



AMENDMENT TO THE 2025 MASTER PLAN FOR LAND USE

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.

Required Action

Approve/Deny the proposed Amendment to the 2025 Master Plan for Land Use as detailed in the Suggested Resolution and in the motions below.

Motion sheet

Approval – Suggested Resolution

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 (as attached).

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.

Deny Suggested Resolution

In the matter of an Amendment to the Master Plan for Land Use, motion to **deny** the proposed Amendment to the Master Plan.

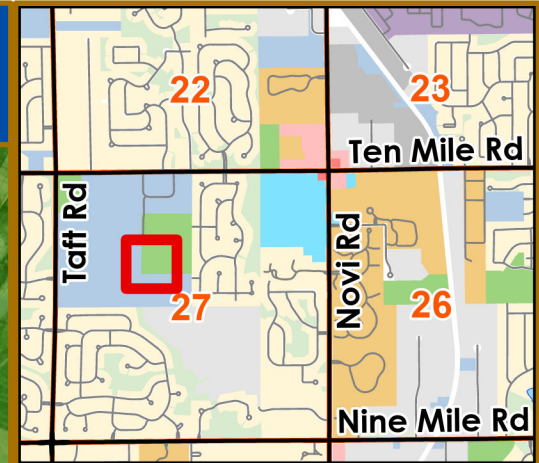
This motion is made for the following reasons: ...

MAPS

Detailed Future Land Use change for all 4 locations

NOVI/NOVI SCHOOLS PROPERTY TRANSFER

PROPOSED FUTURE LAND USE MAP AMENDMENT



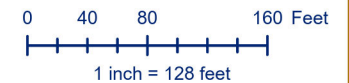
Land Use Description

- Public Park
- Public/Quasi-Public

The land being reclassified from Public Park to Public/Quasi-Public is not required for park purposes by the City.



City of Novi
 Dept. of Community Development
 Novi City Hall
 45175 Ten Mile Rd
 Novi, MI 48375
cityofnovi.org



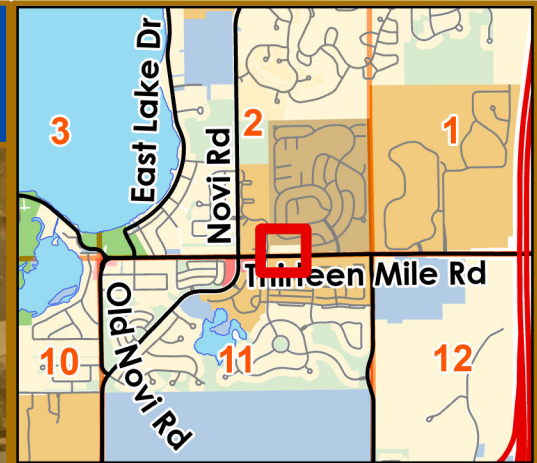
Map Author: J. Gartha
 Date: 6/4/26



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.

FIRE STATION 2

PROPOSED FUTURE LAND USE MAP AMENDMENT



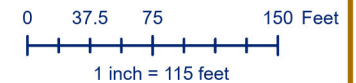
Land Use Description

- Community Commercial
- Manufactured Housing
- Multiple Family
- Single Family



City of Novi

Dept. of Community Development
Novi City Hall
45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org



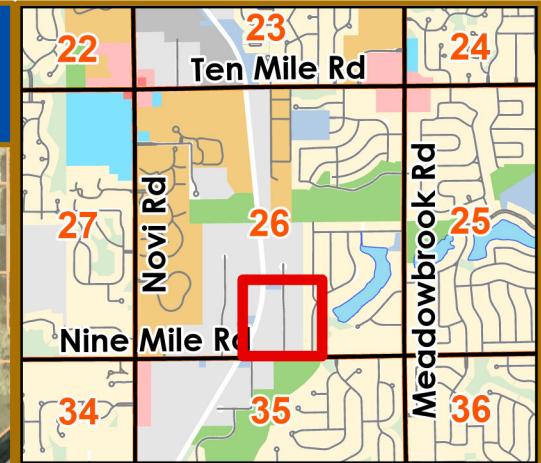
Map Author: J. Gartha
Date: 6/4/26



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.

FIRE STATION 3

PROPOSED FUTURE LAND USE MAP AMENDMENT

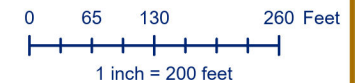


Land Use Description

- Industrial/Office
- Private Park
- Public/Quasi-Public
- Single Family



City of Novi
 Dept. of Community Development
 Novi City Hall
 45175 Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org



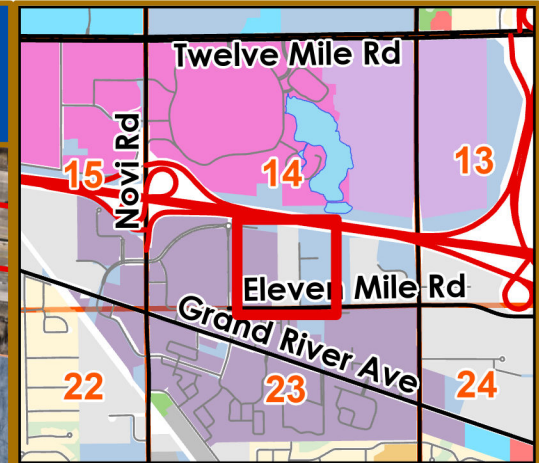
Map Author: J. Gartha
 Date: 6/4/26



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.

PUBLIC SAFETY HEADQUARTERS

PROPOSED FUTURE LAND USE MAP AMENDMENT



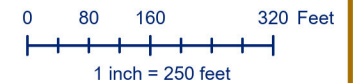
Land Use Description

- Industrial/Office
- Public/Quasi-Public
- Town Center Mixed-Use



City of Novi

Dept. of Community Development
 Novi City Hall
 45175 Ten Mile Rd
 Novi, MI 48375
cityofnovi.org



Map Author: J. Gartha
 Date: 6/4/26



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.

