



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

October 8, 2025 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 Avdoulos, Member Roney, Member Verma

Absent Excused: Member Dismondy

Staff: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Lindsay Bell, Senior Planner; Dan Commer, Planner; Humna Anjum, Plan Review Engineer; Kate Purpura, Plan Review Engineer; Rick Meader, Landscape Architect

APPROVAL OF AGENDA

Motion to approve the October 8, 2025 Planning Commission Agenda. Motion carried 5-0.

PUBLIC HEARINGS

1. JSP25-23 LITTLE SEEDS

Public Hearing at the request of Little Seeds for consideration of a Special Land Use Permit and Preliminary Site Plan approval. The subject property is an existing daycare center within the RA, Residential Acreage Zoning District. The applicant is proposing to expand enrollment at the daycare center from 60 students to 72 students and increase the parking lot by six parking spaces.

In the matter of JSP25-23 Little Seeds motion to postpone the Special Land Use Permit and leave the public hearing open until such time as the applicant submits a revised application. Motion carried 5-0.

2. PBR25-0258 51270 NINE MILE ROAD WOODLAND PERMIT

Public Hearing at the request of Kensington Family Homes for consideration of a Woodland Permit to remove 12 regulated woodland trees to build a single-family home.

In the matter of Woodland Use Permit, PBR25-0258, motion to approve the removal of 12 regulated woodland trees within an area mapped as City Regulated Woodland at 51270 Nine Mile Road to build a single-family home. The approval is subject to on-site planting to the extent possible of 12 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 5-0.

3. JZ24-31 THE GROVE PRO PLAN WITH REZONING 18.745

Public hearing at the request of Ivanhoe Development for a Zoning Map Amendment from Office Service Technology to Low-Density Multiple Family with a Planned Rezoning Overlay. The subject site is approximately 62 acres and is located east of Meadowbrook Road, south of Twelve Mile

Road (Section 13). The applicant is proposing to develop a 232-unit townhome development.

In the matter of JZ24-31 The Grove, with Zoning Map Amendment 18.745 motion to recommend approval to City Council to rezone the subject property from Office Service Technology (OST) to Low-Density Multiple Family (RM-1) with a Planned Rezoning Overlay Concept Plan.

- A. The recommendation includes the following ordinance deviations for consideration by the City Council, for the reasons noted:
1. **Building Setbacks (Sec 3.1.7.D):** A Zoning Ordinance deviation is requested to reduce the building setbacks from 75 feet to 50 feet along the north, east, and south property lines, as *sufficient screening appears to be proposed.*
 2. **Building Orientation (Sec. 3.8.2.D):** A Zoning Ordinance deviation is requested to revise the required orientation of the buildings from a minimum of 45 degrees in certain locations. This allows for a more uniform site layout with all of the units backing up to open space/wooded areas.
 3. **Distance between Buildings (Sec 3.8.2.H):** A Zoning Ordinance deviation is requested to reduce the building separation distance from the calculated formula as shown on the Building Separation Table on Sheet SP-3.6 of the PRO Plan). *This deviation enables the layout of this project to fit within the available space while minimizing wetland and woodland impacts.*
 4. **Parking along Major Drives (Sec. 5.10):** A Zoning Ordinance deviation is requested to allow for perpendicular parking on the major drives. This deviation is requested to due to the impracticality of providing a minor road (defined as less than 600 feet in length) given the site constraints (woodlands, wetlands, and property configuration). *Perpendicular parking for guests is proposed on four Major Drives (Simi Drive, Beckham Drive, Elle Parkway, and Ari Crest) in several locations, where driveways are also proposed. The parking spaces will not cause any more disruption on the roadway than cars that will be backing out of the driveways.*
 5. **Parking along Curves (Sec. 5.10):** A Zoning Ordinance deviation to allow on-street parking on curves with less than a 230-foot centerline radius. *The deviation is supported as the parking spaces will not cause any more disruption on the roadway than cars that will be backing out of the driveways.*
 6. **Landscape Berms (Sec. 5.5.3.A.ii):** A landscape deviation is requested to not provide a 4-foot, 6-inch to 6-foot high landscape berm on a proposed RM-1 district adjacent to an OST district on the east and south side. *This deviation is supported because of topography and the provision of dense landscaping along both property lines.*
 7. **Right-of-Way Landscaping (Sec. 5.5.3.B.ii):** A deviation to the required greenbelt berm and plantings along 12 Mile and Meadowbrook Road due to the existing natural areas to be preserved, and a heavily landscaped detention basin.
- B. If the City Council approves the rezoning, the Planning Commission recommends the following conditions be made part of the PRO Agreement:
1. Preservation of approximately 10 acres of City regulated woodlands and woodland replacements in a conservation easement.
 2. Preservation of approximately 15.5 acres of City regulated wetlands and wetland mitigation areas in a conservation easement.
 3. Removal of invasive species within the existing wetlands on site.
 4. Density shall not exceed 4.2 dwelling units per acre (More limiting than the dwelling units per acre allowed in the RM-1 District).
 5. Providing the community amenities shown in the PRO Plan.
 6. As an option, a clubhouse could be placed where the pickleball court and playscape are currently shown. The design of the clubhouse would need to meet Façade ordinance requirements at the time of site plan approval.
 7. Dedication of 1,650 linear feet of Right of Way on Meadowbrook Road.
 8. Building height will be limited to 30 feet, which is more limiting than the 35 feet permitted in the RM-1 District.
 9. The traffic improvements as shown on the PRO Plan.

