

**XI. Public Comments
(Received through December 5, 2007)**

**2007 CITY OF NOVI MASTER PLAN FOR LAND USE REVIEW
Public Comments
Written and e-mail comments received through December 5, 2007**

Southwest quadrant: Please leave as is! Think about global warming! We need to save the nature, please.
12 Mile: Save the nature !! Leave it as is now, please.
I-96: I would like to see the pedestrian-oriented urban character with non-corporate family owned stores and restaurants.
You need to streamline your approval process. Reviews should not take as long as they do. Review letters should be kept at a minimum.
Southwest quadrant: I would be happy if there were no more banks or gas stations.
Southwest quadrant: Would like to see parks/open spaces for recreational uses.
Would like to preserve as much or parks/recreational areas and vacant land as much as possible.
12 Mile: We have enough housing in the area now. Adding anything other than high-end housing would bring our schools down and diminish what makes Novi a neat place to live. Our schools have the reputation they have because of its residents. Don't change.
Residents in the area of the southwest quadrant of the City of Novi moved there to enjoy the experiences of living in a semi-rural spacious suburban area. They enjoy the nearby woods and wildlife. The R-1 and R-1 zoning of the area controls the development of this region to spacious homes on large lots. This zoning preserves the value of the homes of all our residents. The noise, lights, traffic and congestion of commercial and urban areas fore for the most part absent from our neighborhoods. We are served by two high quality school districts, and we have many religious institutions in the area meeting the needs of our families. Residents of the area have fought to preserve the quiet residential qualities of this quadrant for decades, and they have been consistently supported in those efforts by the Planning Commission and the City Council, especially since the late 1980s when a citizen referendum brought home the importance of Single Family Residential zoning in to our city officials. Shopping is not an issue for residents of the southwest quadrant. Novi abounds with stores and shops for all items of need. Nearby, within a five to ten minute drive, the residents of this quadrant are served by commercial areas near Grand River, at the Briarwood Plaza, and in South Lyon, Wixom and Northville. A major problem for residents of the southwest quadrant has been an unrelenting push by land speculators to dictate to us and to our city just what they think we need. They tell us we need more banks near us when there are six banks in one and a half mile area on Grand River. They tell us we need a grocery store next door, when we have four near Grand River and one on Ten Mile. They tell us more commercial and office zoning is needed when there are commercial and office vacancies all over the city. They try to tell us what our vision for our community should be. Our vision for the development of the southwest quadrant of the City of Novi is for it to continue to be developed as R-A and R-1 Single Family Residential zoning while protecting the semi-rural character of the area as stated in the 2004 Master Plan. There should be no need to hurry the development of the area. Undeveloped land makes few demands on the city services or personnel, R-1 and R-1 zoning as it is developed make less demands for city services than higher density residential zoning or commercial zoning. The protection of the property values and the quality of life of the residents of the southwest quadrant should far outweigh the needs of speculators and developers to make profits by getting zoning changes.
I have seen the plans for the new Girls' High School and the proposed duplex units to be constructed on the south side of Twelve Mile very close to my home. The Girls School would be of a great benefit to the area and the values of my residential co-op. The duplexes which are much less dense than where I live would be a good fit. I support and encourage support for the total proposed program.
Southwest quadrant: The Master Plan should stay the same. There is no need for more commercial developments within the residential areas. 12 Oaks, etc., are within a few miles away. The best thing about Novi is the high quality residential neighborhoods. Also there is no need to increase the density of the residential lots since the infrastructure can't handle such increase.
12 Mile: A mix of residential, cultural and business.
I-96: A mix of business offices, cultural and shopping.
Some of the recent proposed changes to the Master Plan are not consistent with the long-term vision for Novi as a quality place to live in.

Leave the Master Plan as is for the NW and SW corners of Ten Mile and Beck. Residential is the way they should be developed. The developers should know by now that we have opposed every attempt to change the parcels from residential to commercial. Residential is how I would like to see the parcels developed.

