



## MASTER PLAN STEERING COMMITTEE

June 29, 2022 at 6:00 p.m.

Lakeshore Park – Community Building  
601 South Lake Drive, Novi, MI 48377

(248) 347-0475

**DRAFT MINUTES**

### 1. Roll Call

**Members Present:** *Planning Commission:* John Avdoulos (Chair), David Dismondy, Ramesh Verma  
*City Council:* Dave Staudt  
*Staff:* Victor Cardenas, Ben Croy, Barb McBeth, Mike McCready, Rick Meader

**Support/As Needed:** Ben Peacock, Beth Saarela, Charles Boulard

**Consultants:** John locoangeli (Planner)

Member McBeth briefly introduced John locoangeli, the planning consultant taking over for Michelle Bennett.

### 2. Approval of Agenda

Member McBeth stated that she wanted to add an item to the agenda for the purpose of discussing the upcoming trip to Fishers, Indiana that members of the Committee are invited to attend.

The agenda was unanimously approved with Ms. McBeth's addition placed at the end of the agenda.

### 3. Approval of the June 1, 2022 Committee Meeting Minutes

The June 1, 2022 minutes were unanimously approved.

### 4. Discussion Items

#### A. Survey update

Member McBeth said the survey has continued to be shared with the community. There were some opportunities where it was shared on social media, and people reported that they did see it on social media. Rick Meader has taken on the responsibility of placing the notices for the survey on bulletin boards at stores and businesses around Novi to get groups engaged that don't typically go on social media or come into City Hall. The library included the survey link on their most recent newsletter sent out to all their card holders. A boost to the numbers came recently as

Mr. Meader began to send the notice of the survey to homeowners' associations to provide them with the link for their residents to use.

Member Cardenas said we are close to 600 responses to the survey so far. That is a big leap from the amount we had at the time of our previous meeting, which was around 300. We are also including an option for the community as the survey announcement was translated into Japanese so more of our residents will be able to participate.

## B. Demographics

Consultant locoangeli said after the results of the previous meeting, we retooled the demographic and housing sections to get away from using the American Community Survey Data, which provide the 5-year estimates. Instead, we focused on the 2020 Census information that we obtained from SEMCOG to make accurate comparisons between communities.

Mr. locoangeli said the results show that the City is probably going to exceed the SEMCOG 2045 population forecast within the next 5 to 7 years. In other words, the City is growing in terms of population and housing at a pace that is much faster than the projections.

## C. Housing

Consultant locoangeli said from a housing perspective, Barb's team provided some additional GIS information on existing and projected housing projects. They also provided a very comprehensive survey of Novi's rental properties which included the distribution of bedrooms and the median rents based on bedroom composition.

Mr. locoangeli said the pricing of the housing market is such that there is a great deal of demand but little supply. Due to this, the cost of housing is going up. That has implications for individuals, such as young professionals, who may be hoping to enter the housing market.

Mr. locoangeli said the characteristics of Novi's housing stock are good. About 65% of the housing is owner-occupied and 35% is renter-occupied. This provides fluidity in the market for people coming into the community for various reasons. The City also has a diverse housing stock. Many communities have a lot of single family and basic, midlevel apartment complexes. However, in this community, there is a variety of housing typologies.

Mr. locoangeli said the housing growth rates are a little skewed primarily because Novi is a community of 60,000 people. When Novi is compared to a place such as Lyon Township, which is still a relatively small

community, their percentages and housing starts are higher than Novi's – this is just a function of the relative numbers. However, one thing that is clear is Novi is exceeding SEMCOG's 2045 forecast. This is important because that forecast is used by other agencies for state programs. One of the largest agencies that uses this forecast is MDOT, and they use it to analyze traffic capacity.

#### D. Natural Features and Resiliency

Mr. locoangeli said we created a heat island map displaying the areas in the City that retain the most amount of heat. This has impacts for stormwater and wetland quality. Many of the heat islands are along the interstate where there is a greater number of commercial areas and large parking lots. We also noticed that schools were large heat islands on the map due to the large buildings and parking lots. Strategies to mitigate this exist primarily through zoning. For example, one strategy would be to require more tree islands in large parking lots to provide more shade for the parking area and to break up large expanses of paving.

Mr. locoangeli acknowledged that the City has had a woodland protection ordinance and wetland and watercourse protection ordinance for many years. Analyses from various sources show that the intensity of rain is projected to increase. One particular analysis indicates that the FEMA estimates for the number of properties that are at risk for flooding is very low compared to what other models indicate. For many communities this the results of more intense rainfall in addition to not having enough stormwater detention could result in more flash-flooding and flood warnings in the community.

Mr. locoangeli said we also created an impervious surface cover map of the City. Similar to heat islands, more impervious areas are primarily located along the interstate in addition to industrial areas.

Member Meader mentioned that the landscaping ordinance states that in parking lots, no more than 15 parking spaces can be constructed without the inclusion of a landscape island with a canopy tree, and that helps address some of the issues that were discussed. He also mentioned that Novi's tree fund has been useful in increasing the City's overall tree canopy cover.

Member Croy said we have had our Stormwater Management Ordinance in place since 2002. The Stormwater Master Plan is updated periodically, and we are looking to update it again soon – probably next year. The most recent update was done around 2014.

## **5. Next Steps**

### **A. Keep promoting the survey**

Member McBeth mentioned that the survey will be open until the end of July.

### **B. Establish/finalize focus groups/areas**

Member McBeth said staff has begun to put together a spreadsheet of the different areas we're thinking of looking at. For example, one of the areas the Committee has expressed interested in focusing on is the Regional Mall area. We are compiling a list of property owners, people interested in property there, brokers, and people who are otherwise interested. We are also considering some areas along Grand River Avenue that are undeveloped, or underdeveloped, or that may be prime locations for redevelopment. We will be looking to finalize these areas at a later meeting.

### **C. Organize engagement session dates**

Member McBeth said we will be working with Mr. locoangeli to figure out the appropriate dates and how to organize these meetings.

John locoangeli recommended on waiting until after Labor Day to hold these sessions due to vacation conflicts. It can be difficult to get people to come out for two hours during a summer evening. We also would like to have a couple of sessions with Novi school students.

### **D. Trip to Fishers Indiana**

Member McBeth said our Manager's Office has suggested that this Committee look at the City of Fishers, Indiana and possibly take a trip there since they have some interesting developments taking place. The Nickel Plate District is an area of the city the was identified to have some of the more interesting development aspects of the city. Nearby Carmel also has some interesting developments that the Committee members may wish to see in person.

## **6. Audience Participation and Correspondence**

None of the audience members wished to participate, and there was not any correspondence.

## **7. Adjourn**

The meeting was adjourned at approximately 7:40 PM.