



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting

January 14, 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 Dismond, Member Avdoulos, Member Roney

Absent Excused: Member Lynch, Member Verma

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

PLEDGE OF ALLEGIANCE

Chair Pehrson led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Roney and seconded by Member Avdoulos to approve the January 14, 2026 Planning Commission Agenda.

ROLL CALL ON MOTION TO APPROVE THE JANUARY 14, 2026 PLANNING COMMISSION AGENDA MOVED BY MEMBER RONEY AND SECONDED BY MEMBER AVDOULOS. Motion carried 4-0.

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. JSP18-66 TOWNEPLACE SUITES

Approval of the request of Novi Superior Hospitality, LLC for a one-year extension of the Preliminary Site Plan approval of a 120-room, 5-story hotel. The subject property is located in the Adell Center Development, south of I-96 and west of Novi Road. The Preliminary Site Plan was approved by the

Planning Commission on December 13, 2023.

Motion to approve the JSP18-66 TownePlace Suites one-year extension of the Preliminary Site Plan moved by Member Avdoulos and seconded by Member Roney.

ROLL CALL ON MOTION TO APPROVE THE JSP18-66 TOWNEPLACE SUITES ONE-YEAR EXTENSION OF THE PRELIMINARY SITE PLAN MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. Motion carried 4-0.

2. JSP22-56 HOME2 SUITES

Approval of the request of Novi Elite Hospitality, LLC for the second one-year extension of the Preliminary Site Plan approval of a 141-room, 5-story hotel. The subject property is located in the Adell Center Development, south of I-96 and west of Novi Road. The Preliminary Site Plan was approved by the Planning Commission on January 11, 2023.

Motion to approve the JSP22-56 Home2 Suites second one-year extension of the Preliminary Site Plan moved by Member Avdoulos and seconded by Member Roney.

ROLL CALL ON MOTION TO APPROVE THE JSP22-56 HOME2 SUITES SECOND ONE-YEAR EXTENSION OF THE PRELIMINARY SITE PLAN MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. Motion carried 5-0.

Chair Pehrson stated for the record Member Dismondy had just arrived due to inclement weather and road conditions.

3. JSP25-05 GRAND-BECK DEVELOPMENT

Approval at the request of Gratus, LLC for a Driveway Spacing Waiver. The subject properties, located at 47277 Grand River, 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 previously received Preliminary Site Plan approval by the Planning Commission for a fuel station, convenience store, and car wash. Further review indicates that a driveway spacing waiver is also required.

Motion to approve the JSP25-05 Grand-Beck Development Driveway Spacing Waiver, associated with the Preliminary Site Plan approved on November 12, 2025, moved by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-05 Grand-Beck Development, motion to approve the Driveway Spacing Waiver, associated with the Preliminary Site Plan approved on November 12, 2025, based on and subject to the following:

- a. A waiver for Commercial Drive Spacing is granted pursuant to Ordinance Article IX, Section 11.216.d.1.d subject to review and approval by the Road Commission for Oakland County (RCOC). The near approach curb to near approach curb on the same side of the street between the two drive approaches along Grand River is approximately 179 feet; a minimum spacing of 275 feet is required. The drive approaches have been located as far apart as reasonably possible while maintaining appropriate distance from the Beck Road intersection and complying with access and safety considerations.
- b. This waiver approval is contingent upon the applicant obtaining all required permits and approvals from RCOC and complying with any associated conditions.
- c. The driveway locations and spacing shall be substantially consistent with those shown on the Preliminary Site Plan, any changes shall require further review and approval by the Planning Commission.

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 ON MOTION TO APPROVE THE JSP25-05 GRAND-BECK DEVELOPMENT DRIVEWAY SPACING WAIVER, ASSOCIATED WITH THE PRELIMINARY SITE PLAN APPROVED ON NOVEMBER 12, 2025, MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. Motion carried 5-0.

PUBLIC HEARINGS

1. PSLU25-05 NOVAK BUILDING ADDITION

Public hearing for Special Land Use approval at the request of Jay Novak for expansion of a non-conforming use. The subject property is approximately 3.64 acres and is located at 48779 Nine Mile Road, on the south side of Nine Mile and west of Beck Road in the Residential Acreage District.

Senior Planner Lindsay Bell stated this is a 3.6-acre parcel on the south side of 9 Mile Road, west of Beck Road. The site and the surrounding area is zoned Residential Acreage. The Future Land Use map indicates Single Family Residential for this property and those surrounding it. The subject property has regulated woodlands on the south side of the property, but no impacts to that area are proposed.

The property contains 3 small homes, which were all constructed prior to 1963 according to historical photos. The property owner, Jay Novak, states he has owned the property since 1986 and has rented the units out. He has proposed a 960-square foot addition to the center home for his family to move into. No changes to the other two homes are proposed.

Planner Bell stated because the site contains three homes, it is a non-conforming use in the RA District, which permits one home per lot. The Zoning Ordinance allows for the expansion of a non-conforming use if the Planning Commission determines that the factors of Special Land Use, as well as the additional findings that are listed in the draft motion sheet are met. As this is an addition to one of the homes, I think you will find that many of the current conditions are not expected to change from what is there today, and these modifications would support improvement of the property.

As a single-family lot, the owner has submitted for plot plan review and will need to go through the building plan review process if they receive approval from the Planning Commission to proceed. The proposed addition would meet all setback and height requirements of the RA District.

The Planning Commission is asked tonight to hold the public hearing and approve or deny the Special Land Use Permit. The applicant Jay Novak is here to answer any questions you may have. Staff and our consultants are available to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. Jay Novak stated he is available 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 Roney read into the record the correspondence received. Member Roney relayed two correspondences were received. The first correspondence received from Mr. Brian Langkabel stated that Mr. Novak has been a great neighbor and plans on moving into one of the homes on his property and just needs a little more space, therefore he is in support. The second correspondence received from Mr. Gregory D. Cragel stated they have lived in their home for thirty years and have known Jay for the same amount of time as their neighbor. They are in support of Jay and his wife's plan to add an addition; having Jay and his wife as next door neighbors will be a nice addition to the neighborhood.

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

Member Roney stated it was nice to see someone draw something by hand, noting he was a draftsman in his early age and enjoys drawing by hand from time to time. He stated he has no problem with the addition as it seems to fit. It was stated in his review of the report that he did not see any problems, therefore he is in support.

Member Dismondy stated he is in support.

Member Reddi stated she has no comment.

Member Avdoulos stated he is in support.

Motion to approve the PSLU25-05 Novak Building Addition Special Land Use Permit moved by Member Avdoulos and seconded by Member Roney.

