

IX. Opinion [Citizen] Survey Results, Mark Spencer

MEMORANDUM



TO: MASTER PLAN & ZONING COMMITTEE
FROM: MARK SPENCER, AICP, PLANNER
SUBJECT: MASTER PLAN REVIEW PUBLIC INPUT UPDATE
DATE: NOVEMBER 21, 2007

Mark Spencer
11-21-07
To: Mayor - and City Council Members
Update on Master Plan & Land Use Review

This memorandum is a brief update on the public comment part of the Master Plan Review process. As part of this review process, the City solicited public comments by several methods including the following:

- An informal opinion survey provided on the City's web page, in the City Hall Atrium, at the Master Plan Vision Fair and in a mailing to over 500 addresses that did not receive a Vision Fair notification postcard.
- Three study area specific informal surveys produced by Birchler Arroyo (the City's Master Plan planning consultants) and distributed at the Vision Fair. These surveys were also distributed in a mailing to over 500 addresses that did not receive a Vision Fair notification postcard.
- Chesapeake Group (another City Master Plan consultant) conducted a needs assessment random sample scientific telephone survey.
- Letters and e-mails to the City.
- Public comments at Planning Commission and Master Plan & Zoning Committee meetings.

New report forthcoming.

The City requested all of the above mentioned surveys be returned or mailed to the City by November 14th. Over 100 of the survey packets mailed after the Vision Fair have been returned. Surveys and comments received through November 19th will be included in the final tally of each survey. The three study area specific surveys returned were forwarded to Birchler Arroyo and their final tally should be available soon. A final tally and a discussion of the results of the City's informal opinion survey are attached for your review. This survey included a section for comments and a copy of these comments is also attached.

In addition, the City is reviewing a draft discussion of the preliminary results of the random sample survey conducted by the Chesapeake Group. A further discussion of this survey will be included in the complete report from the Chesapeake Group. A recap of letters and e-mails received by the City will follow at a later time.

Please advise if you have any questions on this matter.

MEMORANDUM



TO: MASTER PLAN & ZONING COMMITTEE

FROM: MARK SPENCER, AICP, PLANNER

SUBJECT: Opinion [Citizen] Survey Results

DATE: NOVEMBER 19, 2007

The following memo highlights the results of the City's 2007 Master Plan for Land Use "Opinion [Citizen] Survey." As one part of the public comment portion of the Master Plan Review process, the City solicited public comments through an Opinion Survey developed by the City Planning Staff. This informal opinion survey was available for completion on the City's web page, in the City Hall Atrium, at the Master Plan Vision Fair and in a mailing to over 500 addresses that did not receive a Vision Fair notification postcard. During the almost two months of data collection, 278 surveys were completed and returned to the City. Although this survey was not a controlled scientific survey, this type of informal survey is often used by professional planners to gather general public opinion regarding land use issues.

The Survey contained four groups of questions including a set of general questions and questions specific to each of the three Master Plan Review study areas. A discussion of the survey results for each group of questions follows:

General Questions

The first set of questions revealed that 95% of the respondents were residents who lived in the City of Novi for an average of 13 years and 12% of the respondents were business managers who conducted business in the City for an average of 17 years. Overwhelmingly the respondents viewed the City as a quality place to live or do business (97%) and they indicated that they would recommend Novi to their friends, relatives or business associates (96%). Supporting the City's long term plans and ordinances, most respondents (85%) believe that these tools have been instrumental in bringing quality development to the City. They also want the City to continue to protect quality natural features (98%).

I-96 and Novi Road Study Area Questions

The majority of the respondents (74%) indicated that they favor the area south and west of I-96 and Novi Road remaining a mix of industrial uses with retail uses along Novi Road and Grand River Avenue. They responded that if the area was redeveloped they had a strong desire for a performing arts center (87%) and a smaller majority had a desire for office (67%), retail/commercial (65%) and mixed use office, retail and residential (53%) buildings in the area. A substantial majority (74%) did not want residential buildings in the area.

Preserving natural features was important to most of the respondents with 86% of them indicating a desire to protect or rehabilitate the Middle [Walled Lake] Branch of the Rouge River corridor. The majority also felt that pedestrian (74%), bicycle (72%) and motor vehicle (71%) transportation systems need to be improved to better serve the area.

> **Twelve Mile, Napier & Wixom Roads Study Area Questions**

Land use questions for this study area were divided into two categories: first, the eastern developed area along Wixom Road (the former Cadillac Asphalt Plant) and second, the balance of the study area. The survey results indicate that if the western area was redeveloped, the majority of the respondents feel that single family residential (64%) and a quasi public/institutional (72%) use would be appropriate uses for the area. The respondents were more divided on including office (50%) and retail (44%) uses. 75% opposed industrial uses and 80% opposed multiple family uses.

Low density residential (67%) and quasi public/institutional (66%) uses were the preferred choices for the balance of the study area with office (49%) uses receiving a split response. The majority of the respondents indicated that medium or high density single family residential (74%), multiple family residential (81%), retail (61%) and industrial (79%) uses were not preferred.

Protecting and/or rehabilitating natural features in the area was important to 92% of the respondents. The majority also felt that pedestrian (81%), bicycle (79%) and motor vehicle (71%) transportation systems need to be improved to better serve the area.

> **Southwest Quadrant Study Area**

A large majority (90%) of the respondents indicated that this study area should remain planned for low density single family residential and park uses and an overwhelming majority opposed permitting high density single family residential (93%), multiple family residential (92%), office (93%), retail (91%) and industrial (99%) uses in the area. Although the majority opposed medium density residential (72%) and quasi public/institutional (69%) uses in the area, almost a third of the respondents indicated these uses would be acceptable.))

The vast majority of the respondents felt that protecting and/or rehabilitating natural resources in the area was important (96%). A large majority indicated that pedestrian (84%) and bicycle (82%) facilities need to be improved while a smaller majority felt that motor vehicle (64%) facilities need improving.

