



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI  
Regular Meeting

**June 10, 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 Avdoulos, Member Lynch, Member Reddi, Member Dismondy, Member Roney, Member Verma

Staff: Lindsay Bell, Director of Planning; Elizabeth Saarela, City Attorney; Diana Shanahan, Planner; Rick Meader, Landscape Architect; Kate Purpura, Project Engineer

## APPROVAL OF AGENDA

**Motion to approve the June 10, 2026 Planning Commission Agenda. Motion carried 7-0.**

## PUBLIC HEARINGS

### 1. **TEXT AMENDMENT 18.307 – PROPOSED AMENDMENTS TO LANDSCAPING STANDARDS**

Public hearing for Text Amendment 18.307 to amend the Landscape Ordinance (Section 5.5), and update the Landscape Design Manual.

**In the matter of Text Amendment 18.307 – Proposed Amendments to Landscaping Standards, motion to recommend approval to the City Council of the proposed ordinance amendment. Motion carried 7-0.**

### 2. **PBR25-0096 41619 STEINBECK GLEN WOODLAND PERMIT**

Public Hearing at the request of Andi Kareem for consideration of a Woodland Use Permit to impact 4 trees.

**In the matter of PBR25-0096 41619 Steinbeck Glen Woodland Permit motion to postpone a decision and leave the public hearing open until such a time as the applicant submits an amended application. Motion carried 7-0.**

### 3. **PBR25-0215 24190 TRAFALGAR COURT WOODLAND PERMIT**

Public Hearing at the request of Brian Sears for consideration of a Woodland Use Permit to remove 23 trees to install a fence.

**Motion to approve Woodland Use Permit, PBR25-0215, for the removal of 23 regulated woodland trees within an area mapped as City Regulated Woodland at 24190 Trafalgar Court for the purpose of constructing a fence. The approval is subject to on-site planting to the extent possible of 39 required woodland replacement credits. If necessary, any outstanding credits may be paid into the City's Tree Fund. In addition, any other conditions as listed in the Woodland Consultant's review letter shall be addressed. Motion carried 5-2.**

## **MATTERS FOR CONSIDERATION**

### **1. FORMA BEAUTY SALON PARKING EXPANSION JSP26-14**

Consideration at the request of Forma Beauty Salon for approval of the Preliminary Site Plan. The subject property is located at 26179 Novi Road, north of Grand River Avenue (Section 15). The applicant proposes site improvements including the addition of 10 parking spaces and a new dumpster enclosure.

**In the matter of Forma Beauty Salon Parking Expansion JSP26-14, motion to approve the Preliminary Site Plan based on and subject to the following:**

- 1. The Zoning Board of Appeals granting the following variances:**
  - i. Section 3.1.25.D for deficiency in parking setback in the north side yard (20 feet required, 3 feet proposed) and rear yard (10 feet required, 3 feet proposed).**
  - ii. Section 4.19.2.F.iv for the location of the dumpster enclosure in the parking lot setback (10 feet setback required, 0 feet proposed).**
- 2. A Landscape waiver under Section 5.5.3.C.iv.a for deficiency in parking lot perimeter trees (17 trees required, 15 trees provided) due to spatial limitations of the site which limit the ability to comply, which is hereby granted;**
- 3. A Landscape waiver under Section 5.5.3.C.iv.b for deficiency in perimeter parking lot landscape area along north property line (10 feet required, 0 feet provided) due to spatial limitations of the site which limit the ability to comply, which is hereby granted;**
- 4. 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. Motion carried 7-0.**

### **2. 44725 GRAND RIVER (DAMAS BUILDING) PARKING EXPANSION JSP26-07**

Consideration at the request of Versa Real Estate for approval of the Preliminary Site Plan. The property is located east of Taft Road and south of Grand River Avenue (Section 15). The applicant proposes site improvements including the addition of 20 parking spaces.

**In the matter of 44725 Grand River (Damas Building) JSP26-07, motion to approve the Preliminary Site Plan based on and subject to the following:**

- 1. The Zoning Board of Appeals granting the following variances:**
  - i. Section 3.1.18.D of the Zoning Ordinance for the deficiency in parking setback on the west property line (10 feet required, 6.2 feet proposed).**
  - ii. Section 5.2.12.D of the Zoning Ordinance for the deficiency in 22 parking spaces (108 total parking spaces are required for medical office and business office use, 86 spaces are provided).**
- 2. A Landscape waiver under Section 5.5.3.C.iv.a for deficiency in parking lot perimeter trees due to site layout conditions which limit the ability to comply (6 trees required, 3 trees provided), which is hereby granted;**
- 3. A Landscape waiver under Section 5.5.3.C.iv.b for deficiency in parking lot perimeter landscape area along west side due to site layout conditions which limit the ability to comply (10 feet required, 0 feet provided), which is hereby granted;**
- 4. 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. Motion carried 7-0.**

**3. ICHIBAN FACADE JF25-13**

Consideration at the request of Crown Realty & Management for approval of a Section 9 Façade Waiver. The existing building is located on a portion of the 5.86-acre parcel at 42050 Grand River Avenue (Section 23). The applicant requests approval for the application of asphalt shingles on a mansard roof.

**In the matter of Ichiban Facade JF25-13, motion to approve the Section 9 Façade Waiver based on and subject to the following:**

- a. **Provision of adequate screening of all rooftop units (RTUs) to effectively screen the RTUs from all vantage points and comply with roof top screening requirements of Section 4.19.2.E of the Zoning Ordinance, as the proposed material in the packet has been determined to be inadequate for screening.**
- b. **All elevations of the building are painted with the approved paint colors.**

**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 7-0.***

**4. APPROVAL OF THE MAY 13, 2026 PLANNING COMMISSION MINUTES**

**Motion to approve the May 13, 2026 Planning Commission Minutes. *Motion carried 7-0.***

**ADJOURNMENT**

**Motion to adjourn the June 10, 2026 Planning Commission Meeting. *Motion carried 7-0.***

Meeting adjourned at 8:14 PM

\*Actual language of the motion sheet subject to review.