In the matter of PSLU25-05 Novak Building Addition motion to approve the Special Land Use Permit request, 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 *the modifications to one of the existing homes will not result in additional traffic;*
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. *No impacts to existing natural features are proposed as the changes are made in an area that is currently lawn.*
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 increase in size of one of the dwellings is not expected to change the existing character of the property. The 3 existing homes have been on the property since at least 1963.*
5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use as *it fulfills the Master Plan objective to preserve existing housing in the City of Novi.*
6. The proposed use will promote the use of land in a socially and economically desirable manner as *it allows a long-standing property owner to invest in the City of Novi and will improve the property.*
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 as *it is the expansion of a non-conforming use in the RA District.*

b. In addition, the following findings are considered, as listed in Section 7.1.11:

- i. Any alteration or expansion of the use must meet the height, setback, parking, and other applicable requirements for the zoning district where the property is located, unless the Zoning Board of Appeals grants the necessary variances. *The plot plan shows the addition meets all setbacks for the RA District, and is within the height limit.*
- ii. Additional traffic anticipated by an expansion or alteration shall not pose an undue burden on the surrounding neighborhood and uses. *No increase in traffic is anticipated as the three separate units have previously been occupied.*
- iii. The expansion or alteration shall not go beyond the limits of the parcel of property upon which such use existed at the time it became lawfully nonconforming. *The proposed addition does not go beyond the limits of the original parcel.*

- iv. **The lighting, noise, vibration, odor, and other possible impacts that may be generated shall not be increased beyond the levels that existed prior to the expansion and shall be in compliance with the performance standards of Section 5.14 because no additional noise is anticipated with a larger home.**
- v. **Total added floor space shall not exceed fifty percent of the existing total floor area as measured in gross square feet. This percentage shall be based on the floor area originally in use when the use became lawfully nonconforming. The total area of the structures is 2,298 square feet, which includes an existing second floor over a portion of the middle home. The addition of 960 square feet does not exceed 50%, or 1,149 square feet.**
- vi. **The expansion or alteration shall not hinder the future development of surrounding properties in accordance with the Master Plan. This addition would not impact the ability of adjacent properties to develop as currently zoned.**
- c. **The findings of compliance with Ordinance standards in the staff review letters, and the conditions and items listed in those letters being addressed on the final plot 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.

ROLL CALL ON MOTION TO APPROVE THE PSLU25-05 NOVAK BUILDING ADDITION SPECIAL LAND USE PERMIT MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. Motion carried 5-0.

2. JSP25-32 CATHOLIC CENTRAL CLASSROOM ADDITION

Public hearing at the request of Catholic Central High School for Planning Commission's approval of revised Special Land Use Permit, Preliminary Site Plan and Stormwater Management Plan. The applicant is proposing an addition to the southeast area of the main building.

Planner Bell stated the subject property is in Section 18 south of Twelve Mile Road on the west side of Wixom Road. The full property is approximately 115 acres and is the existing site of Catholic Central High School. The property is zoned RA- Residential Acreage, R-4 One Family Residential, R-1 One family, B-1 Local Business, and I-1 Light Industrial. The area to the west is zoned R-4 and RA. To the northeast is the Berkshire Point community, zoned RM-1 with a PRO. The area north of 12 Mile Road is in the City of Wixom, and is zoned for RM-1 Multiple Family Residential. The area south of Catholic Central is zoned R-1. To the east is the retail center Novi Promenade, zoned I-1 but developed under a consent judgement with B-3 General business uses.

The Future land use map indicates Public/Quasi-Public for this property as an educational institution, with single family residential on the northeast, west, and south. The abutting City of Wixom area is planned for Multiple family. East of the property is planned for Community Commercial uses. There are significant areas of wetland and woodland areas on the property. The area of disturbance for this project would remove or impact the critical root zones of 8 trees, which requires a woodland permit.

As indicated on the site plan, Catholic Central is proposing to construct a 12,700 square foot addition to the southeastern area of the main school building to accommodate additional classroom space. The footprint of the addition is 6,289 square feet and will be 2 stories to match the existing structure.

The exterior design of the addition will tie into the existing building through the use of similar materials as the recent STEM addition. The design uses high-quality materials and is in full compliance with the Façade ordinance. A Green roof is proposed to help accommodate stormwater management.

Planner Bell stated the area inside will accommodate 6 new classrooms and additional breakout learning spaces. The project has been broken into two phases. The project necessitates the relocation of a water main and sanitary lines, so that would be completed in phase one. Phase two would include the rest of the project including constructing the building.

Planner Bell stated the proposal mostly complies with the requirements of the Zoning Ordinance. However, the applicant will apply to the ZBA for a Variance for light fixtures, which exceed the requirement of 3000 Kelvin. The applicant states that since the rest of the campus has 4000K fixtures, changing to 3000K in just this area would not look cohesive. The applicant also requests a waiver of the Noise Impact Statement, as data has been provided showing the new mechanical equipment will not exceed the performance standards at the property line.

Schools are subject to Special Land Use approval in the R-1 District, and so the Planning Commission is asked to consider using the findings for Special Land Use approval found in your packet. Tonight, the Planning Commission is asked to hold the public hearing and approve or deny the revised Special Land Use permit, Preliminary Site Plan with Phasing Plan, woodland permit, and stormwater management plan. Representing the project tonight are Andy Wozniak the project engineer and Michael Wilson from Catholic Central. City staff are available to answer any questions you may have.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. Andy Wozniak with Zeimet Wozniak & Associates, stated he would like to thank both Lindsay Bell and City staff for their unanimous approval of this project. With the overall success of the recently completed Hall of Science and the expansion of various programs such as aviation, esports, sim racing, robotics, and business education Catholic Central is running out of classroom space. The expansion will provide six new classrooms and breakout spaces which are critical as the curriculum and extracurricular activities evolve. He expressed they have appreciated the Planning Commission's support in the past and hope for a recommendation. Project representatives are available to answer any questions.

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 Roney read into the record the correspondence received. Member Roney relayed correspondence was received from Mr. Patrick W. Fulton, Basilian Fathers of Milford, who is in support due to the necessity to upgrade the facility in order to expand curriculum needs.

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

Member Roney stated he is a graduate of De La Salle Collegiate and as he recalls Catholic Central was their rival. He noted they had a saying " Hang it up CC, hang it up". He expressed it is great to see the school continue to expand and they are doing a fantastic job. He has heard nothing but great things about Catholic Central. It was shared that he had spoken to a public safety officer that attended church where several Catholic Central students also attend. The students said they like to attend mass before they go to train. The officer expressed they have no problems with the students at all. Member Roney expressed they are doing a great job and hope the project goes very well.

Member Dismondy stated he is in support.

Member Reddi stated she is in support.

Member Avdoulos stated he is in agreement with Member Roney. He expressed that the campus is a wonderful campus and everything that they have done is top notch. It was stated that the campus is a jewel for Novi to have in the community.

Motion to approve the JSP25-32 Catholic Central Classroom Addition Revised Special Land Use Permit made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-32 Catholic Central Classroom Addition, motion to approve the Revised Special Land Use permit based on the following findings:

- a. Relative to other feasible uses of the site:**

- i. 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. *The applicant states student enrollment will not increase as a result of the new facilities, and therefore traffic will not increase in any significant way. An additional four employees are anticipated. No changes to exterior or interior drives are proposed with this project.*
- ii. 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 service existing and planned uses in the area. *The new learning spaces will accommodate functions that are currently taking place in the school, so no significant impact on public services and facilities is anticipated. No new restrooms are proposed. The student, faculty and staff population will remain consistent.*
- iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats because *the addition will be built on an area of lawn with only 8 trees impacted by removal or critical root zone potential damage.*
- iv. 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, because *the use of the property has been and will remain a school and the number of students is not increasing. The classroom addition is relatively small compared to the existing school footprint, and is located away from adjacent residential areas. The placement of the addition will not be visible from surrounding properties.*
- v. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use, because *it complies with Future Land Use map designation of Public/Quasi-public.*
- vi. The proposed use will promote the use of land in a socially and economically desirable manner, because *the investment in school facilities creates jobs and helps meet the needs of students.*
- vii. The proposed use was previously approved by the Planning Commission for Special Land Use permit at this location. The addition represents a minor physical expansion of the use, and therefore revision of the previous permit. The dimensional requirements of the ordinance are met.

