



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting

November 12, 2025 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Chair Pehrson, Member Lynch, Member Dismondy, Member Avdoulos, Member Roney, Member Verma

Staff: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Diana Shanahan, Planner; Dan Commer, Planner; Milad Alesmail, Plan Review Engineer

PLEDGE OF ALLEGIANCE

Member Roney led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Avdoulos to approve the November 12, 2025 Planning Commission Agenda.

ROLL CALL ON MOTION TO APPROVE THE NOVEMBER 12, 2025 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS. *Motion carried 6-0.*

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Chair Pehrson closed the first public audience participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee reports.

CITY PLANNER REPORT

There was no City Planner report.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. JSP20-09 LUXOR ESTATES

Approval of the request for a one-year extension of the Preliminary Site Plan approval. The subject property is located east of Beck Road, south of Nine Mile Road on a 1.82 acre parcel in the RM-1 District. The Preliminary Site Plan was approved by the Planning Commission on November 9, 2022 for six units in two-family attached buildings. The first extension was granted November 13, 2024.

Motion to approve the JSP20-09 Luxor Estates second one-year extension of the Preliminary Site Plan moved by Member Lynch and seconded by Member Avdoulos.

In the matter of JSP20-09 Luxor Estates, motion to approve the second one-year extension of the Preliminary Site Plan approval.

**ROLL CALL ON MOTION TO APPROVE THE JSP20-09 LUXOR ESTATES SECOND ONE-YEAR EXTENSION OF THE PRELIMINARY SITE PLAN MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.
*Motion carried 6-0.***

PUBLIC HEARINGS

1. JSP25-23 LITTLE SEEDS

Public Hearing at the request of Little Seeds for consideration of a Special Land Use Permit and Preliminary Site Plan approval. The subject property is an existing daycare center within the RA District. The applicant is proposing to expand enrollment at the daycare center from 60 students to 75 students and increase the parking lot by six parking spaces.

Planner Dan Commer stated as shown on the Location Map, the subject property is the existing Little Seeds Novi childcare center located at the northeast corner of 10 Mile Road and Wixom Road. As indicated on the Zoning Map, the site and surrounding properties are zoned RA, Residential Acreage. The RA, Residential Acreage district is intended to provide areas within the community for a particular living environment characterized by large lot, low density, single-family dwellings. The district also allows public, parochial, and private elementary schools as principal permitted uses, as well as Special Land Use consideration for day care centers, group day care homes, and adult day care.

Planner Commer stated the Future Land Use Map promotes the Single-Family category for the site and for the adjacent properties to the north, east, and west, and Public/Quasi-Public properties to the south. The natural features map shows that there are protected Woodlands along the eastern edge of the site, but the proposed parking lot improvements as presented will have minimal impact on these natural features as determined by the applicant's Woodland consultant Davey Resource Group and verified by the City's Woodland Consultant Merjent.

Little Seeds is an existing childcare center that has operated at this site since 2022. However, a daycare facility has been at this location for 30 years. The applicant is proposing to expand enrollment at the existing daycare center from 60 students to 75 students. The location of the daycare center at the corner of 10 Mile Road and Wixom Road in the RA-Residential Acreage zoning district, and the site's 2.25 acres, makes it eligible for Special Land Use consideration under the City's Daycare Text Amendment that was adopted by City Council May 19, 2025 which permits enrollment up to 75 students in certain circumstances. The proposed plan will also expand the parking lot by six parking spaces to accommodate additional staff and facilitate improved pickup and drop-off conditions for students.

The applicant is requesting four waivers which are supported by staff as follows; waiver of noise impact statement, lack of screening berm at east and north frontages, no greenbelt berm provided along the 10 Mile frontage in front of the parking bay, and deficient greenbelt landscaping at the 10 Mile Road frontage.

