



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI  
Regular Meeting

**February 25, 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, Member Verma

Absent Excused: Member Lynch

Staff: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Lindsay Bell, Senior Planner, Diana Shanahan, Planner; Rick Meader, Landscape Architect; Humna Anjum, Plan Review Engineer; Kate Purpura, Plan Review Engineer

## APPROVAL OF AGENDA

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

## PUBLIC HEARINGS

### 1. JSP25-33 CENTRAL PARK SOUTH

Public hearing for Preliminary Site Plan, Wetland Permit, Woodland Permit and Storm Water Management Plan. The subject property is zoned RM-2 (High Density Multiple Family) and is approximately 6.6 acres. The applicant is proposing a multifamily development with 106 units in a single 5-story building.

**In the matter of Central Park South JSP25-33, motion to approve the Preliminary Site Plan based on and subject to the following:**

1. **A determination that off-site Central Park Estates open space amenities may count toward the total amount of usable open space required, as the original plans for the properties were to share amenities, provided that a formal agreement that the spaces are shared is provided at the time of final site plan in a form approved by the City Attorney.**
2. **A determination that 8 parking spaces located on the site of the adjacent property may be shared between the developments, as the applicant will provided an agreement to share those spaces. Such agreement will be reviewed by the City Attorney at the time of final site plan approval, and must be recorded prior to approval of final stamping sets.**
3. **Landscape waiver from Sec. 5.5.3.B.ii & iii. for lack of a screening berm to adjacent Single-Family zoning, because significant existing trees will remain in a conservation easement in between the buildings, which is hereby granted;**
4. **Landscape waiver from Sec. 5.5.3.B.ii for lack of a greenbelt berm along Beck Road, due to the location of the stormwater pond, and because significant landscaping is provided to screen the building, which is hereby granted;**
5. **The following will require Zoning Board of Appeals approval:**
  - a. **Variance from Section 3.8.2.C to exceed the maximum building length of 180 feet by 80 feet (260-foot length proposed).**

- b. Variance from Section 3.6.2.B and 3.8.2.F to allow a 11.5-foot parking setback at the northern property line (20 feet required).
  - c. Variance from Section 5.10.1.B.iv to allow parking spaces within 14 feet of a building (25 feet required).
  - d. Variance from the definition of Usable Open Space, to allow spaces less than 50-foot dimensions (amenity areas and walking path) to count toward the required space.
  - e. Variance from Section 3.1.8.D to allow a reduction in the on-site open space to 14,600 square feet (21,200 sf required).
  - f. Variance from Section 3.8.2.G for the absence of sidewalk on one side of the driveway (both sides required).
6. 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 Central Park South JSP25-33, motion to approve the Wetland Permit 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 the plan is otherwise in compliance with Chapter 12 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Central Park South JSP25-33, motion to approve the Woodland Permit 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 the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Central Park South JSP25-33, 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 the plan 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. JSP25-34 ARMSTRONG WAREHOUSE**

Public hearing for Special Land Use, Preliminary Site Plan, and Stormwater Management Plan. The subject property is located at 22735 Heslip Drive and consists of approximately 1.31 acres, situated north of Nine Mile Road and east of Novi Road (Section 26). The property is zoned I-1 (Light Industrial). The applicant proposes construction of a 4,000 square-foot warehouse building.

In the matter of Armstrong Warehouse JSP25-34, motion to approve the Special Land Use Permit based on and subject to the following:

1. Relative to other feasible uses of the site:
  - a) The proposed use will 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. (The proposed use is on an industrial drive, and the number of peak hour trips is low);

- b) The proposed use will 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. (No additional impacts on the capabilities of public services and facilities are anticipated);
- c) The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats. (No wetlands or watercourses have been identified on the site);
- d) 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 parcel is adjacent to other Light Industrial properties, and the proposed building will be approximately 265 feet from the nearest residential property);
- e) The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use. (The project reinforces the planned industrial character for the district and supports the economic development objectives and land use framework of the Master Plan);
- f) The proposed use will promote the use of land in a socially and economically desirable manner. (The project contributes to economic development and productive use of a vacant site);
- g) 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.

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 Armstrong Warehouse JSP25-34, motion to approve the Preliminary Site Plan based on and subject to the following:

1. Landscape waiver under Section 5.5.3.A for lack of a screening berm along the west property line adjacent to the residential district (Saddle Creek Apartments) as approximately 230 feet of existing woodland is to be preserved and will provide sufficient screening to the adjacent residential area, which is hereby granted;
2. Section 9 Façade waiver under Section 5.15.9 for the overage of ribbed metal siding on the north elevation (50% allowed, 56% proposed), the south elevation (50% allowed, 58% permitted), and the west elevation (50% allowed, 100% proposed) as the design is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted;
3. Same side driveway spacing waiver under Ordinance Article IX, Section 11.216.d.1.d for the deficiency in spacing measured from near curb approach to near curb approach (minimum 105 feet required, 95 feet proposed) as the driveway placement is limited due to the property frontage dimension and existing driveway locations, which is hereby granted;
4. Design and Construction Standards (DCS) variance approval from the City Council for lack of required curbing in the parking lot;
5. 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 Armstrong Warehouse JSP25-34, 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 the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

## **MATTERS FOR CONSIDERATION**

### **1. JSP26-01 CITY GATE REBUILD**

Consideration for Preliminary Site Plan for a Consumers Energy facility. The subject property is located at 44488 Grand River Avenue and consists of approximately 1.09 acres, situated north of Grand River Avenue and west of Novi Road (Section 15). The property is zoned I-2 (General Industrial). The applicant proposes to demolish and replace the existing regulator building, components, and piping.

**In the matter of City Gate Rebuild JSP26-01, motion to approve the Preliminary Site Plan based on and subject to the following:**

- 1. Landscape waiver under Section 5.5.3.B for lack of greenbelt landscaping requirements along Grand River due to existing site conditions which limit the ability to comply, which is hereby granted;**
- 2. Landscape waiver under Section 5.5.3.D for foundation landscaping requirements due to practical difficulties associated with the parcel's limited size and the operational layout of the site, which is hereby granted;**
- 3. Section 9 Façade under Section 5.15.9 for underage of brick and overage of fiber cement architectural panels with simulated brick on the north and south elevations (25% allowed, 100% proposed) and the east and west elevations (25% allowed, 60% proposed) due to the utility nature of the building, which is hereby granted;**
- 4. Design and Construction Standards (DCS) variance from the City Council for expansion of the gravel lot;**
- 5. 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.*

### **2. APPROVAL OF THE JANUARY 14, 2026 PLANNING COMMISSION MINUTES**

**Motion to approve the January 14, 2026 Planning Commission Minutes. *Motion carried 6-0.***

## **ADJOURNMENT**

**Motion to adjourn the February 25, 2026 Planning Commission meeting. *Motion carried 6-0.***

Meeting adjourned at 7:54 PM.

\*Actual language of the motion sheet subject to review.