



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

July 8, 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 Reddi, Member Dismondy, Member Roney, Member Verma

Absent Excused: Member Avdoulos, Member Lynch

Staff: Lindsay Bell, Director of Planning; Elizabeth Saarela, City Attorney; Brad Doane, Planner; Humna Anjum, Project Engineer

APPROVAL OF AGENDA

Motion to approve the July 8, 2026 Planning Commission Agenda. Motion carried 5-0.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. **JF26-04 TAWHEED DUMPSTER ENCLOSURE**

Approval at the request of Peake Asphalt, Inc. for Section 9 Façade Waiver approval. The subject property is located at 24101 Novi Road, situated south of Ten Mile Road and west of Novi Road (Section 27). The property is zoned OS-1 (Office Service). The applicant proposes to construct a dumpster enclosure on the southwest corner of the site.

In the matter of Tawheed Dumpster Enclosure JF26-04, motion to approve the Section 9 Façade Waiver based on and subject to the following:

1. A Section 9 Façade is granted under Section 5.15.9 for:

- **Overage of Precast/CMU on the rear, right side, and left side (100% proposed, 0% permitted)**
- **Overage of Wood Panel on the front side (100% proposed, 25% permitted)**

The proposed dumpster enclosure material is not listed in the Façade Materials Chart; however, the visual appearance is similar to CMU or Precast. This is consistent with the existing building which predates the Façade Ordinance.

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. **Motion carried 5-0.**

PUBLIC HEARINGS

1. **JSP26-09 MARIELLA ESTATES**

Public hearing at the request of Bracirole Brothers, Inc. for Preliminary Site Plan with Site Condominium, Woodland Permit and Storm Water Management Plan. The subject property is zoned R-1 with a Planned Rezoning Overlay (PRO). The applicant is proposing to develop 10 single family lots and associated roads and utilities.

In the matter of Mariella Estates, JSP26-09, motion to approve the Preliminary Site Plan and Site Condominium based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters, as well as all of the terms and conditions of the PRO Agreement as approved, with any outstanding items being addressed on the revised 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, as well as the terms of the PRO Agreement. *Motion carried 5-0.*

In the matter of Mariella Estates, JSP26-09, motion to approve the Woodland Permit based on and subject to the following:

- a. The total woodland impact being authorized is the removal of 5 regulated trees, with mitigation in accordance with City standards.
- b. 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 revised Final Site Plan.

This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Mariella Estates, JSP26-09, motion to approve the Stormwater Management Plan, based on and subject to:

- a. 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 revised 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. *Motion carried 5-0.*

2. AMENDMENT TO THE MASTER PLAN'S FUTURE LAND USE MAP RELATING TO CITY-OWNED PARCELS

Public hearing on proposed amendments to the Future Land Use Map of the 2025 Master Plan, so as to classify the land that is a portion of Ella Mae Power Park for a transfer of land between the City and Novi Community Schools, and three other parcels acquired by the City for public purposes, to Public/Quasi-Public.

In the matter of an Amendment to the Master Plan's Future Land Use Map relating to City Owned Land, motion to approve the Suggested Resolution (as attached). *Motion carried 5-0.*

In the matter of an Amendment to the Master Plan's Future Land Use Map relating to City Parkland, motion to recommend approval to the City Council to approve the proposed amendments to the Future Land Use Map for the purposes of distribution to begin the Master Plan Amendment process, including the attached documents:

- a. A map reclassification of land to be transferred to the School District from Public Park to Public/Quasi-Public,
- b. A map reclassification of land at 42000 Thirteen Mile Road from Single Family to Public/Quasi-Public (future Fire Station No. 2),
- c. A map reclassification of land at 26125 Lee BeGole Drive from Industrial/Office to Public/Quasi-Public (future Public Safety Headquarters),
- d. A map reclassification of land at 22700 Venture Drive from Industrial/Office to Public/Quasi-Public (future Fire Station No. 3),
- e. A map or text statement that the land being conveyed to the school district is not required for park purposes by the City.

This motion is made for the reasons stated in the Planning Memo, as well as the following:

1. The Home Rule Cities Act states that a city may not sell park land except where: the park is not required under an official Master Plan of the city (MCL117.5(e)). Since the City land that is being conveyed to the school district is designated as “public park” on the Future Land Use Map, opening up the plan for review and amendment is appropriate to ensure that the Home Rule City Act is complied with (even though the City land is not technically being “sold”).
2. The identified property designated as “Public Park” on the City’s Future Land Use Map is not used as parkland available to the City’s residents, but rather is used as a stormwater detention facility that serves both the City parkland and other City property as well.
3. The terms of the property transfer confirm that if the property is transferred it will still be available for use by the City (including continuing to be available as drainage to serve the park) while also helping the Novi Community School District meet the overall needs of the community members it serves.
4. The other properties at issue, the three parcels purchased by the City for public facility purposes, are to be redesignated Public/Quasi-Public consistent with other properties in the City owned by governmental, school districts, and other public entities. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. JSP26-17 FIRE STATION No. 2

Consideration at the request of HED | BRW Architects on behalf of City of Novi for Fire Station No.2 JSP26-17 for Preliminary Plan and Stormwater Management Plan review and approval of the location, character, and extent of the proposed improvements. The subject property is zoned RA Residential Acreage and is located north of Thirteen Mile Road and east of Novi Road (Section 2). The City proposes to develop a new fire station on the currently vacant 2.15-acre parcel.

In the matter of Fire Station No. 2 JSP26-17, motion to approve the location, character, and extent of the proposed Fire Station No. 2 improvements as reflected in the Preliminary Plan and Stormwater Management Plan based on the following:

1. Pursuant to Section 61 of the Michigan Planning Enabling Act (MCL 125.3861), the finding of “location, character, and extent” is appropriate;
2. The project is consistent with the goals, policies, and future land use direction established in the Master Plan, and fits within the future direction of the community as contemplated by the Master Plan as detailed in the Planning Review. *Motion carried 5-0.*

2. JSP26-18 FIRE STATION No. 3

Consideration at the request of HED | BRW Architects on behalf of City of Novi for Fire Station No.3 JSP26-18 for Preliminary Plan and Stormwater Management Plan review and approval of the location, character, and extent of the proposed improvements. The subject property is zoned I-1 Light Industrial and is located north of Nine Mile Road and east of Venture Drive (Section 26). The City proposes to develop a new fire station on the currently vacant 3.65-acre parcel.

In the matter of Fire Station No. 3 JSP26-18, motion to approve the location, character, and extent of the proposed Fire Station No. 3 improvements as reflected in the Preliminary Plan and Stormwater Management Plan based on the following:

1. Pursuant to Section 61 of the Michigan Planning Enabling Act (MCL 125.3861), the finding of “location, character, and extent” is appropriate; and
2. The project is consistent with the goals, policies, and future land use direction established in the Master Plan, and fits within the future direction of the community as contemplated by the Master Plan as detailed in the Planning Review. *Motion carried 5-0.*

3. APPROVAL OF THE JUNE 10, 2026 PLANNING COMMISSION MINUTES

Motion to approve the June 10, 2026 Planning Commission Minutes. *Motion carried 5-0.*

ADJOURNMENT

Motion to adjourn the July 8, 2026 Planning Commission Meeting. Motion carried 5-0.

Meeting adjourned at 7:54 PM

*Actual language of the motion sheet subject to review.