



PLANNING COMMISSION MINUTES

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

PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Avdoulos to approve the October 8, 2025 Planning Commission Agenda.

ROLL CALL VOICE VOTE ON MOTION TO APPROVE THE OCTOBER 8, 2025 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS. *Motion carried 5-0.*

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, 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

There were no consent agenda removals or approvals.

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.

City Planner Barbara McBeth stated this is a public hearing, but staff has heard from the applicant that their request will be modified to some extent. It was noted JSP25-23 Little Seeds will come back before the Planning Commission in approximately one month with a revised public hearing. This evening, we will proceed with a short presentation and opportunity for public comment.

Planner Dan Commer stated as shown on the Location Map, the subject property is the existing Little Seeds Novi childcare center located at the northeast corner of 10 Mile Road and Wixom Road. As indicated on the Zoning Map, the site and surrounding properties are zoned RA, Residential Acreage. The RA, Residential Acreage district is intended to provide areas within the community for a particular living environment characterized by large lot, low density, single-family dwellings. The district also allows public, parochial, and private elementary schools as principal permitted uses, as well as Special Land Use consideration for day care centers, group day care homes, and adult day care.

Planner Commer stated the Future Land Use Map promotes the Single-Family category for the site and for the adjacent properties to the north, east, and west, and Public/Quasi-Public properties to the south. The natural features map shows that there are protected Woodlands along the eastern edge of the site, but the proposed parking lot improvements as presented will have minimal impact on these natural features as determined by the applicant's Woodland consultant Davey Resource Group and verified by the City's Woodland Consultant Merjent.

Little Seeds is an existing childcare center that has operated at this site since 2022. However, a daycare facility has been at this location for 30 years. The applicant is proposing to expand enrollment at the existing daycare center from 60 students to 72 students. The location of the daycare center at the corner of 10 Mile Road and Wixom Road in the RA-Residential Acreage zoning district, and the site's 2.25 acres, makes it eligible for Special Land Use consideration under the City's Daycare Text Amendment that was adopted by City Council May 19, 2025 which permits enrollment up to 75 students in certain circumstances. The proposed plan will also expand the parking lot by six parking spaces to accommodate additional staff and facilitate improved pickup and drop-off conditions for students.

The applicant is requesting four waivers which are supported by staff as follows; waiver of noise impact statement, lack of screening berm at east and north frontages, no greenbelt berm provided along the 10 Mile frontage in front of the parking bay, and deficient greenbelt landscaping at the 10 Mile Road frontage.

Planner Commer stated the applicant recently informed staff that they would like to amend the request to increase the number of children in the daycare from 72 children to 75 children. The public hearing notice that was provided in the Novi News, shared on the City's webpage, and sent to surrounding properties indicated that the request would be limited to 72 children. Due to this discrepancy, it is staff's recommendation that the Planning Commission proceed with the public hearing as advertised this evening but postpone the decision until such time as the applicant provides a revised application and staff has provided updated notice indicating consideration for up to 75 children as is required for Special Land Use consideration.

The applicant Angie Altaii is present to discuss the project and answer any questions. Staff are also available for questions.

Ms. Angie Altaii thanked the Planning Commission and the Planning Team for their efforts regarding the City's Daycare Text Amendment. Ms. Altaii stated at the end of August the State changed the licensing

rules. This change would allow up to 75 children in the building based off of the square footage. Ms. Altaï stated the amended application will be submitted.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium. Seeing no one, Chair Pehrson requested Member Lynch read into the record the correspondence received. Member Lynch relayed correspondence was received from Narendra and Nishi Nagar who do not object to supporting the request for a nominal increase in center capacity. However, would like to ensure that any request for change in classification from the RA Residential Acreage zoning be denied as they own the parcel north of the subject property. Additionally, it is their understanding that unless modifications have been made to the City's ordinance, capacity could not be increased beyond 60, unless previously approved under special land use. This was the reason given when they requested a similar increase in capacity. Yu Chen and Liqun Xu object due to noise concerns and expansion reducing wooded areas.

Member Lynch stated he had no comment.

Member Verma stated he had no comment.

Member Roney inquired if staff had sent a response to Narendra and Nishi Nagar regarding the resent adoption of Text Amendment 18.305.

City Planner Barbara McBeth stated staff will send a response.

Member Avdoulos stated he had no comment.

