



PLANNING COMMISSION

MINUTES

CITY OF NOVI

Regular Meeting

May 13, 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 Roney, Member Verma

Absent Excused: Member Avdoulos

Staff: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Kate Purpura, Project Engineer

PLEDGE OF ALLEGIANCE

Chair Pehrson led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Roney to approve the May 13, 2026, Planning Commission Agenda.

ROLL CALL ON MOTION TO APPROVE THE MAY 13, 2026, PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY. 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.

Mr. Michel Duchesneau at 1191 South Lake Drive stated as a long-time resident he would like to thank City Planner Barbara McBeth for her longtime service and commitment to the City of Novi. Mr. Duchesneau wished Ms. McBeth nothing but the best in her retirement. He stated in his opinion she has done more than any other individual to shape and improve our city over the past decades. She has been fair and impartial to citizens and developers alike. She is always focused on the Master Plan, City Ordinances, and what is best for Novi. She has participated in hundreds of committee meetings over the past years; the depth and variety of these committees is astonishing. Ms. McBeth has regularly attended City Council meetings even when no planning or building items were on the agenda, sitting quietly at the back of the Council Chambers absorbing the City's trends and preferences. She has mentored countless engineers over the years and will be truly missed.

Mr. Allen Bialek stated he has been a citizen of Novi for thirty-five years and is a proud Vietnam era veteran. He relayed that he was asked to speak to the Planning Commission this evening and recalled a time when Beck Road and Ten Mile Road were once a horse farm. It was noted that as it stands today there is now a lot of traffic in the area. He stated that he does not have a study on the perfect city, the parks, the green

lands, and the culture. However, he expressed that his life is not getting any better. A significant amount of money is spent on government budgets. The United States spends 14 trillion dollars, employs 22 million people, and is 38 trillion dollars in debt. We have spent 100 million dollars on first responders and just approved a 400-million-dollar budget for the schools. The City of Novi has an 88-million-dollar budget. He noted that ninety-five percent of students cannot survive by themselves, fifty percent of baby boomers are supporting one child, and fifty three percent of recent college graduates are over employed. Education costs outpace CPI by 800%. It was asked what all the building, growing, and promises are doing to benefit citizens. Taxes are not being cut, quality of life is not improving, and the job market is weak. It was stated the numbers don't add up. The average household income in Novi is \$150,000 and the average age is 39 years old. It was stated that if individuals are not making \$195,000 at 39 years old, they are behind every previous generation. Mr. Bialek expressed that people have died for this beautiful country and he would like to see everyone succeed. However, math does not add up, and lives are not improving.

Mr. Philip Kasper at 21505 Sunflower Road stated that although he does not border this new high-density residential plan, he objects to it. He noted that he grew up in Livonia which had many trees when his family first moved in. Over time due to development the trees were taken down. His parents and the neighbors used to say the city wouldn't be happy until all the trees were cut down in Livonia. It was stated the same thing is happening in Novi. Many people moved to Novi because of the natural features which are now being removed. Mr. Kasper stated when visitors come to his home, they comment that it feels like they are up north, with continued development it will no longer feel this way. The question was asked if the members of the Planning Commission are elected officials.

Chair Pehrson stated that the members of the Planning Commission are not elected officials.

Mr. Kasper stated that if the members were elected officials and voted in favor of the project, he would not recommend their reelection. He expressed that the subject property is too small of an area to place high-density housing.

Dr. Karli Rosner asked for clarification on the procedure of the meeting as many in the audience are new to the process.

Chair Pehrson stated if the applicant wishes to address the Planning Commission on the agenda item they will have ten minutes to do so. Members of the audience who would like to provide their comments will have three minutes to do so.

Dr. Rosner stated a petition of objection has been prepared with signatures from approximately 120 households. It is his understanding that permission was given to make a short presentation.

Chair Pehrson stated members of the audience will have three minutes to provide their comments.

Senior Planner Lindsay Bell stated the Public Hearing for JZ25-42 Townes at Haggerty has not begun. This is the first audience participation of the meeting. There will be a second opportunity for audience participation later in the meeting when we get to the agenda item.