2007 Master Plan For Land Use Review

Opinion [Citizen] Survey Recap

Final Tally 11/20/07

Total of 278 surveys posted

Number of responses
(percent of survey responses)

General Questions

		Yes	No	
1	Are you a resident of the City of Novi?	259 (95%)	13 (5%)	
2	If you are a resident, how many years have you lived in the City of Novi.	<i>Avg. Number of Years</i>		13.6
3	Do you manage a business in the City of Novi?	30 (12%)	227 (88%)	
4	How many years has your business operated in the City of Novi?	<i>Number of Years</i>		17.3
5	Do you consider Novi a quality place to live or do business?	253 (97%)	9 (3%)	
6	Would you recommend Novi to your friends, relatives or business associates as a place to live or have a business?	250 (96%)	11 (4%)	
7	Do you believe that the City's long term plans and ordinances have been instrumental in bringing quality development to the City?	188 (85%)	34 (15%)	
8	Should the City continue to encourage the protection of quality natural features?	261 (98%)	6 (2%)	

I-96 and Novi Road Study Area Questions

		Yes	No	
1	Would you like the area south and west of Novi Road and I-96 including the old Expo Center to remain a mix of industrial uses and retail/commercial uses along Grand River and Novi Roads?	161 (74%)	56 (26%)	
	In not, would you like to see the area redeveloped with any of the following uses:			
2	Office buildings?	51 (67%)	25 (33%)	
3	Retail/commercial buildings?	54 (65%)	29 (35%)	
4	Mixed use office, retail and residential buildings?	46 (53%)	41 (47%)	
5	Residential buildings?	17 (25%)	52 (75%)	
6	Performing arts center?	90 (87%)	14 (13%)	

7	Other uses nothing listed (3 ea.), medical office, family recreation center	5		
8	Is protecting and/or rehabilitating the Middle Branch of the Rouge River corridor important in this area?	172 (86%)	28 (14%)	
9	Which transportation facilities in the area need to be improved to provide better access to existing and proposed uses in the area: Pedestrian?	133 (74%)	47 (26%)	
10	Bicycle?	129 (72%)	50 (28%)	
11	Motor vehicle (roads and streets)?	129 (71%)	53 (29%)	

Twelve Milc, Napier & Wixom Roads Study Area (Special Project Area 2)

		Yes	No	
1	If the eastern portion of the study area along Wixom Road is redeveloped should it include any of the following uses: Office buildings?	98 (50%)	98 (50%)	
2	Retail buildings?	86 (44%)	110 (56%)	
3	Industrial buildings (existing use)?	44 (25%)	132 (75%)	
4	Multiple Family Residential?	37 (20%)	150 (80%)	
5	Single Family Residential?	129 (64%)	73 (36%)	
6	Quasi Public or Institutional uses (i.e. schools, government buildings or churches)?	144 (72%)	57 (28%)	
7	Other uses Keep natural resources, multi-use buildings, dog park & trails, commercial, nothing listed (3) and family recreation center	9		
8	What uses would you like to see in the remaining portion of the study area: Office buildings?	82 (49%)	87 (51%)	
9	Retail buildings?	66 (39%)	104 (61%)	
10	Industrial buildings?	35 (21%)	131 (79%)	
11	Multiple Family Residential?	32 (19%)	134 (81%)	
12	Low density Single Family Residential?	125 (67%)	61 (33%)	
13	Medium or High density Single Family Residential?	43 (26%)	125 (74%)	
14	Quasi Public or Institutional uses (i.e. schools, government buildings or churches)?	118 (66%)	62 (34%)	

15	Other uses	11	
	Keep natural resources, nothing listed (5 ea.) dog park with walking trail, family recreation center, open space, performing art center and commercial		
16	Is protecting and/or rehabilitating natural resources important in this area?	211 (92%)	18 (8%)
17	Which transportation facilities in the area need to be improved to provide better access to existing and proposed uses in the area:		
	Pedestrian?	146 (81%)	35 (19%)
18	Bicycle?	141 (79%)	38 (21%)
19	Motor vehicle (roads and streets)?	127 (71%)	51 (29%)

Southwest Quadrant Area

		Yes	No
1	Should the City continue to plan the entire Southwest Quadrant Study Area primarily for low density Single Family Residential and park uses?	237 (90%)	27 (10%)
2	If other uses should be permitted, what uses would you like to see in the Southwest Quadrant Study Area:		
	Office buildings?	14 (7%)	198 (93%)
3	Retail buildings?	19 (9%)	196 (91%)
4	Industrial buildings?	2 (1%)	213 (99%)
5	Multiple Family Residential?	16 (8%)	197 (92%)
6	Medium density Single Family Residential?	61 (28%)	156 (72%)
7	High density Single Family Residential?	15 (7%)	192 (93%)
8	Quasi Public or Institutional uses (i.e. schools, government buildings or churches)?	63 (31%)	140 (69%)
9	Other uses	19	
	Parks (8 ea.), nothing listed (4 ea.), convenience store at 10 & Wixom, a gas station, day care(2), dog park (2 ea.), trails, senior housing (some surveys listed more than one use)		
10	Is protecting and/or rehabilitating natural resources important in this area?	241 (96%)	11 (4%)
11	Which transportation facilities in the area need to be improved to provide better access to existing and proposed uses in the area:		
	Pedestrian?	191 (84%)	37 (16%)
12	Bicycle?	183 (82%)	37 (18%)
13	Motor vehicle (roads and streets)?	138 (64%)	79 (36%)

Control Number	Comments
1	We do not need any more commercial development in the SW quad. It is zoned for residential. It was purchased as residential. Let them build residential. Why do they think that it should be changed just because they want it? The residents do not want commercial at 10/Beck or 10/Wixom. The Novi Expo should be rezoned for the trade center. It just makes sense for an existing building that is already perfect and available to become something new and different. It would add to our existing culture.
2	Priorities: 1.) Maintain or reduce density...no more trailer parks, apartments, multi-families, or condos (unless within existing zoning). 2.) Improve infrastructure. a.) Master Plan 4 or 5 lane roads corp. line to corp. line for 8, 10, 12 Mile Roads, Grand River, Haggerty, Novi, Beck & eventually Napier. b.) Connect all schools & parks with bikeways & sidewalks, connect all subdivisions to retail with bikeways & sidewalks, connect bikeways with regional bikeways. c.) Construct ring roads -Novi & Grand River. 3.) Develop a plan for Novi Rd. between railroad tracks & 10 Mile with perhaps side/parallel streets or angled parking. 4.) Increase parklands while preserving woodlands & wetlands. 5.) Plan for mass transit. 6.) Plan for the Arts (Old Expo, Fuerst Farm, other farms). 7.) Finalize decision & plans for Walled Lake area parklands. 8.) Eliminate all "special planning project areas". Zone appropriately and consider rezoning if another use is proposed. 9.) Tie plan into surrounding communities.
3	Please stop trying to develop Novi- leave the land alone. The City has allowed builders to level woods to build homes that are no longer selling. Now that times are tough for builders and they are no longer making millions, they have neglected the land and their projects leaving vacant buildings and property that is not cared for at all. Property values are down and neighborhoods are in decline because builders do as they please in Novi. The roads also can't take additional residents or business traffic. Again, builders are not held responsible for the infrastructure- the city leaves that for it's citizens to pay. Enough!! Fill up the spaces that are empty in current strip malls before new growth can take place. Bike and walking trails should connect the entire city- but right now- it's too difficult to ride a bike or walk in Novi. There is too much traffic on too few roads. Why is 10 Mile Road still a 2 lane road? Why would you want to build more on 2 lane roads? Fountain Walk is a mess- look at all the land they was used for that and there is no improvement at all. Empty stores all over Novi- fill them up before allowing new growth. Stop builders from using the little land left in Novi to make a profit. Look at the empty lots in all the subdivisions- it's looking like Detroit! Weeds, weeds, weeds!
4	Seems like we have a good distribution of commercial & business use today across Novi. Let's keep the current strategy in place.
5	Why are you trying to rezone an area in which the people in this area came to live. SW Quadrant- this area is the only area in which it is 100% free of commercial retail, apartments, industrial, and office buildings. To develop it commercial, retail, etc. it would be a crime. Note: Keep residential completely separate from commercial and retail. Take a good look at Birmingham, W. Bloomfield, Bloom. Hills, Franklin, village of Orchard Lake, Northville and many more. The city is divided between the residential & commercial, retail, etc.! Keeping bright lights, noise, large diesel trucks, traffic, large trash container, loss of trees, wildlife and wildflowers. Go to 12 Oaks or any other commercial development and listen! no birds singing, no wind blowing through large trees- Nothing!! Look-concrete, asphalt, noise, exhaust, trash blowing, poles and wire, and it gets worse as time goes on. Why are we even talking about this wasting tax money?
10	It is important to maintain the separation of residential and commercial areas, a feature that attracts many to the city of Novi. Do not rush to make master plan changes in a down economy in order accommodate the desires of only commercial and high density residential developers.
11	One of the major downfalls of living west of Beck and between 8 and 12 mile is that there are no continuous sidewalks for people to use to walk or bicycle between neighborhoods, schools