PLANNING MEMOS

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LINDSAY BELL, AICP, DIRECTOR OF PLANNING
SUBJECT: 2025 MASTER PLAN AMENDMENT
DATE: SEPTEMBER 4, 2026

This cover memo provides actions taken thus far with regards to the amendment to the 2025 Master Plan. Further details of the amendment itself, the areas affected, and the land swap that the amendment is for can be found within the packet.

On July 8, 2026, the Planning Commission held a public hearing to consider opening up the Master Plan review process for an amendment to the 2025 Master Plan for Land Use. As presented at the meeting, the amendment would change the classification of certain properties on the Future Land Use map to "Public-Quasi Public".

At that same meeting, the Planning Commission approved a resolution opening the Master Plan review process and recommending approval to City Council for distributing the amendment to the required entities as provided for in the Michigan Planning Enabling Act.

On July 27, 2026, the City Council approved a resolution authorizing the distribution of the amendment to the required entities and chose not to assert its right to approve or reject the amendment after the required review period of 42 days and following public hearing. On July 28, 2026, staff notified and distributed the draft amendment to the required entities.

The public hearing on September 9, 2026, is set to consider the adoption of the amendment to the 2025 Master Plan for Land Use. The Planning Commission is asked to approve the suggested Resolution adopting the proposed amendment to the 2025 Master Plan for Land Use, consisting of changes to the Future Land Use Map.

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LINDSAY BELL, AICP, DIRECTOR OF PLANNING
SUBJECT: MASTER PLAN LAND USE MAP AMENDMENTS
DATE: JULY 2, 2026

The Novi Community School District is planning improvements to its High School campus that will include a new field house, new athletic practice field, and a competition pool, among other improvements. These major improvements will increase stormwater runoff and require additional storm drain basin capacity. The School District has asked the City to transfer ownership of the City-owned stormwater basin at the southwest corner of Ella Mae Power Park to the School District so that the District can expand it and use it to accommodate the current and future drainage needs of both the city and the District. The basin is directly adjacent to the high school campus and is located south of Ten Mile Road and east of Taft Road. The Planning Commission is being asked to review and amend its Future Land Use map to reflect the proposed change in ownership.

As a separate matter, Staff is also requesting amendment of the Future Land Use map designation for three other City-owned properties. These properties were purchased by the City after the most recent Master Plan update process was underway and therefore were not reflected as Public/Quasi-Public on the Future Land Use map like other properties owned by government or public utility entities. These three parcels are now being proposed for public safety buildings, so designation as Public/Quasi-Public would be appropriate.

ROLE OF THE PLANNING COMMISSION

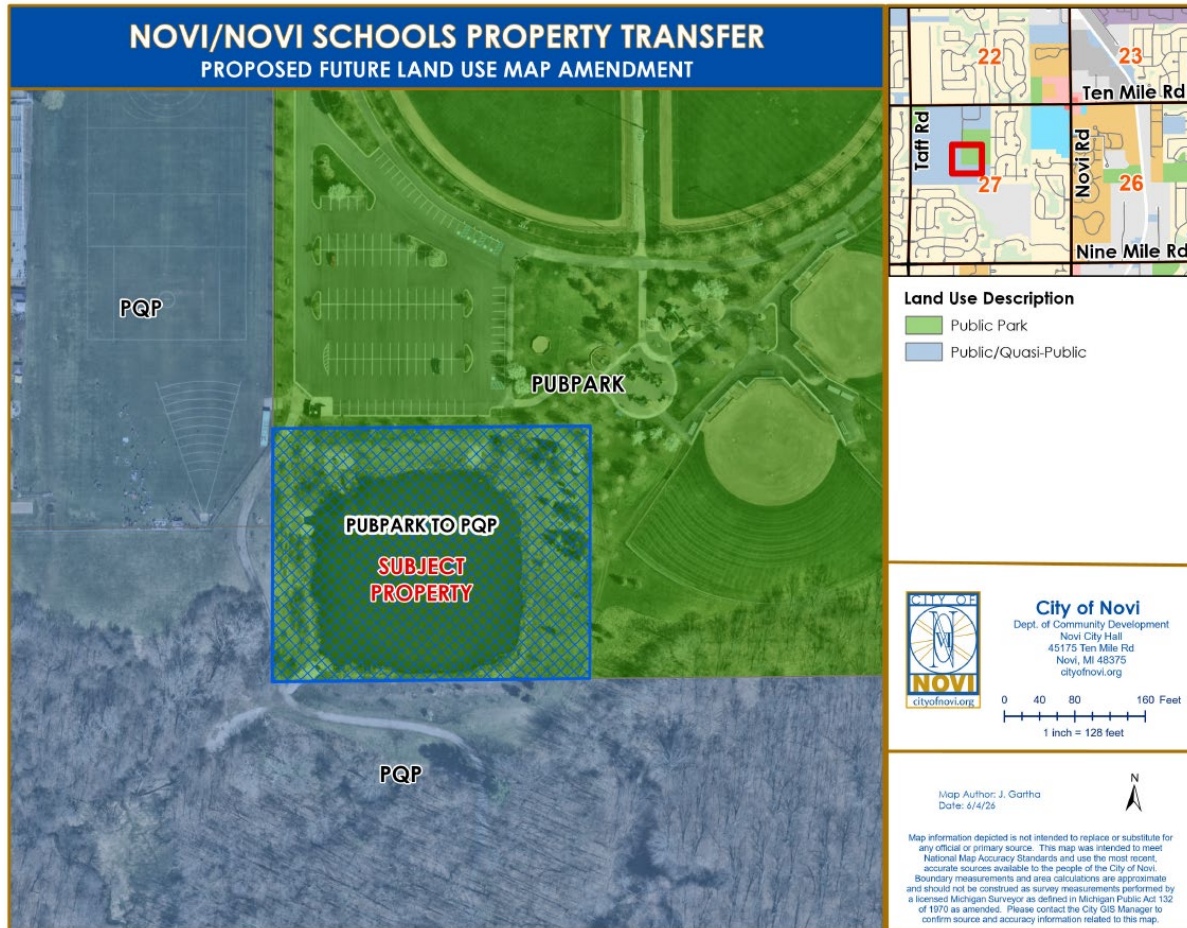
At the June 22, 2026 City Council meeting, Council unanimously approved a Purchase Agreement by and Between the City of Novi and the Novi Community School District. The Agreement includes a due diligence period to address issues raised by the transfer of the basin. One of those issues is whether the City can convey the basin to the School District, as it is technically within the boundaries of Ella Mae Power Park. This is the issue that is meant to be addressed by the Planning Commission at the July 8th meeting.

