

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI  
MONDAY, DECEMBER 15, 2025, AT 7:00 P.M.**

**Mayor Fischer called the meeting to order at 7:00 P.M.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Mayor Fischer, Mayor Pro Tem Casey, Council Members Gurumurthy, Heintz, Martinez, Smith, Staudt

**ALSO PRESENT:** Victor Cardenas, City Manager  
Tom Schultz, City Attorney

**APPROVAL OF AGENDA:**

**CM 25-12-156      Moved by Martinez, seconded by Gurumurthy; MOTION CARRIED: 7-0**

**To approve the agenda as presented.**

**Roll call vote on CM 25-12-156**

**Yea: Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer  
Nay: None**

**PUBLIC HEARINGS: None**

**PRESENTATIONS:**

**24/25 Novi Public Library Annual Report – Dana VanOast**

Ms. VanOast introduced herself as the Communications Manager at the Novi Public Library. She mentioned she had some other special people sitting behind her: Library Board Director, Julie Farkas; Library Board President, Mark Sturing; and the Library's trustees, Brian Bartlett, Lori Burke and Karla Halvangis. She enjoys showcasing the impact that the library has on the Novi community using statistics, images, staff accomplishments, etc. This year was pivotal. It marked the first full year of working toward the goals they outlined in their strategic plan, the guide that shapes every decision they make. As they prepared to celebrate their 65<sup>th</sup> anniversary, they reflected on their history as well as the future they're building.

Their annual report begins with a letter from Mark Sturing, the Library Board President. In it, he shares the library's direction and goals for the years ahead. The annual report is digital this year. It's an easy format that makes it easy to add text, images and videos, and features that make it interactive for the community to enjoy.

Ms. VanOast showed the presentation on the overhead projector. She showed the letter from Mr. Sturing, then a picture of the puzzle tournament and then some statistics about the library's impact on the community. This year, cardholders checked out over 844,000 items of which over 175,000 were digital. This was 10.4% more than they had checked

out the year before. They issued over 3,600 new cards which increased their total number of cardholders to over 25,000, an increase of 11.4% from their previous year. Their summer reading program was called "Color our World" and it was very popular with readers of all ages. There were over 2,400 participants reading over 40,000 books. This averages to 16 books per person. Their computer log-ins increased up 12.3% this year. From programs to teen study groups to hands-on I-Cube sessions, their spaces are full of learning with more than 40,000 program participants, 6,400 teen space visits and 2,500 I-cube sessions alone. The library continues to be a vibrant hub for the community.

In 2024-2025, the Novi Public Library saw more than 374,000 visits. For context, she compared our number of visits with a neighboring community, Canton. She said Canton Library serves about 98,000 residents. They had 379,000 visits. Novi was close to that number of visits despite having a smaller population. She said that speaks volumes for how the Novi residents embrace and appreciate everything their library offers them.

Ms. VanOast switched to a slide called "Your Library Enhanced." This slide shows a small piece of what the staff accomplished in 2024-2025 based on their strategic plan. She highlighted the different spaces in the library. They relocated their young adult collection for increased accessibility. New furniture was added which increased capacity in that room to 35 students. They renamed this room Teen Lounge. Due to the generosity of the Friends of the Novi Public Library, they got new signage, added additional seating in Teen Space (their afterschool program), installed device-charging stations, installed new lighting for safety, installed a single-user booth, and began offering 3D printed assistive devices and sewing machine classes. A new read box was opened at Jessica's splash pad which is another way the community can connect with the library in some way. Their meeting room rentals increased due to a new, easier way to book online. They connected with over 6,000 residents at the first annual Novi Community Fest.

Ms. VanOast said that for technology, they installed better learning technology for children. They updated their firewall system for enhanced security and they added additional features in their recite me accessibility toolbar on their website.

Lastly, Ms. VanOast said the library would not be what it is without their dedicated staff. They work towards recognizing their efforts and accomplishments in 2024-2025, ensuring that their hard work is acknowledged, valued, and empowered the whole way through.

Looking forward, in the new fiscal year, they celebrated their 65<sup>th</sup> anniversary in October and they're currently raising \$65,000 in conjunction with that. (They have currently raised \$51,694.00.) They're addressing more accessibility needs for the Novi community and making some building upgrades like their front doors and installing a new automated return system. They're using their strategic plan as their guide. They're very grateful to their sponsors, donors and the Friends of Novi Public Library.

