



PLANNING COMMISSION

MINUTES

CITY OF NOVI
Regular Meeting

March 11, 2026 7:00 PM

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

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Chair Pehrson, Member Lynch, Member Reddi, Member Dismondy, Member Avdoulos, Member Verma

Absent Excused: Member Roney

Staff: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Diana Shanahan, Planner; Rick Meader, Landscape Architect

PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Avdoulos to approve the March 11, 2026 Planning Commission Agenda.

ROLL CALL ON MOTION TO APPROVE THE MARCH 11, 2026 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS. *Motion carried 6-0.*

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Chair Pehrson closed the first public audience participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee reports.

CITY PLANNER REPORT

There was no City Planner report.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were no consent agenda removals or approvals.

PUBLIC HEARINGS

1. 2026-2032 CAPITAL IMPROVEMENT PROGRAM

City Planner Barbara McBeth stated that City Manager Victor Cardenas was unable to attend the meeting this evening and sends his apologies. It was noted that Mr. Cardenas has requested that Ms. McBeth make the presentation on his behalf.

Barbara McBeth stated the Planning Enabling Act contained within state law requires the City to adopt a six-year capital improvement plan. The six-year capital plan is required to be presented to the Planning Commission to inform the commission what is being done citywide. The plan includes information regarding various improvements, road projects, and other capital items. Consideration can be given to these items by the Planning Commission as the Planning Commission looks to the future. Capital projects are defined as investments of at least \$25,000 and having a useful life of greater than one year. The plan is being brought to the Planning Commission for the required public hearing and for the Commission's recommendation to the City Council for approval. The CIP Committee, including members of the City Council and the Planning Commission, reviewed the plan at a meeting held on February 19, 2026. It was stated that a number of important aspects of the six-year capital plan are included in the PowerPoint presentation this evening.

Barbara McBeth stated the six-year plan includes approximately 94 million dollars in road improvements, 56 million dollars in water and sewer, and 3.4 million dollars in parks and recreation items. As you can see on this slide, the emphasis of the plan is on infrastructure. The big three funding areas, as described in the past, are now supplemented by one additional fund. This additional new large category is the Buildings and Property fund amounting to \$119 million dollars over the 6-year period. This includes the public safety buildings that are planned over the next four years and are being funded through a bond that was approved by the voters. It was noted the slide shown also shows the breakdown of the 11 other fund categories.

Over the six-year timeframe a total of 124 projects are proposed. 35.2 million dollars is projected to be spent in the first year, with varying costs over the remaining 5 years for projects that are anticipated during those years. The next slide shows the funds by year and by category. The red box on the right-side column shows the local street fund and major street fund and points to where the majority of the capital dollars are spent. The box which is highlighted red for the Major and Local Street Funds includes the amount the State gives the City from the gas and vehicle weight tax. The total amount in these two Street Funds equates to approximately 92 million dollars over 6 years. The City puts the entirety of this funding towards roads which includes snow plowing, routine maintenance, and other aspects. Another road category, the Municipal Street Fund, which is funded through a voter approved millage, amounts to an additional approximately 25 million dollars toward capital improvements specifically related to roads.

Next, Ms. McBeth stated the Public Safety Building Fund, which is highlighted in red on slide shows that 120 million dollars are anticipated to be spent over the next four fiscal years. This is the funding that was approved by the voters for new and improved public safety buildings, including a new police station and two fire stations as well as improvements to other facilities.

Another category is the Drain Fund, which has approximately 31 million dollars in planned expenses. The Parks and Recreation millage is primarily used to balance the Parks, Recreation and Cultural Services fund, which is half funded with user fees and half funded with its levy.

It was stated that the next slides highlight three significant projects that are anticipated for next fiscal year. The first is a significant road project anticipated for 2026-2027. This project is the 12 Mile Road Widening project which will extend widening from Beck Road on the west to Dixon Road and will include road reconstruction from Dixon Road to Novi Road. This is a RCOC project with the estimated city share being about 4.9 million dollars. Work is planned for the summer of 2027. The second significant project is the Napier and 9 Mile Road Roundabout. Again, the construction will be done by the RCOC in the summer of 2027, with the City's share being \$107,500. However, in order to advance this project, the city

must provide 1.72 million dollars up front but will be reimbursed by the County for this amount in FY 2029. The final significant project is an elevated water tank to be constructed to serve the Island Lake Pressure District. The picture displayed is not necessarily representative of what will be built. The intent is to assist the Southwest corner of the City with improved water pressure. This project would extend over two fiscal years, with Engineering costs completed first, and the actual construction planned for fiscal year 27-28.