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 (MCL 117.5(e)). Even though the City property that is being conveyed to the School is not strictly speaking being "sold" (since no monetary compensation is being exchanged), it is designated as "public park" on the Future Land Use Map. The City has determined that it is appropriate to ensure that there is no issue under the state law, and therefore is asking the Commission to open up the Master Plan for review and amendment with respect to the land designated as "Public Park" that is being conveyed.

An amendment to the Master Plan shall, in accordance with the Michigan Planning Enabling Act, follow similar procedures to adopting an entire Master Plan (MCL 125.3845) such as mailing a notice explaining the Planning Commission's intentions to neighboring communities and other relevant entities (MCL 125.3839), distributing the proposed

amendment for review and comment to those same or similar entities (MCL 125.3841), and holding at least one public hearing on the proposed amendment (MCL 125.3843).

Below is a map of the piece of land to be conveyed at Ella Mae Power Park with the current Future Land Use designations overlayed.



The Planning Commission is asked first to consider the request as detailed in this packet, hold a public hearing, and also to consider passing the attached Suggested Resolution to authorize the opening of the Master Plan review process.

Due to the nature of this amendment and the land exchange already in process, the Planning Commission is simultaneously asked to consider proposed amendments to the Master Plan's Future Land Use map. These amendments would change the designated land use from "Public Park" to "Public/Quasi-Public" consistent with the intent of the Purchase Agreement.

As a separate matter, the Commission is being asked to consider some other Future Land Use map changes. The City purchased several parcels of land for future development of public facilities. During the process of updating the Master Plan, the Future Land Use map was updated to show all properties owned by the city and other public entities, including

school districts, as “Public/Quasi-Public.” The three subject parcels were acquired after the process of identifying publicly-owned parcels had been completed, otherwise they would have been shown as “Public/Quasi-Public” on the map. Therefore, the properties purchased for public facilities should also be similarly designated as the City moves forward with plans to develop the properties for public safety facilities.

The proposed Master Plan amendments will then be sent to City Council for approval for distribution to all required entities, as required by State law. A minimum of 42 days after distribution, Planning Commission will consider comments received during that period, hold another public hearing, and then be asked to adopt the proposed amendments to the Master Plan for Land Use for publication.

The public hearing on July 8, 2026 is set in order to receive comment and input on whether to amend the Future Land Use Map of the 2025 Master Plan for Land Use. The proposed amendments would reclassify the land as follows:

- A map reclassification of land to be transferred to the School District from Public Park to Public/Quasi-Public,
- A map reclassification of land at 42000 Thirteen Mile Road from Single Family to Public/Quasi-Public (future Fire Station No. 2),
- A map reclassification of land at 26125 Lee BeGole Drive from Industrial/Office to Public/Quasi-Public (future Public Safety Headquarters),
- A map reclassification of land at 22700 Venture Drive from Industrial/Office to Public/Quasi-Public (future Fire Station No. 3),
- A map or text statement that the land being swapped to the school district is not required for park purposes by the City.

The maps showing the detail of the draft map amendments are found following this memo.