Ms. VanOast highlighted some of the positive ways that the Novi Public Library impacts the community. She showcased some comments on social media. During National Library Week 2025, a resident commented, "This is the perfect place to connect and

spend quality time with my daughter while fostering a love for books." With regard to National Library Workers Day, also in April 2025, another comment said, "Thank you to all of our Novi workers for making our library great." About Diwali, there was a post that said, "Thank you for your commitment to making the library a place where all community members feel valued and connected. Your efforts make a meaningful impact and help foster a community of understanding and respect." This year, Ms. VanOast started something new on the library's website. It's a campaign called "Your Library Stories." It encourages people to go on and share a great experience they had with a library worker or how they got access to a resource they didn't know the library had. They can go on and jot down a little note that they can share with the library staff to let them know how they're impacting the community.

Next, Ms. VanOast spoke about their financials for the 271 General Library Fund and the 272 Library Contributed Fund. She said you can see how those funds were utilized last year (in the slide show).

Lastly, she thanked Council for their continued support and partnership which helps ensure that the library remains a vital resource for the Novi community. She also thanked the Novi community residents at home for making the library a part of their lives. With every visit, program attended and book borrowed, the library grows stronger and more essential to the community.

**CITY MANAGER REPORT: None**

**ATTORNEY REPORT: None**

**AUDIENCE COMMENTS:**

Mr. Vijay, 43364 Ashbury Drive, and Ms. Thippireddy, 24135 Wintergreen Circle, said they are sophomores at Novi High School, proud residents of Novi and volunteers for Hindu Swayamsevak Sangh, or HSS. They shared a community service update about the Sewa Diwali food donation drive, a nationwide food initiative that was started in 2018. This year's drive centered around the Sewa For All initiative. It is a community-focused outreach effort providing essential support to those facing economic hardships. The metro Detroit region exemplified the spirit of service with extraordinary dedication. More than 70 volunteers contributed over 600 service hours, conducting door-to-door outreach and community engagement to collect non-perishable food items. Their efforts culminated in the donation of an impressive 10,950 pounds of food which is estimated to be 9,125 meals to local food pantries and service organizations. This year's campaign brought together a wide range of community groups, temples, and organizations such as SB Temple Novi, KPIT Technologies, India Grocers, Sparc Arena, Sewa International USA and various HSS chapters across Michigan. They believe that serving others is the highest form of religion. They thanked City Council for everything they do to keep Novi unique and one of the best places to live. They shared an ancient Hindu scripture that says we should give with respect and love. Giving is good and if the gift is given with a pure heart

and love without expecting anything in return, it is an act that will let you reach the highest form of spirituality and true humanity.

**CONSENT AGENDA REMOVALS AND APPROVALS:**

**CM 25-12-157      Moved by Casey, seconded by Smith; MOTION CARRIED: 7-0**

**To approve the Consent Agenda as presented.**

- A. Approve Minutes of:  
December 1, 2025 - Regular Meeting
- B. Acceptance of a Conservation Easement associated with Community Financial Credit Union for property located at the northeast corner of Crescent Boulevard and Grand River Avenue.
- C. Approval of a Memorandum of Understanding (MOU) related to the Nine Mile Pathway Phase II Feasibility Report as recommended by the Mobility Committee.
- D. Approval of a highway easement for the Road Commission of Oakland County for three parcels (22-10-300-022, 22-10-300-023, and 22-10-300-024) located on the north side of Twelve Mile Road near Declaration Drive.
- E. Consider Amendment #2 to the Agreement with People's Express (PEX) to extend use of Civic Center office and parking space through December 31, 2026, at a rate of \$2,000/month.
- F. Consideration of a Transit Enhancement Agreement with People's Express (PEX) to continue subsidies for eligible residents for the period of January 1, 2026 to December 31, 2031.
- G. Approval of a Pawnbroker License renewal requested by Gary Weinstein, owner of Weinstein Jewelers of Novi, 41990 Grand River Avenue.
- H. Approval of the deficit elimination plans for the Capital Improvement Fund (CIP) as of June 30, 2025.
- I. Approval of claims and warrants – Warrant 1193