This motion is made because the plan is otherwise in compliance with Article 3.1.5, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

ROLL CALL ON MOTION TO APPROVE THE JSP25-32 CATHOLIC CENTRAL CLASSROOM ADDITION REVISED SPECIAL LAND USE PERMIT MADE BY MEMBER AVDOULOS AND SECONDED BY MEMEBR RONEY. Motion carried 5-0.

Motion to approve the JSP25-32 Catholic Central Classroom Addition Preliminary Site Plan and Phasing Plan made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-32 Catholic Central Classroom Addition, motion to approve the Preliminary Site Plan and Phasing Plan based on and subject to the following:

- a. **Waiver of the requirement to provide a Noise Impact Statement, as there are no new outdoor uses proposed, and the applicant has provided noise data showing the new rooftop mechanical equipment will not exceed the performance standards at the property line, which is hereby granted.**
- b. **Zoning Board of Appeals variance to be requested to allow the lighting fixtures to exceed the 3000K maximum Color Correlated Temperature.**

- c. **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 Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

ROLL CALL ON MOTION TO APPROVE THE JSP25-32 CATHOLIC CENTRAL CLASSROOM ADDITION PRELIMINARY SITE PLAN AND PHASING PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMEBR RONEY. *Motion carried 5-0.*

Motion to approve the JSP25-32 Catholic Central Classroom Addition Woodland Permit made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-32 Catholic Central Classroom Addition, 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 ON MOTION TO APPROVE THE JSP25-32 CATHOLIC CENTRAL CLASSROOM ADDITION WOODLAND PERMIT MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

Motion to approve the JSP25-32 Catholic Central Classroom Addition Stormwater Management Plan made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP25-32 Catholic Central Classroom Addition, 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 otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

ROLL CALL ON MOTION TO APPROVE THE JSP25-32 CATHOLIC CENTRAL CLASSROOM ADDITION STORMWATER MANAGEMENT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

3. JZ25-24 PROVIDENCE MEADOWS PRO PLAN WITH REZONING 18.752

Public hearing at the request of Robertson Brothers for initial submittal and eligibility discussion for a Zoning Map Amendment from Light Industrial to High-Density Multiple Family with a Planned Rezoning Overlay. The subject site is approximately 31 acres and is located west of Providence Parkway, south of Grand River Avenue (Section 17). The applicant is proposing to develop 161-unit townhome development.

Chair Pehrson stated for the record there would be no motions made by the Planning Commission on this agenda item tonight. It was stated tonight is a listening session to provide feedback to the developer. It was noted that anyone in the audience who would like to speak during the public hearing will be given three minutes to speak. He expressed appreciation to those in the audience for reflecting on the three minutes to allow time for all comments to be heard.

Planner Bell stated the applicant is proposing to rezone about 31 acres south of Grand River Avenue, on

the west side of Providence Parkway, utilizing the Planned Rezoning Overlay option. To the north is the ITC Corridor and the Oakland County District Court, and immediately adjacent to the north and west are two construction equipment storage yards. On the east side of Providence Parkway is the Henry Ford Health campus. South of the property is the Villas at Stonebrook residential development, and to the west is the undeveloped portion of the Hadley Towing property, containing wetlands and woodlands. There is a 200-foot utility easement running along the entire eastern side of the site with ITC's high voltage overhead wires.

The current zoning of the property is I-1 Light Industrial, as is the property to the west. The properties to the northwest in dark purple are zoned I-2 Heavy Industrial. The area to the north of Grand River is B-3 General Business, and the hospital campus is Office Service Commercial. To the south is zoned I-2, but developed under the Planned Suburban Low-Rise Overlay with duplex homes. The Future Land Use Map identifies this property and those to the west in gray as Industrial/Office, which is consistent with the current zoning. The area to the north of Grand River as public/quasi-public and community commercial in red. To the east is Office Service Commercial. Suburban low rise is indicated in yellow to the south.

Planner Bell stated the natural features map shows there are significant wetland areas on this property that continue to the east and west. The property on the west also shows regulated woodlands, which the City's consultant have determined continue onto the subject property. The tree and wetland surveys provided by the applicant confirm these features but provide more detailed boundaries than the City's maps.

The applicant is proposing to utilize the Planned Rezoning Overlay to rezone the whole property to RM-2 High Density Multiple Family. The initial PRO plan shows 161 units of for-sale townhomes. The development consists of two phases: Phase 1, with 88 units in 15 buildings; and Phase 2 with 73 units in 13 buildings. The development utilizes a private street network with one entrance off Providence Parkway, and one emergency-only access to Grand River Avenue. The plans show open space amenities provided in several pocket parks on the site. Rezoning to the RM-2 category would permit the use proposed, however the multifamily zoning is not in compliance with the current Master Plan designation as Industrial/Office. The previous designation in the 2016 Master Plan was Office Research Development and Technology.

As described in the Wetland Review, each of the delineated wetlands on the site meet the criteria of providing wildlife habitat as well as flood and storm control. Wetland review notes that the proposed development appears to result in a total permanent wetland impact area of about 1/2 acre out of the total 6.79 acres present on site. So about 93% of the wetlands on site will not be impacted. Approximately 1.25 acres of on-site mitigation area is noted on the plan, which exceeds the City's requirement for mitigation. Staff has suggested that the applicant consider removing the excess mitigation if it results in additional woodland trees being retained. For woodlands, additional information will be required to determine the total number of woodland credits required based on the areas that have been determined to be regulated.

As noted in the Façade Review, the façade materials proposed conform to the Ordinance requirements. However, the building designs do not meet the higher standards described in the PRO Ordinance to qualify as an "enhancement" of the project and surrounding area. Additional high-quality materials and architectural features could be added to meet that higher standard.

Landscape review notes concern with the deficiencies in some of the landscaping standards. Some of the landscaping deviations are supported due to conflicts with the ITC easement and the distance of the units from Grand River Avenue. The unsupported deviations should be addressed in the next submittal.

Planner Bell stated other concerns identified include compatibility and buffering from the adjacent uses that will remain zoned for heavy industrial uses. A 10-foot berm and landscaping is proposed in that area, which may help lessen the negative visual, audio, and odor impacts that may be experienced by future residents. However, being adjacent to a residential development can require additional setbacks or other restrictions, which can be an added burden to surrounding non-residential landowners. In addition, the I-

2 uses will become non-conforming uses, because in that district outside storage of any materials and equipment is prohibited when it abuts a residential district. A berm with a minimum height of 10 feet is required between the residential and I-2 district, and all off-street parking, vehicular repair, delivery, loading/unloading and transport are to be no closer than 100 feet from the residential district. The maximum building height for the I-2 properties will be reduced to 25-feet, whereas currently they must not exceed 60 feet. While the current users will not be forced to change their current operations, if they seek to expand their building, or make other changes to their site, or if a new user purchases the property, they could be considered non-conforming and be restricted from expansion or redevelopment.

Residential use would not be inconsistent with the open space to the west and the existing Villas at Stonebrook development to the south. The setback between the proposed units and Grand River Avenue is a significant distance, so it is possible they won't be visible from the road. The natural buffers in place will buffer the residential units from Villas at Stonebrook to the south. The mitigation plan has been revised to leave a minimum 66-foot-wide strip undisturbed adjacent to that community. The closest buildings to Stonebrook would be over 200 feet from the property line. The undisturbed woodland and wetland areas on the site, as well as the 200-foot ITC easement provides a wide buffer from other uses, as well as maintains natural spaces contiguous with adjacent greenspace areas.