Planner Commer stated the applicant Angie Altaii is present to discuss the project and answer any questions. Staff are also available for questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Ms. Angie Altaii stated she is happy to answer any questions that the Planning Commission may have.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium. Seeing no one, Chair Pehrson requested Member Lynch read into the record the correspondence received. Member Lynch relayed correspondence was received from Narendra and Nishi Nagar who do not object to supporting the request for a nominal increase in center capacity. However, would like to ensure that any request for change in classification from the RA Residential

Acreage zoning be denied as they own the parcel north of the subject property. Additionally, it is their understanding that unless modifications have been made to the City's ordinance, capacity could not be increased beyond 60, unless previously approved under special land use. This was the reason given when they requested a similar increase in capacity. Yu Chen and Liqun Xu object due to noise concerns and expansion reducing wooded areas.

Chair Pehrson closed the Public Hearing and turned the matter over to the Planning Commission.

Member Lynch stated he would like to clarify that the zoning is not being changed and will remain RA Residential Acreage.

It was confirmed the zoning will remain RA Residential Acreage.

Member Lynch stated he has no issue with this project.

Member Dismondy requested clarification regarding the waiver of noise impact statement.

Planner Commer stated in this instance, it was determined that there will be minor impacts with the construction of the six parking spaces. It was noted the impact will be temporary and brief.

Member Dismondy stated he has no concerns.

Member Verma stated he has no concerns.

Member Roney stated that this was seen in the last meeting and is an extension of the Public Hearing. The request has been modified from 72 to 75 students. He stated he has no issues.

Member Avdoulos stated he had no other comments.

Motion to approve the JSP25-23 Little Seeds Special Land Use Permit made by Member Avdoulos and seconded by Member Lynch.

In the matter of Little Seeds, JSP25-23, motion to approve the Special Land Use Permit based on and subject to the following:

a. Relative to other feasible uses of the site:

- 1. The proposed use will not 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 (*as it is an existing daycare center with a student drop off and pick up plan in place*);**
- 2. 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 (*no impacts to utilities are anticipated*);**
- 3. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats (*minimal impacts to existing natural features are proposed*);**
- 4. 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 borders other RA – Residential Acreage properties on all sides, and meets all of the conditions set forth under the City's Daycare text amendment that was adopted by City Council May 19, 2025*);**

5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *(as it fulfills one of the Master plan objectives to attract/retain businesses to the City of Novi)*;
 6. The proposed use will promote the use of land in a socially and economically desirable manner *(as it fulfills one of the Master plan objectives to attract/retain businesses to the City of Novi)*; and,
 7. 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, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- b. 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 revised Final Site Plan submittal.

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 TO APPROVE JSP25-23 LITTLE SEEDS SPECIAL LAND USE PERMIT MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.

Motion to approve JSP25-23 Little Seeds Preliminary Site Plan moved by Member Avdoulos and seconded by Member Lynch.

In the matter of Little Seeds, JSP25-23, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Waiver of Noise Impact Statement based on the limited scope of work, which is hereby granted;
- b. Landscape waiver for lack of screening berm along east and north frontages, and is supported by staff as an existing condition, which is hereby granted;
- c. Landscape waiver for no greenbelt berm provided along the 10 Mile frontage in front of the parking bay, and is supported by staff as alternative landscaping is proposed in that area, which is hereby granted;
- d. Landscape waiver for deficient greenbelt landscaping the 10 Mile Road frontage, and is supported by staff as an existing condition, which is hereby granted;
- e. The findings of compliance with Ordinance standards in the staff and consultant review letters and the remaining items listed in those letters being addressed on the revised Final Site Plan submittal.

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 TO APPROVE JSP25-23 LITTLE SEEDS PRELIMINARY SITE PLAN MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.

2. PBR25-0284 22685 EVERGREEN COURT WOODLAND PERMIT

Public Hearing at the request of Cranbrook Custom Homes for consideration of a Woodland Permit to remove 12 regulated woodland trees to build a single-family home.

