

APPROVED RESOLUTION
PLANNING COMMISSION RESOLUTION ADOPTING THE AMENDMENT TO
THE 2025 MASTER PLAN FOR LAND USE

At a regular meeting of the Planning Commission of the City of Novi, Oakland County, Michigan, held on the 9th day of September, 2026

PRESENT: Members Avdoulos, Dismondy, Pehrson, Reddi, Roney, Verma

ABSENT: Lynch

The following resolution was offered by Member Avdoulos and seconded by Member Roney.

WHEREAS, the City of Novi ("City") and Novi Community School District ("District") have prepared a draft Property Exchange Agreement ("Agreement") under which the City will convey to the District a portion of Ella Mae Power Park to accommodate the District's stormwater drainage needs resulting from planned improvements to the District's adjacent High School campus; and

WHEREAS, at the June 22nd City Council meeting an Agreement was presented and approved subject to the approval of final form by the City Manager and City Attorney's Office; and

WHEREAS, the terms of the Agreement include ensuring that the transfer complies with MCL 117.5(e)(the Home Rule Cities Act), which states that land designated as park in an official Master Plan may not be sold; and

WHEREAS, the portion of land proposed to be conveyed to the District is currently designated as Public Park on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 42000 Thirteen Mile Road is currently designated as Single Family on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 26125 Lee BeGole Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 22700 Venture Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and

WHEREAS, an amendment to the Master Plan, to comply with MCL125.3845 (the Michigan Planning and Enabling Act), must follow the procedures set forth in Sections 39, 41, 43, and 45 of the Act; and

WHEREAS, Section 39 requires sending notices of the amendment to the same entities required for an entire master plan update and requesting comments and cooperation; and

WHEREAS, Section 41 requires submitting the proposed amendment to the legislative body for approval of distribution to the same entities as required by section 39; and

WHEREAS, Section 45 requires a public hearing at the Planning Commission 42 days after the legislative body approves the distribution of the amendment, at which point the Planning Commission can adopt the proposed amendments or adopt them subject to modifications; and

WHEREAS, the Agreement between the City and the District is partially contingent upon the completion of this master plan map reclassification; and

WHEREAS, because City Council has already approved the conveyance of the land, the Planning Commission can condense steps in the amendment process due to the circumstances of the Agreement.

WHEREAS on July 8, 2026, the Planning Commission approved a resolution to open the Master Plan Review Process and recommended the draft amendment for approval by City Council for distribution; and

WHEREAS on July 27, 2026, the City Council adopted a resolution authorizing the distribution of the proposed Master Plan amendment and did not assert its right to approve or reject the amendment after the required review period and public hearing; and

WHEREAS on July 28, 2026, the Planning Commission notified and distributed the draft amendment to each municipality located within or contiguous to the City, the County Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, the Road Commission for Oakland

County, the Michigan Department of Transportation, and every governmental entity that had registered its name and mailing address with the City for purposes of notification of its intent to discuss the Master Plan for Land Use; and

WHEREAS on August 25, 2026, the Oakland County Planning, Zoning & Land Use office sent a letter stating that the proposed Master Plan amendments would not be reviewed by the Oakland County Coordinating Zoning Committee, finding that the proposed amendments were not near the border with any other community and therefore not inconsistent with any bordering community; and

WHEREAS proper public notice was advertised for a public hearing to be held on September 9, 2026, 44 days after the approved distribution of the amendment by City Council; and

WHEREAS, the Planning Commission has determined that the proposed amendment to the 2025 Master Plan, with the accompanying changes to the Future Land Use Map, accurately reflects the Planning Commission's determinations for the uses of the areas of the City affected by the proposed document.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby adopts the amendment to the 2025 Master Plan for Land Use.

BE IT FURTHER RESOLVED that the Secretary of the Planning Commission shall submit a copy of the amendment to each municipality located within or contiguous to the City, the County Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, the Road Commission for Oakland County, the Michigan Department of Transportation, and every governmental entity that had registered its name and mailing address with the City for purposes of notification.

RESOLUTION DECLARED ADOPTED

YEAS: Members Avdoulos, Dismondy, Pehrson, Reddi, Roney, Verma

NAYS: None (0)

ABSENT: Lynch

ABSTENTIONS: None (0)

CERTIFICATION

I hereby certify that the foregoing Resolution is a true and complete copy of the resolution adopted by the Planning Commission of the City of Novi, Oakland County, Michigan, at a meeting of the City of Novi Planning Commission held on the 9th day of September, 2026, the original of which is on file in my office.

I further certify that the notice of the meeting was given pursuant to, and in full compliance with, Act No. 267 of the Public Acts of Michigan, 1976, as amended.

IN WITNESS WHEREOF, I have hereunto affixed by official signature this 10th day of September, 2026


Cortney Hanson, City Clerk

CHAIRPERSON'S CERTIFICATION

I hereby certify that the foregoing resolution accurately reflects the action taken by the Planning Commission on this 9th day of September, 2026


Mark Pehrson, Chairperson

ATTACHMENT A - AMENDMENT TO THE MASTER PLAN'S FUTURE LAND USE MAP

This attachment contains the amendments to the Future Land Use Map. As noted in the map, this is meant to replace the map and all other material found on page 104 of the 2025 Master Plan. Also noted in the map is the following statement:

"The land being reclassified from Public Park to Public/Quasi-Public, as shown in the map, is not required for park purposes by the City."