The applicant's narrative notes that the target market of the proposed development is the workforce associated with the adjacent medical campus. The buildings are grouped in two different clusters, arranged to allow for the preservation of extensive wetland and woodland areas on the site. The applicant is proposing a deviation to allow 50-foot setbacks along the western property line, which adjoins an undeveloped area. This area is not likely to be developed as it contains Hadley Towing's stormwater pond and significant wetland and woodland areas. Hadley Towing also went through the PRO process so any changes to that site may also require a PRO Amendment.

Planner Bell stated a residential development may result in smaller wetland and woodland impacts compared to an Industrial development due to the typical size of buildings and parking needs. Permitted uses in the I-1 District include professional and medical offices, health and fitness facilities, and parks or outdoor recreation uses, some of which may have a larger footprint than the RM-2 uses proposed. Other I-1 uses would require Special Land Use approval because it is adjacent to the Villas at Stonebrook development on the south.

Compared to a potential medical office/clinic under I-1 zoning, the proposed residential development would have 1,382 fewer trips per day. The Traffic Impact Statement concludes that existing conditions indicate a traffic signal is warranted at the Grand River/Providence Parkway intersection with delays on Providence Parkway exceeding four minutes. Because the delay is on the private roadway, the property owner would be responsible for installation of the traffic signal. The Traffic consultant's review of the TIS recommends coordination with the property owner (Henry Ford Health) to provide the signal installation, however the applicant has not agreed to provide the light.

The public benefits offered by the applicant include public trail access through the site. A pedestrian pathway to provide public access from Grand River Avenue through the development to Providence Parkway is proposed. This pathway would feature landscape plantings and offer scenic views of the site's natural features. Trailhead connection and signage is proposed, including development of a new trailhead that links to the larger Henry Ford and ITC trail system. The applicant states the development will provide an attainable housing option. They state that these for-sale townhomes will offer a more accessible price point for young professionals, first-time buyers, and essential workers, including nurses, doctors, and administrative staff employed at the adjacent Henry Ford Health campus. Additionally, preservation of wetlands and woodlands is proposed. The remaining natural features and mitigation areas will be permanently protected through a conservation easement, ensuring their preservation and ecological value for future residents and the broader community.

Planner Bell stated that it is staff's opinion given the size of the development proposed, additional or alternative benefits to the public could be considered to offset the negative impacts of the project. Staff

has suggested the applicant consider the recommendations of the Active Mobility Plan for the nearby transit stop on Grand River Avenue or filling off-site sidewalk gaps to provide a more complete network of pathways in the nearby area.

Under the terms of the PRO ordinance, the Planning Commission will not make a formal recommendation to City Council at this meeting. Instead, the initial public hearing is an opportunity for the members of the Planning Commission to hear public comments, and to review and comment on whether the project meets the requirements of eligibility for Planned Rezoning Overlay proposal. Planning Commission members may offer feedback for the applicant to consider, including suggesting site-specific conditions, revisions to the plans or the deviations requested that may result in an enhancement to the area, and other impressions.

Following the Planning Commission public hearing, the project would then go to City Council for its review and comment. After this initial round of comments by the public bodies, the applicant may choose to make any changes, additions or deletions to the proposal based on the feedback received. If they move forward, the subsequent submittal would then be reviewed by City staff and consultants, and then the project would be scheduled for another public hearing before Planning Commission for a recommendation for approval or denial to City Council.

Planner Bell stated the applicant Tim Loughrin from Robertson Brothers Homes is here representing the project tonight, along with other members of his team. Staff and our consultants are also available to answer any questions you may have.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. David Landry stated he is in attendance this evening representing Providence Meadows for an eligibility discussion regarding a proposed Planned Rezoning Overlay. He stated the property is currently zoned I-1, the applicant is proposing to rezone the property RM-2 with a PRO. The proposal includes 161 for-sale townhomes on 31 acres.

Mr. Landry stated he would like to briefly discuss the PRO requirements prior to Mr. Tim Loughrin sharing further information about the proposal. It was stated that in order to be eligible for the PRO the applicant must show two things. First, site conditions that are more strict than what would otherwise be allowed under the proposed zoning district must be shown. Secondly, an overall public benefit that outweighs the detriment must be demonstrated.

It was stated there are aspects of the proposal which are stricter than RM-2. The first being density, 161 units are being proposed on 31 acres. Mr. Landry expressed this is significantly less dense than RM-2, specifically it is 42% of the allowable density. Regarding the height, 40 feet is permitted with 35 feet being proposed. With regard to open space, for phase one the proposed open space exceeds the allowable by 29% and for phase two the open space is exceeded by 93%.

Next, Mr. Landry touched on the wetland mitigation. It was stated on 31 acres, only .53 acres will be impacted. The City requires .89 acres of mitigation; the project proposes 1.24 acres of mitigation. He noted there is already an EGLE permit in place.

With respect to the public benefit, a pathway is being proposed at Grand River Avenue which would connect to the ITC trail. A trailhead would be constructed on Henry Ford's property which would include bicycle repair and accommodation for pet areas. It was stated wetlands and woodlands would be preserved in a Conservation Easement. Additionally, the proposal would provide attainable housing. Mr. Landry stated this is truly a downzoning from industrial to residential, with the proposed residential use being a less intense use. Traffic would be 46% of the anticipated traffic volume a medical building would bring to the property and public safety responses are estimated to be ½ of the expected calls from a medical building.

Mr. Landry stated a goal of the 2025 Master Plan for Land Use is quality and variety of housing. The goal encourages amending of the zoning ordinance to encourage a variety of housing types including age in place, single family, and townhomes. He stated page thirty-three of the Master Plan notes the vacancy rate of single occupancy housing is 5%. "therefore, increasing the housing supply would cater to the growing demand".

Mr. Landry expressed it is important to understand that they have the strong support of Henry Ford Hospital. He noted the Planning Commission is well aware that when the hospital went in this entire area of the City had to be looked at again. It was anticipated that aspects were going to come that would be from the hospital. Henry Ford strongly supports this project as it would provide walkable housing to their employees and compliment their entire campus.

In closing, Mr. Landry stated the objections from the residents at the Villas at Stonebrook were reviewed and center around wetlands and woodlands. He noted it is important to keep in mind whether this property is zoned industrial or residential there will be an effect on the wetlands and woodlands either way. To develop an industrial building on this property wetlands would need to be filled in, and trees would be cut down. If the property were to be developed as an industrial development, which would be permitted under the zoning ordinance, almost an identical development could be constructed. An industrial development would have 11 acres of impervious surface; this proposal is only 9 acres of impervious surface. The same number of wetlands would be filled in and mitigated, and the same number of woodlands would be cut down.

Finally, it was stated what is often seen in these situations where residential development goes in and right after the residential development is built a new development is proposed across the street. The residents of the first development objected and came forth with concerns regarding the woodlands and wetlands. Mr. Landry stated he researched the Villas at Stonebrook development. When the Villas at Stonebrook was built .64 acres of wetland was filled in and mitigated with 1 acre. The proposed Providence Meadows development will impact .53 acres and be mitigated with 1.24 acres. It was noted the Villas at Stonebrook Development filled more wetlands and mitigated less than is being proposed this evening. In regard to woodlands, the Villas at Stonebrook development cut down 55% of all the trees on the lot. More than half the trees came down to build the homes. Mr. Landry noted they did everything according to the book just as his client will. It was expressed that the Villas at Stonebrook cannot demand a double standard in saying that it is ok for their development to remove trees but not other developments. It was stated the nearest building to the Villas at Stonebrook will be a football field away, with a conservation easement over the natural features in between.

Mr. Tim Loughrin with Robertson Homes stated Darian Neubecker and Jack Flynn who are also with Roberston Homes are in attendance this evening. He noted their partner Gary Jonna, who is the landowner, sends his regrets as he was unable to attend tonight's meeting.