Seeing no one else, 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

1. JSP22-26 NOBLE VILLAGE

Approval of the request by Noble Village Group for a second one-year extension of the approved Final Site Plan. The subject property is located on the south side of Grand River Avenue, east of Novi Road, in the Town Center (TC-1) zoning district. The Preliminary Site Plan was approved by the Planning Commission on September 28, 2022.

Motion to approve the second one-year extension of the approved Final Site Plan made by Member Lynch and seconded by Member Roney.

In the matter of JSP22-26 Noble Village, motion to approve the second one-year extension of the approved Final Site Plan.

ROLL CALL ON MOTION TO APPROVE THE JSP22-26 NOBLE VILLAGE SECOND ONE-YEAR EXTENSION OF THE APPROVED FINAL SITE PLAN MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY. Motion carried 6-0.

PUBLIC HEARINGS

1. JZ25-42 TOWNES AT HAGGERTY PRO PLAN WITH REZONING 18.753

Public hearing at the request of The Avedon Company for initial submittal and eligibility discussion for a Zoning Map Amendment from Office Service and Office Service Commercial to High-Density Multiple Family with a Planned Rezoning Overlay. The applicant is proposing to develop a 175-unit townhome development.

Chair Pehrson stated the applicant has requested that the Planning Commission postpone discussion of the agenda item. This is an open public hearing; the applicant and members of the audience will have an opportunity to address the Planning Commission. There will be no vote taken at today's meeting. The project will be returned to the Planning Commission at a later date after clarifications are made by the applicant.

City Planner Barbara McBeth stated that Ms. Lindsay Bell has prepared a brief presentation to cover the high points of the request.

Senior Planner Lindsay Bell stated that the applicant is proposing to rezone about 21 acres on the west side of Haggerty Road, south of 9 Mile Road, utilizing the Planned Rezoning Overlay option. To the north is Summit Pointe Office Center and Lifetime Fitness, and the western portion of the site borders Whispering Meadows subdivision. On the east side are two hotels, with an office complex across Haggerty Road in the City of Farmington Hills. South of the property is Orchard Hills Office Park.

The current zoning of the property is OS-1 Office Service on the western portion, and OSC Office Service Commercial on the eastern side in pink. The properties to the north and south are zoned OSC and OS-1 as well. To the west the neighborhood is zoned R-3 One Family Residential. In Farmington Hills, the area to the east is zoned Office Research. The Future Land Use Map identifies this property and those to the north and south as Office Service Commercial, which is consistent with the current zoning. The area to the west is Single Family.

The natural feature map shows there are significant woodland areas on this property. The wetland survey provided by the applicant indicates significant areas of wetland – 4.35 acres.

The applicant is proposing to utilize the Planned Rezoning Overlay to rezone the whole property to RM-2 High Density Multiple Family. The initial PRO plan proposes 175 townhomes in 26 separate buildings. The development utilizes a private street network with one entrance off Haggerty and two entrances off High Pointe Boulevard, which is a private street. The density is about 10.9 dwellings per acre.

Rezoning to the RM-2 category would permit the use proposed, however the multifamily zoning is not in

compliance with the current Master Plan designation as Office Service Commercial. The previous designation in the 2016 Master Plan was Office Commercial and Community Office.

As described in the Wetland Review, each of the delineated wetlands on the site provide wildlife habitat as well as flood and storm control, meeting the criteria for essentiality as defined in the City Code. The proposed development would result in total permanent fill of all 4.35 acres of wetland on site and 4.93 acres of buffer impact. Based on Ordinance requirements for the type of wetlands impacted, it appears that approximately 8.7 acres of mitigation would be required. The applicant has requested a deviation from that requirement.

Planner Bell stated the site plan shows the removal of 777 regulated woodland trees, which would require 1,197 replacement credits. Currently 54 credits are proposed to be planted on site, with the remaining to be paid into the tree fund.

In terms of Engineering, the project appears to be able to comply with most standards of the stormwater management ordinance and Engineering Design Manual. The preliminary stormwater plan shows the proposed project will accommodate a portion of the Lifetime property and the Country Inn & Suites property due to previous private agreements.

