

MEMORANDUM



TO: BARBARA MCBETH, AICP, DEPUTY DIRECTOR
COMMUNITY DEVELOPMENT

FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*

SUBJECT: MASTER PLAN FOR LAND USE DISTRIBUTION

DATE: MAY 18, 2010

*5/19/10
To: Mayor & City Council
Per [Signature]*

The Michigan Planning Enabling Act requires local legislative approval of the distribution of proposed master plan amendments to neighboring communities, the County, regional government councils, utilities and railroads for comments before the municipality adopts the proposed master plan amendments. At its May 17, 2010 meeting, the Novi City Council adopted a resolution (see attached) approving the distribution of the Planning Commission's proposed Master Plan for Land Use amendments.

This Tuesday, the Planning staff sent 26 entities (copy of labels attached) a CD with copies of the proposed Master Plan for Land Use Amendments and the complete Master Plan for Land Use Review along with an introduction letter soliciting their comments (sample attached).

After the close of the required 42 day comment period, the Planning Commission may schedule a public hearing and take action to adopt the proposed amendments with or without any changes the Commission deems appropriate after receiving comments. *]]*

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

City of Novi
County of Oakland, Michigan

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

PRESENT: Mayor Landry, Mayor Pro Tem Gatt, Councilmembers Crawford, Fischer, Margolis, Mutch and Staudt

ABSENT: None

The following preamble and Resolution were offered by Councilmember Margolis and supported by Councilmember Fischer.

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

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

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

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

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

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

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

AYES: Mayor Landry, Mayor Pro Tem Gatt, Councilmembers Crawford, Fischer, Margolis, Mutch and Staudt

NAYES: None

RESOLUTION DECLARED ADOPTED.



MARYANNE CORNELIUS, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Novi at a regular meeting held this 17th day of May, 2010.



MARYANNE CORNELIUS, City Clerk



May 18, 2010

David A. Evancoe, AICP/ASLA, Director of Planning
Road Commission for Oakland County
31001 Lahser Road
Beverly Hills, MI 48025

RE: Notice of Distribution of the City of Novi's Proposed Master Plan for
Land Use Amendments

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Kathy Crawford

Justin Fischer

Terry K. Margolis

Andrew Mutch

Dave Staudt

City Manager
Clay J. Pearson

City Clerk
Maryanne Cornelius

Dear Sir:

The City of Novi Planning Commission is pleased to announce its intentions to amend the City's Master Plan for Land Use adopted in December of 2004 and amended in April 2008. In accordance with the Michigan Planning Enabling Act, Act 33 of 2008. A CD with an electronic copy (in PDF format) of the proposed Master Plan for Land Use Amendments, the City's complete Master Plan for Land Use Review and the proposed Future Land Use Map is included with this letter. Your comments regarding the proposed amendments are welcomed. Additional information regarding the Master Plan review process is available on the City's web page at:

<http://www.cityofnovi.org/Services/CommDev/MasterPlanForLandUseReview2009/OverviewMPReview.asp>.

If you would like to provide comments on the proposed amendments, please submit them in writing within 42 days of this mailing (by June 28, 2010) to the City of Novi Planning Commission, 45175 W. Ten Mile Rd., Novi, MI 48375.

If you would like to discuss the proposed amendments or if you have any questions regarding them, please contact Mark Spencer, City of Novi Planner ([mspencer@cityofnovi.org](mailto:m Spencer@cityofnovi.org) 248-735-5607) or Barbara McBeth, City of Novi Deputy Director of Community Development (bmcbeth@cityofnovi.org 248-347-0475).