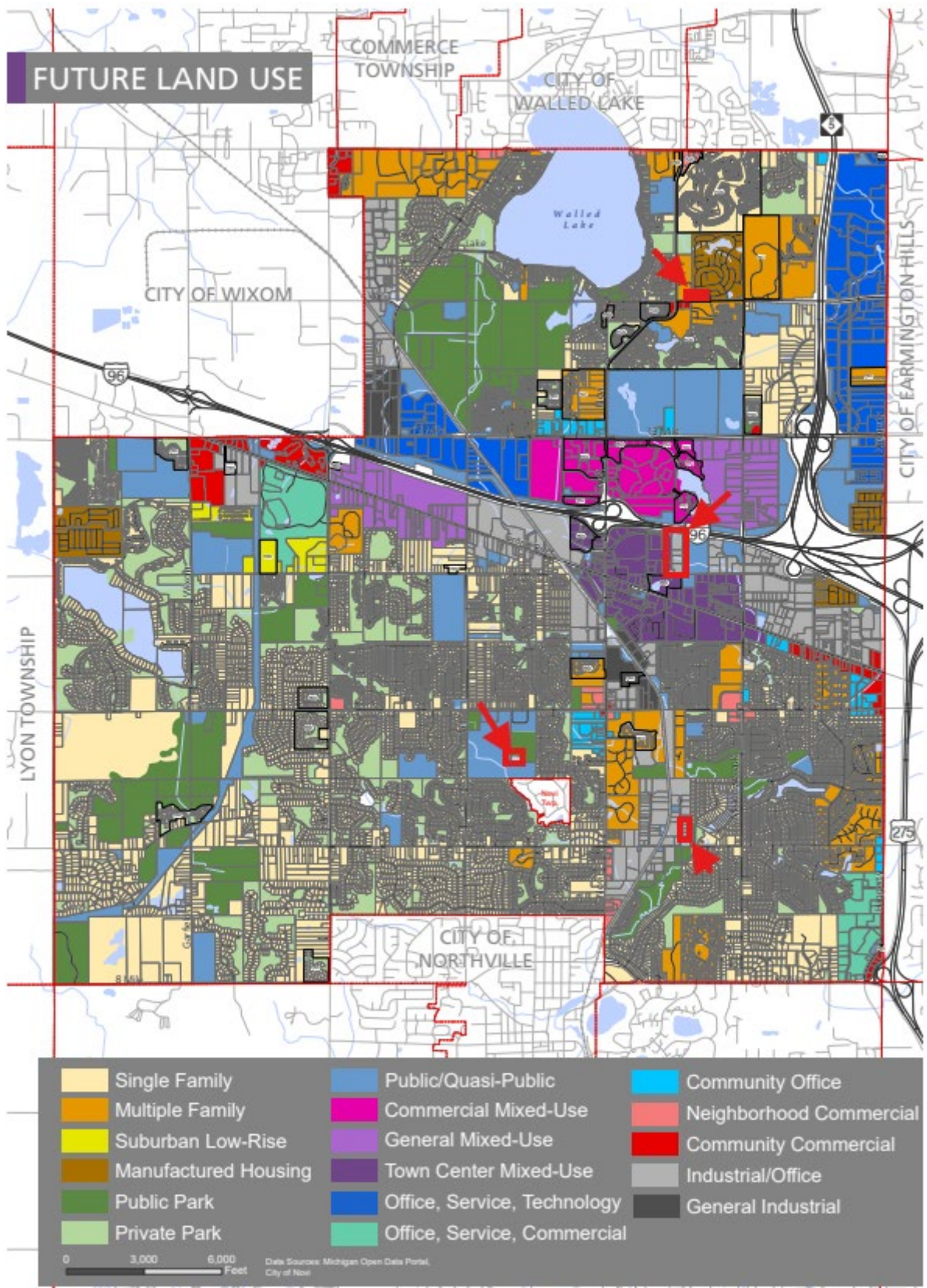
IMPACT ON CITY PARKS

Overall, the City will lose approximately 2.37 acres (103,320 square feet) in land designated as Public Park. However, the area at issue is currently used as a stormwater basin and has no functional park use. The School District’s plans to maintain and expand the basin should not have any impact on users of the park beyond any inconveniences of construction. And of course once the improvements on the School District property are completed, park users may have even more recreational options.

MASTER PLAN FOR LAND USE – AMENDMENTS FOR CONSIDERATION

Attached for Planning Commission’s review and consideration for adoption are the maps included in this memo, a set of maps showing the change in land use, and the draft exchange agreement that was reviewed and approved by Council at the June 22 meeting.

Below is the 2025 edition of the Future Land Use map with the 4 areas proposed to be reclassified to Public/Quasi-Public outlined in red.



REQUESTED ACTION

1. Adoption of the Suggested Resolution authorizing the opening of the Master Plan review process.
2. Recommend approval to the City Council of the amendment of the Future Land Use Map as presented in the attachments for purposes of distribution, including:
 - a. A map reclassification of land to be transferred to the School District from Public Park to Public/Quasi-Public,
 - b. A map reclassification of land at 42000 Thirteen Mile Road from Single Family to Public/Quasi-Public (future Fire Station No. 2),
 - c. A map reclassification of land at 26125 Lee BeGole Drive from Industrial/Office to Public/Quasi-Public (future Public Safety Headquarters),
 - d. A map reclassification of land at 22700 Venture Drive from Industrial/Office to Public/Quasi-Public (future Fire Station No. 3),
 - e. A map or text statement that the land being swapped to the school district is not required for park purposes by the City.

This motion is made for the reasons stated in this memo, 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, opening up the plan for review and amendment is appropriate to ensure that the Home Rule City Act is complied with (even though the City land is not technically 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 instead is a stormwater detention facility that even after transfer to the District would continue to serve the Park and other City properties in the area as it does now.
3. The terms of the proposed property transfer would satisfy both the Novi Community School District and the City of Novi in meeting the stormwater needs of those entities and the community members they serve.
4. The three parcels purchased by the City for public facility purposes are to be re-designated Public/Quasi-Public consistent with other properties in the City owned by governmental, school districts, and other public entities.

**SUGGESTED RESOLUTION TO ADOPT
THE AMENDMENT TO THE 2025 MASTER PLAN**

SUGGESTED RESOLUTION
PLANNING COMMISSION RESOLUTION ADOPTING THE AMENDMENT TO
THE 2025 MASTER PLAN FOR LAND USE

At a regular meeting of the Planning Commission of the City of Novi, Oakland County, Michigan, held on the 9th day of September, 2026

PRESENT:

ABSENT:

The following resolution was offered by Member _____ and seconded by Member _____:

WHEREAS, the City of Novi ("City") and Novi Community School District ("District") have prepared a draft Property Exchange Agreement ("Agreement") under which the City will convey to the District a portion of Ella Mae Power Park to accommodate the District's stormwater drainage needs resulting from planned improvements to the District's adjacent High School campus; and

WHEREAS, at the June 22nd City Council meeting an Agreement was presented and approved subject to the approval of final form by the City Manager and City Attorney's Office; and

WHEREAS, the terms of the Agreement include ensuring that the transfer complies with MCL 117.5(e)(the Home Rule Cities Act), which states that land designated as park in an official Master Plan may not be sold; and

WHEREAS, the portion of land proposed to be conveyed to the District is currently designated as Public Park on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 42000 Thirteen Mile Road is currently designated as Single Family on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 26125 Lee BeGole Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 22700 Venture Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and

WHEREAS, an amendment to the Master Plan, to comply with MCL125.3845 (the Michigan Planning and Enabling Act), must follow the procedures set forth in Sections 39, 41, 43, and 45 of the Act; and

WHEREAS, Section 39 requires sending notices of the amendment to the same entities required for an entire master plan update and requesting comments and cooperation; and

WHEREAS, Section 41 requires submitting the proposed amendment to the legislative body for approval of distribution to the same entities as required by section 39; and

WHEREAS, Section 45 requires a public hearing at the Planning Commission 42 days after the legislative body approves the distribution of the amendment, at which point the Planning Commission can adopt the proposed amendments or adopt them subject to modifications; and

WHEREAS, the Agreement between the City and the District is partially contingent upon the completion of this master plan map reclassification; and

WHEREAS, because City Council has already approved the conveyance of the land, the Planning Commission can condense steps in the amendment process due to the circumstances of the Agreement.