As noted in the Façade Review, the façade materials proposed conform to the Ordinance requirements. The design features decorative gable truss, large frieze trim with cornice brackets, soldier course details, and cornice eave features. Taken together, these elements qualify as an "enhancement" of the project and surrounding area under the PRO Ordinance.

Planner Bell stated some concerns identified include compatibility and buffering from the adjacent hotel and office uses. A 4.5-8-foot berm and landscaping is required in those areas, which are intended to lessen the negative visual, audio, and odor impacts that may be experienced by future residents. The applicant has requested a deviation to not provide the berms, and one for building setbacks along High Pointe Boulevard.

Landscape review also notes concerns with the lack of street trees on the internal roads, which would help soften the buildings and provide more attractive streetscape. One of the landscape deviations is supported due to conflicts with the utilities along Haggerty Road. The unsupported deviations should be addressed in the next submittal. The natural buffers in place will buffer the residential units from Whispering Meadows. The property has a 150-foot landscape easement on the western side that restricts development of that area. A 5-foot-wide sidewalk has been proposed in that area as well as an overlook as part of the required usable open space.

The Fire Review notes that secondary emergency access is needed for the southern portion of the development. The applicant had noted in their response letter they were working with adjacent property owners to get an easement for one. Emergency access is also proposed along High Pointe Blvd, which is a private road, so the applicant would need approval for proposed changes to the boulevard islands from the property owner.

Compared to a potential medical office under OSC zoning (230,000 square feet assumed), the proposed residential development would have about 8,000 fewer trips per day. The Traffic Impact Statement concludes that several mitigations may be needed on Haggerty Road and the Haggerty Road/9 Mile intersection to accommodate more traffic. The Traffic consultant's review of the TIS recommends coordination with the Road Commission for Oakland County to complete the mitigations identified in the Traffic Study. RCOC noted that they do not have any planned improvements for Haggerty Road south of 9 Mile or at that intersection, so the applicant could propose mitigation as part of their project. They also stated the traffic signal at High Pointe/Haggerty Road should be considered for modernization as part of the proposed development.

Given the size of the development proposed, additional benefits to the public should be proposed to

offset the negative impacts of the project. Staff had suggested the applicant consider the recommendations of the Active Mobility Plan, such as filling off-site sidewalk gaps to provide a more complete network of pathways in the nearby area and looking at the 9 Line Feasibility Study for plans for a regional non-motorized trail along 9 Mile. We also suggested a playground for children in the development and other programming of the open spaces required to better serve the recreational needs of future residents.

Under the terms of the PRO ordinance, the Planning Commission will not make a formal recommendation to City Council during initial review. Instead, the initial public hearing is an opportunity for the members of the Planning Commission to hear public comments, and to review and comment on whether the project meets the requirements of eligibility for a Planned Rezoning Overlay. Planning Commission members may offer feedback for the applicant to consider, including suggesting site-specific conditions, revisions to the plans or the deviations requested that may result in an enhancement to the area, and other impressions. As mentioned earlier, the applicant has requested that the Planning Commission postpone the discussion of this item tonight to allow them some time to provide additional information for consideration. If discussion is postponed, this item will be brought back at a future meeting once the information is provided by the applicant and reviewed by staff. We would recommend the public hearing remain open to allow additional public comment when it comes back. Once the Planning Commission is able to provide feedback, the project will then go to City Council for its review and comment. After this initial round of comments by the public bodies, the applicant may choose to make any changes, additions or deletions to the proposal based on the feedback received. If they move forward, the subsequent submittal would then be reviewed by City staff and consultants, and then the project would be scheduled for another public hearing before Planning Commission for a recommendation for approval or denial to City Council. Staff and our consultants are available to answer any questions you may have.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium.