Control Number	Comments
	and parks. We hope the city sees the advantages to all the residents and will continue to strive to connect our community by adding sidewalks along Both sides of Beck road. As for changing the zoning at Beck and 10 mile. There are multiple retail shops in Novi near this area that are vacant. Adding additional vacant retail or office areas does not make any sense, not to mention that it will only help drive residents out of this area as opposed to attracting them. In addition, this area is absolutely horrible for traffic. The addition of retail or office space will only make things worse for the residents.
13	I'm not sure why we are even considering changing the plan! Sorry to the builder that he bought the land in a different economy, but that's the risk of business. The economy goes up and down; Novi ought to stick with its long term plan.
14	The city should definitely consider keeping the natural resources, specially in the "Special Project area 2". This is a beautiful green area that should not be touched. This area in Novi can't afford having more residents. Knightsbridge Gate is already a high density single family home with about 350+ homes, as well as Island Lake and the mobile communities around. The traffic on Napier Rd./Grand River/Wixom Rd. has already increased quite a lot over the last months, as well as the access to the I-96. I do believe the city of Novi should consider the safety of the kids who attend the Catholic High School and quality of living of the families living close to the "Special Project area 2". The main reason my family and I have decided to move from Canton to Novi is that the city of Novi offers the same conveniences as Canton, however it's not as over populated and dangerous as Canton has become.
16	One of the best and popular features about Novi is its clustering of similarly-zoned areas. Commercial/retail have its areas; industrial has its areas; and residential its areas. And generally the areas do not mix. We do not want or need commercial businesses in our southwest quadrant (10/Beck). Existing strip mall at 10/Beck is persistently vacant and even a bank failed there. We don't want it and won't use it. Please advise the developers who purchased residentially-zoned land that MI's current housing slump is no excuse to seek zoning changes, build unwanted strip malls, businesses, apartments or mobile home parks, take their profit and leave town. Residents have to sit on our property and wait out the slump - they have to too. They're real estate professional and knew the risks when they bought the land.
17	I-96 and Novi Road: Multi-use buildings - retail and office on the lower floors and residential on the upper floors. 12 Mile and Napier: same as above! Since land within the city is limited, higher density residential construction should be emphasized. To make living in Novi more desirable multi-use construction should be encouraged to provide an atmosphere similar to that being offered by redevelopment going on in major metropolitan areas (especially as in historic districts of outlying areas). Thin in terms of the changing housing market and future lifestyle options.
18	Please pave Napier from Novi Meadows south- plow & salt south of 12 Mile. We need bus service in the City of Novi. There are too many people walking and riding bikes to jobs at Meijer from Novi Meadows and Old Dutch Farms and in other parts of the city.
20	I believe Novi has enough retail buildings and condominiums! I would like to see more single family residential but with lot sizes bigger than 80x120. I think the southwest quadrant is a beautiful area and should not be developed with more retail/commercial or high density single or multiple family residential. I don't mind office buildings as long as they sit back from the road and the number of floors is limited. Landscaping should be used to hide some of the buildings,. I would like to see a community golf course where the Links of Novi golf course is now.
21	Rezoning for SP2 is a great use of this land. The school and proposed condo development would be well done and an asset to our community. As a resident of Island Lake, I welcome this change!
22	You need to pay a little more attention to Nine Mile and Garfield Roads. I have been paying taxes for 20 years and I see other roads in the city being repaved, and we get this lousy chip

Control Number	Comments
	<p>seal coating which already needs patching. Yes, the traffic will increase, but you need to improve the infrastructure a little bit to get the developers and home buyers in the area. You need to revisit the area of gravity fed sewers in the Southwest quadrant. When Park Place was developed the developer stated in a public meeting that there would never be gravity fed sewers West of Beck Road. Now we have a gravity fed sewer along 8 Mile Road which flows East of Garfield. Who do we believe? Suggest that you strongly encourage Singh to cut in and develop the pathway between 9 and 10 Mile as soon as possible. If you build it, this will bring the people in to use it, and word of mouth will spur further development in this quadrant. Try working with Maybury State Park to open up the bike path entrance at Beck and 7 Mile. If this happens and the Singh trail is built, it will open up a path from Hines Park all the way to Grand River and Wixom Road. If you could fit a 7-11 or a Quickee Mart at Wixom and 10 Mile this would be great! Thanks for taking my input!</p>
24	<p>I grew up in Novi, moving here in 1971 at age 10. I have lived a total of 23 years in Novi. In 1999 my wife and I built our home in the Southwest Quadrant in Andover Point, south of 10 Mile, west of Beck. The City of Novi MUST keep this area as low-density single family residential. The homeowners in this area built or bought their homes with the expectation that this was going to be the type of development we could expect as the area matured. There are some undeveloped areas near our home, such as the corners of 10 Mile & Beck, 10 Mile & Wixom, and 10 Mile & Napier, that have developer/owners that are bent on pressuring the City of Novi to alter the Master Plan zoning in these areas to allow commercial development. This area is currently zoned entirely for low-density single family homes. We are steadfastly opposed to any alteration of the zoning to allow any commercial development in these areas. This would detrimentally impact the quality of life for the homeowners in these areas. It would bring more traffic, air, water, and noise pollution, and would do nothing to benefit the homeowners who live in these areas. The only group that would benefit would be the developers and investors who have no stake in our quality of life, don't live here, and only seek to maximize their profit at our expense. Altering the zoning defeats the whole purpose of having a Master Plan and results in a hodge-podge of developments that deter from the quality of life for the residents and the city as a whole. It may also negatively impact the property values of the nearby homes, which in turn would negatively impact the tax base of these homes. It will also negatively impact the immediate environment. The Southwest Quadrant has some of Novi's most beautiful natural assets, with wetlands and forested areas. These areas provide an esthetic value to the city and residents and are home to varied species of plants, trees, and wildlife. Allowing commercial development will erode sensitive natural areas. Additionally, many of the homes in this area have well and septic systems, ours included. Commercial development will cause runoff that will eventually seep into the aquifers from which we get water for drinking and household use. This could have health consequences for the residents who rely on these aquifers for water. The homeowners in this area are primarily successful upper-middle class professionals. They are the type of residents the city seeks, bringing strong educational backgrounds and the ability to support high-quality schools and businesses which make Novi an attractive place to live and work. We have no problem with commercial developments so long as they are done in areas zoned for such development. The areas in question are not those areas. It is incumbent on the city planners to hold to the promise of maintaining the quality of life for the existing residents by keeping these areas zoned for residential development and sticking to the Master Plan.</p>
25	<p>As a long time resident in Novi I have seen time and again the City's Master Plan be changed from its original intended vision - it is disheartening to invest in building a new home here only to find a couple of years down the road that the adjacent property has been rezoned to a completely different plan - I fully intend to move out of Novi as soon as it is financially feasible to do so - when my property value has re-stabilized</p>
29	<p>Within the City of Novi, there is so much unutilized retail space (Fountain Walk, Town Center & the Kroger/Home Depot strip on Grand River) that it is ridiculous to think the city NEEDS another strip mall on a corner. Please leave this portion of the Master Plan alone.</p>