WHEREAS on July 8, 2026, the Planning Commission approved a resolution to open the Master Plan Review Process and recommended the draft amendment for approval by City Council for distribution; and

WHEREAS on July 27, 2026, the City Council adopted a resolution authorizing the distribution of the proposed Master Plan amendment and did not assert its right to approve or reject the amendment after the required review period and public hearing; and

WHEREAS on July 28, 2026, the Planning Commission notified and distributed the draft amendment 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 of its intent to discuss the Master Plan for Land Use; and

WHEREAS on August 25, 2026, the Oakland County Planning, Zoning & Land Use office sent a letter stating that the proposed Master Plan amendments would not be reviewed by the Oakland County Coordinating Zoning Committee, finding that the proposed amendments were not near the border with any other community and therefore not inconsistent with any bordering community; and

WHEREAS proper public notice was advertised for a public hearing to be held on September 9, 2026, 44 days after the approved distribution of the amendment by City Council; and

WHEREAS, the Planning Commission has determined that the proposed amendment to the 2025 Master Plan, with the accompanying changes to the Future Land Use Map, accurately reflects the Planning Commission's determinations for the uses of the areas of the City affected by the proposed document.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby adopts the amendment to the 2025 Master Plan for Land Use.

BE IT FURTHER RESOLVED that the Secretary of the Planning Commission shall submit a copy of the amendment 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.

RESOLUTION DECLARED ADOPTED

YEAS:

NAYS:

ABSENT:

ABSTENTIONS:

CERTIFICATION

I hereby certify that the foregoing Resolution is a true and complete copy of the resolution adopted by the Planning Commission of the City of Novi, Oakland County, Michigan, at a meeting of the City of Novi Planning Commission held on the 9th day of September, 2026, the original of which is on file in my office.

I further certify that the notice of the meeting was given pursuant to, and in full compliance with, Act No. 267 of the Public Acts of Michigan, 1976, as amended.

IN WITNESS WHEREOF, I have hereunto affixed by official signature this _____ day of _____, 2026

Cortney Hanson, City Clerk

CHAIRPERSON'S CERTIFICATION

I hereby certify that the foregoing resolution accurately reflects the action taken by the Planning Commission on this 9th day of September, 2026

Mark Pehrson, Chairperson

ATTACHMENT A - AMENDMENTS TO THE MASTER PLAN

1. Cover page
2. Future Land Use Map amendment

ATTACHMENT A - AMENDMENTS TO THE MASTER PLAN'S FUTURE LAND USE MAP

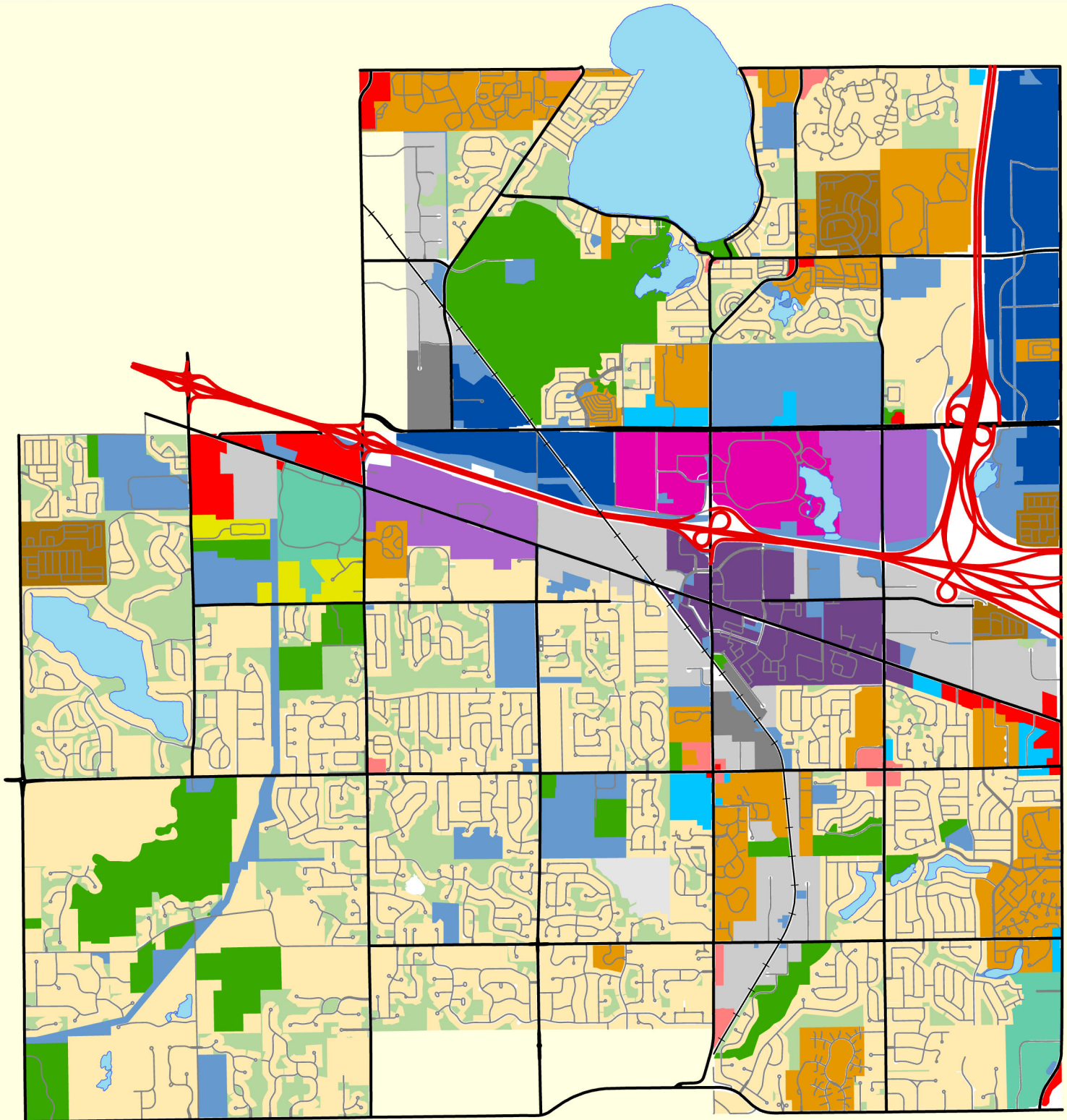
This attachment contains the amendments to the Future Land Use Map. As noted in the maps, this is meant to replace the map and all other material found on page 104 of the 2025 Master Plan. Also noted in the map is the following statement:

"The land being reclassified from Public Park to Public/Quasi-Public, as shown in the map, is not required for park purposes by the City."

If adopted by the Planning Commission, this amended map will become a part of the 2025 Master Plan and replace the previously adopted Future Land Use map. Until adoption, these are draft amendments and can be edited by Staff based on review from the Planning Commission and City Council, comment during the Public Hearings, or as a result of the comments received following distribution of the plan to surrounding communities and other entities.

Master Plan Map Amendment - Future Land Use

Current

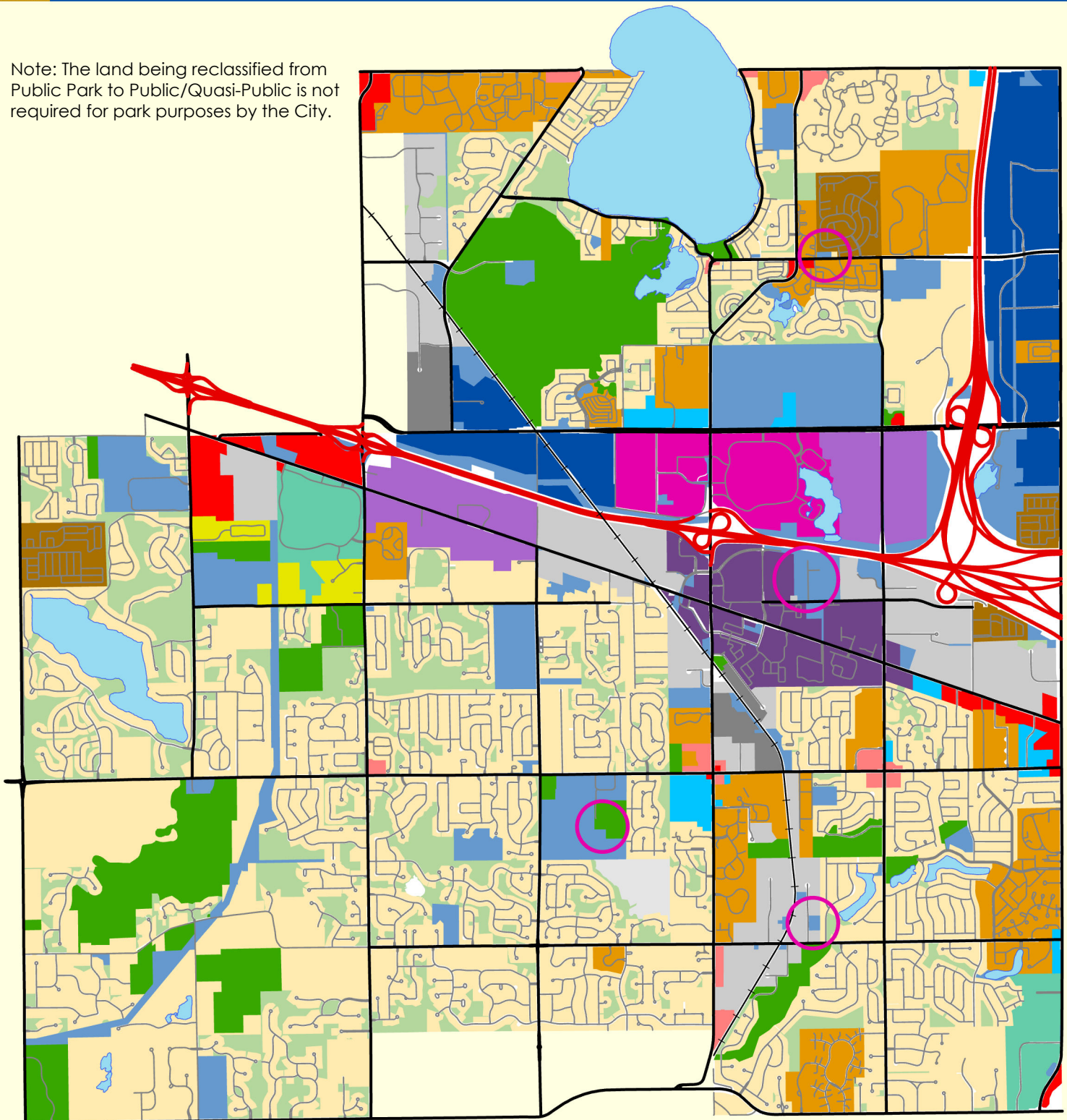


	Commercial Mixed-Use		Manufactured Housing		Public Park
	Community Commercial		Multiple Family		Public/Quasi-Public
	Community Office		Neighborhood Commercial		Single Family
	General Industrial		Office, Service, Commercial		Suburban Low-Rise
	General Mixed-Use		Office, Service, Technology		Town Center Mixed-Use
	Industrial/Office		Private Park		Unassigned



Master Plan Map Amendment - Future Land Use Proposed

Note: The land being reclassified from Public Park to Public/Quasi-Public is not required for park purposes by the City.