In 1992 when we first returned to Novi to raise our family, we purchased a home in the Briarwood Village Subdivision. It wasn't until moving into to our new home that we realized the full story of the development. If counsel members and the planning commission will recall, a developer purchased the land with a plan to construct a commercial development. ... Our second home in Novi was built in Greenwood Oaks in 1997 and every few years, it seems the developers and their deep pockets try again to have the non-commercial areas rezoned for their commercial developments. There are plenty of commercial sites available; they are just looking to turn a quick buck at someone else's expense. I wonder how they would feel if a fellow developer tried to rezone property near their residential property. I'm willing be bet they have great things to say about commercial developments, just not in their neighborhood. With the backing of the city council and the planning commission, we want to continue to keep the other three corners of Ten Mile and Beck residential. Please remember the convictions of the original council members when the fight was waged against the Briar Point developer. Please adhere to that original fight and let's not fix what is not broken!

I live in the corner of northwest Ten Mile and Beck. My backyard is next the area. I do not really like the re-zoning idea. Before I bought house I checked the master plan. I bought my house because I knew that there would be a house next to my property. Some realty developer bought the property when it was hot. Now they can not make a profit if they only build single family house. City of Novi should not change the city master plan to help them make a profit. If so the owners of the nearby property will be hurt and our property values will go down. If so we will start grass root efforts to take city to the court. I hope that we do not need to take this step.

I have been a resident of Novi since 1992 at Greenwood Oaks subdivision. I have opposed every attempt to revise the Master Plan by developers and I oppose this one as well. I do not want the mini malls and shopping centers and daycares or stores open 24 hours a day in my neighborhood. With the real estate market being as depressed as it is today, if the rezoning proposal gets approved by the city planners, property values will plummet even further. We homeowners have invested our time and our life savings into our homes and I feel that the rezoning would be very detrimental to our property values. There are enough areas already zoned commercial along Grand River Road without taking away from the areas zoned residential development. I believe we will suffer terribly when it is time to sell our homes. It will make it even more difficult to sell our homes than it is already. Entering and leaving our neighborhoods around Ten Mile and Beck is currently congested with traffic. With the proposed rezoning, the excess traffic generated would be intolerable. This would make our area unsafe and not attractive to potential buyers. Many prospective residential buyers would not even consider looking for a home in areas that abut commercial properties. I feel very strongly that it would be more beneficial to the City of Novi and to the current residents to have developers build high quality homes in areas now being considered for commercial property.

I have recently been made aware of the rezoning plans for the city of Novi. I have been a resident and also worked in the city of Novi for approximately ten years now. I love this city and I am very proud of not only its mainstream capability but also its hometown charm. One of the reasons I moved to Novi is because I view it as a wonderful place to raise children. I have three children and I love the fact that they can see trees and horses just a short drive from their home. If you go forward with your rezoning plans that will drastically change. I completely understand that in order to be a growing city changes must be made but do we have to have stores and condos on every piece of land? Could we possibly leave our beautiful trees and farms alone while keeping our retail spaces closer to the highways and highly populated areas of town. I would like to see Novi keep some of its rich history of the farming community it once was instead of turning it into a shopping Mecca and generic housing developments. I believe by keeping some of Novi's heritage we would make it more distinguishable from other communities and Novi would be a better place not only for us but also a wonderful place to raise our children.

The traffic studies have indicated that the North/South traffic on Wixom road all clears in a single light. That is absolutely wrong, especially, but not only, when Catholic Central has just let out. I have frequently sat through two lights there, when it is not rush hour, nor has the HS let out! That intersection is a failure all around! I don't know if the planning commission would have this type of jurisdiction, but it certainly would make sense to ensure that the two high schools do not end at the exact same time; staggering the start/end times by even 15 minutes would make a big difference.

I moved to Novi in September of 2005 from the Chicago area. The city of Novi represented my idea of a well run town and it seemed that it considered its residents first. I bought near Ten and Beck and my home backs to the empty field on the northwest corner of Ten and Beck. The first question I asked before I considered purchasing this home was how the property behind it was zoned. I was told .5 acre single family. I would not have purchased this property if it had been zoned anything other than single family. In the two years since we purchased our home, I have lost many tens of thousands of dollars on the value of my home because of the Michigan economy, and if you allow the proposed rezoning to take place, I will lose tens of thousands more. This will wipe out most of the equity I have spent the last 17 years building up. I urge you to vote against rezoning this area and keep with the single family zoning currently in place. Keeping the zoning as is will allow Novi and my neighborhood to appeal to others looking for a place to raise their family. There are many other areas that are better suited for the commercial buildings proposed before you. Have the developers exhaust the properties that are already zoned commercial before ruining our neighborhoods.