Mr. Loughrin stated the name of the development is proposed to be Providence Meadows. It was noted, as Mr. Landry mentioned, this really is an extension of the hospital itself. There is not a residential component of the hospital, which is something that has been missing from a mixed-use perspective. Henry Ford Providence Hospital is in full support, as they want to see an attainable option for their associates. Providence Parkway is a private roadway; an easement will be given in order for the connection to be made. The site is located between Wixom and Beck, south of I-96 on the south side of Grand River Avenue. An overlay of the Henry Ford Providence campus was shared showing the different uses on the campus such as senior living, medical offices, a hotel, and the hospital itself. It was noted that a residential aspect is the missing component.

Mr. Loughrin stated originally this was thought to be a location for a medical office building. Gary Jonna, who is the owner, will tell you he has worked very hard to sell the property over the last decade. There is no demand for medical office here as there may have been a couple of decades ago. It was expressed that the proposed residential use seems to be a logical use and meets many of the goals the City has for providing attainable housing within the City.

Next, Mr. Loughrin shared a project summary. The property is 31 acres, 24 net acres after the wetlands. It is presently zoned I-1, Light Industrial. He noted the Villas at Stonebrook to the south is also zoned I-1 with a PRO overlay. An RM-2 overlay is being proposed, as there is not a clear category that townhomes fit into. Roberston Brothers has built townhomes in Novi, including Sakura Novi. RM-2 allows for very tall buildings and a lot of density but that is not what is being proposed. A PRO is being proposed which will really limit what the development will be, working in conjunction with the Planning Commission and the City Council.

Mr. Loughrin stated 161 for-sale townhomes with a two-car garage are being proposed. The density overall is just 6.5 units per acre, which may be the lowest density of any townhome development in Novi. With regard to open space, 78 % of the site has open space. Mr. Loughrin noted he has not worked on a project with that amount of open space and would bet that Novi does not have too many projects that are close to that as well. He expressed that they are trying to be good stewards of the site by leaving the majority of the site in its natural state.

The plan type consists of attached single-family townhomes, which will all be for sale. It was reiterated rental units are not being proposed. The Sakura Novi project is all rentals; this project would be solely for sale. Mr. Loughrin stated in a City such as Novi where the prices are elevated, it is very hard for people to get into new homes as there are not many opportunities for entry level housing. It was stated it is difficult to build a single-family home south of \$500,000. This proposal would be an option to build homes that would start in the \$300,000's. The homes are approximately 1,600 square feet; they are not tiny homes. The main access point is proposed to be off Providence Parkway. He noted they feel it is a beautiful roadway and a more conducive entry for this community as opposed to Grand River Avenue. The emergency access drive is proposed off Grand River Avenue which would double as a pedestrian pathway. An 18 to 20-foot-wide concrete path would serve as both emergency access and a pedestrian pathway; bollards would be placed. He noted this has been done in other communities with success. The pathway is proposed to connect from Grand River Avenue to Providence Parkway and would be open to the public. This will be recorded in the Master Deed and is expected to be a condition of the PRO agreement.

Mr. Loughrin expressed that they would like to be good neighbors to the adjacent industrial properties and also recognize the importance of a good buffer. A 75-foot minimum building setback is provided from the property line as well as an 8 to 10-foot high berm. The majority of the berm will be 10 feet; some areas are 8 feet where space is not available to go higher. A double row of evergreen trees along with a row of deciduous trees is being proposed as a screen in addition to the berm. This will provide a very good buffer; with there being a good distance from the industrial buildings to the property line. Mr. Loughrin noted their team has worked with staff on this aspect of the proposal. To the west there is a detention pond for Hadley's Towing. On the south side there is an inaccessible area, therefore a 50-foot setback is being proposed there.

The majority of the 6.5 acres of wetlands on the site are proposed to be saved with the exception of 0.5 acres. It was noted that the 0.5 acres of impacted wetlands is only for the purposes of the roadway. On a thirty-acre site which has 6.5 acres of wetlands and only 0.5 acres of mitigation, you can see we are really trying to preserve as much as possible. Additionally, there are many trees that will be saved with 78% open space. Regarding the buffer to the south, there will be a minimum of 250 feet to the property line. It was stated there is an existing wetland permit that was issued by EGLE because there was a prior proposed use for medical office. Mr. Loughrin noted they are essentially using the existing wetland permit for this development. He explained that is why you see where the existing is on the south side, it is the upland area between all the other wetlands. The wetland buffer was moved up to approximately 60 feet from the property line as a result of numerous meetings with the neighbors.

Next, Mr. Loughrin touched on a few project highlights. First, the development will be owner-occupied at price points that are attainable in the City of Novi. Secondly, there are many internal and perimeter open spaces. It was stated this is still evolving as there are certainly a lot of opportunities to incorporate open

space. Third, the development is walkable with a pathway running through it. A trail head is proposed as a public benefit. It was expressed that the team is not married to the idea of a trail head and is certainly open to discussions regarding public benefit. Finally, there will be no vehicular traffic through the Villas at Stonebrook as there is no connection. It was expressed that Robertson Brothers does what they say and say what they do.

Mr. Loughrin stated last year they met with the Villas at Stonebrook on two occasions. During the first meeting, which took place at the middle school, the approved EGLE mitigation plan was shown. A slide was referenced showing the approved EGLE mitigation plan. The areas indicated in light green are the upland areas in between the other existing wetland areas. He stated the EGLE permit is approved to mitigate all the way up to the property line. In order to do this, you have to take out trees to build wetlands. Certainly, if there were more upland areas, we could take a look at that, but this is what the permit was approved to do. In the case of Sakura Novi off-site mitigation was done. However, the City standard is to provide on-site mitigation which is what the existing EGLE permit is for. It was stated this was not well received by the neighborhood at the first meeting. He expressed understanding as there are a few homes that were affected. Robertson Brothers then agreed to go back and speak with their environmental consultants to explore a way to work within the existing permit while providing a better buffer. Mr. Loughrin stated they came back and were able to show about 60 feet of essentially unmitigated area from the property line, proposing to leave 60 feet before the mitigation begins. In doing so it provides the neighbors more privacy and retains the trees behind their homes. It was stated that a second meeting was held at the Library after which many residents expressed appreciation for the changes that were made. He noted they are trying to work within the boxes that they have and 60 feet is not insignificant as a buffer of existing trees. A slide was shared illustrating what the 60 feet of unmitigated area from the property line would look like visually. The team worked to locate trees within the mitigation area as well. The entire area will have trees, with the impact being limited to a few homes due to the nature of the site.

Then, Mr. Loughrin discussed the proposed trail head. He noted they are open to discussion regarding the public benefit but believe the trail head would be beneficial. There is currently a trail system that goes through the ITC Corridor and the Providence Hospital Master Plan. The trail is a great amenity which future residents can access and the Villas at Stonebrook residents can utilize now. What is being proposed is to upgrade a section of the trail with benches, landscaping, and a marker. The HOA would be responsible for the maintenance moving forward. The hospital is on board with the idea to the degree that it makes sense for the City. He noted they believe this would be worthwhile for the overall area and would be of public benefit.

It was stated in regard to the current zoning there are many challenges. The property has been vacant for many years due to low demand for a use seeking an I-1 site that is tucked away. The site was once envisioned as a future business park. However, the site is not conducive to a business park as there is no visibility on Grand River Avenue, it is orientated toward the health campus. Mr. Loughrin stated the property has been marketed for many years with no interest. It was expressed that the development will be a live/work component of the Providence campus with Henry Ford's support.