**Roll call vote on CM 25-12-157**

**Yea: Gurumurthy, Heintz, Martinez, Smith,  
Staudt, Fischer, Casey**  
**Nays: None**

**MATTERS FOR COUNCIL ACTION:**

## **1. Appointments to Boards and Commissions**

Clerk Hanson announced the appointments. For the Beautification Commission, Tracy Wick was appointed to the partial term. For the Board of Review, Pete Winter was appointed for another full term. For the Election Commission, Mary Angela Winter was appointed. For the Historical Commission, Kim Nice was appointed. For the Zoning Board of Appeals, Linda Krieger was reappointed for a full term and Marc Jappaya was appointed for the alternate term.

Mayor Fischer nominated Toby Brazwell for the City Council Cultural Arts Advisory Committee.

**CM 25-12-158      Moved by Casey, seconded by Smith: MOTION CARRIED: 7-0**

**Approval to appoint Toby Brazwell to the City Council Cultural Arts Advisory Committee.**

**Roll call vote on CM 25-12-158**      **Yea: Heintz, Martinez, Smith, Staudt, Fischer, Casey, Gurumurthy**  
**Nays: None**

Mayor Fischer nominated Ezra Zimbler to the Economic Development Corporation.

**CM 25-12-159      Moved by Martinez, seconded by Smith: MOTION CARRIED: 7-0**

**Approval to appoint Ezra Zimbler to the Economic Development Corporation.**

**Roll call vote on CM 25-12-159**      **Yea: Martinez, Smith, Staudt, Fischer, Casey, Gurumurthy, Heintz**  
**Nays: None**

Mayor Fischer nominated Lori Burke to the Library Board.

**CM 25-12-160      Moved by Martinez, seconded by Casey: MOTION CARRIED: 7-0**

**Approval to appoint Lori Burke for appointment to the Library Board.**

**Roll call vote on CM 25-12-160**      **Yea: Smith, Staudt, Fischer, Casey, Gurumurthy, Heintz, Martinez**  
**Nays: None**

Mayor Fischer nominated Torry Yu to the Library Board.

**CM 25-12-161      Moved by Casey, seconded by Smith: MOTION CARRIED: 7-0**

**Approval to appoint Torry Yu to the Library Board.**

**Roll call vote on CM 25-12-161**

**Yea: Staudt, Fischer, Casey, Gurumurthy,  
Heintz, Martinez, Smith**

**Nays: None**

**2. Consideration of the Fifth Amendment to the SDO Agreement for Cadillac of Novi, amended Preliminary Site Plan and Stormwater Management Plan.**

City Manager Cardenas said the plan Council had before them consists of a 4,174 square-foot building addition to Cadillac of Novi which is located at the northeast corner of Meadowbrook and Grand River. It expands the parking lot and updates to occur to the building's façade and signage. He said the property is currently zoned in the Gateway East District with a special development option that requires City Council's approval and a preliminary site plan. The Planning Commission approved this request on August 20<sup>th</sup> at that meeting and in doing so, they recommended it for Council's consideration.

Colin Sheffler, 200 Ottawa Avenue Northwest in Grand Rapids, greeted Council. He said he is with Fox Motors who acquired this site in 2022. It was formerly a Hummer dealership. There are a few different pieces to this project. This request allows them to upgrade the facility to bring it up to Cadillac's new standard. They have been having some challenges both operationally within the building with some of the flow of customer access through the building and through the service drop-off lanes and with a settling issue. He said about 4,000 feet of the showroom hasn't been properly braced to the structure. There is some organic material somewhere underground that is deteriorating. As that happens, the floor continues to sink and that is creating a lot of problems for them. This project will wrap all of that up into one big overall cohesive project to take all of that out, clean up those areas, give them a new, fresh look for Cadillac and solve some of the challenges with the service lanes coming through.