Regarding the Master Plan for Novi, specifically the rezoning of the southwest quadrant. The current plan for this area is zoned Single Family. This is consistent with the area and allows for a residential atmosphere that is largely absent of commercial. After speaking with neighbors and local area residents, it is our feeling that it should stay that way. It is our understanding that developers are submitting Commercial Zoning for the NW and SW corners of Beck and Ten Mile. The proposed plans include a Grocery Store or Strip Mall for the NW corner, and a Bank and Day Care for the SW corner. Not only does this distract from the residential appearance of the area and become an eyesore, but also it is completely unnecessary. With Kroger located at Beck and Grand River and Meijer, Sam's and Target located nearby at Wixom and Grand River, it hardly seems necessary to add these redundant services. Furthermore there are numerous banks and daycares in the area that adding to this at the cost of losing the residential appeal does not seem worth it. An additional consideration should be the already traffic congestion at the Ten Mile and Beck intersection. Adding commercial to this corner will only congest it further, making it unpleasant for the local residents that must travel through these areas. Considering the aforementioned issues, it is the feeling of my neighbors, local residents and me that the southwest quadrant should stay zoned residential as it currently is.

Please be advised that we strongly oppose any rezoning that is to occur at Ten Mile and Wixom Road.

1. The Developers purchased the land as single family residential, now that the market is dictating less demand for such, the Developers are conveniently changing their tune. 2. This is similar to that of Toll Brothers cramming more condominiums amidst "protected wetlands and woodlands," because Condos were selling and single family homes were not. Haven't our home values suffered enough? 3. Why can't Novi keep the commercial use limited to the areas already designated as Commercial? Do we not have enough banks? Do we not have enough strip malls? We implore you not to change the Master Zoning Plan and Map for the Southwest quadrant of the City of Novi.

The Southwest area of Novi does not need more traffic or more shopping with little regards for its existing residents. This has been the conclusion of the planning commission for many years. They have made the logical decision that there was not an overwhelming need to develop more pockets of commercial business in residential areas. They had the foresight to maintain residential areas per the master plan. Every five years or so some new person who claims to be thinking about the betterment of Novi citizens wants to rezone this area from R-1 to something else. They will find some marketing wizard who will magically agree with them (amazing since they are paid by them) and will come up with all sort of statistics about why this is good - how the demographics will support another store or that we need another gas station. The bottom line is they are only concerned about their bank accounts as commercial property is worth more and makes more than residential property. Why should I be penalized? My property values will fall living next to this proposed change. I specifically reviewed the master plan before purchasing vacant property in Warrington Manor. I did my homework to ensure my property values. Now you will change the rules. Novi has how many square feet of open commercial buildings right now. How much commercial land is available on Grand River? Singh and other home builders have delayed their approved projects already. How many foreclosures are there in Novi? Tell me how this will help Novi home values. We have enough grocery stores in the area, we do not lack for any sort of services. The Grand River corridor is a perfect place for commercial development. The infrastructure is already in place. Let's keep it there.

We want to keep this area zoned for low density residential housing, and are opposed to any commercial or business development in this area. We are deeply concerned on the plan for commercial/business development in this area (Ten Mile and Wixom).

I would like to strongly oppose any rezoning of the SW corner of Beck and Ten Mile. This zone is suited for residential area and any attempt to build a grocery store or strip mall will not only reduce the property value, but also create safety and security concerns for the residents in this area, especially children. I would also like to ask the Novi Planning Commission about their so called Master Plan concept. Every time a builder comes with a proposal, the Novi planning commission starts a hearing. Is Novi's Master Plan is an ever-changing document? I understand that the city has to periodically review its plan to accommodate the changing environment, but not with the submittal of every proposal by builders. ...