Mr. Loughrin stated when you look at more of a global aspect rather than focusing on just this site, this type of development is needed in the City. He noted that the Pulte townhomes on Main Street are in the \$500,000's. It was stated the price point for the Providence Meadows townhomes will begin in the \$300,000's. Single-family homes are not attainable anywhere near the price point that is being proposed. Providence Parkway is a very unique road that is slowly gaining more character; this proposal would enhance the roadway by adding another use. Additionally, they have agreed to contribute to the road maintenance of Providence Parkway. It was expressed this would be a logical transitional use and there is a clear demand of this type of housing. The 2025 Master Plan for Land Use recognizes a need for attainable housing. It was stated this is something they are trying to provide and there are not many opportunities to do so.

Highlights of the proposal include the trail head, providing attainable housing, and the preservation of the wetlands and woodlands. Mr. Loughrin stated it is important to keep in mind the wetland impacts are

only to gain access. Wetlands impacts are not being proposed to construct homes. Additionally, the proposal has less impervious surface than an industrial project would entail due to the amount of internal landscaping.

Mr. Loughrin touched on the exterior facade and noted the elevations are similar to what they have built in other communities. It was noted they typically do not like to replicate elevations, however, feel this is a very good elevation which meets the facade ordinance. An invitation was extended to the facade consultant to join Mr. Loughrin in Pittsfield to view the elevations in person. It was expressed there something about seeing the elevations in person, and the offer was extended to all members of the Planning Commission. The elevations are iterative; however, the team believes they are the right elevations for the price point. The facade ordinance has been met with the use of Hardie Board and a lot of brick. It was stated they believe the elevations are very attractive but would like to hear what comments the Planning Commission may have. Finally, Mr. Loughrin thanked the Planning Commission for their time and expressed he would love to hear their comments and direction.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium.

Mr. Bill Barnes at 48614 Windfall Road stated he moved to Novi a month ago from Northville. He noted Roberston Brothers built his parents' house in 1950. It was expressed that there are a few concerns regarding this proposal. First, the proposed cost in the \$300,000's was initially stated by the developer. The Roberston Brothers townhomes in New Hudson are priced in the mid \$300,000's - \$400,000's but are not selling very fast and require an appointment to view. In regard to the target market of hospital staff, the majority of staff are hourly and may find it difficult to find a price point they are comfortable with. Second, forty-five percent of Novi residents are looking to downsize and remain in Novi. They see ranches and condos with first floor bedrooms as their first choice. Townhomes have one flight on stairs to reach the living quarters and a second flight of stairs to the bedrooms. The cost is too high for the lower market, and the premium market is looking for better locations. Finally, the largest concern the residents of the Villas at Stonebrook have is the buffer. The removal of 500 out of 800 trees is a lot of the buffer being removed. It was suggested that better remediation of the wetlands should be considered.

Ms. Patricia McLaughlin at 48667 Windfall Road stated that once again landowners are requesting Novi rezoning and deviations to create mid-to-high density housing in the City, particularly in the busy Wixom/Grand River area. This destroys trees and wetlands and eliminates the domain of wildlife of Wildlife Park. It was stated the Villas at Stonebrook resolved a blighted area which was a benefit to the community. The City's Master Plan states that Novi has exceeded the population forecast for 2025 and is only 1,175 shy of the 2045 forecast. The Master Plan further states with units under way Novi will surpass the 2045 forecast in the next few years. This is twenty years ahead of schedule. Ms. McLaughlin stated the City is not acting diligently to protect existing residents with proper growth control and allowing time to develop related infrastructure, funding for schools, utilities, roads, and services related to higher density housing. The Master Plan mentions mid-density but, "lower perceived density". It was stated the proposed buildings are not lower perceived density and have the appearance of shipping containers stacked in a port. The largest age bracket in the City is 45-64 and these residents would like to age in place. The proposed townhomes are all three bedrooms with no main floor bedroom favored by that age group. Also, three bedrooms will draw a possibility of many children impacting the schools with related cars dropping them off in the Wixom/Grand River area also favored by Catholic Central drivers. Many of the project's deviations enable very high density. The developers claim the project may house hospital staff, but to my knowledge no one living in the Villas at Stonebrook are employed at the hospital. Ms. McLaughlin stated there is no benefit to the community and requested the Planning Commission disapprove the project and rezoning.

Ms. Deborah Domke at 48801 Windfall Road stated she objects to the Planned Rezoning Overlay to rezone from light industrial to high-density multiple family in order for the developer Robertson Brothers homes to develop Providence Meadows. Novi's Master Plan states that future residential developments in the southwest quadrant shall be low-density residential that reflects a semi-rural environment. This

development is out of character with the surrounding area and is not a good fit for the community. It does not provide a recognizable and substantial benefit to the residents and will have a negative impact on the desirability and value of surrounding properties. A large part of the lower half of the property is wetlands, a place where you would not normally want to build homes. Developers continue to come into Novi asking for deviations, with 17 requested for this project. Developers state they will mitigate the wetlands and pay into the tree fund for the trees that are destroyed, 537 trees for this project. Ms. Domke asked why the Planning Commission and residents don't say 'no more' to building on the wetlands and destroying woodlands. Residents communicated to Roberston Brothers in October to only build Phase 2 with 73 units closer to Grand River Avenue in order to leave the wetlands and woodlands intact. Ms. Domke requested that the Planning Commission disapprove of the rezoning.

Ms. Melissa Fletcher stated she has lived in Novi for fifty-three years. She noted she does not live in the Villas at Stonebrook. She expressed concern regarding the woodlands and wetlands and stated she conducted a citizens science project from 2019-2022 on the property area. The project was titled Frog Watch, which was a survey of frogs that live in wetlands. The survey showed there is at least four species of frogs present in the area. Frogs are what is known as an indicator species as they can tell you whether the environment is healthy or not. Ms. Fletcher stated four is a good number and expressed concern with taking out a half-acre of wetland and the associated mitigation. If mitigating means a hole will be dug and water will be introduced into it, this is not a wetland. Wetlands take many years to develop. As a person who is concerned about the environment and our future, creating a situation of trying to recreate a half-acre of wetland is not a feasible thing.

Ms. Martha Ryznar at 44875 Yorkshire Drive stated she has lived in Novi with her children for twenty-three years and is against this rezoning. It was stated she did not know this land was vulnerable until seeing the posts online. She noted she had spent years on the property walking with her children and dogs enjoying its beauty. My kids have great memories from that land where they learned about green heron, wild turkeys, hawks, deer, snakes, and racoons. It wasn't always pleasant, we once saw the aftermath of a coyote pack that had taken down a deer the night before and got ticks, but that is real nature. It was expressed that staff from the medical buildings is regularly seen walking as well as residents from the assisted living facility. This land serves our community right now; there is so much wrong with this rezoning proposal. The City's environmental consultant wrote in the review that Merjent determined most trees are regulated woodlands. This land is protected woodland, and the City has a duty to protect it. Ms. Ryznar stated the planning staff wrote "benefits offered do not outweigh detriments and the proposed use is not consistent with the future land use map", "woodland calculations are incorrect", and "traffic studies show an additional four minutes of delay on Grand River". Moreover, the development has not shown that they have done their due diligence for building this project on alternative sites. There are many options for this development on already level surfaced land without destroying acres of wetlands and woodlands. There is no reason in the packet why another site wont work and the City requires that they do their due diligence. If the rezoning passes it will destroy wetlands and woodlands. It was stated the development will cause more dead and wounded deer as they try to escape construction, and more wild animals in our backyards as their habitats and corridors are cut off. Novi is losing its natural character and is overdeveloped. Ms. Ryznar expressed that in order to take a five-to-ten-minute nature walk she finds the need to go to Northville or South Lyon, and it never used to be this way. If the owner cannot sell the property for what is it currently zoned for, maybe they would be willing to sell it to the City to become parks and preservation. Municipalities do this all the time and the Michigan Natural Resources Trust Fund pays up to 75% of the cost. The process may not be easy, but it would be wonderful.