Chole stated she is thirteen years old and lives at 40080 Whispering Lane. She expressed that she cares deeply about the environment and animals and would like to cover three main points about why the townhomes should not be built. First, the children who live in the neighborhood enjoy the adjacent wooded area. When her family moved into their home in 2019, they had access to the wooded area around the subdivision and were allowed to explore. In 2025 the property was purchased and a fence was put up leaving neighborhood children with no access. She expressed that the fence was also an issue for wildlife as animals have been caught in the fence. Secondly, if the woodlands are removed, we will be creating more human population in Novi which will result in a decrease of the animal population. We have already lost wildlife due to Lifetime Fitness being built in 2002. That was a disturbance to the neighborhood, and the proposed development will be an even greater disturbance to the neighborhood. The proposed project will bring down the value of the existing neighborhood and may cause residents to move. When Lifetime Fitness was built the animals retreated to the wooded areas. If we build townhomes on this land the animals will have nowhere to go. Chole stated during the winter when there was a day off from school, they found a shallow body of water that was iced over and played for two hours in the woods and have also enjoyed sledding in the woods. Chole expressed she had made long lasting memories while playing in the woods, and requested the woodlands not be taken away.

Aubry stated she is twelve years old and lives at 40080 Whispering Lane. She relayed that she is here tonight as she cares deeply about the woodlands and does not want to see them cut down to build town homes. Many people know that kids and teenagers spend too much time on screens. Instead of being on screens kids could go outside, having accessible woodland gives them a reason to go outside. Aubry expressed that the memories made in the woods are very important to her. She described a time when her family found deer antlers in the woods and put them up next to their dog's head to make it look like he had antlers. She expressed that this memory was created because of the woods. Lastly, by removing the woods, animals will be at risk. She expressed understanding that neighborhoods grow and change however believes we should think carefully before destroying one of the few places kids and families can go to enjoy.

Ms. Anne Nelke at 48646 Windfall Road stated she is voicing her opposition to the Townes at Haggerty project for the following reasons. First, developers come to Novi and claim that they know the needs of the community and its residents. Should they have taken the time to read the Master Plan's resident surveys they would have seen that 88% of residents of all age demographics 20-85 want main floor ranch style condominiums, duplexes, or single-family home options. Time and time again we see townhouse after townhouse proposal. It was noted that 45% of Novi residents are age 45 plus. Secondly, Ms. Nelke stated her family has lived in Novi for decades, paid their fair share of taxes, and now wish to downsize to remain in their beloved community. The main floor living option has sadly been less than 2% of new developments since 2020. The developers claim that these 174 townhouses will attract people back to Novi. However, what will attract people back to Novi are our schools. Young families will buy houses that the folks who were able to downsize will provide. Another factor that will attract people to live in Novi is the fact that Novi has been a tree city for over thirty years. Lastly, the developer also missed where it states that 89% of Novi residents value the preservation of our remaining 3-4% of woodlands, wetlands, and undisturbed natural features as vital to the health and integrity of the community both now and for future generations. It has become increasingly apparent that developers presume that by purchasing or going into partnership with current landowners that zoning and ordinances can be changed in an attempt to turn the remaining land into contrived needs and benefits to Novi, a community in which they have not lived and will vacate once their project is complete and profit margins have been made. The result is a diminished Novi, not an enriched one.

Ms. Martha Ryznar at 44875 Yorkshire Drive stated she has been a Novi resident for 23 years. She expressed disappointment that the developer is not in attendance this evening. It was stated that she does not live near the proposed development, however, is here as a neighbor. What happens to these woods and wetlands affects everyone in the community. This development is 21 acres of living and breathing woods, and 4.3 acres of protected wetlands. That is three and a half football fields of regulated wetlands alone, adding in the required wetland buffer zones and we are talking about seven football fields of some of the best natural land left in Novi. Novi's own wetland expert stated these are some of the best functioning wetlands around for clean water, flood control, and wildlife. Avedon is not offering to replace any of the natural features. Your own expert is saying this area cannot be made up for, if the expert is saying no, the answer tonight must please be no. We know how Novi residents feel because we have been out there talking to them. Over 300 signatures have been collected from people across Novi opposing a similar proposal called Providence Meadows. Ms. Ryznar relayed it was easy to obtain those signatures as residents are not just upset about one project, they are upset about overdevelopment in Novi. It was stated a Master Plan was just approved and we are seeing officials break it one rezoning after another and people are upset about this pattern. Ms. Ryznar requested the plan not be sent back for another round of changes, turning it into another long back and forth which wastes City staff's time and residents' tax dollars. We are tired of paying for a process that gives bad projects a second and third chance.