Commercial Mixed-Use	Manufactured Housing	Public Park
Community Commercial	Multiple Family	Public/Quasi-Public
Community Office	Neighborhood Commercial	Single Family
General Industrial	Office, Service, Commercial	Suburban Low-Rise
General Mixed-Use	Office, Service, Technology	Town Center Mixed-Use
Industrial/Office	Private Park	Unassigned

LETTER FROM OAKLAND COUNTY ECONOMIC DEVELOPMENT DEPARTMENT

Scott E. Kree, Principal Planner

Office: (248) 858-0389 | krees@oakgov.com

August 25, 2026

Ms. Lindsay Bell, Director of Planning
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

SUBJECT: Oakland County Economic Development (OCED) Department, Planning & Local Business Development (PLBD) Division Staff's Review of the City of Novi Master Plan Amendment (County Code – MP 26-07)

Dear Ms. Bell:

On August 4, 2026, the Oakland County Planning Zoning & Land Use (PZLU) office received a mailed notification (dated July 28, 2026) informing our office of a proposed amendment to the **City of Novi 2025 Master Plan**. Under the Michigan Planning Enabling Act, Oakland County, adjacent municipalities, and other jurisdictional authorities have 42 days to review the draft amendments and submit comments to the City of Novi.

Per our office's cursory review of the proposed Future Land Use (FLU) changes that are well within the city's borders, there is no foreseen issues to adjacent communities. All four (4) of the subject properties are currently owned by the City of Novi and are 1 mile or more from an adjacent municipality. Changes to future land classifications for all four (4) properties are to be *Public/Quasi Public* and a clarification statement was added. Supporting information regarding the amendment can be found at: www.cityofnovi.org/amendments

A full review of the proposed draft Master Plan amendment will NOT go before the Oakland County Coordinating Zoning Committee (CZC). Changes to future land uses along municipal borders typically trigger a review by the CZC, however, there are no proposed changes to FLU classifications or properties at any border in the amendment. Our records indicate that the CZC has conducted recent reviews of the *City of Novi Master Plan* in 2023 (County Code MP 23-01) and in 2025 (County Code MP 25-05), which was adopted later that year. This letter and the information provided herein finds the proposed amendment to the *City of Novi Master Plan* to be **not inconsistent** with the bordering communities as determined by the Oakland County PZLU staff. Oakland County does not have a Planning Commission or County Master Plan to do a full comparison and contrast of the information. Continuation of the city's adoption process for the draft Master Plan is recommended.

If there are any questions or comments about the information as listed above, please do not hesitate to contact me at (248) 858-0389 or email me at krees@oakgov.com.

Respectfully,



Scott E. Kree | Principal Planner
Oakland County Department of Economic Development
Planning and Local Business Development Division
Office of Planning, Zoning & Land Use

CC: Oakland County CZC Members and BOC staff (deferred).

JULY 8th PLANNING COMMISSION RESOLUTION

RESOLUTION

PLANNING COMMISSION RESOLUTION OPENING THE MASTER PLAN REVIEW PROCESS, NOTIFYING ALL REQUIRED ENTITIES TO CONSIDER AMENDING THE 2025 MASTER PLAN FUTURE LAND USE MAP TO RECLASSIFY A PORTION OF ELLA MAE POWER PARK FROM PUBLIC PARK TO PUBLIC/QUASI-PUBLIC, AND OTHER CITY- OWNED PROPERTIES TO PUBLIC/QUASI-PUBLIC

At a regular meeting of the Planning Commission of the City of Novi, Oakland County, Michigan, held on the 8th day of July, 2026

PRESENT: Chair Pehrson, Member Reddi, Member Dismondy, Member Roney, Member Verma

ABSENT: Member Avdoulos, Member Lynch

The following resolution was offered by Member Roney and seconded by Member Dismondy:

WHEREAS, the City of Novi ("City") and Novi Community School District ("District") have prepared a draft Property Exchange Agreement ("Agreement") under which the City will convey to the District a portion of Ella Mae Power Park to accommodate the District's stormwater drainage needs resulting from planned improvements to the District's adjacent High School campus; and

WHEREAS, at the June 22nd City Council meeting an Agreement was presented and approved subject to the approval of final form by the City Manager and City Attorney's Office; and

WHEREAS, the terms of the Agreement include ensuring that the transfer complies with MCL 117.5(e)(the Home Rule Cities Act), which states that land designated as park in an official Master Plan may not be sold; and

WHEREAS, the portion of land proposed to be conveyed to the District is currently designated as Public Park on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 42000 Thirteen Mile Road is currently designated as Single Family on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 26125 Lee BeGole Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 22700 Venture Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and

WHEREAS, an amendment to the Master Plan, to comply with MCL125.3845 (the Michigan Planning and Enabling Act), must follow the procedures set forth in Sections 39, 41, and 43 of the Act; and

WHEREAS, Section 39 requires sending notices of the amendment to the same entities required for an entire master plan update and requesting comments and cooperation; and

WHEREAS, Section 41 requires submitting the proposed amendment to the legislative body for approval of distribution to the same entities as required by section 39; and

WHEREAS, Section 43 requires a public hearing at the Planning Commission 42 days after the legislative body approves the distribution of the amendment, at which point the Planning Commission can adopt the proposed amendments or adopt them subject to modifications; and

WHEREAS, the Agreement between the City and the District is partially contingent upon the completion of this master plan map reclassification; and

WHEREAS, because City Council has already approved the conveyance of the land, the Planning Commission can condense steps in the amendment process due to the circumstances of the Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby authorizes the opening of the Master Plan review process.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends to the City Council the draft amendments to the 2025 Future Land Use Map and text, as presented as Attachment A, for approval by the City Council for distribution.