10. If pickleball court(s) are proposed at the time of Preliminary Site Plan submittal, a noise impact statement shall be submitted showing that the activity, with any noise mitigation measures required, will comply with the City's Performance Standards.
11. Sustainable design features will include:
 - a. Pre-wire all garages for one 240-volt EV chargers.
 - b. All appliances used within the development must be EnergyStar-rated or applicable equivalent standards.
 - c. All applicable plumbing fixtures shall be WaterSense labeled or applicable equivalent standard.
 - d. Building material on the exterior façade of a majority of the exterior elevations are energy-efficient, durable, and low maintenance, including brick and composite siding.
 - e. Use of energy-efficient glass/glazing.
 - f. Use of energy-efficient insulation materials.
 - g. Offer a tankless water heater option.
 - h. Install smart scheduling technology for sprinklers.
 - i. Multi-modal non-motorized pathway network and infrastructure as shown on the PRO plan that reduces emissions and promotes pedestrian connectivity with bike/pedestrian friendly streets, and bicycle parking in units throughout the site.
 - j. Benches will be made with recycled materials will be used throughout the open space areas.
- C. This motion is made because the proposed RM-1 zoning district is a reasonable alternative to the current OST zoning and fulfills the intent of the Master Plan for Land Use, and because:
 - a. A one-acre park area, accessible to residents and the general public, with pedestrian and bike rest stop area, at the northeast corner of the site along 12 Mile Road. The applicant states a public access easement will be placed over the park area. *This would be considered a benefit to the public.*
 - b. A one-mile loop Grove nature area trail, accessible to residents and the public, that extends from the newly created park area described above, along the east property line of the Property, providing scenic views of the adjacent 30-acre natural wetland area as well as natural features of the Property. The applicant states a public access easement will be placed over the trail area. *This would be considered a benefit to the public.*
 - c. In order to address the impact of additional use of Beacon Hill Park by the new residents and planned access and interconnectivity for Novi residents and Grove Nature Trail, Developer agrees to provide the City with \$25,000 to be used by the City at its discretion, for Beacon Hill Park improvements, art, services and/or maintenance. *Enhancements of the public trailhead would benefit the overall community.*
 - d. Consistent with Novi's mobility plans, over 700 feet of 10-foot wide pathway/sidewalk, off-site on the south side of 12 Mile Road to create a connection from the existing bike path, located along the east side of Meadowbrook Road, and the new sidewalk being constructed with The Grove. *The provision of this missing sidewalk segment enhances connectivity of the project area and benefits the public.*
 - e. Relocating the SMART bus stop to the east, and enhancing the area with landscaping and seating along 12 Mile Road, which is supported by SMART. Additional bike parking has also been added for a total of 8 spaces. Maintenance and public access agreements would likely be required. *This would be considered a benefit to the public.*
 - f. Approximately 1/3 of the property will be open space with most of the units abutting or overlooking open space and nature areas (1.65 acres usable open space required, 5.97 acres proposed). *Exceeding the Ordinance requirement for usable open space qualifies as an enhancement that could not otherwise be required.*
 - g. Consistent with Novi's mobility plans, construct an 8-foot wide shared-use pathway within The Grove to provide pedestrian and bicycle connectivity between Meadowbrook Road and 12 Mile Road. *The applicant states a public access easement will be placed over the pathway, so the pathway would be considered a benefit to the public at large.*
 - h. Proposed conservation easements protecting approximately 10 acres of woodland and

woodland replacement areas and 15.5 acres of wetland and wetland mitigation areas. *The provision of conservation easements to protect the natural features, which represents over 47% of the property, is considered an enhancement that will benefit the public at large.*

- i. Decrease in density from what would be permissible in the RM-1 zoning district (4.2 units per acre proposed, up to 7.3 units per acre permitted), *which is considered an enhancement of the project.*
- j. Dedicate right-of-way (60-foot width) along the entire Meadowbrook Road frontage, an approximate length of 2,166 feet. The total land area to be dedicated is approximately 2.5 acres, *which is a benefit in the interest of the public.*
- k. The Façade review notes that the design of the buildings meet or exceed the requirements of the Façade Ordinance, and the high level of character and attention to detail represents an enhancement of the project that would be unlikely in the absence of a PRO.
- l. The benefits to the City from the proposed multiple family development as proposed outweigh the detriments. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. JSP25-24 FELDMAN KIA

Consideration of the request of Feldman Automotive for Preliminary Site Plan and Storm Water Management Plan. The subject property is zoned B-3 with a Planned Rezoning Overlay (PRO), which conditions development to the terms of a PRO Plan and Agreement. The applicant is proposing to develop a Kia dealership.

In the matter of Feldman Kia, JSP25-24, motion to approve the Preliminary Site Plan based on and subject to 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 prior to Final Site Plan approval. 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 Feldman Kia, JSP25-24, motion to approve the Stormwater Management Plan, based on and subject to 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 Final Site Plan. This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

2. APPROVAL OF THE SEPTEMBER 24, 2025 PLANNING COMMISSION MINUTES

Motion to approve the September 24, 2025 Planning Commission Minutes. *Motion carried 5-0.*

ADJOURNMENT

Motion to adjourn the October 8, 2025 Planning Commission meeting. *Motion carried 5-0.*

Meeting adjourned at 8:10 PM.

*Actual language of the motion sheet subject to review.