Ms. Michelle Duprey at 48566 Windfall Road stated that she has been a resident of Novi for 42 years and has seen many of the farms turn into housing. She expressed that she is grateful to be here, however is recommending to the Planning Commission that the applicant be denied their request to rezone the property. The zoning designation was known full well when the applicant purchased the property. It was stated the benefits offered do not outweigh the detriments to the city. Traffic in this area is a concern; the proposal shows traffic will flow onto Haggerty Road. It was noted the intersection at Haggerty Road and Eight Mile is one of the most dangerous intersections in Oakland County. Ms. Duprey expressed the housing proposal does not meet the needs and desires of current or future residents. Families are looking for single family homes as well as ranch homes to age in place. The proposal deviates from the Master Plan which was enacted in 2025. Ms. Duprey requested that the Planned Rezoning Overlay be denied and the Master Plan for Land Use be upheld.

Mr. Ben Rosner stated he is here this evening to ask who this process serves. Three months ago, before the Planning Commission held a single hearing on JZ25-42 Townes at Haggerty, Avedon posted on LinkedIn announcing their latest project in Novi, a 179-townhome development. Their public X account told their nearly 10,000 followers "The Townes at Haggerty is underway". It was expressed that this is not a developer

entering into a process, this is a developer making an announcement. It was stated that fourteen days before tonight's hearing the developer emailed city staff requesting a postponement to submit additional information. It was expressed that the developers' own communications acknowledge that the application is not ready nor can the proposal withstand the scrutiny of staff and consultants. The developer has requested more time to fix it. It was relayed that staff review letters identify deviation after deviation from city standards. The applicant is asking this Commission not for one accommodation but for dozens of accommodations on a parcel of land adopted ten months ago explicitly for office use. The question was asked if the Master Plan is overturned less than one year after adoption in favor of a developer who publicly announced their project before this hearing began what message does that send to every homeowner in Novi? Mr. Rosner stated it would tell his parents who relied upon the Master Plan when making the largest financial decision of their lives that the document that they trusted means nothing. It would tell the more than 120 Novi neighbors who signed the petition that the public hearing process is a mere formality. Finally, it would tell every future homeowner in Novi that the city's published planning documents cannot be relied upon if they are simply reversed the minute a developer with enough resources seeks to clear cut 21 acres of mature woodland, fill regulated wetlands, harm wildlife, and replace one of the last green spaces in this area of Novi with concrete. The Master Plan is either the framework that governs development in the city, or it is merely decoration. Mr. Rosner respectfully asked the Planning Commission to please find that JZ25-42 Townes at Haggerty does not meet the eligibility requirements and to communicate that finding clearly to the applicant and to the City Council.