Novi does not have the responsibility to make every investor have a 'win'. The city is growing, let's not do something we will later regret. Do not revise the master plan!

The Southwest quadrant is a rare gem within a large suburban city like Novi. I urge you to keep it that way. The size and value of new construction in the area is proof that the current plan is working. When the neighborhoods are being built, no shopping centers are nearby and never will be according to the plan...yet that does not seem to hamper sales and value in the least. Let's keep it that way. Uncrowded, natural residential areas lead to great property values and strong property tax revenue. There is no need or desire for additional shopping centers, especially seeing the glut of vacant and closed stores throughout the city. Let's let the current businesses get stronger before throwing more competition at them. The current plan is great, let's keep it that way.

I do not want the Master Plan to be changed. I like the corners of Ten Mile and Beck & Ten Mile and Wixom Roads zoned the way they are. We do not need additional businesses in our RESIDENTIAL areas. We can drive the short distance to Grand River and Beck or Grand River and Wixom roads to shop and do banking. City of Novi: listen to your residents, not the developers! You work for us, not for them!

Seems like every so often a developer attempts to have the Master Plan reviewed and possibly change it to their benefit. Please remember the residents in the area bought their homes with the knowledge that only residential would be surrounding them, as the Master Plan has stated from the start. The developers knew when they purchased the land what it was zoned for and how the Master Plan had it planned out. They seem to come in and feel they should be given special treatment, and are doing the city a big favor. In reality it is just to line their pocket. They usually are not even residents in the area, let alone in Novi. Throughout Novi there are many empty storefronts and businesses that could be used instead of trying to build new ones in a residential zone. Please take to heart the opinions of the homeowners and don't fall prey to the big business people who will distort anything to win.

Southwest Quadrant Area: I live off of Eight Mile and Garfield Road and would like to see it remain low density single family residential and park use. We moved to this location from Sterling Heights because we could have more open space and nature around us. We were informed by Kathy McClellan (real estate agent/former mayor of Novi) that this area would remain zoned as single family residential with lot sizes of one acre or greater. We would be very disappointed and even angry if Novi changed the zoning for this area. I hope that you will consider the opinions of residents that live in this quadrant before making any changes.

I just want to voice my concerns about adding high density housing and commercial development to our existing zoned residential areas. The areas that are of most concern to me are the Southwest Quadrant Area and the 12 Mile, Napier Road and Wixom Road areas. I am more than a little concerned that we will be adding increased traffic to the surrounding residential areas and decreasing the property values in these areas. A decrease in property value will decrease the property taxes the city of Novi can collect. Let's fill in the many underutilized commercial strip malls we already have in the city and continue to invest in a downtown. We have also just hired a consultant to work with the City of Novi to put together a managed growth plan, both with our city and the surrounding cities. Why would we want to commit to any zoning changes before we see the results of this study...

When I purchased my property in Island Lake of Novi, I was attracted by the natural setting, quiet residential neighborhood, good school district and the openness of the area. If there are changes to add more high-density housing and commercial property adjacent to our community, I would be very saddened and feel betrayed. For the prospective of my property value will be decreased deeply if there were any high-density/low-income housing around our area without saying the current downward trend of housing market. It is not fair to the current home owners that we have to pay high property tax but our property values are dropping. I would rather you use the tax dollar to further improve the public services and the public school quality than use it to hire a consultant to make any recommendations or changes. Besides, they may be biased to the land developer who filed for the changes. Also, I don't think the capacity of the Wixom Road is big enough to handle anymore additional traffic than it has now today, same as the junction at Ten Mile and Beck Road.