Motion to postpone the Special Land Use Permit and leave the public hearing open until such a time as the applicant submits a revised application and the next public hearing is assigned made by Member Avdoulos and seconded by Member Roney.

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 and the next public hearing is assigned.

ROLL CALL VOICE VOTE ON MOTION TO POSTPONE THE JSP25-23 LITTLE SEEDS SPECIAL LAND USE PERMIT AND LEAVE THE PUBLIC HEARING OPEN UNTIL SUCH A TIME AS THE APPLICANT SUBMITS A REVISED APPLICATION AND THE NEXT PUBLIC HEARING IS ASSIGNED MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *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.

Planner Commer stated in your packet you will find a proposed woodland use permit as requested by the applicant to remove 12 regulated woodland trees at 51270 Nine Road to build a single-family home. The site is located east of Napier Road, and north of Nine Mile Road, is zoned R-A, and has a single-family future land use.

The City's Woodland Consultant reviewed the request and prepared a review letter dated 8/12/25. The review letter states that the applicant is proposing to remove 12 regulated woodland trees from a section of City Regulated Woodland ranging in size from 8 to 11 inches diameter at breast height. These removals require 12 Woodland Replacement Credits. The consultant's letter provides a detailed count and explanation of the required replacements. The proposed removals are not located within any recorded conservation or preservation easements that abut or encroach onto the property. The applicant has not indicated whether they plan on replanting 12 qualifying replacement trees on-site or remitting payment

into the City of Novi Tree Fund for any outstanding Woodland Replacement Credits.

Planner Commer stated it is staff's suggestion that the Planning Commission approve the Woodland Use Permit. The applicant and applicant's representative are here tonight and available to answer any questions. Staff and the City's Woodland Consultant are also available to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

The applicant stated they did not wish to address the Planning Commission.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium. Seeing no one, Chair Pehrson requested Member Lynch read into the record the correspondence received. Member Lynch relayed correspondence was received from Mr. Michael Husak who is in support. Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission.

Member Lynch had no comment.

Member Verma had no comment.

Member Roney expressed compliments to the plan as only twelve trees will be removed.

Member Avdoulos had no comment.

Motion to approve Woodland Use Permit PBR25-0258 made by Member Avdoulos and seconded by Member Lynch.

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.

ROLL CALL VOICE VOTE ON MOTION TO APPROVE WOODLAND USE PERMIT PBR25-0258 MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. 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.

Senior Planner Lindsay Bell stated that the applicant is proposing to rezone about 62 acres south of Twelve Mile Road utilizing the Planned Rezoning Overlay option. To the north of Twelve Mile is largely vacant but approved for a retail area and the Armenian Cultural Center. On the east side of Meadowbrook are some office buildings and the proposed Elm Creek PRO project which is residential townhomes. South of the property is the Meadowbrook Corporate Park, and to the east is a large area owned by MDOT with stormwater facilities and wetland mitigation, and the M-5 access ramp.

The current zoning of the property is OST – Office Service Technology. The properties to the east, west and

south are also zoned OST. The area to the north is B-3, R-4 Single Family and RA Residential Acreage.

The recently adopted Master Plan identifies this property and those around it in purple as General Mixed Use. The area to the east is Public/Quasi-Public, and north of 12 Mile is Public Park, Community Commercial, and Single Family.

The natural features map shows there are significant wetland and woodland areas on this property as well as to the east and south. The tree and wetland surveys provided by the applicant confirm these features.

Planner Bell stated the initial PRO plan had proposed rezoning to RM-2 High Density Residential with 438 units, including both rental and for-sale options. In the formal PRO Plan, the applicant has revised the request to rezone the property to RM-1 Low Density Multiple Family and the number of units has also been reduced by over 200 units to 232. All of the units are now for-sale townhome units, with over 50 percent of those having a primary bedroom on the ground level to accommodate aging-in-place. The development consists of four "villages" of homes: The Meadows (67 attached units in 14 buildings), The Vistas (68 attached units in 15 buildings), The Woods (36 attached units in 8 buildings) and The Pointe (61 attached units in 12 buildings). There is also a central park area with amenities, including a pickleball court and a playground park, with an option to locate a clubhouse in the area shown on the right side of this image. A couple different design styles are provided for the clubhouse.

The development is accessed by two entrances off Meadowbrook Road, and one from Twelve Mile Road. The stormwater plan shows an interconnected system with six detention ponds of various sizes, along with the existing wetland system.