Sincerely,

David Greco, Secretary
City of Novi Planning Commission

City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375
248.347.0460
248.347.0577 fax

cityofnovi.org

CC Novi Planning Commission
Clay Pearson, City Manager
Charles Boulard, Director of Community Development
Barbara McBeth, Deputy Director of Community Development

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Planning Commission Chairperson
Lyon Township
58000 Grand River Ave.
New Hudson, MI 48165**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Planning Commission Chairperson
City of Livonia
33000 Civic Center Dr.
Livonia, MI 48154**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: William Hamilton Superintendent
Walled Lake Consolidated School District
850 Ladd Rd., Building D
Walled Lake, MI 48390**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Master Plan Reviewer
CSX Transportation, Inc.
500 Water St., 15th Floor
Jacksonville, FL 32202**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Planning Commission Chairperson
West Bloomfield Township
4550 Walnut Lake Road
West Bloomfield, MI 48325**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Planning Commission Chairperson
Commerce Township
2840 Fisher Ave.
Commerce Township, MI 48390**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Planning Commission Chairperson
Salem Township
P.O. Box 75002
Salem, MI 48175**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Charlotte Burckhardt , AICP, PCP, Planner
Oakland County Planning & Economic
Development Services, Bldg. 41W
2100 Pontiac Lake Road
Waterford, MI 48328-0412**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Planning Commission Chairperson
City of Wixom
49045 Pontiac Trail
Wixom, MI 48393**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Planning Commission Chairperson
City of Northville
215 W. Main Street,
Northville, MI 48167**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Planning Commission Chairperson
Novi Township
P.O. Box 924
Northville, MI 48167**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Board of Commissioners
Oakland County
1200 North Telegraph Rd.
Pontiac, MI 48341**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Planning Commission Chairperson
City of Walled Lake
1499 E. West Maple Rd.
Walled Lake, MI 48390**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Planning Commission Chairperson
Northville Township
44405 Six Mile Rd.
Northville, MI 48168**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Dr. Leonard Rezmierski, Superintendent
Northville Public Schools
501 W. Main St.
Northville, MI 48167**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Administrative Services Manager
South Lyon Community Schools
345 S. Warren Rd.
South Lyon, MI 48178**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Master Plan Reviewer
AT&T Michigan
444 Michigan Ave. Room 1670
Detroit, MI 48226**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Planning Commission Chairperson
City of Farmington Hills
31555 W. Eleven Mile Rd.
Farmington Hills, MI 48336**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Peter J. Dion, Superintendent
Novi Community School District
25345 Taft Road
Novi, MI 48374**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Master Plan Reviewer
Community & Economic Development
SEMCOG
535 Griswold, Suite 300
Detroit, MI 48226**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Master Plan Reviewer
Bright House Network Oakland County Office
37635 Enterprise Ct.
Farmington Hills, MI 48331**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Master Plan Reviewer
ITC Transmission
27175 Energy Way
Novi, MI 48377**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: David A. Evancoe, AICP/ASLA, Director of
Planning
Road Commission for Oakland County
31001 Lahser Road
Beverly Hills, MI 48025**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

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45175 W. Ten Mile Rd.
Novi, MI 48375

To:

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Master Plan Reviewer
DTE- Planning Northwest Region Farmington
Center
37849 Interchange Dr.
Farmington Hills, MI 48335**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Master Plan Reviewer
Consumers Energy
1945 West Parnall Road
Jackson, MI 49201-8643**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

**To: Jeff Edwards, AICP, Transportation Planner
MDOT Metro Region
18101 W. Nine Mile Road
Southfield, MI 48075**

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

To:

From: City of Novi
Community Development Department
Planning Division
45175 W. Ten Mile Rd.
Novi, MI 48375

To:



**2010
City of Novi
Master Plan
for Land Use**



cityofnovi.org

files in PDF format
view with
Adobe Acrobat Reader

*The CD Template give you about 1/8th of an inch of proje over run
*The text for the lables should be but in the center of the mas and touch away from all sides for best results

Proposed Master Plan for Land Use Amendments April 28, 2010
Master Plan for Land Use Review Feb. 26, 2010
Master Plan for Land Use Review Appendices Feb. 26, 2010
(3 files)

Community Development Department
45175 W. Ten Mile Rd. Novi, MI 48375
248.347.0475



**2010
City of Novi
Master Plan
for Land Use**



cityofnovi.org

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