Control Number	Comments
33	I do not want to change zoning from single family house to commercial for northwest corner of 10 mile and Beck.
37	I would not mind a school in the area around Catholic Central but only if it has access off Grand River or 12 mile road. Wixom road is a mess due to the volume of traffic already generated by the retail, schools and houses in the area. Lets not make the mistakes similar to what Canton did early in their development. Just look at Ford road. I don't think we want that in the Wixom/Grand River area. The area off of 10 mile is one of the only natural areas we have left. I don't think the Master plan should be revised because a developer wants it that way. I don't understand why we are even reviewing at this time since we are still a couple of years away from the required review. I assume it must be developer driven. This is our city.
39	My family has lived in the South Quadrant for 12 years - we are strongly against any re-zoning of the area. We purchased our home with the expectation that the residential zoning would continue, and that commercial development would occur in other areas of the city. We moved here because of the natural surroundings, and want to preserve as much of nature as possible. There is absolutely no need for additional development in this area and any plans to do so are clearly only to benefit developers and not the community. The retail centers in this community are well developed and easily accessible to residents of the south quadrant. There are major thoroughfares that are equipped to handle the traffic associated with commercial development, and there is no need for taxpayers to bear the burden of creating infrastructure to handle extra traffic in this area only so that more of nature can be destroyed and completely unnecessary services can be added - to line the pockets of developers. In the years I have lived in this city, I have seen it swell with more and more areas of large scale commercial development. There needs to be a balance of this development with the critically important needs of a family oriented community so that the community does not feel like it has been "bought" by big money developers but feels like it can combine all of the conveniences of commercial growth and development with preservation of nature and a peaceful family community
40	We have lived in Novi for almost 17+ years and currently we live in Island Lake. In the last 5 years our house prices have fallen more than 20% from the cost(\$100,000+) in the value of our homes already. If you plan to re-zone and build anymore single family homes in the south west quadrant of Novi they will fall further and it will not encourage other families to move to Novi. Instead of making more families to move to Novi it is very important to retain the existing values of our properties to maintain our city name and standard. Please do not rezone and build more homes...
41	I oppose the development of the Southwest Quadrant of the City. 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-A 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 are 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 City Council, especially since the late 1980's when a citizen referendum brought home the importance of single family residential zoning 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 5 to 10 minute drive, the residents of this quadrant are served by commercial areas near Grand River Road, 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 and developers 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 a 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

Control Number	Comments
	<p>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 city services or personnel. R-A 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.</p>
43	<p>Regarding the Master Plan for Novi, specifically the rezoning of the SW QUAD. The current plan for this area is zoned Single Family and Parks. 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 10 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 10 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 myself that the SW QUAD should stay zoned residential and parks as it currently is. Thank you for considering our thoughts.</p>
44	<p>The congestion of 10 and Beck would only worsen with commercial being introduced.</p>
47	<p>Intersection at 8 Mile and Beck is a death trap. Cannot see cars coming south on Beck from 8 Mile east. Need a left turn light. Would appreciate some SMALL retail in the area. Have to drive into Northville or to Novi Road, etc., for small retail needs. Needs to be done in good taste protecting homeowners. I believe in free-enterprise - if people don't get hurt. We can't expect everything to stay the same - it's selfish but homeowners need to be protected.</p>
49	<p>Better turn lanes at 10/Beck - too congested now. I am a resident of Greenwood Oaks. I purchased my home in Greenwood Oaks, Phase 1, 15 years ago. Knowing that the NE corner of 10 and Beck would be a "strip mall" and NW corner single family residential. I made my biggest investment based on that plan. 10 and Beck is congested enough now. That area does not need anymore stores or business there. There are empty vacant business areas throughout Novi now, including at Grand River and Beck shopping area. We do not need any more congestion or empty store fronts. I am in favor of half-acre sing family homes on NW corner of 10 and Beck. Also bank at NE corner is fine where it is at. I can drive there or to the multiple banks at Beck and Grand River area now! Please keep business areas in already existing business areas. There's plenty of room there.</p>
50	<p>Senior housing should be added in either Wixom or southwest quadrant areas.</p>
51	<p>Southwest Quadrant: The property value in that area has depreciated enough in the past five years - to intermix commercial will only make depreciation worse and make the already residential zones less marketable. Commercial areas have been spread out enough in Novi, it's time to preserve the residential areas as well as the City of Novi has preserved wetland areas. Also, note the commercial property on the NE corner of Beck/10 has vacancies, so obviously additional retail property would be a mistake.</p>
52	<p>Please no more banks.</p>

