjacent owner would utilize the vacated area for business purposes and would maintain access;

WHEREAS, the City Council has considered such request and has determined to proceed to further consideration of such action in accordance with the requirements of the applicable statutory, charter, and ordinance provisions, and pursuant to the terms of the attached proposed resolution;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Novi City Council that:

1. That the City Council deems it advisable to consider the vacation, discontinuance, or abolition of the portion of a public road located north of Ten Mile Road and west of Novi Road, within the City of Novi, County of Oakland, State of Michigan, and which is legally described on the attached and incorporated Exhibit A and depicted on the attached and incorporated Exhibit B.
2. That the City Council will meet and hear objections, if there are any, to such vacation, discontinuance, or abolition on the 24th day of March 2025, at 7:00 p.m. at the City of Novi City Hall.
3. The City Clerk is hereby directed to publish notice of such meeting in the newspaper of general circulation in the City, not less than seven days before the time appointed for such meeting. The City Clerk shall also give notice by first class mail to the owners of all property abutting the portion of such public road that is legally described in paragraph 1, as shown upon the assessment rolls of the City.

AYES:

NAYES:

RESOLUTION DECLARED ADOPTED.

Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this _____ day of _____, 2025, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

Cortney Hanson, City Clerk
City of Novi

2

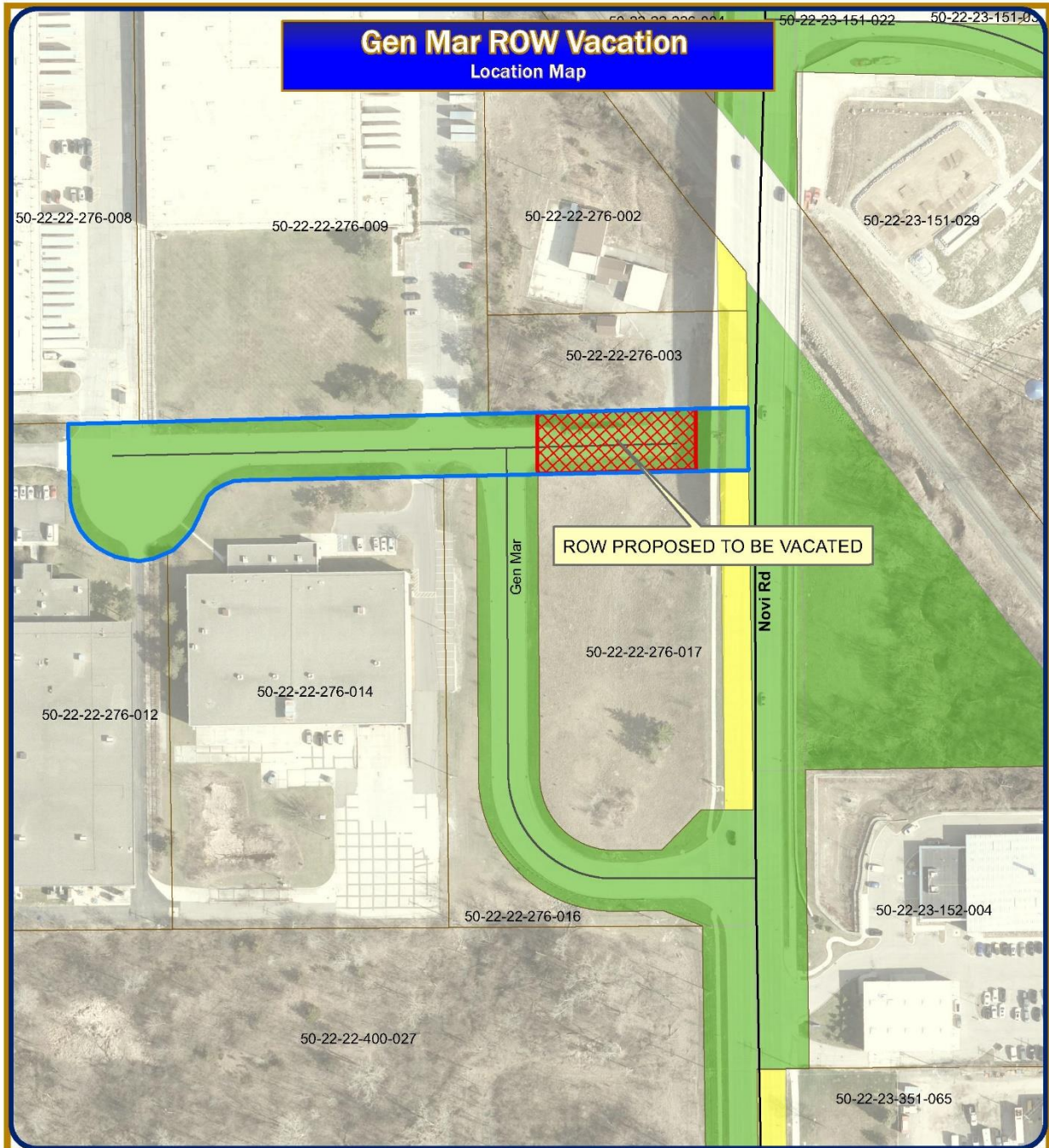
Drafted by:
Elizabeth Saarela
ROSATI SCHULTZ JOPPICH & AMTSBEUHLER, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331

WHEN RECORDED RETURN TO:
Cortney Hanson, Clerk
45175 Ten Mile
Novi, Michigan 48375

EXHIBIT A

Commencing at a point distant $N0^{\circ}23'56''E$ 523.76 feet from the $E \frac{1}{4}$ corner of Section 22, T.1N., R.8E., City of Novi, Oakland County, Michigan, thence $S89^{\circ}56'53''W$ 60.00 feet to the west right of way line for Novi Road to the point of beginning, thence $S89^{\circ}56'53''W$ 181.86 feet along the north line of parcel 22-22-276-017, thence $N0^{\circ}45'22''E$ 70.00 feet to the south line of parcel 22-22-276-003, thence $N89^{\circ}56'56''E$ 181.42 feet along the south line of parcel 22-22-276-003 to the west right of way line for Novi Road, thence $S0^{\circ}23'56''W$ 70.00 feet along the west right of way line for Novi Road to the point of beginning and containing 0.292 acres of land more or less.

EXHIBIT B



Gen Mar ROW Vacation Location Map

ROW PROPOSED TO BE VACATED

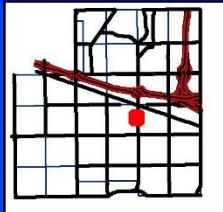
Map Author: Croy
Date: Jan 2025
Project: Gen Mar ROW
Version #: v1.4

MAP INTERPRETATION NOTICE
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Map Legend

Right of Way

- Dedicated
- Prescriptive
- Private



City of Novi
Engineering Division
Department of Public Works
26300 Lee Bechtel Drive
Novi, MI 48375
cityofnovi.org

0 30 60 120 180
Feet
1 inch = 150 feet