



MASTER PLAN AND ZONING COMMITTEE

MINUTES

CITY OF NOVI

April 15, 2026, 6:00 PM

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

The meeting was called to order at 6:00 PM.

1. Roll Call

Members Present:

John Avdoulos (Chair), David Dismondy (Vice Chair), Ramesh Verma

Also Attending:

Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Stacey Choi, Planning Assistant

2. Approval of Agenda

Motion made by Chair Avdoulos and seconded by Member Verma to approve the April 15, 2026, Master Plan and Zoning Committee agenda. **Motion carried 3-0.**

3. Appointment of Chair and Vice Chair

Motion made by Member Verma and seconded by Member Dismondy to nominate Member Avdoulos as Chair of the Master Plan and Zoning Committee. **Motion carried 3-0.**

Motion made by Member Verma and seconded by Chair Avdoulos to nominate Member Dismondy as Vice Chair of the Master Plan and Zoning Committee. **Motion carried 3-0.**

4. Audience Participation and Correspondence

There was no audience participation or correspondence.

5. Discussion Items

Consideration of request to amend Consent Judgment: Novi Acres

Consideration of JSP25-12, Novi Acres, a request to amend the Consent Judgment for Promenade Plaza on vacant property located on the east side of Wixom Road and south of Grand River Avenue in Section 17. The proposed plans include 61 townhome units and a small stand-alone retail building.

Senior Planner Lindsay Bell stated that this project came before the Master Plan and Zoning Committee several years ago as an amendment to the existing consent judgement. At that time, the proposed project consisted of a 157-unit apartment building with a small coffee shop situated between Sam's Club and Target in the Novi Promenade retail center. The Novi Promenade retail center was developed under a consent judgement with permitted uses outlined as B-2 uses. The three main sites located in the Novi Promenade were intended to be big box stores as Sam's Club and Target have developed. The subject site is shown in the consent judgement as a 100,000 square foot retail building.

Projects that come before the Master Plan and Zoning Committee are often not in line with the Master Plan. The current zoning is shown as I-1 Light Industrial; however, the consent judgement overrides the

zoning designation and governs the site. The most recent future land use map designates the site as Community Commercial. The overall site is approximately 25 acres and is currently vacant. Natural features are present on the site with approximately 65% of the total area containing regulated woodlands and permanently preserved wetland mitigation areas.

Planner Bell stated that the current proposal is to amend the consent judgement to allow a 61-unit townhome development. The proposed development consists of several town-home buildings and a retail building off the access drive coming from Wixom Road. It was noted that no impacts to the existing wetlands are proposed.

Planner Bell invited the applicant to share more about the project with the committee.

Mr. David Landry, the attorney representing the project, stated that he would like to begin by discussing the Master Plan and overall development in this area of the City. First, as we know, historically the site was zoned for industrial but pursuant to a consent judgement. It is important to note that although the site was intended for three big box retailers, the remaining vacant site has not been developed in the last twenty-five years as it is not suitable or advantageous for retail.

Mr. Landry relayed that the site consists of 24.7 acres, wetlands and woodlands make up 65% of the site's acreage. It was noted that the proposed development would not have an impact on the wetlands or woodlands. The project includes 7 acres of residential buildings with a small retail component to complete the promenade property. In looking at the overall surrounding area, there is a significant amount of existing residential development. The nearby Providence Hospital has created an increased need for residential development in this area of the city. The Master Plan designates the area Community Commercial; however, the surrounding area has continued to develop as residential reflecting the strong need for housing.

Next, Mr. Landry touched on the architectural details of the proposed townhomes. It was relayed that the first-floor interior layout allows flexibility to be utilized as either an office or a bedroom, making it an attractive option for families or professionals working from home. Additionally, the adjacency to wetlands and woodlands makes the viewshed perfect for residential.

Mr. Landry stated when a property is considered for rezoning, oftentimes nearby residents object due to traffic concerns. In this case, the proposed development would reduce the traffic impact by 8,000 trips a day as opposed to retail development. The Master Plan refers to a population increase between 2010-2020 of 20% while the housing supply has only increased 13%, showing that the demand outpaces the supply. In addition, the Master Plan indicates retail is nearing the threshold of being overbuilt in the City of Novi.