Ms. Michele Duprey at 48566 Windfall Road stated she is a resident of the Villas at Stonebrook and has resided in Novi for over forty years. It was stated she has a few comments pertaining to this evening's presentation. A hypothetical situation was presented if light industrial were to be developed on the site. This is hypothetical with no real findings; we can only surmise what will happen. Secondly, it has been stated numerous times this evening that Henry Ford supports the proposal. Ms. Duprey requested clarification regarding who Henry Ford is and inquired if this refers to a board of directors. Finally, it was expressed that she is tired of hearing about how the Villas at Stonebrook came to be, how many deviations the development had, and that the development was a benefit of an overlay. She stated

when people purchase homes many do not ask how many trees were removed or how many deviations were requested by the development. Every parcel of land is independent and should be treated as such. The Villas at Stonebrook site was light industrial, needed to be cleaned up, and was turned into a beautiful subdivision. It was stated that the residents should not be reminded how much the Villas at Stonebrook benefited from the Planned Rezoning Overlay and that the City receives a fair share of taxes from each resident of the Villas at Stonebrook.

Ms. Deborah Domke inquired if she had used the allotted three minutes of speaking time.

Chair Pehrson stated Ms. Domke had one minute remaining.

Ms. Deborah Domke stated there are 84 units in the Villas at Stonebrook. She noted they give over one million dollars a year to the City of Novi in taxes. It was stated fewer than ten children who attend Novi Community Schools reside in the Villas at Stonebrook. She requested developers build more senior housing including condominiums and ranches as there is a large demand for this type of housing. Finally, it was stated senior housing would not increase the load on the schools.

Seeing no one else, Chair Pehrson requested Member Roney read into the record the correspondence received. Member Roney relayed one support, and twenty-five objections were received and would be entered into the record.

Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission.

Member Roney stated there will be no decision made this evening. Tonight's discussion is for ideas and thoughts on the proposal. This will go to the City Council for discussion as well with City Council ultimately deciding if they would like to enter into an agreement. The Planning Commission will give their opinions and at a later date vote on a recommendation.

Member Roney stated it is not good practice to place residential next to industrial of any sort as it creates a few problems. This places a burden on the landowner of the industrial property as they are now up against residential that they did not plan for. It was stated this could be considered spot zoning, which is something that is discouraged. He noted he would depend on the Planning Department to confirm if this qualifies as spot zoning. The previous Master Plan and the current Master Plan which was adopted a few months ago did not include this parcel as residential. He inquired why we are looking at rezoning a piece of property so soon. It seems as though we should stick to the plan.

Regarding the requested deviations, Member Roney stated that the word deviation appears too often in the report. The number of requested deviations needs to be reduced. Trees are always a concern and are his concern as well. However, when someone owns a piece of land, they have the right to develop it and trees will inevitably suffer. He expressed it is always good to see the wetlands protected as much as possible. Whether an office building, medical office, or housing is constructed, trees will be impacted. The public benefit vs. the detriments is always a fine balance. It was noted that the conservation easements are nice to see protecting the woodlands and wetlands.

Member Dismondy stated that a lot of concern has been heard regarding the type of unit. He inquired if ranch style units at a higher price point had been considered.

Mr. Loughrin stated that it is certainly something that would be successful in Novi. They have looked at several sites and have done some ranch style homes in Novi in the past. It was stated it really comes down to the site itself being conducive and they do not believe it is due how the site is laid out. He noted it is important to keep in mind they do need support from Henry Ford because access is needed off Providence Parkway. What Henry Ford likes about this proposal is that it is a product geared toward options being available to their staff. Detached ranches are geared toward individuals who are nearing the end of their career or done with their career. It is a function of all these factors together that we feel this is a better use.

Member Dismondy inquired if the industrial neighbors had voiced objection or if Robertson Brothers had taken part in discussions with the neighboring industrial property owners.

Mr. Loughrin stated they had reached out to all three neighboring property owners. He noted he does not want to put words in anyone's mouth. Hadley is in general support of what is being proposed. The industrial user on the east side is supportive in the fact that they will be granting a 25-foot landscape easement, which allows the ability for the ten-foot berm. Discussions were had with the industrial property in the middle; they were not interested in giving a landscape easement but were open to speaking about the project.

Member Dismondy stated it is a clever use of the property and appreciates that it does not exit onto Grand River Avenue. He noted perhaps the focus in Novi should not be price point; it should be geared more toward aging in place. If Henry Ford has a residency program, apartments across the street may be an option for those individuals. This would be dependent on if the numbers work with a ranch style unit.

Member Reddi stated she is in agreement with Member Dismondy in that partly senior living should be considered. Having a master bedroom on the first level provides more options for those looking to move in.

Mr. Loughrin stated they build a lot of detached ranches as well. Due to land development cost and construction cost the price points on detached ranches is anything but attainable. When we look at the Master Plan, the City did specifically focus on this. It was expressed there have to be areas that allow this type of use. When we look at this area, we think this is the right type of use because it can function with the hospital to the east. There are other sites which are more conducive to the master down. Mr. Loughrin noted he is in agreement and would love to find a site for that type of product as well. However, land also needs to be available for what we are proposing here. There is a need for both types of housing.

Member Avdoulos stated the project is not consistent with the Master Plan. He noted a lot of times projects are presented to the Master Plan and Zoning Committee so direction can be provided before it gets this far. The Master Plan was just adopted and that process involved many town halls and meetings in which it could have been presented that this property could be looked at differently. When the Master Plan was being looked at this property was designated light industrial. In looking at the Providence Park campus expanding on its services it would make sense for the site to be office to complement existing offices. As Member Dismondy indicated, it is a clever use of the property. When first looking at the project in context with the Villas at Stonebrook to the south there is a transition there that make sense.

Member Avdoulos stated a question to consider was if the developer had met with the neighbors and it was indicated that they had. One concern is regarding the setback from the homes at the southern portion. He noted the graphic showing the cross section indicating that for at least sixty feet the trees will remain was helpful to see. Relating to Member Dismondy's comment regarding ranch homes, it was asked if a percentage of ranches could be considered. If there are 161 units, could 10% of the units be ranches. It was suggested there may be a give and take where land to the north could be used to accomplish that. Keeping in mind the Master Plan recognizes a need for age in place housing options.

As far as attainable housing options, a price point in the \$300,000's was stated. Member Avdoulos inquired if this price point can be guaranteed as over the years developers come in and the price ends up being twenty-five or thirty percent higher than quoted. He expressed we cannot tell you it has to stay at this price as the market will guide this. However, how to help guarantee the price point is important to keep in mind when presenting to the City. In looking through the wetland report, the property already has an EGLE permit so it has gone through the process where it has been reviewed by the state. He expressed he is comfortable with this aspect. Regarding the traffic and exiting onto Grand River, residential use generates less traffic counts per day than one would expect from an office building. However, there is still concern at that intersection.