Planner Commer stated in your packet you will find a proposed woodland use permit as requested by the applicant to remove 12 regulated woodland trees at 22685 Evergreen Court to build a single-family home. The site is located west of Garfield Road, and north of Nine Mile Road, is zoned R-A, and has a single-family future land use.

The City's Woodland Consultant reviewed the request and prepared a review letter dated October 28, 2025. The review letter states that the applicant is proposing to remove 12 regulated woodland trees from

a section of City Regulated Woodland ranging in size from 8 to 20 inches DBH. These removals require 17 Woodland Replacement Credits. The consultant's letter provides a detailed count and explanation of the required replacements. The proposed removals are not located within any recorded conservation or preservation easements that abut or encroach onto the property. The applicant has not indicated at this time whether they plan on replanting 17 qualifying replacement trees on-site or remitting payment into the City of Novi Tree Fund for any outstanding Woodland Replacement Credits.

Staff suggests that the Planning Commission approve the Woodland Use Permit. A suggested motion is provided in the memo. The applicant and applicant's representative are here to tonight and available to answer any questions. Staff and the City's environmental consultant are also available to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. Dave Mercure, Project Manager for Cranbrook Custom Homes, stated there was an adjustment made to the site plan that was reviewed by the City of Novi's consultant in regard to two specific trees that are within the natural features setback. The reason for the modification was due to the influence of the tree's root structure relative to the structure of the home as well as the influence of the tree canopy overhanging the structure of the home. It was noted the two trees are number 2516, which is a sixteen-inch silver maple and tree 2520, which is a ten-inch silver maple. Due to the proximity of these trees to the structure of the home the tree removal plan was modified to include their removal at the recommendation of the City's consultant.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium. Seeing no one, Chair Pehrson requested Member Lynch read into the record the correspondence received. Member Lynch stated correspondence was received from Ms. Karen Dearing who is in support. Mr. Jingchun Guo who objects due to harm to the natural land. Mr. Marc Milantoni Farrugia who is in support and noted it will be a great addition to the neighborhood. Ms. Lisa Baird, who is in support and noted the property owner should be able to remove trees as they wish. Ms. Chantal Camilleri, whose letter stated as the owners, extra care has been taken to remove as little foliage and as few trees possible and they plan to plant many more when construction is complete.

Chair Pehrson closed the Public Hearing and turned the matter over to the Planning Commission.

Member Lynch stated he has been a strong proponent of woodland preservation. However, there are cases in which removal is warranted. He noted that when large trees are close to a structure removal is necessary for safety reasons. He stated he has no issues with the request.

Member Dismondy stated he has no issue.

Member Verma stated he has no issue.

Member Roney requested clarification on the number of trees being removed, noting the request was modified from 12 trees to 14 trees.

Mr. Dave Mercure confirmed 14 trees will be removed.

Member Roney expressed he is still happy with that as there are a total of 38 trees on the property. Additionally, there is a conservation easement behind the property. He stated he is in support.

Member Avdoulos stated he knows the area very well and this will be a nice addition to what is growing in that neighborhood.

Motion to approve the PBR25-0284 22685 Evergreen Court Woodland Permit made by Member Avdoulos and seconded by Member Lynch.

In the matter of PBR25-0284 22685 Evergreen Court Woodland Permit, motion to approve the Woodland Permit for the removal of 14 regulated woodland trees within an area mapped as City Regulated Woodland at 22685 Evergreen Court to build a single-family home. The approval is subject to on-site planting to the extent possible of 17 required woodland replacement credits. If necessary, any outstanding credits may be paid into the City's Tree Fund. In addition, any other conditions as listed in the Woodland Consultant's review letter shall be addressed.

ROLL CALL TO APPROVE THE PBR25-0284 22685 EVERGREEN COURT WOODLAND PERMIT MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.

3. JSP25-05 GRAND BECK DEVELOPMENT

Public hearing at the request of Gratus, LLC for consideration of Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The subject properties, located at 47277 Grand River Avenue, comprise approximately 3.70 acres. The site is located east of Beck Road, south Grand River Ave (Section 16), and is zoned B-3 District. The applicant proposes to develop the site with a fuel station, convenience store, and car wash.