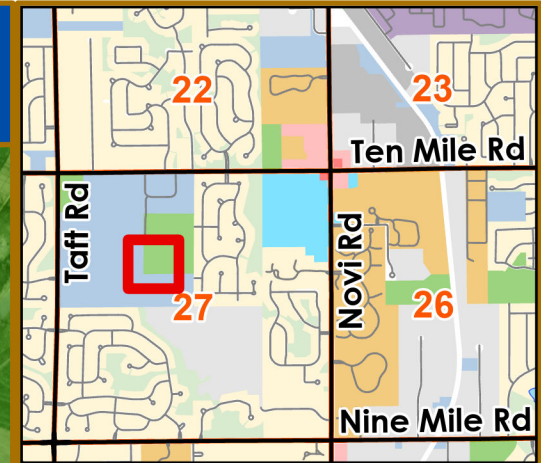
Adopted by the Planning Commission on September 9, 2026, this amended map became a part of the 2025 Master Plan and replaces the previously adopted Future Land Use map.



DETAIL MAPS OF AFFECTED AREAS

NOVI/NOVI SCHOOLS PROPERTY TRANSFER

PROPOSED FUTURE LAND USE MAP AMENDMENT

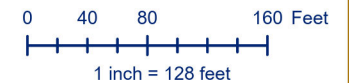


Land Use Description

- Public Park
- Public/Quasi-Public



City of Novi
 Dept. of Community Development
 Novi City Hall
 45175 Ten Mile Rd
 Novi, MI 48375
cityofnovi.org



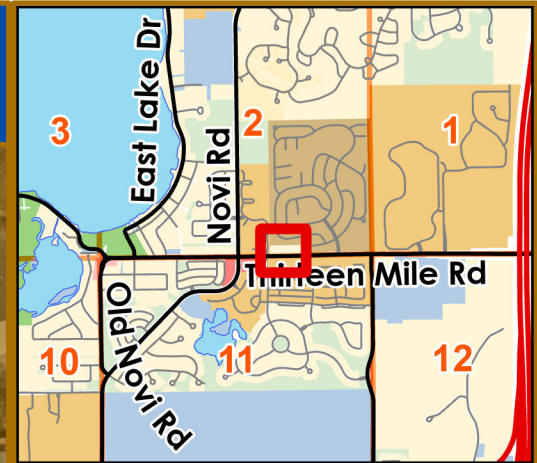
Map Author: J. Gartha
 Date: 6/4/26



Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

FIRE STATION 2

PROPOSED FUTURE LAND USE MAP AMENDMENT



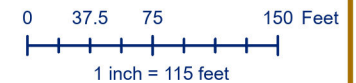
Land Use Description

- Community Commercial
- Manufactured Housing
- Multiple Family
- Single Family



City of Novi

Dept. of Community Development
Novi City Hall
45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org



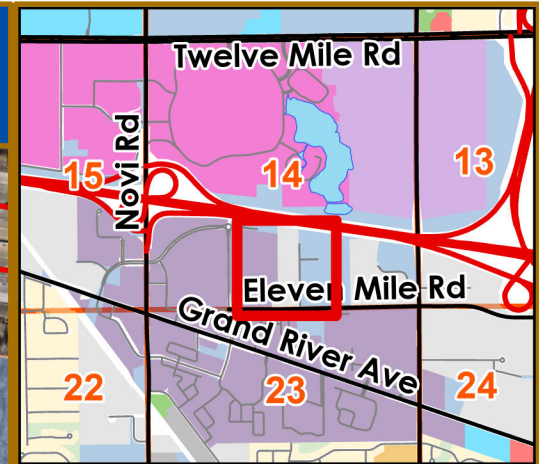
Map Author: J. Gartha
Date: 6/4/26



Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

PUBLIC SAFETY HEADQUARTERS

PROPOSED FUTURE LAND USE MAP AMENDMENT

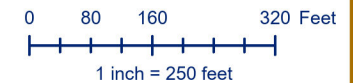


Land Use Description

- Industrial/Office
- Public/Quasi-Public
- Town Center Mixed-Use



City of Novi
 Dept. of Community Development
 Novi City Hall
 45175 Ten Mile Rd
 Novi, MI 48375
cityofnovi.org



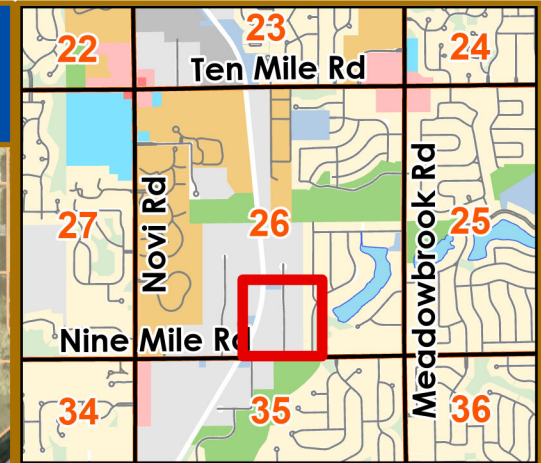
Map Author: J. Gartha
 Date: 6/4/26



Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

FIRE STATION 3

PROPOSED FUTURE LAND USE MAP AMENDMENT

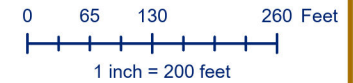


Land Use Description

- Industrial/Office
- Private Park
- Public/Quasi-Public
- Single Family



City of Novi
 Dept. of Community Development
 Novi City Hall
 45175 Ten Mile Rd
 Novi, MI 48375
cityofnovi.org



Map Author: J. Gartha
 Date: 6/4/26



Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.