As described in the Wetland Review, each of the delineated wetlands on the site meet the criteria of providing wildlife habitat as well as flood and storm control. Wetland review notes that the proposed development appears to result in a total permanent wetland impact area of 1.44 acres out of the total 9.64 acres present on site (about 15 percent impact). The full requirement for mitigation is proposed to be provided.

For woodlands, the plan appears to remove about 73 percent of the regulated trees on the woodland survey. Approximately 250 credits are proposed to be planted on-site, with the remaining credits to be paid into the Tree Fund.

As noted in the Façade Review, the façade materials have been revised and now the proposed buildings are in full compliance with the standards. In addition, the level of detail and overall character of the designs qualify as an enhancement of the area beyond what could be required by the ordinance.

Planned Bell stated rezoning to the RM-1 category would permit the use proposed. As mentioned, the recently adopted Master Plan designates this area as General Mixed Use. This new category is meant to provide a high degree of flexibility in development, with a site-specific master plan to guide development. "Properties within this designated land use category can also utilize the PUD (Planned Unit Development Option) as a development tool to provide a variety of uses within an approved master plan development." Since the City has not adopted a Planned Unit Development ordinance, the Planned Rezoning Overlay represents the closest option available to achieve the intended vision.

Planner Bell noted some of the detriments of the proposal we identified include questions of compatibility and buffering from the adjacent uses that will remain OST. Being adjacent to a residential development will require additional setbacks and possible use restrictions, which can be an added burden to adjacent non-residential landowners, however this would primarily be an issue to the south and north which are not separated by a thoroughfare. The applicant has proposed a berm and dense landscaping along both borders, which will provide screening buffers. The area to the east of the property will remain undeveloped as it is an MDOT stormwater and wetland mitigation site.

The undisturbed woodland and wetland areas on the site and surrounding properties would allow the proposed use to remain relatively secluded from the commercial properties, as well as provide natural spaces contiguous with adjacent preserved areas. The remaining undeveloped properties in the area that could develop under the OST zoning district are not likely to cause significantly greater conflicts with residential use on this site since they are located on the other side of Meadowbrook.

A residential development is likely to result in smaller wetland and woodland impacts compared to an OST development due to the typical size of buildings and parking needs. OST permitted uses include offices, research & development, data processing, and hotels, which all have a larger footprint and greater surface parking than the RM-1 uses proposed. The Traffic study notes that the number of residential units would result in fewer vehicle trips compared to an OST development, including during peak hours.

The public benefits offered by the applicant include 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. A one-mile loop Grove nature area trail, accessible to residents and the public, that extends from the newly created park area 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. 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, the 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. The applicant proposes to construct over 700 feet of 10-foot-wide pathway gap 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. Additional benefits include 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. Approximately 1/3 of the property will be open space with most of the units abutting or overlooking open space and nature areas which significantly exceeds the Ordinance requirement for usable open space. Consistent with Novi's mobility plans, construction an 8-foot wide shared-use public pathway within The Grove to provide pedestrian and bicycle connectivity between Meadowbrook Road and 12 Mile Road is proposed. Conservation easements are proposed which would protect approximately 10 acres of woodland and woodland replacement areas and 15.5 acres of wetland and wetland mitigation areas, which represents over 47 percent of the property. The applicant has proposed decreased 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) and dedication right-of-way (60-foot width) along the entire Meadowbrook Road frontage, a total land area of about 2.5 acres. As well as additional overall benefits previously mentioned and as listed in the suggested motion.

Planner Bell stated staff supports the requested rezoning with the stated benefits, conditions and deviations listed. There are conditions proposed that are more strict or limiting than the RM-1 standards and are found to have an overall benefit to the public. The identified benefits of rezoning appear to outweigh the anticipated detriments of introducing residential use to this section of Meadowbrook Road. The number of deviations has been reduced from 16 to 7 as listed in your suggested motion, with each being supported by staff.