Control Number	Comments
53	Napier Road needs to be paved or blacktopped. Too much traffic goes down that road. Very loud and very dusty and trucks go at a very high speed.
54	We avidly oppose any change that could potentially lead to residential single family being changed to anything else.
55	Zoning and Master Plan should not change at all.
101	More parkland and woodland areas kept.
102	Novi's population is changing on the EAST SIDE. Schools are struggling to meet low functioning students. Fear of crime and problems that come from high density low income homes or multiple family dwellings i.e. 10 Mile west of Meadowbrook (Novi Ridge).
106	My husband and I moved to Novi (Island Lake) in part to escape the traffic and overburdened roads of Rochester Hills east side (Rochester Road Corridor). After making such a large investment in this area, we would hate to see the same thing happen here. We firmly believe that our property values will make a turnaround in the coming years, but only if we preserve what Novi is renown for...great schools and a great place to live.
110	Please consider planning the eastern part of 12 Mile Napier & Wixom Rd. study area for retail, consistent with the B-2 zoning in place and the Target/Sam's Club property on the east side of Wixom Rd.
111	Land owners/developers bought property to develop as residential & should have to stick with their original intent. Homeowners are already hurt by the bad economy and are paying taxes on values higher than the market would yield. This would only make it worse. Future postcard mailings should cover everyone affected at least 1 mile from perimeter of property being considered for rezoning. There is already plenty of vacant buildings in Novi and ample retail/service/etc. within reasonable drive.
112	We do not need additional retail space in Novi!
113	Just keep the beautiful natural preserve on Twelve Mile/Napier Study Area. A high school would be ok but no more houses please.
117	Do not change Master Plan for southwest quadrant.
118	Do not change Master Plan -southwest quadrant.
120	I bought in Novi in 2004 with the Master Plan in mind. I would not be happy with the Planning Commission if they make any changes to the SW corner of Novi.
121	The southwest quadrant area has been designated as single family residential on the 2007 Master Plan. It should remain single family residential. The Briarwood Pointe shopping center has just recently filled vacancies that have been vacant for 5 years. It is not necessary to construct additional strip malls or centers in residential parcels in Novi. That is one of the many great pieces of Novi. Novi has residential areas, parklands and focused area that does not need to be expanded for retail and/or industrial in the designated Master Plan. It should not be changed!! I have been a resident of Novi for 23 years and have directed many family members and friends to Novi. Novi has a quality of life and a wonderful ambiance that makes it great!
122	Just because the economy is bad should not give developers a free pass to rezone to dump their property.
123	Rezoning the areas prior to 2009 is not necessary.
124	When will Napier Rd. be paved completely?

Control Number	Comments
128	I honestly feel in the challenging economic times in Michigan that Novi has more important matters to address and many unfinished projects. For example, correcting all of the bike paths. Traffic on 10 Mile needs to be addressed too! As I move around Novi I see many empty commercial sites (Grand River is really better designs for commercial development). In addition, many homes are for sale with no one to buy them including new development- is there really a demand for more?? Lets put our energy into more important matters other than special interest!!
130	I am not a Novi citizen but own land in the city. As a tax payer I am interested in maintaining the current Master Plan of 2004.
133	Southwest Quadrant- Beck and 10 Mile do not need anymore commercial projects. There are enough strip malls in Novi (many not at full capacity). It needs to remain residential as was promised. Commercial has not only been voted down but also a judgment against it happened in the near past. Also, traffic flow does not favor such developments. 12 Mile/Napier Wixom-Girls Catholic school seems to fit in the 12 Mile and Grand River area. I-96/Novi Road- The Adell property is perfect for a trade center. The ring road around it should be finished as promised. Do not get into a law suit with the Adells and lose an expensive judgment. In fact, the Singh development plan at 10 Mile and Napier Road is way out of line. It has already gone to Planning Commission so how can any Master Plan change stop or retard such a development???
135	10 & Beck is primary residential single family homes and should stay that way.
136	This land should not be rezoned if you want to build something build a park!
137	Please do not allow traffic congestion to be made worse by high density rezoning.
138	We remained in Novi because of the natural environment- no high rise buildings and respect for welland preservation and a "country" suburban life-style. I don't want to live in a suburb like Troy where there are high-rise buildings and very congested roads. Please guard against letting high density, multiple housing units being built along with strip malls, etc. Keep Novi a beautiful, green land, natural landscape centered city so it's residents can be proud of and enjoy!
140	Beck Road becomes busier. It is really hard to turn left onto Beck Road. A traffic light should be installed to make the life of residents easier. Along 12 Mile Road, there is plenty of land where we can plan for facilities like a performing arts center and even museums. Business buildings (not industrial) should also be part of the consideration. Thanks for making the effort to listen to the residents!
201	We have too many strip malls -many have vacancies. We hate living in Novi and can't wait to sell our house and move up north. Novi used to be a great place to live- not any more. Our roads need to be improved. Big time!!
203	No more strip malls. There are enough of these already and many of them have vacancies. Let us have our peaceful subdivisions and good quality of life we now enjoy. Enough!! Too much development of every empty parcel of land. The traffic is now horrific in every section of Novi.
205	The City should not encourage development that will increase population density or changes from current traffic patterns in the City. Grand River is a natural corridor for the expansion of retail and office. Western Novi neighborhood should be a low density housing and have limited retail.
206	The SW quadrant is the best place to serve as a park for the City of Novi.
207	We all moved to this area because it was zoned residential. We do not need any more retail or office space. We certainly do not need any more banks!
209	Do not change the zoning in the SW quadrant of 10 Mile & Beck Road!

Control Number	Comments
210	As a long time Novi resident- 30 years- I believe the City has done a good job balancing the needs of the homeowners and commercial interest. I can remember when the SW end of town was set up as low density single family use. It was a good decision to allow a large part of the City to grow without industrial and commercial intrusion. Developers keep trying to encroach on this zoning. It would be a big mistake for the good of the overall future of the city to allow developers to change the master plan and go commercial or low density in the SW quadrant.
211	Please vote for the way taxpayers who have been here feel. That's the reason we have bought and stayed here. If it gets more commercialized we will have a lot of good, honest people move out to greener pastures. Novi could become another Southfield. These are my feelings and all our friends here in Echo Valley.
212	Novi Rd., 10 Mile & Beck Road need to be expanded due to expanded growth and use current and future.
213	The SW quadrant area needs to stay with the 2004 Master Plan. We need no more shopping centers, gas stations around us within 5 to 10 minutes we have all we need.
214	Anywhere I go in Oakland & Wayne counties everyone I talk to comments I live in Novi the city with sidewalks that go nowhere!!
216	Consider paving Napier from N. Territorial to 10 Mile to ease congestion on Beck Rd.
217	I see no point in changing residential areas to business areas as we have enough strip malls/office parks already that are struggling. If they happen to be successful then it will put additional traffic stress on our roads. If it remains residential the likelihood of it being developed is much less due to the current economic conditions. This is better for the residents living on Novi who are already dealing with heavy traffic on 10 Mile & Beck Rds.
218	Please do not change the Master Plan for the SW quadrant of the City.
220	The Grand River and 12 Mile Rd. corridors still seem to have a lot of vacant land and I'm assuming they most of this area is zoned commercial. I would think that Novi city services are already being stretched with all the building that is in progress in these areas. Special project area 2 is close enough to Grand River that light industrial or service oriented business might compliment what is already there. SW Quadrant & 10 Mile- I have heard that South Lyon has already given the ok for shopping, office bldg, and other high density dwellings along 10 Mile. Do we need more development of this type in Novi? I would not want to see more stores and office buildings go up and sit there vacant for months or even years.
222	It is our family's opinion that the area of Ten Mile and Beck going west toward Napier Rd. should maintain a low density residential/farm area along with a school, a park and/or a church. Thus, the western area along Ten Mile should reflect a more rural atmosphere. This area should not be considered for commercial development. The commercial/industrial areas should be contained along the Grand River stretch from Novi Rd to Napier Rd and along Twelve Mile Rd from Novi Rd westward toward South Lyon. Furthermore, we feel that the infrastructure of the city will not, as it exists, withstand a lot more development in any area of the City without hampering our ability to travel from one place to another. Even Wixom Road to I-96 should be carefully scrutinized before any additional commercial development is considered for that area. This may be a place suitable to a school and perhaps a church or another park. It is our hope that the citizenry will be listened to when considering land uses in the regions of the City under the new study.

