

CITY of NOVI CITY COUNCIL

Agenda Item L
May 17, 2010

SUBJECT: Adoption of a Resolution Authorizing Distribution of Proposed City of Novi Master Plan for Land Use Amendments for distribution to neighboring communities, Oakland County, railroads and public utilities for review and comment.

SUBMITTING DEPARTMENT: Community Development, Planning Division ^{Burb}

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

On March 24, 2010, the Planning Commission approved its City-wide review of the City's Master Plan for Land Use prepared by the Community Development Planning Staff, City Traffic Consultants and the Planning Commission's Master Plan and Zoning Committee. The Review included a set of proposed Master Plan for Land Use Amendments. Following a public hearing held on April 28, 2010, the Planning Commission voted to approve the proposed Master Plan for Land Use Amendments for distribution.

The City Council is asked to consider approval of the attached resolution related to the distribution of the Master Plan for Land Use Amendments. The statute authorizing and requiring adoption of amendments to the Master Plan for Land Use, [MCL 125.43(3)], states that final adoption of the proposed amendments to the plan is to be by the Planning Commission "unless the legislative body by resolution has asserted the right to approve or reject the plan". In 2004 and 2008, the City Council made a determination that the Planning Commission was responsible for the final adoption of the proposed Amendments. If the City Council chooses to be the body responsible for formal approval of these proposed Amendments to certain portions of the Master Plan for Land Use, a separate resolution would need to be approved at this time.

The attached resolution provides City Council authorization to the Planning Commission to distribute the proposed Plan Amendments to adjacent communities and certain other governmental or public agencies for review and comment. These entities will have the time required by the Michigan Planning Enabling Act to provide comments. During this same time period additional comments can be received from the public. After receiving and reviewing these comments, the Planning Commission may revise the Amendments before adopting them.

RECOMMENDED ACTION: Adoption of a Resolution Authorizing Distribution of Proposed City of Novi Master Plan for Land Use Amendments for distribution to neighboring communities, Oakland County, railroads and public utilities for review and comment.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Crawford				
Council Member Fischer				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

**RESOLUTION AUTHORIZING DISTRIBUTION OF
PROPOSED CITY OF NOVI MASTER PLAN FOR LAND USE AMENDMENTS,
MAY 17, 2010**

City of Novi
County of Oakland, Michigan

Minutes of a regular Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall in said City on May 17, 2010, at 7:00 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers _____

ABSENT: Councilmembers _____

The following preamble and Resolution were offered by Councilmember _____
_____ and supported by Councilmember _____.

WHEREAS, the City of Novi is engaged in the process of amending its Master Plan for Land Use; and

WHEREAS, the City of Novi Planning Commission has prepared a draft of proposed amendments to the "Master Plan for Future Land Use 2004 with amendments adopted April 16, 2008" titled "City of Novi Master Plan for Land Use Proposed Amendments 2010, April 28, 2010," in accordance with the requirements of MCL 125.3831-3833, and

WHEREAS, pursuant to MCL 125.3841(1), upon completion of the proposed amendments the Planning Commission is required to submit the same to the City Council for review and comment, and for approval of distribution of the proposed

amendments to adjacent communities and certain other governmental or public agencies for their review and comment, as described in MCL 125.3841(2); and

WHEREAS, the City Council has reviewed and approves the attached "City of Novi Master Plan for Land Use Proposed Amendments 2010, April 28, 2010," for distribution as required;

NOW, THEREFORE, BE IT RESOLVED, pursuant to MCL 125.3841(2), that the Secretary of the City of Novi Planning Commission and all other necessary administrative personnel are hereby notified to cause a copy of the proposed plan to be submitted to those entities and agencies described in MCL 125. 3841(2)(a-g), for review and comment within the time limits set forth in MCL 125.3845(1)(b).

BE IT FURTHER RESOLVED, that pursuant to the foregoing authority, such review and comment is advisory only.

AYES: Councilmembers _____

NAYES: Councilmembers _____

RESOLUTION DECLARED ADOPTED.

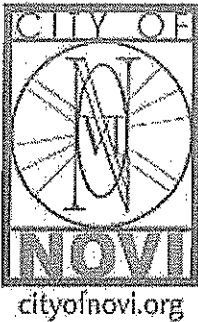
MARYANNE CORNELIUS, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Novi at _____ meeting held this _____ day of _____, 2010.

MARYANNE CORNELIUS, City Clerk

MEMORANDUM



TO: CLAY PEARSON, CITY MANAGER
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
THROUGH: BARBARA MCBETH, AICP, DEPUTY DIRECTOR
OF COMMUNITY DEVELOPMENT
SUBJECT: MASTER PLAN FOR LAND USE AMENDMENTS
DATE: MAY 4, 2010

5/6/10
To: Mayor City
Council Member
PR

* At its April 28, 2010 meeting, the Planning Commission approved the "Master Plan for Land Use Proposed 2010 Amendments" for distribution and took action to request the City Council to approve the proposed Amendments for distribution to neighboring communities, Oakland County, utilities and railroads as required by the State Planning Act. After the close of the required 42 day comment period by the reviewing entities, the Planning Commission can hold an additional public hearing and adopt the proposed Master Plan Amendments.

The Master Plan and Zoning Committee conducted an analysis of the future land use designations of all properties in the City, reviewed the goals, objectives and implementation strategies in the current Master Plan for Land Use adopted in 2004 and amended in 2008, conducted a detailed review of land use definitions, goals, objectives, and implementation strategies pertaining to office uses, industrial uses, housing, transportation and the environment and conducted an in depth study of the following three study areas:

- Special Planning Project Area 1 Study Area (south side of Ten Mile, east of Novi Road);
- Eleven Mile and Beck Roads Study Area; and
- Grand River Avenue and Beck Road Study Area.

Based on these studies, public comments and Committee discussions, the Master Plan and Zoning Committee and the Planning staff prepared a Master Plan for Land Use Review that was approved by the Planning Commission on March 24, 2010. The Master Plan for Land Use Amendments proposed in the Review were presented at a public hearing before the Planning Commission on April 28, 2010 where the Planning Commission received public comment, reviewed the proposed Amendments and approved the proposed Amendments for distribution.

The set of proposed Master Plan for Land Use Amendments remains the same as proposed in the Master Plan for Land Use Review dated February 26, 2010. The proposed Amendments can be accessed on the City's web page at:

<http://www.cityofnovi.org/Services/CommDev/MasterPlanForLandUseReview2009/MasterPlanDraftAmendments100428.pdf>

The set contains all of the proposed Master Plan for Land Use amendment pages. The details of the proposed Future Land Use Map changes can be reviewed on page iv and highlights of the proposed text and map changes can be found in the Executive Summary contained on pages 1-8.

For comparison, a copy of the current adopted Master Plan for Land Use can be viewed on the City's web page at:

<http://www.cityofnovi.org/Services/CommDev/MasterPlan/MasterPlanforLandUse2004WithAmendments080416Complete.pdf>

At their May 17, 2010 meeting, City Council will be asked to approve the proposed Amendments for distribution.

If you have any questions on the proposed Master Plan Amendments, please feel free to contact me.