Mr. Michael Crawford at 40151 Whispering Lane stated he is here this evening representing more than 120 neighbors from Whispering Meadows who have submitted a petition opposing JZ25-42 Townes at Haggerty. It was stated he would like to begin with what is being asked and what is not being asked. The neighbors are not asking the Planning Commission to make a difficult call, what is being asked is that the Commission hold the line on a decision that was made unanimously just ten months ago. Mr. Crawford expressed 21 acres of woodland, and 4.3 acres of regulated wetland are at stake. Photos were shared of the deer, wild turkey, and mallards on the property. The formal findings of the wetland report concluded that the wetlands on the property are essential to the City under Section 12-174 of the City Code. It was relayed that his neighbor Dr. Karli Rosner will speak in more detail on what the proposal would destroy and why the City's own consultants have concluded the law does not permit it. Mr. Crawford stated the city should never have to deal with questions regarding this because they have already been answered. The zoning on this parcel is not new; it has been Office Service and Office Service Commercial for more than four decades. Across multiple administrations and multiple Master Plan updates the City of Novi has examined that designation and reaffirmed it repeatedly. The zoning has been reaffirmed in the 2016 Master Plan update and in 2022 the City's Zoning District Map was adopted by the City Council and signed by the Mayor, City Manager, and City Clerk. On June 25, 2025, after a three-year process that engaged 342 community survey respondents, two public open houses, a 63-day public review period, and an endorsement from the Oakland County Coordinating Zoning Committee the Planning Commission adopted the 2025 Master Plan for Land Use. The Master Plan defines the parcels Office Service and Office Service Commercial and lists the residential uses permitted under it, which is none. This is the City's policy adopted in writing ten months ago by the Planning Commission. The applicant filed this proposal within months of that adoption and is now asking it to be reversed. The people who purchased their homes here did so in reliance on what the city said trusting that a designation reaffirmed for decades and readopted ten months ago meant something. The consequences of reversing this decision go beyond the adjacent neighborhood. Every homeowner in Novi has a stake in the answer to one question. If the Master Plan can be reversed in a matter of months after its adoption what is a Master Plan in the city worth? It was expressed that the hard work has already been done and all that remains is to honor it.

Dr. Karli Rosner at 40184 Ladene Lane stated that in the 2025 Master Plan there was a survey conducted intended for Generation Z. The survey asked respondents why they may decide not to come back to Novi. Respondents answered that prices and limited access to nature are the main reasons they are not returning to Novi. It was expressed that this should be considered if we want young people to come back to Novi. The developer has claimed that the proposed development was designed to meet the region's growing housing demand. However, unlike many Michigan communities over 40% of Novi's housing is

locked into high density multi-family developments. Novi has a higher quantity of multi-family developments than similar sized communities such as Farmington Hills, Rochester Hills, and Royal Oak. It was expressed that the developer should reconsider the type of housing that is needed in Novi. The proposed density is 8.3 dwelling units per acre; the concentrated density is not beneficial. Dr. Rosener stated that in February the developer published that the project was underway. However, the Planning Commission had not seen the project yet at that time. He inquired if the project would be returned to the Planning Commission for another public hearing.

Chair Pehrson stated the project would return to the Planning Commission for an additional hearing.

Ms. Tina Dedivanaj-Lillis at 39982 Whispering Lane inquired why the developer decided to postpone being in attendance to represent the proposed project. She expressed that the developer may have requested the postponement in an effort to influence decision makers in the meantime.

Chair Pehrson stated that comment is offensive to this body and will not be allowed.

Ms. Tina-Dedivanaj-Lillis expressed she did not state the Planning Commission would be influenced.

Chair Pehrson stated comments would need to remain focused on the matter and accusations are not to be made against this board.

Mr. Tina-Dedivanaj-Lillis stated the project is a bad idea and if approved will push the current residents out of Novi.

Mr. Patrick Howe with Honigman Law Firm at 39400 Woodward Avenue, Bloomfield Hills, MI 48304 stated he represents Summit Pointe Investors, the owner of the office building and private road known as High Pointe Boulevard. It was stated he has been engaged to object to this project. Around 1998 this was part of a larger development consisting of the Summit Pointe Office Center and a private road leading out to Haggerty Road. Subsequently Lifetime Fitness was developed with the third parcel being the prime 20 acres in the heart of Novi that we are discussing tonight. The main issue before the commission this evening is the question of whether we take a long-standing office zoned parcel and make it residential. Mr. Howe noted he likes seeing the deer and woodlands, however this parcel will be developed at some point. To not develop it would be an illegal taking but it must be developed pursuant to Michigan law. Those standards are set forth by the state through the Michigan Enabling Act. The future land use plan is the document we turn to when considering a rezoning. As indicated by staff and those who have spoken tonight there is nothing in the recently adopted Master Plan that indicates this area should be rezoned residential. He noted it is shocking that the applicant is not in attendance this evening which is disrespectful to all those who came tonight to discuss this project and participate in civic engagement. The developer has not reached out to the owner of the office building or the owner of the private road to discuss the proposal. While this is a private matter the access easement over the private road does not contemplate residential use. The property is subject to private restrictive covenants that prohibit residential use. It was stated this is not an issue for the Planning Commission to discuss but is an issue that will be pursued and discussed through the appropriate channels. Focusing on what is before us tonight are two things; should approval be recommended to rezone as residential and are the eligibility requirements in Section 7.13B2 met. This section states that an applicant for a Planned Residential Overlay must provide public benefits. The question was asked if the proposed public benefits are benefiting anyone but the developer and their potential customers. Proposed public benefits in a letter dated February 23, 2026, include architectural standards exceeding ordinance minimums, enhanced landscaping and buffering, preservation and integration of open space amenities, infrastructure improvements as required, and strict adherence to improved site plan and development conditions. That is what is being proposed to get all the benefits from the city through the Planned Rezoning Overlay. There are ten deviations listed on the following page of the letter. In summary this is an illegal spot zoning and is not called for in the Master Plan. Eligibility should be denied based on no public benefits other than self-serving enhancements to their site, it violates restrictive covenants, and there is no access to Haggerty Road as the applicant does not have the right to access Haggerty Road through a private road for this