Tonight, the Planning Commission is asked to hold the public hearing and consider making a recommendation for approval or denial to City Council on the PRO request. The applicant Gary Shapiro from Ivanhoe, is here representing the project tonight, along with other members of the team. Staff and our environmental consultant are also available to answer any questions you may have.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. Gary Shapiro with The Ivanhoe Companies stated it is great to be back in Novi. Ivanhoe has been proud developers of multiple developments in Novi over the last twenty years and take pride in working with communities to arrive at excellent end results. Mr. Shapiro noted he has been aware of this particular

piece of property for thirty years. It was expressed that Trinity Health purchased the property not knowing the environmental sensitivities of the parcel. In order to put a hospital on the parcel, much of the woodlands and wetlands would be destroyed. It was stated that Ivanhoe takes a lot of pride in their expertise of working with woodlands and wetlands.

Mr. Shapiro stated it was very productive to watch what Beckett and Raeder did in the City of Novi's new Master Plan. It was noted they were in attendance at many of those meetings and read the entirety of the meeting minutes. As you know, the new Master Plan was recently adopted acknowledging that OST in this area is not appropriate. Half of the land across the street is still vacant and the land to the south has been bankrupt three times.

It was stated that The Ivanhoe Companies took on a great challenge and that this is the best use for the land. Mr. Shapiro noted that the adjacency to MDOT is a source of excitement because the woodlands and wetlands can be developed and connected to achieve a cohesive ecosystem. After meeting with the Planning Commission the last time, the team felt well received at a community of 438 units. The previous project presented consisted of stacked flats of for rent condos. However, there were a few issues that the team was asked to consider. After much consideration, the project presented this evening has brought the number of units down from 438 to 232 units. Mr. Shapiro expressed his team has taken a lot of pride in listening to feedback from both the Planning Commission and City staff. He noted they are not only developers and builders but also land planners who really do their homework. He expressed that they are here tonight with much pride after listening to all the comments and more, noting that the public benefits have been improved.

It was highlighted that the proposed park on Twelve Mile adjacent to MDOT will be less than a quarter mile walk to Beacon Hill Park. Additionally, the sidewalk over the Trinity Health piece will be completed. Mr. Shapiro noted they were selected by Trinity Health to dive into this site in collaboration. The GMX Newzoning was considered which proposes to have sites available for new typologies not yet perceived. Everything was done in a cohesive fashion resulting in a development which would be world class with the proper buffers to any use of accord. It was noted their collaboration with Trinity Health extended to mitigation, in such that the mitigation is provided ahead of time. It was noted the roadmap has been laid to have quality development adjacent to this development. Mr. Shapiro stated he is available to answer any questions and introduced Mr. Brad Strader who will share a PowerPoint presentation.

Mr. Brad Strader from Cincar Consulting stated they have been working hard as a team since they appeared before the Planning Commission a year ago. The Planning Commission had several suggestions for looking at things. He stated the team took those suggestions and made a lot of changes to the plan; some of which were easy to accomplish with others taking a significant amount of consideration.

Mr. Strader stated some of the changes include reducing the density significantly, replacing the apartments with for sale homes resulting in a reduction from RM-2 to RM-1, designing units for seniors, removing the proposed carports, revising the architecture to meet City standards for building materials, modifying the wetland design to reduce the impact with all wetland mitigation occurring on site, rearranging the parks and open space, and reducing the requested deviations.

Next, Mr. Strader expressed the demand for residential developments in the area was considered and shared a map showing the development's proximity to commercial and recreation areas in the vicinity. Mr. Strader expressed this development will fit right in and provide support for some of the commercial uses that are facing the challenges of online shopping.

Market studies were conducted exploring why OST may not be appropriate. It was noted that the parcel is significantly environmentally challenged, even for residential development. This challenge is the reason it took significant time to rework the plan. Particular attention was given in order to fit the plan into the fabric of the wetlands and to preserve as much as possible. This was a difficult task for residential; it would be nearly impossible for some OST uses without having a major impact on the wetlands. A second component as to why OST may not be appropriate is there has been a lot of change in the need for OST

uses. Mr. Strader noted there are more appropriate locations for OST in the City and in this part of the City. In particular, the corner parcel that Trinity Health has retained is more appropriate for OST than their part of the combined parcel.

Mr. Strader stated it was important to Ivanhoe to be consistent with the new Master Plan. He noted they waited for the Master Plan to be adopted knowing it would be favorable. Trinity will retain six acres at the corner that will remain OST. The site has been designed in conjunction with Trinity looking at their wetlands and buffering the area for Trinity in the future.