Planner Diana Shanahan stated the proposed development site consists of two abutting parcels; an 8.42-acre parcel with frontage on both Beck Road and Grand River Avenue, and a 1.46-acre parcel inset into the larger parcel with frontage on Grand River Avenue. The site, currently vacant, is located across Beck Road from the Henry Ford Providence Hospital complex to the west, and Chase Bank to the north.

The larger parcel contains two zoning designations – B-3: General Business on the northern portion and CW: City West on the southern portion. The smaller parcel is zoned entirely B-3: General Business. The proposed project area is limited to the portions of the site zoned B-3, totaling approximately 3.70 acres. If the project is approved, a lot split and combination will be performed as part of the Final Site Plan approval, which will essentially divide the parcels along the boundaries of the existing B-3 and CW zoning lines. Adjacent parcels to the south, east, and northeast are zoned City West, those to the north are zoned Office Service Technology, and those to the west are zoned Office Service Commercial.

The future land use map designates the subject site, along with adjacent properties to the north, east, and south as General Mixed-Use. Beck Road to the west is designated Public/Quasi Public and properties further west are designated as Office, Service, Commercial.

The site contains regulated wetlands on its eastern half, extending to the northeast corner, as well as regulated woodlands that cover much of the property.

Planner Shanahan stated the applicant is proposing to construct an automotive fuel station with five fuel pump islands, a 6,086 square foot convenience store with partial second level storage, and a 3,705 square foot tunnel Clean Express car wash. The car wash component includes two pay stations in the stacking area and 20 vacuum stations. All proposed uses are principal permitted uses in the B-3 zoning district.

Site access is proposed from one right-in, right-out driveway along Beck Road and two driveways along Grand River Avenue. The westmost Grand River driveway will operate as right-in, right-out, while the eastmost driveway will allow full movements, subject to approval from the Road Commission for Oakland County. Future access to the south (CW) parcel is also planned, with mutual access easements to be required.

Stormwater from the site will be collected via a system of catch basins and underground pipes, conveyed to two water quality treatment structures, then directed to an underground detention system. This system will then discharge stormwater to the existing on-site wetland area.

A wetland permit is required for impact to regulated wetland areas, with 0.504 acres of on-site mitigation proposed. The applicant indicates a wetland conservation easement will be shown on the Final Site Plan.

A woodland permit is required for impacts to 69 regulated trees. The total required tree replacement credits for these impacts is 152. Of these, 24 trees will be planted on-site, with the remaining 128 credits to be satisfied through payment into the City's tree fund. In addition, the applicant proposes planting 60 deciduous and 36 ornamental trees on-site, which, although not counted towards replacement credits, will meet the landscape requirements.

The Landscape review identified two supported waivers and four unsupported waivers. In lieu of a berm along Grand River, a 36" brick wall will be constructed, which will match the existing brick walls on the northeast and northwest corners of the intersection. The sidewalk placement through the area normally designated for berm placement along road frontage is constrained by the acceleration/deceleration lane. Therefore, the waiver for lack of green belt berm is supported. The waiver for deficiency in foundation landscaping at the convenience store is also supported since the deficiency is not significant. The applicant has indicated in their response letter that the unsupported waivers will be brought into compliance, and they are therefore not listed on the motion sheet.

The façade review found the project to be fully compliant with ordinance standards. The selected materials, color selections, and overall massing of the structures are considered appropriate for this prominent location in the City of Novi.

Planner Shanahan stated the applicant has indicated two variances will be requested from the Zoning Board of Appeals: one to permit the convenience store height of 35'-6", which exceeds the 30' maximum for the B-3 district, and another to allow the fueling area in the front yard. The fueling area is considered part of the loading/unloading zone, which, due to its functional proximity to the fuel pumps cannot be located in the rear yard as required.