use.

Mr. Philip Kasper at 21505 Sunflower Road stated the Planning Commission can see that many Novi residents are not happy about this proposed project. It was expressed that if the project happens to be approved, the scope of the project should be reduced. Developers come to Novi and propose to build homes so people who do not live here can move here, disregarding those who are currently living here. It was expressed that potential residents are prioritized over current residents. It was stated if this is approved in any way shape or form the density should be reduced and ten acres of the wooded area should be left as a buffer. If the trees are removed the residents will hear traffic from Haggerty Road.

Mr. Ronald Onica at 40278 Ladene Lane stated that he opposes the proposed project. It was expressed that it is disappointing to see a developer come in and advertise already putting the development in without any consideration for the project itself. He inquired why the developer could not have been told that this is not up for discussion before investing into the proposal.

Mr. Mark Malott at 40041 Whispering Lane stated he has lived in Novi since 1986. He relayed he has been in law enforcement for forty years in a different community. From his experience when a development such as this is built the calls for service increase. This includes cars being broken into, fights, and loud music. It was requested that the Planning Commission keep this in mind in their decision-making process.

Ms. Tiena Smith at 40080 Whispering Lane stated her daughters spoke earlier in the evening. She inquired if the developer is not in attendance because they just proposed another plan across town and the response was not favorable. She relayed that her family is in the process of taking out a home equity loan for a finished basement to stay in the neighborhood. If the project were to be built, she stated her family would not stay in Novi. It was requested that the Planning Commission take into consideration how the proposed development would have an impact on those in the adjacent neighborhood.

Mr. Ferdinand Gomes at 40700 Mill Road Court stated that he receives a report of what happens in Novi daily. It was stated that crime has been on the rise in Novi. He asked the Planning Commission to please consider that when looking at this development.

Seeing no one else Chair Pehrson stated the public hearing will remain open until the next suitable meeting when the developer comes back. There will be opportunity at the time to address the Planning Commission as well as the developer.

Chair Pehrson stated the Planning Commission has received the letters of objection and the petition of objection. Member Lynch stated 147 objections have been received with no concurrences.

Motion to postpone the discussion of the initial submittal and eligibility of the rezoning request from Office Service (OS-1) and Office Service Commercial (OSC) to High-Density Multiple Family (RM-2) with a Planned Rezoning Overlay and leave the public hearing open until such time as the applicant submits additional information made by Member Roney and seconded by Member Lynch.

In the matter of JZ25-42 Townes at Haggerty PRO Plan with Rezoning 18.753, motion to postpone the discussion of the initial submittal and eligibility of the rezoning request from Office Service (OS-1) and Office Service Commercial (OSC) to High-Density Multiple Family (RM-2) with a Planned Rezoning Overlay and leave the public hearing open until such time as the applicant submits additional information.