Control Number	Comments
223	Infrastructure and roads cannot handle any more development in the SW quadrant area. City is choking itself to death now. Ten Mile Road, between Beck and Wixom (eastbound) is bumper to bumper every morning (M-F) from Beck back to Wixom Road. The City needs to preserve natural resources and habitat!! The City is overbuilt and overextended. As residents in SW Quadrant, years ago we could drive to downtown Farmington in 7-10 minutes. Now it takes is sometimes 15-20 minutes to get to Novi Road. NO to all future development!
225	We feel its not necessary to change the zoning of the SW quadrant. It should remain zoned for low density single family residential so our quality of life will remain the same. There is plenty of commercial development in this area and we need to leave these areas free of further industrial clutter.
233	Shopping centers and other retail establishments are not really needed nor necessary in already developed residential areas. Residents moved to those areas because they wanted to get away from the noise, congestion, and lack of a natural feel that shopping centers, etc, bring to the follow the crowd in order to make money on/off the people who have intentionally moved away from them. We know where we can find them if and when we need them. It/they do not need to be in our backyard.
234	SW quadrant area: I would like to see more recreational space- park, dog park, nature trails, bike & hiking trails. Keep area/wetlands preserved. Keep residential zoning. If developing, add green space/trees, pedestrian & bike path improvements would be safer for traffic flow-connect existing walks, lengthen right turn lanes to allow through traffic to flow through signal lights better (Beck Rd/10 Mile NE bound)
236	We do not need any more strip malls or other shopping areas! 12 Oaks is expanding right now & we have the Town Center (with empty store fronts) & West Oaks. We have empty store fronts all over town as well as empty business (9 Mile between Novi Road & Meadowbrook) as well as empty office spaces on Novi Rd near 10 Mile. These failed businesses look for lorn and make our city look as though it's in trouble. We don't need any more business offices/retail shops until we can support the ones we already have. Those of us who moved into the SW quadrant did so in hopes of enjoying a peaceful area, willing to be a distance from stores not hoping stores would be built in our backyards!! It is the City's responsibility to make the city plans and for those who live here, not to help developers gobble up all the land..more parks like on 8 Mile across from Maybury!! Does Novi really want to just be more urban sprawl?
240	The southwest quadrant needs to stay zoned as is. This is one of the prime areas of Novi.
241	Special project area 2: The Grand River corridor remains the best location for retail development. Southwest Quadrant Area: This area is low density single residential area and should remain that way at least until all retail and office areas are filled. Especially with the new developments to the west, there are certainly more than enough traffic driving east into Novi. Residents in this area are used to driving a mile or two for needs and moved to the area because of that.
242	We are of the opinion that the 2004 plan should be kept as is!
244	Please don't change the current Master Zoning Plan from 2004.
246	Thirty years ago I found the quality of life that I was seeking for my family in Novi. It was peaceful and surrounded by nature. That is no longer the case. There is no end to the growth, noise, congestion (everywhere) etc. Running any small errand is a major headache, so I now go into Northville or Plymouth for most things. Open space is a thing of the past...how sad...Novi can no longer offer my family the quality of life that we want..it's become a concrete jungle...malls, gas stations, strip malls, traffic, traffic, traffic, more roads, more traffic, is this quality? Does anyone care? Not to mention how high taxes have gotten.

Control Number	Comments
248	The current 2004 Master Plan for Novi should be kept as is. The plan provides a proper balance of residential and commercial allocation. The City of Novi is a beautiful and well planned community. We take great pride in our surroundings and need the City to stick to it's plans and promises. Today all over Novi there are office buildings & retail buildings without tenants. We need to better utilize those before changing the Master Plan. We need to better the community as a whole and not interests of a few individuals with personal gains. Thanks for keeping Novi an excellent place to live in.
249	There are already too many strip malls that are not completely rented & the property not kept up. These have a tendency to make the area they are in look "run down". That is not why we invested in our home in this section of the city.
252	With the expansion of the DTE substation on the west end of Echo Valley Sub, there are five homes that back up to this "mini factory" and will bring down the value of those properties. The taxes and value should be adjusted accordingly.
255	1.) Page 2, #7 We need to further develop the Grand River corridor for an increasing number of businesses such as office buildings, medical offices, attorney, etc. Grand River is a main thoroughfare thru the center of Novi. It is easily accessible from all areas of Novi and the expressway with exits/entrances at Wixom, Beck and Novi Roads. 2.) Page 4: Novi has sufficient retail at this time. We do not need more retail. Necessary retail and services such as apparel, grocery, bank, gas (service station), dry cleaners, drugstore, lumber, plumbing, restaurant, etc. are presently within a convenient drive. Further business growth should be along Grand River. The SW Quadrant was zoned for residential and should remain so. We should not let outside developers tell us how to use our resources. As noted earlier, we need to develop Grand River for business and maintain other areas for residential. 3.) Provide a right turn lane on the eastbound 10 Mile Rd at Beck Rd. 4.) Provide left turn lights in all directions at 8 Mile and Beck Road.
256	Follow the Master Plan! The southwest quadrant has been planned for low density single family dwellings. It needs to stay that way. About 15 years ago we successfully fought a greatly expanded commercial development on the NE corner of 10 Mile and Beck. That smaller development has struggled to maintain occupants. The needed services and commercial developments for the residents of this area can be easily accomplished along the Grand River corridor. Please don't alter the Master Plan for this quadrant. It's great just as it is.