The Planning Commission is asked to consider approval or denial of the Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan. Representing the project tonight are Kevin Bahnam - Owner/Developer (Gratus, LLC), David Landry - Attorney, and Jack Knowles - Owner's Representative/ Project Manager along with the rest of the Grand-Beck team. The City's Wetland/Woodland consultant, Traffic consultant, and staff will also be available to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. David Landry addressed the Planning Commission on behalf of the applicant Gratus, LLC with The Grand Beck Development. It was stated the property, as pointed out by the administration, is on the southeast corner of Grand River and Beck. Mr. Landry stated this parcel has a long history in the City of Novi. It was originally purchased by a particular family in the 1940's and remained in that family for all these years. He noted the property has been vacant for approximately a decade. The original owner has recently passed, and the property was passed on to her children who have sold it. At this time approval is being requested to develop the property.

Mr. Landry stated the configuration of the parcels is unique in that one parcel is "U" shaped with a second parcel in the center of the "U". It was noted that the parcels are split zoned. The portion adjacent to Grand River Avenue is zoned B-3 and the southern portion was originally zoned RA Residential Acreage. The City has recently adopted the City West Ordinance which changed the zoning of the southern parcel to City West. The northern portion was specifically left to remain B-3 which is consistent because while City West is everything to the east along Grand River Avenue the actual corner is commercial. If approved an application for a lot split will be submitted to create two lots with one being zoned B-3 and one being zoned City West.

Mr. Landry stated what is being proposed this evening is a fueling station, convenience store, and car wash, which are all principle permitted uses in the B-3 District. It was noted the Grand Beck Development team has worked with the administration for the past year on this project and it has been a wonderful process. Mr. Landry expressed that he is happy to stand before the Planning Commission this evening and report that the project has received positive reviews by every reviewing aspect of the City other than

Landscape. It was not recommended by Landscape due to four waivers. Since that time, we have agreed to comply with all four waivers that were not supported. A site plan has been submitted to the City which takes care of all the landscape waivers that were not recommended for approval.

It was stated that this is a prominent parcel in the City of Novi. The team has come forward with a unique proposal for a fueling station, convenience store, and car wash. Mr. Landry expressed he would like to read what the City's façade consultant Mr. Doug Necci wrote regarding the architecture. Mr. Necci wrote "The buildings are well designed with high quality materials and attention to detail. We believe that the materials, color selections, and overall massing of the structures are consistent with the prominent location it will occupy in the City of Novi."

Mr. Landry stated a variance is being requested from the Zoning Board of Appeals due to the height of the building as a prominent structure is desired on the corner. Preliminary Site Plan approval is being requested contingent on two variances from the Zoning Board of Appeals. One variance is requested for the height of 35' 6" as opposed to 30' and one for the loading zone in the front yard. Mr. Landry expressed they are here at the end of the road requesting approval of the Preliminary Site Plan contingent on approval of the variances from the Zoning Board of Appeals.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium. Seeing no one, Chair Pehrson requested Member Lynch read into the record the correspondence received. Member Lynch stated two correspondences were received from Mr. Blair Bowman who is in support. Chair Pehrson closed the Public Hearing and turned the matter over to the Planning Commission.

Member Lynch inquired if the approved development to the south would connect to this development.

City Planner Barbara McBeth stated the development that was recently approved is approximately ¼ mile to the south.

Member Lynch inquired when the other parcel is developed if the same ingress/egress point will be used.

Ms. McBeth stated the same ingress/egress point will be used.

Member Lynch stated his concern was regarding the traffic. He noted he likes what was done on the plans with the right in/right out only. Additionally, the Grand River Avenue entrances look to be approximately 15 vehicle lengths apart which should not present an issue. Member Lynch stated overall the layout looks nice and he has no issue.

Member Dismondy stated the correction of the landscape waivers was important and he has no issue.

Member Verma inquired if the future Beck Road widening will affect the building.

Chair Pehrson stated Beck Road is already five lanes at the point of the building.