Next, Mr. Strader touched on the open space and stated Mr. Shapiro and his team spent a lot of time looking at the wetlands and some of the key woodlands. Approximately, one third of the site will be open space with eighty percent of the units abutting open space in the rear. Key features include a nature trail along the eastern portion with an overlook which allows the views of the wetlands to be enjoyed. Residents and the public alike can access the Twelve Mile park to utilize and enjoy the wetland views. Trails, pathways, and sidewalks are provided within and along the development. It was noted they have worked with SMART to add a SMART bus stop with the location to be determined at a later date while going through the site plan process. Additionally, conservation easements, which were a feature recommended by the Planning Commission and City Council, will be part of the PRO Agreement. Further benefits include improvements to the Beacon Hill trail head, generous pathway widths, and the addition of 700 feet of sidewalk along Twelve Mile Road. A pickleball court will be included as an integrated feature of the development. Additionally, a play scape, picnic area, and bike racks throughout the open space will provide a variety of amenities. It was noted the area in which the previous plan contained carports has now been revised into green space. Generous buffers are placed adjacent to the Trinity parcel as well as the Meadowbrook office plaza to the south. Mr. Strader highlighted how the open space is integrated within the residential clusters.

Mr. Strader stated the architecture had been redesigned, noting the previously proposed flats have been removed. The architecture now meets all the City's architectural standards. The different villages will have different home styles; this allows a mixture of uses and styles within the development. First floor bedrooms that appeal to seniors is a notable change.

In summary, some of the PRO benefits that are provided with this development that may not be provided with a more traditional development include improvements to Beacon Hill Park, a pathway along the Trinity parcel, a SMART bus stop, open space which is two and a half times the City's requirement, network of non-motorized pathways and trails, conservation easements, and providing additional right of way along Meadowbrook. Additional benefits which are not technically PRO benefits but are still notable include diversity of housing within the development including first floor suites, for sale home as opposed to rentals, removing the carports, providing flexible floor plans, less traffic as opposed to OST uses, and high-quality landscaping along Meadowbrook.

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

Mr. Paul Hatcher from Oliver Hatcher Construction at 27333 Meadowbrook Road stated he has submitted a letter to the Planning Department and is opposed to the proposed rezoning. Mr. Hatcher explained when he purchased the property approximately twenty years ago it was anticipated there would be an OST use across the street. He noted he had been in front of the Planning Commission previously as it was related to a proposed residential use to the west, and in that case did not desire to see residential units up against Meadowbrook Road. That developer has since redesigned the site to allow access off Meadowbrook Road and created all their residential units to the west. Most importantly, this proposal creates an island of OST between Twelve Oaks Mall and Meadowbrook Road. It was stated surrounding OST with residential is not compatible.

Mr. Hatcher stated when purchasing the property, he anticipated the surrounding uses to be similar to his building and noted the property owner to the north had also submitted a letter in opposition. He stated the developer has done a nice job of designing the project, however, would like to see an OST use on the property as planned when he purchased his property.

Seeing no one else, Chair Pehrson requested Member Lynch read into the record the correspondence received. Member Lynch relayed correspondence was received from Mr. Hatcher who objects. Additionally, Stephen Carey at 27421 Meadowbrook Road objects due to the negative impact on the commercial corridor that currently exists on Meadowbrook Road between Grand River Avenue and Twelve Mile Road. The development of low-density multi-family housing will add considerable congestion into the area, devalue the existing development, and limit future commercial development and job creation within the City of Novi. Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission.

Member Lynch stated the applicant has done a lot of work since presenting last time. Regarding the carport in the previous proposal, he noted he had not approved a carport since being on the Planning Commission. It was stated that the conservation easements surrounding The Woods and The Pointe are a nice feature. It was suggested the townhome units next to the trail be provided with a buffer. Overall, it was stated this is a good use and it was nice to see single floor ranch units.

Mr. Shapiro stated The Woods units are a ranch, and The Pointe units have a first-floor master bedroom.

Member Lynch stated the ranch is impressive and inquired if the interior units can have first floor master bedrooms.

Mr. Shapiro stated the units can be interchanged and the public will determine what they want.

Member Lynch stated this project is much more consistent with what one would expect in Novi than the previous proposal and he is in support. He inquired why the clubhouse and pool are optional.

Mr. Shapiro stated attainability is being considered in regard to the clubhouse and pool as these amenities will increase dues.

Member Verma inquired if there would be an activity center for seniors.