The Planning Commission is asked to hold the public hearing and either approve or deny the Capital Improvement Plan so that it may be used as a part of the overall City budget that will be presented soon.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium. Seeing no one, and confirming there was no correspondence received, Chair Pehrson turned the matter over to the Planning Commission.

Member Lynch stated based on his past experience, those working on the Capital Improvement Plan have done a magnificent job. It was noted that there has been an improvement in the process over the last 20 years and he expressed pride in the group that assembles the plan.

Member Reddi stated it is wonderful to see all the projects that Novi is undertaking and noted in reading through the material it is amazing how well the plan was put together.

Member Dismondy stated the Capital Improvement Plan looks good to him.

Member Verma inquired whether a study of the infrastructure has been completed. He noted recently there has been trouble with the water main along Fourteen Mile.

City Planner Barbara McBeth stated there has been quite a bit of study done by the Department of Public Works. Their teams have been studying the water system, road systems, and sidewalk/pathway systems. It was noted there are quite a bit of funds dedicated to the maintenance and upkeep of those systems. Although it was not highlighted tonight those details are included in the plan you can view online with an interactive web page.

Member Verma inquired if a work study has been done to look at the state of the infrastructure for the next five or ten years.

Barbara McBeth stated that the Engineering staff who work on these projects are constantly taking a look at the water pressure situations as well as the roads through the PASER system to identify where the next road improvement projects need to be done. It was noted that every year many documents are required to be submitted which then go into the Capital Improvement Plan, so they are taking a look at each category.

Member Avdoulos stated the plan is nicely presented.

Chair Pehrson stated when you consider all the effort invested into the plan, including data gathering, it is an effort that goes beyond and sets the standard for many cities. He expressed appreciation for all those that had a hand in compiling the data that goes into the plan. Having sat in on the February meeting; everyone was in agreement with the direction moving forward. Chair Pehrson stated he is proud to be a part of the process and looks forward to implementing the plan.

Motion to recommend approval of the six-year 2026-2032 Capital Improvement Program to the City Council made by Member Avdoulos and seconded by Member Lynch.

In the matter of the 2026-2032 Capital Improvement Plan, motion to recommend approval of the six-year 2026-2032 Capital Improvement Program to the City Council.

ROLL CALL ON MOTION TO RECOMMEND APPROVAL OF THE SIX-YEAR 2026-2032 CAPITAL IMPROVEMENT

PROGRAM TO THE CITY COUNCIL. Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. JSP26-05 INNOVATIVE RESEARCH

Consideration at the request of Innovative Research for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property, located at 46460 Peary Court, consists of approximately 0.97 acres and is situated north of West Road and east of Hudson Drive (Section 4). The property is zoned I-1 (Light Industrial). The applicant proposes to construct a 9,000 square foot one-story building on a vacant lot for biotechnical research.

Planner Diana Shanahan stated the subject site is a 0.97-acre vacant parcel located on the north side of Peary Court within the Beck North Corporate Park. The property is zoned I-1 Light Industrial and all adjacent properties to the north, south, east, and west are also zoned I-1 Light Industrial. The future land use map designates the subject property and the adjacent properties to the east, west, and south as Industrial/Office. The property to the north is designated Private Park, with a wetland and woodland conservation easement covering most of the parcel. Wetlands and woodlands are located on the northern portion of the site. The proposed building will be located outside the regulated wetland and woodland area, and no wetlands will be impacted by the development.

Planner Shanahan stated the applicant is not proposing to remove any regulated trees; therefore, no woodland replacement trees are required. A woodland permit is required to perform construction on any site containing regulated woodlands; however, Planning Commission approval for the permit is not required for this project because the three tree removals proposed are located outside of regulated woodlands and do not meet the 36" DBH requirement to be protected.

The applicant proposes to construct a one-story building totaling approximately 9,000 square feet for biotechnical research, along with associated parking and site improvements. These improvements include the addition of several new trees and greenbelt landscape that exceeds ordinance requirements. The building will be located adjacent to the applicant's existing facility at 46430 Peary Court and will serve to expand current operations. Approximately 2,000 square feet of the building will be constructed as "white box" space, allowing future interior build-out as operational needs arise.