Control Number	Comments
302	<p>Despite the opposition from some vocal members of the Island Lake community, I believe some reasonable mixed use and small retail development in this area would be a long term benefit for the area. I personally believe mixed development creates less traffic in the entire city, since residents need travel less distance and can even walk or bike to acquire simple amenities that the likes of drug stores etc. offer. Any development at all should allow for a mix of residential, retail and most, importantly, parkland space. Public parks, be they open sports fields or passive woodlands, are far too spread out and rarely near residential areas in most of the city of Novi. Some simple common sense decisions and planning needs to be used for what is left of Novi's open areas. Over-planning and lack of mix development has created large clusters of development and a very user UN-friendly layout of city services and resident services. Like older cities, that had little in the way of "City Planning and Engineering", Novi needs a more natural mix of residential, retail and commercial. It is, however, my belief, that industrial development should still be kept to certain corridors and industrial parks. One other consideration is the simple volume of traffic and development in eastern South Lyon. City planners etc, should be working with South Lyon officials on their development plans and consider projected vehicle traffic and needs over the next few decades, especially along the likes of 10 mile Rd. west of Beck. Novi does not operate within a vacuum and we need to plan for the area's development. Also, can state, county and other government funds be acquired to pave Napier Rd.?</p>
306	<p>In particular I am interested in the Southwest quadrant study area. There is no reason to add additional businesses in this area. It seems that even the few at the NE corner of Ten and Beck do not do last, WHY ADD MORE? Especially with the worsening of the traffic situation already in this area. There are plenty of opportunities for businesses to flourish on Grand River which is a mere 1.5 miles away. For instance what is going on with the SE corner of Beck and Grand River? This seems to be an eyesore for anyone coming from outside of the area off I-96 to the many events at the Rock Financial Showplace. I imagine a comment from people like "So, this is Novi? looks kinda run down." There also seems to be a great opportunity to develop an additional recreation area west of Wixom rd, and south of ten mile. From what I have heard it has a great potential for natural beauty. Thank you for the time to read my comments</p>
307	<p>1. Need to focus on more low density and higher price homes, this will help everyone's real estate value and taxes. It will also keep the traffic down. 2. We are at the point where there is not a lot of land available to Novi due to growth. At this point, we should now be very selective as to what is built and where ! Already I see a somewhat dis-jointed approach where there is no real flow to the design of our city. Lets get a consistent look and plan and not over crowd Novi with a non consistent look.</p>
308	<p>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 5 years or so some new person who claims to be thinking about the betterment of Novi citizens wants to re zone this area from R1 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 static's about why this is good. How the demographics will support another store or 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 home work 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. Singe and other home builders have delayed their approved projects already. How many</p>

Control Number	Comments
	foreclosures are their 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. Lets keep it there
309	Ref. SW Quadrant: An uncrowded, natural, residential setting leads to very high property values. That's what's there...why make a mess of it by bringing in retail, commercial, etc? There is already a glut of that within the city...resulting in vacancies and closed businesses...which shows that the business/retail environment in Novi is weak. Why make the environment weaker by opening up new areas? The current land-use plan is: 1. Unique 2. Awesome 3. Loved by the current residents No need to change!
311	The Master Plan 2004 is consistent in the vision to maintain the SW quadrant as a residential area. As a resident of the SW quadrant I am strong in my belief that quiet and peaceful residential areas are important to maintain in the City of Novi.
312	Area 2: Leave for future generations to decide- City image is way too "uppity". why build out all of Novi now so it will be another Royal Oak, Redford in 20-40 years? Broken infrastructure leave precious open space open. Let someone else build out. Build two small libraries and leave the current one alone. Conserve building materials and energy resources (like Warren did) to small building. No more monster houses & palace government buildings. \$1,000,000 gun range is [unjustified]. spending- except fire & DPW. We do have to keep what we have in top shape so trash don't move in. Support middle class- the most flexible ones. Stop building sidewalks that end in ditches or go nowhere. They are unusable. Like they say it's for our children. Leave them some land to do what they want to do with.
317	Novi is a wonderful city to live in. However, there are too many vacant store and or buildings- and building new ones that are not used. Too many apartments & mobile home parks.
318	Special project 2: There are enough people in the Catholic Central/ Island Lake area. Wixom Road is clogged now. Property values are down in the area right now and houses/condos are no selling at purchased price of only 3 years ago. The CC girls high school is fine- but no apartments are needed in this area.
319	Need traffic light at 10 Mile & Napier. Please stick to current Master Plan. Why have a plan is you change it the whim of a developer?
320	We moved to Novi- Island Lakes- north of 10 Mile and west of Wixom Road- because of the rural/residential setting. We have enough strip malls and businesses along Grand River and 12 Oaks for the entire community! Keep the Master Plan the way it is. no businesses west of Beck Rd between 8 Mile and Grand River! Most of the Island Lakes homeowners are also against this development.
400	Novi needs to have/allow small mult-family homes such as duplexes, tri and quadplexes. A Gibraltar trade center would be great in the old Expo Center.
401	Improvements are desperately needed on the traffic situation at 10 Mile & Beck Road. Why is there not a right turn lane off West bound Ten Mile onto Beck going south? It would certainly help the traffic flow. Right turn lane also northbound Beck at 10 Mile- turning right (east) and southbound Beck turning right (westbound) at 10 Mile.

Control Number	Comments
402	The congestion in these areas is already poor. The signal timing is important along with the amount of time it takes to go a very short distance. The SW needs to be low density, keep some of Novi undeveloped. Pave 12 Mile between Grand River and Napier. Also, the intersection of 12 Mile and Napier needs to be reviewed for safety.
407	We moved to Novi because of the quality of single family residential living features available. The expanded commercial use of Beck Road from Eight Mile to Grand River is distressing and of serious concern. We are very much against efforts to widen this road which will encourage further it's uses as a thoroughfare. The quality of residential life in the SW quadrant is & will be negatively affected. Grand River, Novi Road, Haggerty Road, & I-275 should be planned for commercial traffic and Beck Road's focus should remain for residential use in the SW quadrant of Novi. Maintaining Novi's residential areas and their character is of critical importance. Please give it serious consideration for the Master Plan review.
408	Do not allow the SW quadrant corner of 10 Mile and Beck a strip mall in either the NW corner or the SW corner or the SE corner, a mall on one corner is enough. Keep single home zoning – low density!
409	I also believe that our practices and bureaucracy have cost us business. For example, the settlement with Sandstone. I also believe the expense for a new logo was ill timed.
410	I feel the protection of quality natural features is an obstacle to progress! There are way too many government regulations that impede growth and development. It is ridiculous to waste time and money (taxpayer money no less) on whether or not a tree that is two inches in diameter should be called (bottom line did not transmit).
411	We like the current 2004 Master Plan. No changes please. The 2004 Master Plan was one of the reasons we moved to Novi. If we knew of the potential changes for SW quadrant we wouldn't have moved to Novi.
413	As a resident of Beck Road for 14 years, I would like to see sidewalks to run from 8 Mile to 9 Mile roads. I see many people biking/walking on the shoulder of the road, which is very unsafe!
414	Novi needs to allow more mixed use development and allow greater options for residential density. SW quad: need more flexibility. Not everyone can afford \$400,000 homes. Single story retail should be on 8 Mile from Napier to Garfield. Churches and schools are okay. Need to be more flexible about natural resources. Need a pedestrian path on 8 Mile. Encourage slower speeds on 8 Mile. Overall character of SW quadrant over next ten years: The south portion of the SW quadrant area specifically along 8 Mile from Napier to just past the Garfield/8 Mile intersection is full of potential. Mandating single family residential only in this area would be a strategically poor planning decision. This southern portion should have 1-2 faith-based church/synagogue type areas, 2 small to medium areas for basic needs of surrounding residents such as subway, Quiznos and pizza place, etc. Drycleaner, daycare facility and this type of one-the-move lifestyle places that busy families with kids (the majority of this area's current population) can benefit from being close and not have to drive 4 miles to get to the I-96 area shops. Possibly a school. Look at an aerial of the area with a bull's eye on the Napier/8 Mile intersection, although this is the Novi city limit, a huge amount of growth is inevitable towards the south and west during the next ten years and beyond – why not bring that revenue into Novi by having some (emphasis on some) retail/commercial/lifestyle options along 8 Mile. Also, people are getting older and living longer and having second homes outside of Michigan. If Novi will offer more choices in types of home options built in this area Novi will open its arms to more than just the \$600,000 plus single family buyer. The next decade will be more about valuing time and lifestyle than "McMansions" which are slated to saturate the 8 Mile area between Garfield east to Beck Road. There is more potential for the City of Novi if Nov, landowners and developers are allowed the flexibility to create something amazing and thoughtful in terms of the future on the 8 Mile area. Nowhere else is there more potential in the City because of the abundance of currently undeveloped. With the current downturn in residential and the nearly 18-month supply of existing houses, and SE Michigan's