ROLL CALL VOTE TO POSTPONE THE DISCUSSION OF THE INITIAL SUBMITTAL AND ELIGIBILITY OF THE REZONING REQUEST FROM OFFICE SERVICE (OS-1) AND OFFICE SERVICE COMMERCIAL (OSC) TO HIGH DENSITY MULTIPLE FAMILY (RM-2) WITH A PLANNED REZONING OVERLAY AND LEAVE THE PUBLIC HEARING OPEN UNTIL SUCH A TIME AS THE APPLICANT SUBMITS ADDITIONAL INFORMATION. Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. INTRODUCE TEXT AMENDMENT 18.307 – PROPOSED LANDSCAPE ORDINANCE MODIFICATIONS

Set public hearing for Text Amendment 18.307 to modify Subsection to 5.5, Landscape Ordinance and the Landscape Design Manual.

Landscape Architect Mr. Rick Meader stated that the text amendment would be considered in detail at the public hearing. To give an overview the revision includes an additional section related to multifamily urban projects. This change was proposed by Mr. Gary Becker and would only apply to the zoning districts that the Planning Commission determines are appropriate.

Motion to set the Public Hearing for the June 10th Planning Commission meeting for formal consideration of the proposed ordinance amendments made by Member Roney and seconded by Member Lynch.

Motion to set the Public Hearing for the June 10th Planning Commission meeting for formal consideration of the proposed ordinance amendments.

ROLL CALL VOTE ON MOTION TO SET THE PUBLIC HEARING FOR THE JUNE 10TH PLANNING COMMISSION MEETING FOR FORMAL CONSIDERATION OF THE PROPOSED ORDINANCE AMENDMENTS. Motion carried 6-0.

2. APPROVAL OF THE APRIL 15, 2026 PLANNING COMMISSION MINUTES

Motion to approve the April 15, 2026 Planning Commission Minutes.

ROLL CALL VOTE ON MOTION TO APPROVE THE APRIL 15, 2026 PLANNING COMMISSION MINUTES MADE BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY. Motion carried 6-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

City Planner Barbara McBeth stated the second Planning Commission meeting in May will be canceled. Ms. McBeth shared that around the end of May she will be retiring from the City of Novi. She expressed it has been her honor and privilege to work here for the past twenty-five years. It has been great working with the Planning Commission as we have seen a lot of projects come through. Particularly in the older days as we remember projects such as Catholic Central coming in for the first time, the ITC Headquarters coming to Novi, Providence Hospital's bed tower with the greensward, and the Novi Expo Center moving to their new location. Ms. McBeth noted that many had a part in these projects as there were many late nights. Many residential developments have come in as well. Ms. McBeth stated the population of Novi in 2001 when she began here was around 47,000 and now today it is about 67,000, considerable growth has been seen. Lastly, Ms. McBeth thanked the Planning Commission and their predecessors for their service.

Ms. McBeth stated the other great news is that Senior Planner Lindsay Bell is being promoted to the Director of Planning.

Chair Pehrson expressed Ms. McBeth will be sorely missed.

Member Lynch expressed that Ms. McBeth should be very proud of all she has done.

Ms. McBeth stated we do the best we can. As Mr. Duchesneau said, coming to all the meetings, listening carefully, and picking up all the details. It was expressed that trying to listen is a valuable point.

Chair Pehrson expression appreciation for all Ms. McBeth has done and wished her all the best.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward.

Mr. Duchesneau stated he would like to congratulate Ms. Bell on her new position. He expressed he did not think we were going to have such a pleasant send off. It was stated that for anyone who reads the comments of staff and consultants in the packet, it is unusual to see criticism by the traffic consultant. It was noted that a little better communication with the audience explaining the process would be helpful. The Planning Commission has gone through an extensive effort to revise the PRO to avoid this kind of showdown at City Hall when it is the City Councils turn. Perhaps the process itself needs to be better explained to people. Anyone who reads the packet would have known why the developer is not here.

Seeing no one else, Chair Pehrson closed the final audience participation.

ADJOURNMENT

Motion to adjourn the May 13, 2026, meeting made by Member Lynch and all in favor said aye.

Meeting adjourned at 8:16 PM.