I am tired of unscrupulous developers with scant regard for the city, its residents and the neighborhood being entertained by the City over and over again to evaluate (similar) proposals that do not comply with existing master plan and serve the interests of none other than themselves. I am absolutely tired of these developers trying to manipulate the system and its leaders to further their own interests. I am tired of defending our position for over a decade and feel the constant pressure of having to keep a watchful guard to safeguard my interests and the master plan based on which I invested in my home. The frequency at which these junk proposals along with the all-time low housing valuations is causing a level of stress and anxiety that I feel compelled to hire legal counsel to stop this harassment. How many times do the residents have to say NO to the same question?...The Aspen group was well aware of the master plan when they purchased the property eight years ago. He has tried his bag of tricks ... to get the residents to succumb, but continues unabated. For the very last time let me make this amply clear to all members of the City Council. THE ANSWER IS NO. No change in zoning for Ten Mile and Beck road intersection properties. ...As residents/investors in the city, I am expected to maintain my property per city guidelines. Why should another investor (a developer in this case) be exempt from maintaining his property to the same standards that I am expected to? The neglect of these properties is a nuisance to surrounding residents, not just as an eye sore but due to the rodents and animals that seek shelter in them. In addition, the weeds are a major cause of allergies to me and my family and the brush can be a fire hazard. Rather than wasting time on reviewing zoning change proposals that we residents will not approve, I request you to kindly put forth an amendment that makes property owners like Aspen responsible for upkeep of their property and liable for any harm that neglect may cause to its neighbors. We need to make Novi a community for families, with reasonable opportunity for investors to profit from sound ventures that fit the master plan. Opportunistic suckers who invest with the singular goal of maximizing profit at the expense of the city, its future and its residents should be dealt with an iron fist. As elected officials, I trust you will safeguard our interests at all times.

We are strongly opposed to the rezoning of the Southwest Quadrant of Novi for business purposes!! We bought our property with the understanding that there would be residential NOT business around our family.

In regards to the question of rezoning near Southwest quadrant between, this is a no-brainer. Absolutely not! Why would the city even consider more strip malls in this residential community? Don't you all realize that your biggest tax base comes from this residential neighborhood? Homes have been for sale for over three years here, why don't you make it even harder to sell a home by making the surrounding area a strip mall dump? What is this low income residential you are proposing? ... The city Master plan should NOT be reconsidered every time a developer has a new idea, it's supposed to be a Master plan for a reason. ... Nearly the entire Novi Town Square is sitting unoccupied while even more store fronts are built. Why would we need more stores here!!! Again this is a large active neighborhood that will make it a nightmare for any builder who is allowed to build low income housing or shopping of any kind.

I am absolutely, adamantly opposed to any modification to the Master Plan that will allow strip malls on the corners in the western part of Novi. I am interested in obtaining more information regarding the catholic high school, and proposed housing that would accompany it. I understand that the school and housing for the nuns go hand-in-hand. But is the multi-family housing in that area also tied to the school? That seems an odd combination. I am undecided about the school, and would like to know how the traffic conditions will be addressed. It is very congested for the twenty minutes after Catholic Central lets out, and the Wixom Rd/Grand River interchange is ill-equipped to deal with it.

I am opposed to the suggested rezoning of the southwest quadrant of Novi which includes the area between Wixom Road and Napier Road, from Ten Mile to Eight Mile. I favor keeping the Links of Novi zoning as it currently is listed, with a plan for 439 single family homes to be built at the site. I am opposed to a revised plan that would allow senior living accommodations along with a multiple story assisted living facility and a commercial shopping area. Additionally, I am opposed to a large multi-story shopping center, gas station, bank and high-density/low income housing on the northeast corner of Napier Road and Ten Mile. Further, suggestion of adding a strip mall at the "Dinser" property is absolutely ridiculous with the number of vacant strip mall areas in Novi. The same is true regarding proposal of a large strip mall for the northwest corner of Beck Road and Ten Mile. If the Master Plan is a vision for the future development and character of the city, I shudder to think what sort of vision it is if the plan is modified every time a developer submits a proposal that does not conform to it! Please do not rezone the area in the southwest quadrant of Novi.