Mr. Landry stated Beck Road narrows to three lanes to the south near the hospital. It was noted that the future Beck Road widening will not affect the building.

Member Roney stated in regard to the wetlands he certainly appreciates the mitigation. However, the protection of more of the wetlands would have been nice to see. He stated there is no problem with proposal as far as he can see and is therefore in support.

Member Avdoulos stated the one concern he has is the right in/right out. He noted he hopes people abide by the signage. It was stated there should be appropriate signage to deter people from making a left-hand turn and noted the desire for safe conditions.

Motion to approve the JSP25-05 Grand Beck Development Preliminary Site Plan made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-05 Grand-Beck Development, motion to approve the Preliminary Site Plan, based on and subject to the following:

- a. A waiver is granted for lack of greenbelt berms along Beck Road and Grand River Avenue under Zoning Ordinance Section 5.5.3.B.ii. *The sidewalk placement through the area normally designated for berm placement along road frontage is constrained by the acceleration/deceleration lane, this configuration is required for pedestrian safety. The masonry wall, in lieu of the berm, will provide the required screening and will match the walls across Grand River.*
- b. A waiver is granted for deficiency in building foundation landscaping for the convenience store, under Zoning Ordinance Section 5.5.3.D.ii.b – 75% required, 69% provided. *The deviation is not significant, and the proposed landscaping is sufficient.*
- c. The Zoning Board of Appeals granting a variance from:
 - i. Section 3.1.12.D of the Zoning Ordinance for exceeding the maximum building height. *(The proposed convenience store height is 35'-6", the maximum height in the B-3 District is 30 feet).*
 - ii. Section 5.4.2 of the Zoning Ordinance for loading (fueling) area in the front yard. *(The location of fuel tanks must be located near the fuel pumps, loading/unloading in the B-3 District is required in the rear yard).*

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 TO APPROVE THE JSP25-05 GRAND BECK DEVELOPMENT PRELIMINARY SITE PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. Motion carried 6-0.

Motion to approve the JSP25-05 Grand Beck Development Wetland Permit made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-05 Grand-Beck Development, motion to approve the Wetland Permit based on and subject to the following:

- a. 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, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.

ROLL CALL TO APPROVE THE JSP25-05 GRAND BECK DEVELOPMENT WETLAND PERMIT MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. Motion carried 6-0.

Motion to approve the JSP25-05 Grand Beck Development Woodland Permit made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-05 Grand-Beck Development, motion to approve the Woodland Permit based on and subject to the following:

- a. 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.

ROLL CALL TO APPROVE THE JSP25-05 GRAND BECK DEVELOPMENT WOODLAND PERMIT MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. Motion carried 6-0.

Motion to approve the JSP25-05 Grand Beck Development Stormwater Management Plan made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-05 Grand-Beck Development, motion to approve the Stormwater Management Plan, based on and subject to:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.**

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

ROLL CALL TO APPROVE THE JSP25-05 GRAND BECK DEVELOPMENT STORMWATER MANAGEMENT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE OCTOBER 8, 2025 PLANNING COMMISSION MINUTES

Motion to approve the October 8, 2025 Planning Commission Minutes.

VOICE VOTE TO APPROVE THE OCTOBER 8, 2025 PLANNING COMMISSION MINUTES MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS. Motion carried 6-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

There were no supplemental issues/training updates.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward.

Mr. Charles Spencer at 47229 Manhattan Circle stated he would like to take a brief moment to express gratitude to the City of Novi for their response to the recent water main break. He noted although he was affected by the break, the City took action to make it a more pleasant experience. He stated he is a project manager for an environmental firm and sees critical infrastructure fail quite often. He expressed the response by the City and GLWA, coordination from the City's team, and updates on the website were all exemplary.

ADJOURNMENT

Motion to adjourn the November 12, 2025 meeting made by Member Lynch and all in favor said aye.

Meeting adjourned at 7:42 PM.