Control Number	Comments
	deteriorating manufacturing base – now is the time to embrace something other than "residential only" and take on the challenge to become more creative with what the future can hold and how Novi can play a part in this. Novi needs to think outside the box while surrounding communities continue on with the same old unimaginative plans.
416	Wild life and existing natural areas are of great importance in quality development of the city.
417	Too much development too fast. Get off building new stuff in today's poor economy so existing stuff can sell and get remodeled. Traffic congestion always a problem.
418	12 Mile, Napier and Wixom Road Special Project Area 2: Need to preserve the woodlands in the western portion. Need to preserve the open space in the western portion.
419	We need quality of life choices to improve property values.
421	Too many traffic problems on Ten Mile.
425	Generally, I am concerned about any future development that could potentially decrease property values, i.e., housing below market value standards (low income, high density) or detract from the natural features
430	SW Quadrant - childcare
435	The city appears to be overdeveloping to me. Heavy density/traffic reduces the quality of life.
439	I would like to see the city of Novi make decisions based on what is best for the residents of Novi.
440	Instead of more industrial, office and retail, it would be great to develop some cultural and family oriented venues. Livonia and Canton both have great facilities for swimming w/ indoor pools, water slides. Something like East Lansing's Wharton Center would be great for concerts, off-Broadway performances and even big name shows. Novi does lack restaurants – usually you have to wait 30-45 minutes if you show up for dinner between 6-8PM. Again more family friendly – Rain Forest Café or other unique, big name restaurants would be nice so you don't have to drive past Auburn Hills.
444	I support the addition of schools and parks in the SW quadrant study area. The road system can't handle the load now for more homes. Absolutely no multiple home or high density in SW Quadrant or Twelve Mile. City-owned golf course in SW quadrant.
446	The best plans of men and mice goeth under. Dear Prudence,
447	It would seem there is sufficient room throughout the city for commercial and office development. Many areas that have that designation and zoning still have undeveloped space to fill. The rural effect of the southwest quadrant is very desirable and should be left that way. E&W Grand River, N&S Novi Road, especially, south to 10 Mile – all need to be improved. Eliminate grade crossing with a bridge over the tracks. Widen Wixom Road north to have a right turn lane to Grand River.
450	Protecting the wetlands and woodlands will save the nature.
453	Please improve Wixom Road northbound entrance to I-96 east to eliminate the left hand turn which causes congestion and dangerous traffic in that area.
454	There is absolutely no reason for the city and its planning commission to turn against southwest quadrant residents and get developers maximize their return on investment – creating traffic noise and pollution for residents who moved here with good faith in the existing Master Land Use Plan.
457	Anecdotal evidence says that having a business (or starting a business) in Novi is more difficult than it should be.
459	Development in Novi has been unfairly planned. Some areas development was high density, do what you want, while other areas were very restrictive, do only what the City says. Very unfair. Arbitrarily picked the areas for growth and the areas for no growth.
462	Protection of natural features is a core value.
463	Need lower taxes and a complete moratorium on new residential construction until home prices stabilize.
465	Please put a stop sign at Garfield and entrance of Tuscan (3-way stop) to reduce speeds on

Control Number	Comments
	Garfield Road.
467	Beck Road is thee worst. Can't believe you allowed so many new neighborhoods and not upgrade roads. Make it like 12 Mile in Farmington – boulevard.
468	Natural resources are important. Develop forest preserve.
469	Novi has developed enough! It is time to work on the infrastructure (roads and parks, etc.) to accommodate the exiting population. The plateau in housing starts should be a signal to Novi to slow down!
471	Improve right hand turn lanes, sidewalks, bike trails, green zones, parks. Keep commercial development in the Grand River area and along 12 Mile, etc. We need more senior citizen housing too.
475	Novi does not have any dog parks. A dog park should be considered in any one of the study areas.
477	Stick to the Master Plan and not fold every time a builder/developer threatens a lawsuit when they don't get their way.
479	I want to see the sw quadrant area remain residential. This is why we moved to Novi, with the country look and quiet area. We do not want businesses developed in this area. Our home values will go down and traffic will be bad. I want to see the SW quadrant maintained the way it currently is as residential one. There is plenty of room at I-96/Novi and Grand River to make or develop business which is away from the residential area. Please do not change the SW quadrant to business – please leave residential.
480	Improve Napier only.
482	SW quadrant needs a gas station.
484	The city has two big drawbacks. One, its ordinances are very strict and demanding on new development while being too lax on existing homes where people don't take care of their property, i.e., paint, roofs, junk in yard). As far as variances, neighbors' views are weighed too heavily.
485	SW Quadrant: street and traffic lights!
489	Regardless of the city's Master Plan, the city seems to frequently cater or cave-in to big developers.
502	Stop the building for 10 years and our city will look great! We have enough!
503	Half of Michigan comes to Novi for shopping. With declining economy the house prices are declining. By permitting more retail & shopping the noise and traffic goes up reducing property values even further. Please keep the small community nature of our city intact (please).
504	Lack of density, downtown concept failure/not supported Poor retail planning has left many vacant storefronts in I-96-Novl Rd. 12 Mile Poor coordination with developers results in loss of tax payer \$ & park lands (is hospital project nearing similar situation?) Lack of connected bike trails/jogging paths Condition of key roads (Novi & Beck); surface noise caused by high travel roads (Beck, Haggerty) In addition to creating "downtown" environment, SW area should be preserved as "rural" feel but with more access to peds & bikes – something unique to Novi
506	Regarding item #6, we're concerned about traffic flow (or rather, lack of it) which might deter us from highly recommending residency within the City of Novi
507	As a resident of Novi our primary goal should be to maintain as much open space as we can and to maintain the character of each of the areas discussed. To over develop will have severe consequences for our community
511	Keep Novi for the citizens not for builders and businesses that give political contributions.