Mr. Sheffler presented some slides showing the new Cadillac look. There were some photos taken from different angles and then just one overall shot of the site from the top. He said they are not making huge changes to the footprint of the building with the exception of where the overhead doors are shown. This will be the new customer access point for customers that are coming in to drop off their vehicle for service. He showed another view looking at Grand River and Meadowbrook at the bottom of the page. This area will be reworked. The existing exposed outdoor canopy area will be taken down and will be incorporated into the building to provide a better customer experience. The parking lot is ready to be replaced. They will keep all of the same curbs and everything that is currently there, they'll just reconfigure the lot for a little bit better flow and access. There is one area where they will add a few additional parking spaces.

Member Smith said he doesn't have any major objections to this project. His one question is about flow of car haulers through this site. He said he happens to live about a mile south of this site and he works about a mile north of it. He is on Meadowbrook Road all

the time and he has seen car haulers dropping cars off from the left turn lane. He said it's a little scary for him and really scary for the drivers. As this project progresses, he would like a commitment that that will not happen anymore. Mr. Sheffler said they have talked about that issue. He said there is an area off Meadowbrook that they are allocating as the loading zone for that truck. It would enable the truck to pull in and go along the side of the staff and longer-term parking spaces. They do not want any of the loading and unloading happening in the road; they want it all on site. The other option they discussed is utilizing the large lot kitty corner at the Jaguar Land Rover facility. There are some haulers that deliver vehicles to that parking lot. They can move them to the Cadillac dealership when they're ready. Member Smith said there were two spots for car haulers to pull in. He asked if two spots would be sufficient for the needs of the dealership in a given day. Mr. Sheffler said yes.

Member Gurumurthy asked Mr. Sheffler about the display frame that outlines the showroom utilizing LED lighting. She asked if they had done the study to see how this lighting will affect the small residential area called Gateway Village that is right across from the dealership. Mr. Sheffler said it is a shielded fixture that is integrated into the storefront. There is no flashing or any kind of motion to the lighting. It's an LED fixture that has a shield that's all contained with a frosted look to dull the light. He doesn't have the exact specifications on the output of the light. He'd be happy to look into it as part of their submittal to the City. Member Gurumurthy said that would be great. She also recommended that they look into energy efficiency in terms of lighting. Member Gurumurthy said there were two landscaping deviations. One is the parking lot. She asked Mr. Sheffler if there are going to be trees planted in that lot. Mr. Sheffler said yes, additional trees will be planted throughout the site. He said he is very aware of Novi's standards for trees and working with Rick and the compliance process. He said whatever they need to add to achieve that standard, they will do. Member Gurumurthy then asked about the pond. She said it's amazing that they do a detailed job understanding the current landscape or the current number of trees around the pond. She said that was not clear. Mr. Sheffler said there were a few trees that had been removed prior to Fox's involvement. They have committed to replacing what has been removed.

Member Staudt said he's probably the only one who remembers the original dealership that was there. He remembers the façade waivers and the hours and hours of fighting over it.

**CM 25-12-162      Moved by Staudt, seconded by Casey: MOTION CARRIED 7-0**

**Approval of the Fifth Amendment to the Special Development Option concept plan and agreement for Cadillac of Novi, JSP25-07, subject to and based on the following:**

- a. City Council finding that the proposed use exemplifies the intent of the GE District as stated in Section 3.1.16.A, to allow a use in the GE District listed elsewhere in the Zoning**

Ordinance provided certain criteria, including those identified below are met:

- The proposed use incorporates a predominant physical component of the development that provides a unique entry feature along Grand River for the GE District, characterized by a distinct, high-profile appearance, *given that the architecture of the modified building and additions offers a distinctive presence on this corner.*
- The proposed use is compatible with, and will promote, the uses permitted with the GE District and SDO, *as this property has demonstrated compatibility with adjacent properties as a vehicle dealership over many years.*
  - The proposed use is designed in a manner that will result in traffic and pedestrian safety, consistent with the adjoining pedestrian and vehicular thoroughfares, *as there is no significant change to the traffic flow on the site or the surrounding thoroughfares since the original SDO Agreement and Concept Plan, and previously amended SDO Agreement and Concept Plans were approved many years ago.*
- b. That, relative to other feasible uses of the site, the proposed use and concept plan, meets the criteria listed in Section 6.2 of the Zoning Ordinance, including,
  - 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 serve existing and planned uses in the area, *as the plan provides relatively minor modifications to the existing building and site.*
  - The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats, *as identified in the staff and consultant review letters.*
  - 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, *as has been demonstrated through many years of use as an automotive dealership.*
- c. The applicant has demonstrated compliance with the conditions listed in Section 3.12.3.B of the Zoning Ordinance, such as:
  - Based upon proposed uses, layout and design of the overall project, the proposed building facade treatment, the proposed landscaping treatment and the proposed

signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated, as *identified in the initial approvals of the SDO Concept Plan and Agreement, and as identified in the staff and consultant review letters.*

