



Homeowners Association  
P.O. Box 436  
Walled Lake, MI 48390

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MAR 01 2023  
CITY OF NOVI  
COMMUNITY DEVELOPMENT

March 1, 2023

City of Novi Planning Commission  
45175 Ten Mile Road  
Novi, MI 48375

Members of the City of Novi Planning Commission:

A developer recently contacted The Haverhill HOA to notify that it is purchasing parcels of land along Fourteen Mile Road, west of M-5. It is our understanding that the developer has proposed a change to the City of Novi Master Plan and/or a zoning change, with the intent of constructing 125 apartments on these parcels.

The Haverhill HOA has formed a Committee to express our concerns about this potential development. This correspondence is to notify you that The Haverhill HOA, the committee formed by The Haverhill HOA, and other residents of Haverhill ("Haverhill") oppose any such change. Specifically, we oppose changes to the following:

50-22-01-100-10	19.49 acres	Single Family Detached	R-2
50-22-01-200-23	15.51 acres	Residential Acreage	R-A
50-22-01-200-43	3.44 acres	Single Family Detached	R-2

Haverhill opposes the change for several reasons, including the following:

First, Haverhill is zoned R2 single family homes. If these parcels are developed, then any new construction should be similar to the homes in Haverhill and other similar communities along Fourteen Mile Road/west of M-5.

Second, a change in zoning to RM-1, which would permit the construction of apartments, would not meet the current zoning in the City of Novi Master Plan for these parcels. Stated otherwise, apartments are not contemplated by the Master Plan for this area of the City.

Third, vehicles for 125 apartments would create a significant traffic problem along Fourteen Mile Road. In addition to a high number of newly added vehicles in this area, they would be entering and exiting from one small area just to the east of Haverhill. As you are aware, traffic concerns were raised in a recent City of Novi survey.

Fourth, an apartment complex would have many adverse environmental consequences. It would harm protected wetlands, old growth trees, the Seeley Drain, and wildlife in the area. Again, in a recent City of Novi survey, City residents have expressed a concern about the loss of natural features.

Fifth, an apartment complex would create adverse light and sound issues. If trees are removed, there would be increased noise from M-5. Also, the development would create light pollution along the East side of Haverhill.

Sixth, the presence of an apartment complex would likely have an adverse impact on security in the area.

Seventh, the proposed development may have an adverse impact on home values.

We request that we be notified of any meetings that may impact zoning or construction of this potential development. We can be reached at [board@haverhillnovi.com](mailto:board@haverhillnovi.com).

Thank you for your consideration.

Sincerely,

*Haverhill HOA, Haverhill Committee, and various Haverhill residents*

cc:

Master Plan Steering Committee

City Council

Barbara McBeth, [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org)