BE IT FURTHER RESOLVED that once the draft amendments are approved for distribution by the City Council, the Planning Commission Chairperson hereby authorizes the mailing of a notification of the opening of the Master Plan for Land Use to all required

entities of the start of the process requesting comments before the matter returns for final consideration.

RESOLUTION DECLARED ADOPTED

YEAS: Pehrson, Reddi, Dismondy, Roney, Verma

NAYS:

ABSENT: Avdoulos, Lynch

ABSTENTIONS:

CERTIFICATION

I hereby certify that the foregoing Resolution is a true and complete copy of the resolution adopted by the Planning Commission of the City of Novi, Oakland County, Michigan, at a meeting of the City of Novi Planning Commission held on the 8th day of July, 2026, the original of which is on file in my office.

I further certify that the notice of the meeting was given pursuant to, and in full compliance with, Act No. 267 of the Public Acts of Michigan, 1976, as amended.

IN WITNESS WHEREOF, I have hereunto affixed by official signature this _____ day of _____, 2026

Cortney Hanson, City Clerk

CHAIRPERSON'S CERTIFICATION

I hereby certify that the foregoing resolution accurately reflects the action taken by the Planning Commission on this 8th day of July, 2026



Mark Pehrson, Chairperson

CITY COUNCIL RESOLUTION

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

**RESOLUTION AUTHORIZING DISTRIBUTION OF PROPOSED CITY OF NOVI MASTER
PLAN AMENDMENTS AND PERMITTING FINAL ADOPTION BY PLANNING
COMMISSION**

JULY 27, 2026

At a regular meeting of the City Council of the City of Novi, Oakland County, Michigan, held on the 27th day of July 2026, at 7:00 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers Fischer, Casey, Gurumurthy, Heintz, Martinez, Smith, and Staudt (7).

ABSENT: None (0).

The following resolution was offered by Councilmember Casey and supported by Councilmember Martinez:

WHEREAS, the City of Novi ("City") and Novi Community School District ("District") have prepared a draft Property Exchange Agreement ("Agreement") under which the City will convey to the District a portion of Ella Mae Power Park to accommodate the District's stormwater drainage needs resulting from planned improvements to the District's adjacent High School campus; and

WHEREAS, at the June 22nd City Council meeting an Agreement was presented and approved subject to the approval of final form by the City Manager and City Attorney's Office; and

WHEREAS, the terms of the Agreement include ensuring that the transfer complies with MCL 117.5(e) (the Home Rule Cities Act), which states that land designated as park in an official Master Plan may not be sold; and

WHEREAS, the portion of land proposed to be conveyed to the District is currently designated as Public Park on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 42000 Thirteen Mile Road is currently designated as Single Family on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 26125 Lee BeGole Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 22700 Venture Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and

WHEREAS, an amendment to the Master Plan, to comply with MCL125.3845 (the Michigan Planning and Enabling Act), must follow the procedures set forth in Sections 39, 41, and 43 of the Act; and

WHEREAS, Section 39 requires sending notices of the amendment to the same entities required for an entire master plan update and requesting comments and cooperation; and

WHEREAS The City of Novi Planning Commission has held a public hearing and considered draft amendments to the 2016 City of Novi Master Plan in accordance with the requirements of MCL 125.3801 *et seq*; and

WHEREAS pursuant to MCL 125.3841, upon completion of the proposed amendments the Planning Commission is required to submit the same to the City Council for review and comment, and for approval of distribution of the proposed amendments to adjacent communities and certain other governmental or public agencies for their review and comment, as described in MCL 125.3841, except for the shorter time period for review and comment of amendments as described in MCL 125.3845; and

WHEREAS the City Council has reviewed and approves the attached "Amendments to the Master Plan's Future Land Use Map" (Attachment A) for distribution as required;

NOW THEREFORE BE IT RESOLVED, pursuant to MCL 125.3841(1), that the Secretary of the City of Novi Planning Commission and all other necessary administrative personnel are hereby notified to cause a copy of the proposed amendments to be submitted to those entities and agencies described in MCL 125.3841(2), for review and comment within the time limits set forth in MCL 125.3845(1)

BE IT FURTHER RESOLVED, that pursuant to the foregoing authority, such review is advisory only.

BE IT FURTHER RESOLVED that after the required review period and public hearing, final adoption of the amendments is up to the Planning Commission, and Council does not assert its right to approve or reject the amendments.

AYES: Councilmembers Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer, and Casey

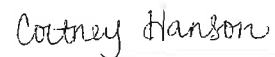
NAYS: None (0).

ABSENT: None (0).

RESOLUTION DECLARED ADOPTED.

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 27th day of July 2026, 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.



Courtney Hanson, City Clerk

MAYOR'S CERTIFICATION

I hereby certify that the foregoing resolution accurately reflects the action taken by the City Council on this 27th day of July, 2026



Justin Fischer, Mayor

CORRESPONDENCE



CITY OF NOVI

RESPONSE FORM

RECEIVED

AUG 20 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT

RECEIVE COMMENTS AND CONSIDER ADOPTION OF PROPOSED MAP AMENDMENTS TO THE CITY OF NOVI MASTER PLAN FOR LAND USE.

You are invited to attend the public hearing on September 9, 2026 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: schoi@cityofnovi.org

Return via mail or fax: Community Development Department
45175 Ten Mile Road, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

Information regarding the project will be available the Saturday prior to the meeting date at:
<https://www.cityofnovi.org/agendas-minutes/planning-commission/2026/>.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, 8:00 AM to 5:00 PM, at the Community Development Department.



I SUPPORT



I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

Floyd A. Peterson

Floyd A. Peterson

42525 W. 11 Mile Rd Novi

***** IN ACCORDANCE WITH MCL 125.3103:**

- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.
- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.