- The proposed development shall not have a materially adverse impact upon the Master Plan for Land Use of the City, and shall be consistent with the intent and spirit of this Section, as *identified in the staff and consultant review letters.*
- Each particular proposed use in the development, as well as the size and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City as *the project has been developed for several years for a similar use, and the expansions proposed for the showroom and service areas have demonstrated compatibility and harmony with the surrounding area.*
- The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance.

Also subject to the City Council's approval of the following:

- a. City Council Deviation from Section 3.11.2.C to increase gross floor area to 29,636 sf from 25,452 sf. The Zoning Ordinance limits the size of retail buildings to 20,000 square feet in the Gateway East District. *Supported by staff as the City Council had previously approved an addition that exceeded the maximum permitted square footage.*
- b. Deviation from Section 3.12.7.c.2.d to allow a waiver of a Community Impact Statement. *Supported by staff since this is a minor modification from the initial approval.*
- c. Section 9 Façade waiver for an underage of brick on the South (front) facade of the high-visibility buildings (0% proposed, 30% required), and an overage of Flat Metal Panels on South (front) and East facades (100% proposed (South) and 51% proposed (East), 50% Maximum), because *the angled profile of the Flat Metal Panels will provide an interesting architectural effect that would not otherwise be enhanced by strict application of Façade Ordinance requirements.*
- d. Section 9 Façade waiver for the "Display Frame" that outlines the showroom windows will feature integrated LED lighting, subject to the condition that intense colors and/or flashing

*lights are prohibited, because it will enhance the nighttime appearance of the building.*

- e. *Landscape deviation from Section 5.5.3.B.ii and iii for deficient greenbelt width along Meadowbrook. Supported by staff as an existing condition.*
- f. *Landscape deviation from Section 5.5.3.B.ii and iii for lack of greenbelt berms along both frontages. Supported by staff as a wall provides screening along Grand River and a hedge is proposed to serve as the original plans' hedge did)*
- g. *Landscape deviation from Section 5.5.3.D for deficiency in foundation landscaping for building addition. Supported as the entire building has sufficient landscaping area.*
- h. *Sign deviation to allow for an increase in square footage of previously approved 3.5-foot diameter (9.62 square feet) crest sign on the screen wall along Grand River Avenue. The proposed replacement crest sign has a total area of 12.95 square feet.*
- i. *Sign deviation to allow for an increase in square footage of the previously approved 'certified service' (17.88 square feet) sign indicating the customer entrance for automotive service and repair. The proposed replacement has a total area of 27.69 square feet.*
- j. *Sign deviation to allow for an increase in square footage of the three (3) previously approved site wayfinding signs (6 square feet each). The proposed signs each have a total area of 15.31 square feet.*
- k. *Sign deviation to allow for an increase in square footage of previously approved east wall sign (100 square feet). The proposed replacement has a total area of 106.32 square feet.*
- l. *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; and*

**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.**

Member Heintz said he has a background working at a zoo with animals. He asked Mr. Sheffler if there have been any bird strikes, especially during the migration season, because of the large number of windows. Mr. Sheffler said not that he is aware of. He said he has not seen or heard of anything. Member Heintz said if there are things like that occurring, there are measures the dealership can take such as window decals that can help protect nature.

Member Martinez said when he first saw this with lots of deviations, it made his heart drop. He believes we have ordinances and plans in place and Council should follow those; however, as he understood more of what they're requesting, it's all in an effort to modernize the facility which would enhance the area and prove beneficial to Mr. Sheffler and his organization. He echoed Member Gurumurthy's point of being cognizant of the windows. He trusts that there will be no flashing, but he is concerned about it because the lumens on lights can vary widely. He asked Mr. Sheffler to do all they can to make sure the lighting in that area is appropriate for what they're trying to do. Perhaps there are times in the day when they can make it less. That would be ideal. He said based on what he saw at the meeting and the work they have done, he can support this motion.