The Island Lake of Novi Newsletter recently informed me of the City of Novi proposed rezoning plans. As a resident of the beautiful, quiet, upscale Island Lake of Novi residential community, I was shocked and disappointed to learn that the City of Novi is beginning a review of the city's Master Plan. I learned from the newsletter that the following areas are under review: 1. Links of Novi property – Proposal to change from the approved plan for 439 single family homes to senior living accommodations in which the units would be increased to over 750. 2. NE corner of Napier and Ten Mile roads – Proposal for a large multi-story shopping center, gas station, bank and high-density/low income housing. 3. Dinsler property – Proposal for strip mall and high-density/low income housing. 4. NW corner of Beck and Ten Mile roads – Proposal for a large strip mall and high-density/low income housing. The purpose of this letter is to inform you that, as a resident of Island Lake of Novi, I am opposed to all of the above proposals for the following reasons: 1. We purchased our home in the Island Lake of Novi community with the expectation that the City of Novi zoning would ensure that only comparable communities with minimal commercial developments would be allowed within this southwestern portion of Novi. To date, the City of Novi appears to have rigidly controlled the zoning in the corridor along Beck and Ten Mile Roads by allowing only beautiful, upscale homes comparable to those in Island Lake of Novi. 2. Allowing multiple commercial developments in this area is not in keeping with the communities which currently exist in this area. Furthermore, the vacant stores in Briar Point Plaza strip mall (Beck and Ten Mile) and at the Home Depot/Kroger strip mall (Grand River Ave. and Beck Roads) seem to indicate that more commercial developments are not needed in this area. 3. Allowing high-density/low income housing in this area is not in keeping with the communities that currently exist in this area. We purchased our home in Island Lake with the expectation that the remainder of southwestern Novi would be built out with comparable homes so that we could be proud of our community. 4. The roads in this area are currently inadequate, as evidenced by frequent ¾ mile backups on Ten Mile and Beck Roads during rush hours. The additional traffic resulting from the proposed developments would not be containable. 5. Allowing high-density/low income housing and commercial property adjacent to Island Lake of Novi will almost certainly have a detrimental effect on our community and its value. 6. I find it unacceptable for the City of Novi to review the 5-year Master Plan 2 years early to accommodate these unacceptable developments proposed for the city. A plan should be a long-term guide, not an instrument of change to accommodate current outside interests. In summary, I want you to know that I am in total disagreement with the above re-zoning proposals and I fully expect that, as appointed or elected officials of my city, you will protect the interests of the residents of your city as a first priority over the business, and greed motives of outside developers.

I am writing to express my concern over the proposed changes to the Master Plan for the Southwest Quadrant. In order to preserve our property values as well as quality of life, we must not allow developers to come in and buy residential land with an expectation of a zoning change to maximize their investment. We have plenty of nearby shopping, loads of vacant office fronts available, and more banks than I can count in this city. We DO NOT need any more commercial development in this area. Instead, we must preserve these peaceful neighborhoods and leave this zone as residential in an effort to make our city a desirable one where families can live and enjoy a quality of life. Protect the citizens of Novi and not the developers trying to make money at our expense.

We live in the Island Lakes subdivision at Ten Mile and Wixom Road. My wife and I moved to this area of Novi from Canton because of the non-commercial areas surrounding our new home. We are definitely against any commercial development or change to the Master Plan in western Novi. I also talk regularly with many neighbors who also oppose new commercial building in our area of Novi. The Grand River corridor offers many different shopping opportunities and 12 Oaks is also nearby. The last thing we need is more banks, video stores, convenience stores or strip malls in our area.

I am a resident of Island Lake and I would like to go on record to the planning commission and the city council as a concerned citizen. I have lived in Novi for more than 17 years and I have seen many changes. I enjoy this city, however, the traffic concerns in the areas of Ten Mile and Beck, Wixom and Grand River, etc. have been growing worse. I use Ten Mile daily to travel to work and also Beck, the time it takes to go 1/2 mile on Ten Mile in the morning can be anywhere from five minutes to 25 minutes. This used to be a nice country ride, but has changed drastically just in the past two years. I can't imagine how a mega strip mall and more and more building in this area will help this situation. Even if the entire stretch of Ten Mile was widened to accommodate, the people in this area will surely suffer. I really don't need another gas station, CVS or bank to come in and make it more "convenient" for me to have to drive an extra .25 miles to get to the next one of these services. Please count the number of these type of businesses in Novi and really decide whether it is essential to have yet another of these in our area. Please let us have the areas left around us to see forest and wetlands and wildlife not parking lots, traffic and yet another CVS, bank, gas station or McDonald's.