It was expressed that the team has worked closely with the City on this project and many of the changes that the City requested have been incorporated into the revised plan. It was relayed that the changes include going from a 157-unit apartment building to a 61-unit townhome development, a reduction in height from four stories to three, rental units to owner occupied, surface parking to garages, and a reduction from 18 dwelling units per acre to 7 dwelling units per acre. Regarding the adjacency to Sam's Club and sound concerns it was suggested by the City's Landscape Architect Mr. Rick Meader that a masonry wall be provided which the team has agreed to. Mr. Landry stated that the project would complete the promenade and fit perfectly into the area.

Mr. Mike Parks, with Cypress Partners, stated that the townhomes will be approximately 2,000 square feet and priced between \$500,000 and \$550,000. The project would be developed and built by Toll Brothers. The retail portion of about 6,500 square feet fits in beautifully as you come in off Wixom Road. The townhomes are proposed to be four story three bedroom/three bath units with a garage. Several national builders have been interested in this location showing a theme of confidence in the site and the market. Mr. Parks noted a consistent pattern of mixed-use developments being built around the country. It was expressed that both Target and Sam's Club are supportive and desire to see the project come to fruition.

It was stated on the northeast corner a buffer with dog walking area is provided. Additionally, the site backs up to 17 acres of conservation area making it terrific location for residents.

Mr. Landry stated the team is available to answer any questions the Committee may have.

Chair Avdoulos stated that the rendering showing the overview of the site in context with Target and Sam's Club is nice to see as it shows the scale. It was expressed that mixed use developments are starting to pop up all over and he does not have an issue with the mixed-use component. It was noted that the rental component of the previous submittal was a concern of residents. However, Chair Avdoulos expressed that you want people to be able to afford to come into Novi.

Chair Avdoulos inquired based on market studies whether owner-occupied townhomes located between two big box stores would be viable.

Mr. Parks stated that the project's viability has been confirmed by several national home builders as well as other long-time home builders in the area, all of which have been convinced of the site. It was noted that the team met with Target to discuss what is going on nationally and what they are seeing is a lot of the big box store sites being redeveloped as mixed use. The synergy of residents being able to stop at the store on their way home creates a nice mixed-use development.

Chair Avdoulos stated that additional aerial views of the development would be beneficial going forward. It was noted that it is important to show the relationship between the townhomes and surrounding retail.

Member Dismondy inquired if any thought had been given to installing a heavily landscaped wall across the entire front of the development to create separation from the Target parking lot.

It was relayed that Target has requested the installation of an aluminum fence with landscaping along the front of the development to visually soften the transition.

Member Dismondy stated that the natural features in the back of the site make it great for residential use. However, concern was raised regarding the front of the townhomes being orientated toward the Target parking lot. In looking at the aerial, it was asked if the layout could be orientated differently so that the garages face the parking lot.

Planner Lindsay Bell stated that the ground floor which faces the parking lot would be a flex space and garage. It was expressed that it may not be desirable for the orientation of the buildings to be changed as the garages would then face the access road.

Member Verma stated that traffic was a main concern when the project came before the committee previously.

Mr. Landry stated that the traffic study showed 8,000 less trips a day as opposed to if a 100,000 square foot big box store was constructed. The amount of traffic would be significantly reduced with this development.

Member Verma inquired if a second entrance from Grand River Avenue could be incorporated.

Mr. Landry stated they do not control the property between Grand River Avenue and their property.

Member Verma inquired if there will be some type of security provided for residents.

Mr. Landry stated the development will not be a gated community. However, there will be an aluminum fence with landscaping creating separation from the adjacent retail.

Chair Avdoulos inquired if there will be improvements to the road.

Mr. Landry stated the road would be redone.

Chair Avdoulos stated that based on the previous project that came before the committee in 2023 the project presented this evening is more palatable. It was noted that the change from rental units to owner-occupied units is positive. Chair Avdoulos inquired if any retail other than a big box store has expressed an interest in the property.

Mr. Landry stated that retail is challenging at this location due to the property being situated just far enough off Wixom Road that visibility is reduced.

Chair Avdoulos thanked the applicant for their presentation of the project.

6. Approval of the May 24, 2023, Master Plan and Zoning Committee Minutes

Motion made by Member Dismondy and seconded by Member Verma to approve the May 24, 2023, Master Plan and Zoning Committee Minutes. **Motion carried 3-0.**

7. Adjourn

Motion to adjourn the April 15, 2026, Master Plan and Zoning Committee meeting made by Chair Avdoulos and all in favor said aye.

The meeting adjourned at 6:46 PM.