Mayor Pro Tem Casey said she appreciates the brick facade, but what Mr. Sheffler showed them is a nice look for the building. She knows they are required to follow Cadillac design standards and hopefully they won't have to renovate for another 10 years. She said the OEMs have requirements for their facilities. She was surprised to hear there are some floor issues. She asked Mr. Sheffler if they would have to change their operations to do repair work inside. Mr. Sheffler said, due to the nature of this project, they will have to temporarily relocate their staff. They have another facility just down the road at 38200 Grand River. That was the former Jaguar Land Rover location that they'll temporarily occupy. She asked if they will still be able to run service out of this facility. Mr. Sheffler said no. The scale of this renovation, the demolition alone, requires them to modify fire suppression and shut off power for periods of time. Most of their service has continued to operate at their Joe Drive facility. There was a little bit of express service that they did here, but most of the main service happened at Jo Drive and will continue to.

**Roll call vote on CM 25-12-162**

**Yea: Fischer, Casey, Gurumurthy, Heintz,  
Martinez, Smith, Staudt**

**Nay: None**

Member Staudt asked Mr. Sheffler if they own the dealership across the street. Mr. Sheffler clarified if Member Staudt was asking about the Jaguar Land Rover. He then said yes, they do own that. Member Staudt said they have created a tough act to follow. The Jaguar Land Rover is a really nice building.

**CM 25-12-163**

**Moved by Staudt, seconded by Casey: MOTION CARRIED 7-0**

**Approval of the Preliminary Site Plan for Cadillac of Novi, JSP25-07,  
subject to and based on the following:**

- a. City Council Deviation from Section 3.11.2.C to increase gross floor area to 29,636 sf from 25,452 sf. The Zoning Ordinance limits the size of retail buildings to 20,000 square feet in the Gateway East District. Supported by staff as The City Council**

*had previously approved an addition that exceeded the maximum permitted square footage.*

- b. Deviation from Section 3.12.7.c.2.d to allow a waiver of a Community Impact Statement. Supported by staff since this is a minor modification from the initial approval.*
- c. Section 9 Façade waiver for an underage of brick on the South (front) facade of the high-visibility buildings (0% proposed, 30% required), and an overage of Flat Metal Panels on South (front) and East facades (100% proposed (South) and 51% proposed (East), 50% Maximum), because the angled profile of the Flat Metal Panels will provide an interesting architectural effect that would not otherwise be enhanced by strict application of Façade Ordinance requirements.*
- d. Section 9 Façade waiver for the “Display Frame” that outlines the showroom windows will feature integrated LED lighting, subject to the condition that intense colors and/or flashing lights are prohibited, because it will enhance the nighttime appearance of the building.*
- e. Landscape deviation from Section 5.5.3.B.ii and iii for deficient greenbelt width along Meadowbrook. Supported by staff as an existing condition.*
- f. Landscape deviation from Section 5.5.3.B.ii and iii for lack of greenbelt berms along both frontages. Supported by staff as a wall provides screening along Grand River and a hedge is proposed to serve as the original plans' hedge did)*
- g. Landscape deviation from Section 5.5.3.D for deficiency in foundation landscaping for building addition. Supported as the entire building has sufficient landscaping area.*
- h. Sign deviation to allow for an increase in square footage of previously approved 3.5-foot diameter (9.62 square feet) crest sign on the screen wall along Grand River Avenue. The proposed replacement crest sign has a total area of 12.95 square feet.*
- i. Sign deviation to allow for an increase in square footage of the previously approved ‘certified service’ (17.88 square feet) sign indicating the customer entrance for automotive service and repair. The proposed replacement has a total area of 27.69 square feet.*
- j. Sign deviation to allow for an increase in square footage of the three (3) previously approved site wayfinding signs (6*

**square feet each). The proposed signs each have a total area of 15.31 square feet.**

- k. Sign deviation to allow for an increase in square footage of previously approved east wall sign (100 square feet). The proposed replacement has a total area of 106.32 square feet.**
- l. 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; and**