Member Avdoulos stated the façade meets the ordinance requirement and personally he has no issues with it. It was noted that the graphic showing what could be built on the property under the current zoning was helpful. As far as the public benefit is concerned, it was expressed that component needs to be looked at a little closer. The trail head is a nice feature, the ITC trail head on Nine Mile is used quite a bit. It was stated it is a clever use of the property, but residential next to residential would be better to see. Lastly, the proposal does provide a good connection and feel for the Henry Ford Hospital campus.

Chair Pehrson stated he recalls when Providence Hospital was first being built and loved the term greensward. He noted he was carried away by that term and the sense it had for the campus with the wonderful green space and open space. Over time the greensward has become less and less. However, what was proposed many years ago to become a hospital and develop into the site that it is today and everything that we have been through in the last five years regarding the way in which commercial has changed no one could have had a crystal ball to predict where and how this would change Novi.

It was noted the use of the space is clever and it seems to fit, but there are caveats to that. Chair Pehrson stated he looks for the developer to go back and revisit the PRO and public benefits. It was stated ranch homes are discussed on the panel often and every time we come into an application where there is residential proposed as Member Avdoulos mentioned it is \$700,000 which does not equate to an affordable senior living. The way in which the mitigation was gone through as to not create a worse scenario by stripping away and having to redo was a wonderful use. The idea that they are for sale is appreciated. It was noted that the traffic light is bothersome in so far as a traffic study will need to be done, as there is a bit of a start and stop in traffic cycling. However, realizing the traffic impact is less for residential. Regarding the hardships to the neighboring properties Chair Pehrson expressed he is glad those conversations are being had. It is rare to run across a case where hardship is being placed on something that is not proposed yet. If this were to stay as it is, it was recommended the developer look at how we can mitigate this issue. This may mean removing a building to be able to achieve greater setbacks, the creative thinking that was done on this proposal should be done to try and solve this problem. He expressed he is a bit troubled that this was missed on the Master Plan; this can be taken back as a lesson learned for all of us. It was stated the number of deviations needs to be reduced as deviations are not your friend. It was encouraged that the elevations be looked at again. There is an odd even ordinance, and the buildings all look the same. Differences between the buildings in the brick would be beneficial. It was encouraged to use creative leverage of materials to add distinctiveness. Finally, relating to some of the comments about Henry Ford it was requested to expand upon how that came about and have something more in place for next time. Certainly, it is more than the hospital complex that makes up Henry Ford. It was communicated to the developer that had they come in looking to do the absolute maximum we would have been sitting here devastated with the end result. He expressed that the developer is looking to find the balance point in what they are trying to do.

Chair Pehrson thanked all those in the audience who attended the meeting and noted this project will go through at least one or two more rounds.

Mr. Loughrin stated this has been really good direction and more than he was hoping for. He noted he heard a lot of comments regarding the first-floor master and will take a look at everything that was said. One thing to point out regarding the traffic signal is that it is already at a poor grade. A large volume of traffic is not being added and much of the traffic is expected to go south. The traffic study observed that traffic would turn right at the signal to the east, this would be a lot safer and we can even encourage that. As far as the Master Plan, the process takes many years, and we did not have this in time to get started in front of you.

This agenda item was discussed, but a motion on the item was not required.

4. PBR25-0394 41870 CHATTMAN DRIVE WOODLAND PERMIT

Public Hearing at the request of Kingdom Construction for consideration of a Woodland Permit to remove 6 regulated woodland trees to build an addition to a single-family home.

Planner Dan Commer stated in your packet you will find a proposed woodland use permit as requested by the applicant to remove 6 regulated woodland trees at 41870 Chattman Drive to build an addition to a single-family home. The site is located west of Meadowbrook Road, and north of Nine Mile Road, is zoned R-3, and has a single-family future land use.

The City's Woodland Consultant reviewed the request and prepared a review letter dated November 10, 2025. The review letter states that the applicant is proposing to remove 6 regulated woodland trees from a section of City Regulated Woodland ranging in size from 8 to 20 inches DBH. These removals require 11 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 whether they plan on replanting 11 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 Karen Vemuri and applicant's representative Joe Seely are here to tonight and available to answer any questions. Staff is also available to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

The applicant stated they are available to answer any questions.

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 Roney read into the record the correspondence received. Member Roney relayed correspondence was received from Ms. Lynn Kocan, Director of Architecture, Meadowbrook Lake Homeowners Association who is in support. Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission.

Member Roney stated he has no issues.

Member Dismondy stated he is in support.

Member Reddi stated she is in support.

Member Avdoulos stated he has the highest esteem for Lynn Kocan and is in support.

Motion to approve the PBR25-0394 Chattman Drive Woodland Permit made by Member Avdoulos and seconded by Member Roney.

Motion approve Woodland Use Permit, PBR25-0394, for the removal of 6 regulated woodland trees within an area mapped as City Regulated Woodland at 41870 Chattman Drive to build an addition to a single-family home. The approval is subject to on-site planting to the extent possible of 11 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 ON MOTION TO APPROVE THE PBR25-0394 CHATTMAN DRIVE WOODLAND PERMIT BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE 2025 PLANNING COMMISSION ANNUAL REPORT

City Planner Barbara McBeth stated a few highlights of last year's events include welcoming Ms. Reddi as new Planning Commission member. There were a total of 13 meetings held in 2025. One hundred and

twenty-five project permits proceeded through the Planning Division, with eighty-three permits approved administratively. The Planning Commission took action on thirty-one development projects throughout the year and conducted twenty-three public hearings. Planner Diana Shannan prepared the graphics and numbers before you this evening. Several projects to highlight include Dick's Sporting Goods - House of Sport, Twelve Mile Townes and Cadillac of Novi which were recommendations to the City Council, Sakura East, and the Grand-Beck Development. Several PRO plans including The Grove and Mariella Estates were reviewed as well as numerous site plan extensions. The Capital Improvement Program and Master Plan for Land use were adopted. Looking ahead to this year we are hoping to bring forward the Planned Unit Development Ordinance as recommended in the Master Plan. The City Council will likely take a look at that as well. Mr. Rick Meader, the City's landscape architect, has been working on ordinance updates for some of the landscape standards. Additionally, we are looking to implement the Active Mobility Plan recommendations as much as possible. Finally, we would like to provide the Planning Commission with the training that is wanted, desired, or needed. We look forward to all these potential goals for the next year.

Chair Pehrson stated the Planning Commission Annual Report was a wonderfully presented document.

VOICE VOTE TO ADOPT THE 2025 PLANNING COMMISSION ANNUAL REPORT MOVED BY CHAIR PEHRSON. Motion carried 5-0.

2. APPROVAL OF NOVEMBER 12, 2025 PLANNING COMMISSION MINUTES

Motion to approve the November 12, 2025 Planning Commission Minutes.

VOICE VOTE TO APPROVE THE NOVEMBER 12, 2025 PLANNING COMMISSION MINUTES MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. Motion carried 5-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

City Planner Barbara McBeth stated a number of training opportunities were sent out at the end of the year. Ms. Reddi plans on attending a couple of those either early in the year or in the coming months. If any other member of the Planning Commission would like to attend, please inform staff.

Chair Pehrson welcomed Member Reddi.

Member Reddi thanked Chair Pehrson and stated it is interesting to sit on the other side and hear both sides.

Member Roney inquired if the Planning Commission had met project engineer Kate Purpura who was in attendance.

Kate Purpura stated she worked at the City from 2019-2021 after which she moved to another country and has now returned to work at the City.

AUDIENCE PARTICIPATION

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

ADJOURNMENT

Motion to adjourn the January 14, 2026 meeting made by Member Avdoulos and all in favor said aye.

Meeting adjourned at 8:56 PM.