



MASTER PLAN STEERING COMMITTEE MINUTES

CITY OF NOVI

June 14, 2023 6:00 PM

Novi Civic Center – Banquet Quarter
45175 Ten Mile Road, Novi, MI 48375
(248) 347-0475

1. Roll Call

- Members Present:** *Planning Commission:* John Avdoulos (Chair), David Dismondy, Ed Roney
Council: Mayor Pro-Tem Dave Staudt
Staff: Lindsay Bell, Victor Cardenas, Ben Croy, James Hill, Barb McBeth, Mike McCready, Rick Meader
- Members Absent:** Ramesh Verma
- Support/As Needed:** Charles Boulard, Jeff Muck, Ben Peacock, Tom Schultz, Diana Shanahan
- Consultants:** John Iacoangeli (Planner), Lia Michaels (Engineer)

2. Approval of Agenda

The June 14, 2023 agenda was unanimously approved.

3. Approval of the May 3, 2023 Committee Meeting Minutes

The May 3, 2023 minutes were unanimously approved.

4. Discussion Items

a. Future Land Use Map – Updated

John Iacoangeli relayed the Future Land Use map as presented in the packet reflects an internal meeting with the Novi planning team and incorporates comments from the last meeting. We are at a point where we are comfortable with changes made and the direction it is headed.

An email was recently received from Andrew Mutch that has other suggested changes. Mr. Iacoangeli will meet with Barb McBeth, Lindsay Bell, and James Hill to review Mr. Mutch's comments and determine if there is agreement to make the proposed changes. Mr. Iacoangeli feels that the map is mostly complete at this point but if the additional comments received from Mr. Mutch are appropriate, modifications will be made. If they are not appropriate, then a position on why the changes weren't made will be conveyed.

b. Guiding Principles – Draft

1. 2016 Master Plan Goals and Objectives

Mr. Iacoangeli relayed the current 2016 Master Plan includes 6 broad goals, 18 objectives, and 128 actions. When he reviews the goals and objectives of a Master Plan, he typically finds there are too many objectives that don't get accomplished. This is primarily due to staff capacity issues and other items that come before the Planning Commission, such as standard site plan reviews, rezonings, and Special Land Use applications.

Mr. Iacoangeli suggested instead of looking into goals and then having a series of objectives for the Master Plan update, that guiding principles be used. Guiding principles are core values in statements that can be embraced relative to the Master Plan. Based on past meetings and

discussions, Mr. Iacoangeli put together a first draft of guiding principles and why they're important. As part of the update, City Planner McBeth would like to have the Committee look at the 2016 goals to see if they are still viable and if they should be included in the plan as well.

Mr. Iacoangeli asked the Committee whether they would like to proceed with guiding principles or would like to go back to goals and objectives, as this is the point where a decision needs to be made.

The draft of the guiding principles that Mr. Iacoangeli put together reflects nine guiding principles that would be articulated in the master plan. He opened the discussion to inquire if the Committee would like the guiding principles in the plan, if so, should any modifications be made, or would the Committee like to revert to the goals and objectives as previously done in the 2016 plan.

City Planner McBeth stated she likes the guiding principles and the inclusion of the broad overview statements and general concepts but also likes some of the specifics of the goals and objectives in the plan. Many times, when Planning is reviewing something, it is helpful to be able to say whether a plan meets specific goals or objectives when making a recommendation. She also likes the idea of a broader overview and would like to see a combination of the two plus an update to the previous goals and objectives.

Community Development Director Charles Boulard stated he agrees that the goals and action items are important and valuable and understands that over time more good things can be put in than there is time to do. In this case obviously a lot of these will actually drop off based on developments taking place or changes in the community. In some form or fashion, it's important to have goals and action items so there are actionable tasks.

Mr. Iacoangeli stated there are currently 128 actions. From his municipal experience, and from a capacity point of view maybe 10-15% of these will get done and the rest just continue hanging out there. He is not aware though which actions in the 2016 plan have been accomplished and need to be removed.

City Planner McBeth stated that depending on how the Committee decides to address the actions, staff could look at the actions and determine which have been accomplished, and which are ongoing goals or objectives to carry forward.

Chair Avdoulos stated he likes the guiding principles because they act as guardrails and the goals are helpful for what is trying to be accomplished. They can always be adjusted over time, but they provide history and are something to reflect upon.

Mr. Boulard inquired if Mr. Iacoangeli had an opinion on the advocacy items versus the typical action items when he looked through the plan.

Mr. Iacoangeli stated that it is a bit complicated as it is set up as goals, with objectives, then advocacy items to achieve the objective. He is unsure if that is the format the Committee would still like to use. If so, then an audit should be done to find the items that were accomplished and any that should be added.