**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.**

**Roll call vote on CM 25-12-163**

**Yea: Casey, Gurumurthy, Heintz, Martinez,  
Smith, Staudt, Fischer  
Nay: None**

**CM 25-12-164**

**Moved by Staudt, seconded by Casey: MOTION CARRIED 7-0**

**Approval of the Stormwater Management Plan for Cadillac of Novi, JSP25-07, subject to and based on the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan submittal.**

**This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.**

**Roll call vote on CM 25-12-164**

**Yea: Gurumurthy, Heintz, Martinez, Smith,  
Staudt, Fischer, Casey  
Nay: None**

- 3. Consideration of a Change Order to Springline Excavating, LLC for the Lee BeGole/Crescent Road Extension and Public Safety Headquarters project for the Clearing and Land Balancing efforts for \$1,150,000.**

City Manager Cardenas said they have talked with Council about the change orders that will occur during the construction process. This is amending an agreement with a contractor who just finished up some work on some stormwater projects throughout the community, Springline Excavating. They will clear and balance the Public Safety Building campus on Lee BeGole Drive, including demolition of the existing 4,600 square-foot building and shed. They will facilitate the abandonment of the septic and well.

Member Gurumurthy said she has a more general comment in terms of the Public Safety project. She said when she sees this line item, she sees the \$120,000. She would appreciate it if they could see more detail in the budget and the original estimation. She would like a visual to track what has actually been spent versus what has been budgeted.

City Manager Cardenas said that is something that is being worked on by the owners' representative. They have shipped over some examples of that that will show the activities at a 30,000' level. They will have a schedule to show how they are doing with the milestones. They will also have a pie chart showing how quickly things are progressing. That information should be coming within the next week or two. Member Gurumurthy was happy to hear that because she thinks that will help. She also liked the idea of having a schedule that shows the key milestones and how the work in 2026 will be progressing compared to that schedule.

Member Staudt said he is extremely excited to see this project moving forward soon. He said it's a really good sign that they are so ahead of schedule. He asked City Manager Cardenas if this includes removing the big mound. City Manager Cardenas said yes, it does. They'll be bringing the mountain, dubbed "Mount Novi," down and then use that in terms of balancing that area. There might need to be some taken off site. That is yet to be determined until they see what's actually down in the base of the mountain that was built during the 1996 construction days.

Member Staudt asked City Manager Cardenas who is managing the project. He believes it's the City. City Manager Cardenas said yes, it is the City working together with the City's consultants that are helping the engineers and the other consultants like G2, the City's environmental consultant.

**CM 25-12-165      Moved by Staudt, seconded by Casey: MOTION CARRIED 7-0**

**Consideration of a Change Order to Springline Excavating, LLC, for the Lee BeGole/Crescent Road Extension and Public Safety Headquarters project, for the Clearing and Land Balancing efforts, for \$1,150,000.**

**Roll call vote on CM 25-12-165**

**Yea: Heintz, Martinez, Smith, Staudt, Fischer,**

**Casey, Gurumurthy**

**Nay: None**

**CONSENT AGENDA REMOVALS: None**

**AUDIENCE COMMENT:**

Venkata Reddy Thalla stood and complimented City Council on their great leadership. He said he is so happy and so grateful. He said he wanted to take a look at all of the

leadership and recognize how much service they have given. pointed to the three flags and said how much they are blessing us. He stated that he has been a Novi resident for 27 years. His two sons graduated from Novi High School. They have both graduated from medical schools in Ohio. He was happy to see so many members of the City Council.

**COMMITTEE REPORTS:**

**1. Rules Committee – Mayor Fischer**

Mayor Fischer said they met in the last week or so, primarily updating some of the Boards and Commission dates as well as some other things. He said they did quite a bit of lifting, so he believes they'll have that come back to the Rules Committee again to review and then they'll bring it to Council.

**MAYOR AND COUNCIL ISSUES: None**

**COMMUNICATIONS: None**

**ADJOURNMENT** – There being no further business to come before Council, the meeting was adjourned at 7:41 P.M.

S//

---

Cortney Hanson, City Clerk

S//

---

Transcribed by Diana Charles  
Customer Service Representative

S//

---

Justin Fischer, Mayor

Date approved: January 10, 2026