



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI  
Regular Meeting

**April 15, 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 Avdoulos, Member Roney, Member Verma

Staff: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Lindsay Bell, Senior Planner; Diana Shanahan, Planner; Rick Meader, Landscape Architect; Humna Anjum, Project Engineer

## APPROVAL OF AGENDA

**Motion to approve the April 15, 2026 Planning Commission Agenda. Motion carried 7-0.**

## CONSENT AGENDA - REMOVALS AND APPROVALS

### 1. JSP21-06 CITY CENTER OFFICE PLAZA

Approval of the request of City Center Office Plaza, LLC for the second one-year extension of the Preliminary Site Plan approval for a 3-story office building. The subject property is located south of Grand River Avenue and east of Bond Street. The extension would result in a new expiration date for the Preliminary Site Plan of May 17, 2027.

**In the matter of JSP21-06 City Center Office Plaza, motion to approve the second one-year extension of the Preliminary Site Plan approval. Motion carried 7-0.**

## PUBLIC HEARINGS

### 1. JSP26-02 THE GROVE

Public hearing at the request of Ivanhoe Companies for Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit and Storm Water Management Plan. The subject property is zoned RM-1 with a Planned Rezoning Overlay (PRO). The applicant is proposing to develop 232 multifamily residential units.

**In the matter of The Grove, JSP26-02, 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 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, as well as the terms of the PRO Agreement. Motion carried 7-0.**

In the matter of The Grove, JSP26-02, motion to approve the Phasing Plan based on and subject to the following:

- a. The sequence of the identified Phases may be revised, subject to administrative review and approval for compliance with applicable ordinances and PRO Agreement requirements.
- b. Other revisions to the Phasing plan may also be approved after administrative review if, in the opinion of the City Planner, the phasing plan is in compliance with applicable ordinances and PRO Agreement requirements.
- c. 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 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 7-0.*

In the matter of The Grove, JSP26-02, motion to approve the Wetland Permit based on and subject to the following:

- a. Provided sufficient information is supplied by the applicant and compliance with applicable Ordinances is achieved, the Wetland Permit may be issued as separate permits as applicable for the approved Phasing Plan for the project.
- b. The total on-site wetland impact being authorized is 0.94 acres, with on-site mitigation to be constructed in accordance with City standards. Any additional impact shall require re-authorization.
- c. 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 the plan is otherwise in compliance with Chapter 12 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

In the matter of The Grove, JSP26-02, motion to approve the Woodland Permit based on and subject to the following:

- a. Provided sufficient information is supplied by the applicant and compliance with applicable Ordinances is achieved, the Woodland Permit may be issued as separate permits as applicable for the approved Phasing Plan for the project.
- b. The total woodland impact being authorized is the removal of 2,020 regulated trees, with mitigation in accordance with City standards. Any additional impacts exceeding 1 percent shall require re-authorization of the woodland permit by the Planning Commission.
- c. 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 the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

In the matter of The Grove, JSP26-02, 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 is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

## **MATTERS FOR CONSIDERATION**

### **1. JSP24-17 SV TEMPLE PHASE III RAJAGOPURAM**

Consideration at the request of Manyan Group for Preliminary Site Plan and Revised Phasing Plan approval. The subject property is located at 26233 Taft Road, situated south of Grand River Avenue and west of Taft Road (Section 16). The property is zoned RA (Residential Acreage). The applicant proposes to construct a 3,100 square foot Rajagopuram entry tower in front of the existing temple, enclose the stairwell and exterior second floor porch, as well as reorder the previously approved phases in order to construct the Rajagopuram prior to the cultural center.

**In the matter of SV Temple Phase III Rajagopuram JSP24-17, motion to approve the Preliminary Site Plan and Revised Phasing Plan based on and subject to the following:**

- 1. Revision of sequence of development to construct the Rajagopuram entry tower (currently Phase III) prior to the Cultural Center (currently Phase II).**
- 2. Deferral of the landbanked bicycle parking spaces per Section 5.16.2, until such time as the Cultural Center is constructed (15 bicycle parking spaces required, 6 spaces provided, 9 spaces deferred).**
- 3. The Zoning Board of Appeals granting a variance from:**
  - i. Section 3.35.3 of the Zoning Ordinance to permit a height of 52 feet for the entry tower. (35 feet or 2 ½ stories permitted, variance of 17 feet).**
- 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. JSP26-06 PHRG DUMPSTER ENCLOSURE**

Consideration at the request of Power Home Remodeling Group for Preliminary Site Plan and Section 9 Façade Waiver approval. The subject property is located at 41370 Bridge Street, situated east of Meadowbrook Road and north of Eleven Mile Road (Section 13). The property is zoned I-1 (Light Industrial). The applicant proposes to construct an accessory structure on the northwest corner of the site.

**In the matter of PHRG Dumpster Enclosure JSP26-06, motion to approve the Preliminary Site Plan based on and subject to the following:**

- 1. A Section 9 Façade is granted under Section 5.15.9 for:**
  - Underage of brick (30% minimum required, 0% proposed)**
  - Overage of split face CMU, painted (10% allowed, 85% proposed on the south, east, and west elevations, and 20% proposed on the north elevation)**
  - Overage of honed faced CMU, painted (0% allowed, 15% proposed on the south, east, and west elevations, and 5% proposed on the north elevation)**

**The proposed materials are consistent with the existing building which is constructed of EIFS and split faced CMU.**

- 2. The Zoning Board of Appeals granting a variance from:**
  - i. Section 4.19.2.F and Chapter 21, Section 21-145(c) of the Zoning Ordinance to locate the dumpster enclosure in the front yard. (Due to existing easement restrictions on the site, placement of the enclosure was limited. The proposed location is situated outside the easement and minimizes visual impact from public right-of-way).**
- 3. 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. **APPROVAL OF THE MARCH 11, 2026 PLANNING COMMISSION MINUTES**

**Motion to approve the March 11, 2026 Planning Commission Minutes. *Motion carried 7-0.***

**ADJOURNMENT**

**Motion to adjourn the April 15, 2026 Planning Commission Meeting. *Motion carried 7-0.***

Meeting adjourned at 7:32 PM

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