City Manager Victor Cardenas inquired as to how the advocacy action items were developed and incorporated.

City Planner McBeth stated that they were from a previous Master Plan and have been built on over the years. They were probably developed as part of sessions similar to this meeting or in discussions with City staff or the Planning Commission at the time.

Mr. Cardenas stated that he understands the action items and having those as something to strive for and report on, but the advocacy items seem more aspirational in terms of working with the community and our partner communities. To Mr. Iacoangeli's point, are these items things we are striving for? He agrees with having a mix of guiding principles, but would like a very pointed, reduced number of action items.

Mr. Iacoangeli stated that the items can be reviewed with the planning staff for relevance. For example, some of the action items may not be relevant based on the current code. For example,

under Other Action Items, under Objective 1, O.1.1 Identify addition development options that would optimize development without destroying natural features.

Mr. Boulard stated he agrees. For example, O.1.2 referencing continuing to monitor retail needs should be unspoken and not necessary to call out specifically. The planning team and Planning Commission are going to be aware of that as part of good practice, so refining these types of items might allow us to be more bullish.

Chair Avdoulos added that the review of items will help make the plan more cohesive and streamlined, eliminating anything that is covered elsewhere.

Dave Staudt stated he thinks approximately 80% of the items could be removed because they are already incorporated in the Ordinances. When the agenda items come before the City Council, that is what he sees, there is a lot of redundancy.

Mr. Iacoangeli stated it makes sense to audit the plan and decide which items to keep, to eliminate a lot of the fluff. If goals and objectives are included, they need to be defensible and they need to integrate into the master plan and other actions. Upon hearing the feedback, the next step will be to get together with the key administrators and the planning team to go through the plan, restructure it and incorporate it into the draft, then bring it back to the Committee for any modifications.

c. Recommended changes to Thoroughfare Classifications – Draft

Mr. Iacoangeli stated that the Future Land Use map will be a separate document with the road classifications, showing the arterials, the collectors, and the local collectors. Based on traffic engineering recommendations, classifications on the current thoroughfare plan can be upgraded or changed.

Lia Michaels noted that the map in the packet is the current thoroughfare classification map. Recommendations are:

- Change the Twelve Mile corridor from Grand River to the east from a local street to a non-residential collector
- Change Twelve Mile from Beck Road to Declaration Drive from an arterial to a major arterial, which matches the remainder of Twelve Mile to the eastern City limits
- If the Taft extension were to be built, it should be designated as a minor arterial
- Change East Lake Street from a local residential street to a residential collector
- Change Fourteen Mile from Novi Road to M-5 from an arterial to a minor arterial
- Change Twelve Oaks Mall ring road from local streets to non-residential collector

After discussion, the Committee requested that the Twelve Mile corridor from Grand River to the east be designated as a residential collector instead of a non-residential collector.

Mr. Boulard inquired if there are advantages to one classification over another. Ms. Michaels responded that it is a City classification, so it relates to the City Zoning Ordinance. If funding were to be sought for roads, it is based on the National Highway classification.

City Planner McBeth stated that the Ordinance could be reviewed to see if any of the proposed changes would complicate anything in regard to the zoning code and permitted uses.

5. Next Steps

1. Draft Plan – Target mid-July

Mr. Iacoangeli stated he is targeting to put together the draft plan by mid-July to get it to the City and then review the draft chapters at the August 9th meeting.

6. Audience Participation and Correspondence

Andrew Mutch, 24740 Taft Road, stated that he emailed City Planner Barb McBeth some comments regarding the revised Future Land Use draft plan a couple of days ago. He had one additional comment to add to his email regarding the language for Community Commercial, which states it

should be located at the intersection of two major roads. It is the most intense commercial land use allowed in the plan. The plan shows extending the Community Commercial zoning along the south side of Grand River between Meadowbrook and Haggerty. Most of these properties are currently zoned Non-Center Commercial which allows a mix of office and retail uses and limited residential uses as a special land use. It limits the size and intensity of commercial uses. Allowing intense commercial uses in this area would be contrary to good zoning practices and would unnecessarily impact the adjoining residential areas.

Regarding the goals and objectives discussion, Mr. Mutch stated that it reminded him of his time with the City Council when the Council would try to put together City Council goals. There seemed to be two categories. There were aspirational goals that were fluffy without a lot of content but looked good on paper, and didn't give staff a lot of direction. Then there were the more specific goals that gave specific direction for staff to implement. If you were to go back and look at the goals over the years at the City Council level, the ones that were implemented were the specific goals. The Activity Mobility Plan adopted in 2011 was probably the most successful plan the City has adopted. This was because it gave a lot of specific direct recommendations as to what the plan is trying to accomplish.

7. Adjourn

The meeting adjourned at 6:41 PM.