Mr. Shapiro stated there is an area where units could have been built that has been left as open space with passive trails, park benches, and sitting areas throughout. He stated a clubhouse is on the threshold of being able to be supported economically.

Member Verma stated he likes the first floor living option.

Member Roney stated overall he likes how the project has a different personality depending on where you chose to live within the development. Additionally, the strong use of conservation easements is nice to see. He inquired if there is parking at the Beacon Hill trail head.

Planner Bell stated there are approximately four parking spaces at the Beacon Hill trail head.

Member Roney expressed he appreciates all the adjustments that were made based on the input from

the Planning Commission and the City Council. Since this has a future land use designation of mixed use, he stated he like this project.

Member Avdoulos stated he takes the concerns of the neighbors across the street into consideration. However, looking at the property, if it were developed into OST, it would be difficult to fit something in. The residential use allows the project to fit in and meander throughout the site a little bit better. He stated as this develops, he would like to ensure the residents understand there will be a development on the Trinity parcel in the future. It is important to enable the future residents to understand what could be developed on the adjacent parcel. The open space, lowered density, and aging in place component are appreciated. He noted compatibility with the site as opposed to OST has been considered. Utilizing a residential format for the use and development of this property will work best. Additionally, the sidewalk connection along Twelve Mile is important, as it gives residents of the development as well as people in the surrounding area the option to get their steps in outdoors.

Motion to recommend approval of JZ24-31 The Grove with Zoning Map Amendment 18.745 to City Council made by Member Avdoulos and seconded by Member Lynch.

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 percent 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.

ROLL CALL VOICE VOTE ON MOTION TO RECOMMEND APPROVAL OF JZ24-31 THE GROVE WITH ZONING MAP AMENDMENT 18.745 TO CITY COUNCIL MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. 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.

Planner Bell stated the petitioner has received approval of the rezoning to B-3 utilizing the Planned Rezoning Overlay option, so the development is subject to the terms of the PRO Agreement.

In this area of Grand River, there are professional offices, small strip retail centers, sit down restaurants and the US Energy fuel supplier. Single family residential homes are located to the south of the property. As you'll remember from the PRO process, the applicant proposes to redevelop the approximately 5-acre

property for an auto dealership with accessory outside storage of the inventory vehicles. The proposed dealership building would have a footprint of approximately 18,800 square feet with a mezzanine floor for parts storage, and the parking area consists of approximately 300 spaces.

The stormwater management plan consists of underground infiltration, as well as above-ground infiltration trench and basin.

Planner Bell stated the site plan is consistent with the deviations and conditions of the approved PRO Agreement and Plan, and all reviewers are recommending approval. Special Land Use approval for the storage of inventory vehicles was included in the Agreement.

Tonight, the Planning Commission is asked to consider approval of the Preliminary Site Plan and Stormwater Management Plan. Representing the project this evening are attorney David Landry and dealership owner Steven Saltz and their team to tell you more about their request. Staff is available to answer questions.

Mr. Steven Saltz with Feldman Automotive shared the façade board for the project.

Mr. Peter Pentescu with Studio Detroit Architects stated the exterior materials are simple and elegant, fitting in with the surrounding area.

Member Lynch stated he has no issues.

Member Verma stated he had no comment.

Member Roney stated he had no comment.

Member Avdoulos stated he has no issues.

Motion to approve the JSP25-24 Feldman Kia Preliminary Site Plan made by Member Avdoulos and seconded by Member Lynch.

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.

ROLL CALL VOICE VOTE TO APPROVE JSP25-24 FELDMAN KIA PRELIMINARY SITE PLAN MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. *Motion carried 5-0.*

Motion to approve the JSP25-24 Feldman Kia Stormwater Management Plan made by Member Avdoulos and seconded by Member Roney.

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.

ROLL CALL VOICE VOTE TO APPROVE JSP25-24 FELDMAN KIA STORMWATER MANAGEMENT PLAN MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

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

Motion to approve the September 24, 2025 Planning Commission Minutes.

ROLL CALL VOICE VOTE TO APPROVE THE SEPTEMBER 24, 2025 PLANNING COMMISSION MINUTES MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS. *Motion carried 5-0.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing no one, Chair Pehrson closed the final audience participation.

ADJOURNMENT

Motion to adjourn the October 8, 2025 meeting made by Member Lynch and all in favor said aye.

Meeting adjourned at 8:10 PM.