Stormwater from the site will be collected through a single storm sewer collection system and discharged to the existing off-site sedimentation basin serving the Beck North Corporate Park. The applicant is requesting a Section 9 Façade Waiver to allow an overage of vertical metal rib siding on the west elevation and an overage of simulated wood patterned siding on the east elevation. The overall building design is consistent with the intent and purpose of the Façade Ordinance. The Section 9 Façade Waiver is supported. A Zoning Board of Appeals variance is required for parking within the 40 feet front yard setback.

Planner Shanahan stated the proposed site plan complies with all other applicable Zoning Ordinance standards. All reviewing departments recommend approval, subject to additional comments to be addressed at the time of Final Site Plan submittal. The Planning Commission is requested to consider approval or denial of the Preliminary Site Plan and Stormwater Management Plan. Representing the project this evening are applicant Donna Schelby, CEO of Innovative Research, Architect David Murphy, and Engineer Alan Pruss. Staff is also available to answer questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. Alan Pruss with Monument Engineering stated that their team met with staff at the end of last year and noted those meetings were very productive. It was stated that during the review process they were made aware of an issue regarding the regional detention basin for the Beck Association along with a letter that was sent to the association a few years ago. However, the individual is no longer correlated with the association therefore the association was not officially aware of the issue. Mr. Pruss stated that Donna Schelby reached out to the association and is in contact with Mark Davis. Mr. Davis will be meeting

with the City's Engineering staff to discuss a solution for providing proper maintenance of the regional detention basin. Mr. Pruss expressed that since being made aware of the issue, they are working with the City to address it. Mr. Pruss stated there are a few edits to be made to the plan and the team will work with staff to address the comments in the review letters.

Chair Pehrson turned the matter over to the Planning Commission for their consideration.

Member Lynch thanked the applicant for their efforts in working with staff to get the project into the shape presented this evening. It was noted the project is well within the ordinance and fits into the location nicely. Member Lynch stated he does not see an issue with the one minor variation requested on the Section 9 Façade Waiver. It was stated that the applicant is ahead of the game in terms of working with the association and their neighbors. Finally, Member Lynch thanked the applicant for presenting a project that essentially has no issues and is largely in its final form.

Member Reddi stated she has no comment.

Member Dismondy inquired if the purpose of the project is to accommodate an expansion.

Mr. Pruss stated Innovative Research owns the property to the east and the project is for the purpose of expanding operations beyond their existing site.

Member Dismondy stated he is glad they were able to accommodate growth and stay in the City.

Member Verma stated he had no comment.

Member Avdoulos stated that the project looks great and expressed appreciation that the expansion can remain in the City.

Motion to approve the JSP26-05 Innovative Research Preliminary Site Plan made by Member Avdoulos and seconded by Member Lynch.

In the matter of Innovative Research JSP26-05, motion to approve the Preliminary Site Plan based on and subject to the following:

- 1. Section 9 Façade under Section 5.15.9 for overage of vertical metal rib siding on the west elevation (50% allowed, 67.6% proposed) and simulated wood patterned siding on the east elevations (25% allowed, 34.8% proposed) due to the utility nature of the building, which is hereby granted;**
- 2. The Zoning Board of Appeals granting a variance from Section 3.6.2.E of the Zoning Ordinance to permit off-street parking within the front yard. (Off-street parking is not permitted in the front yard of the I-1 Light Industrial district unless specific criteria are met; in this case, those criteria have not been satisfied).**
- 3. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.**

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

ROLL CALL ON MOTION TO APPROVE THE JSP26-05 INNOVATIVE RESEARCH PRELIMINARY SITE PLAN MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. *Motion carried 6-0.*

Motion to approve the JSP26-05 Innovative Research Stormwater Management Plan made by Member Avdoulos and seconded by Member Lynch.

In the matter of Innovative Research JSP26-05, motion to approve the Stormwater Management Plan, based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because it is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

ROLL CALL ON MOTION TO APPROVE THE JSP26-05 INNOVATIVE RESEARCH STORMWATER MANAGEMENT PLAN MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.

2. APPROVAL OF THE FEBRUARY 25, 2026 PLANNING COMMISSION MINUTES

Motion to approve the February 25, 2026 Planning Commission Minutes.

VOICE VOTE TO APPROVE THE FEBRUARY 25, 2026 PLANNING COMMISSION MINUTES MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

There were no supplemental issues or training updates.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing no one, Chair Pehrson closed the final audience participation.

ADJOURNMENT

Motion to adjourn the March 11, 2026 meeting made by Member Lynch and all in favor said aye.

Meeting adjourned at 7:21 PM.