



## **PUBLIC HEARING ON AMENDMENT TO THE MASTER PLAN'S FUTURE LAND USE MAP RELATING TO CITY PARKLAND**

### **PUBLIC HEARING ON AMENDMENT TO THE MASTER PLAN'S FUTURE LAND USE MAP RELATING TO CITY PARKLAND**

Receive Public comment and input on whether to amend the Future Land Use Map and the Residential Density Map of the 2016 Master Plan, so as to classify the land that is a portion of Ella Mae Power Park, the land that is a portion of Wildlife Woods Park, and the land that is the entirety of the Bosco Fields property, all being considered for an exchange of land between the City and Novi Community Schools. The amendments to be considered include a Map reclassification of the land from Public Park to Educational Facility for those portions of Ella Mae Power Park and Wildlife Woods, and from Educational Facility to Public Park for the Bosco Fields property on the Future Land Use map, amendment to the residential density map, and a statement that the land being reclassified from Public Park to Educational Facility is not required for park purposes by the City.

#### **Required Action**

- A. Approve/Deny the Suggested Resolution authorizing the opening of the Master Plan Review Process, and
- B. Recommend Approval/Denial of the proposed amendments to the Future Land Use Map for the purposes of distribution to begin the Master Plan Amendment process.

#### **Motion sheet**

##### **A. Approval – Suggested Resolution**

In the matter of an Amendment to the Master Plan's Future Land Use Map relating to City Parkland, motion to **approve** the Suggested Resolution (as attached).

##### **B. Recommend approval – Proposed Amendments to the Future Land Use Map**

In the matter of an Amendment to the Master Plan's Future Land Use Map relating to City Parkland, motion to recommend **approval** to the City Council to approve the proposed amendments to the Future Land Use Map for the purposes of distribution to begin the Master Plan Amendment process, including the attached documents:

- a. A map reclassification of the land from Public Park to Educational Facility.
- b. A map reclassification of the land from Educational Facility to Public Park.
- c. A map or text statement that the land being swapped to the school district is not required for park purposes by the City.
- d. A change to the Residential Density Map to allow for a density of 2.7 dwelling units per acre at the area of Ella Mae Power Park, as shown in the amended Residential Density map.

This motion is made for the reasons stated in the Planning Report, as well as the following:

1. The Home Rule Cities Act states that a City may not sell land that is a park except where the park is not required under an official Master Plan of the city

(MCL117.5(e)). Since the City land that is being exchanged is designated as "public park" on the Future Land Use Map, opening up the plan for review and amendment is appropriate to ensure that the Home Rule City Act is complied with (even though the City land is not technically being "sold").

2. The identified properties designated as "Public Park" on the City's Future Land Use Map are not used in a significant way as parkland available to the City's residents, but are instead being leased for use by the Novi Community School District, and are no longer deemed necessary as "Public Parks",
3. If the amendment is approved, the land that will be reclassified as "Public Park" on the Future Land Use Map encompasses 75.61 acres, which is 6.11 acres more than the area that is proposed to be removed from the map.
4. The land swap was designed to satisfy both the Novi Community School District and the City of Novi in meeting the overall needs of those entities and the community members they serve.
5. All land designated for residential purposes generally has a maximum density provided on the Residential Density Map in the event that the property may someday be developed for residential purposes.

**RESOLUTION TO**

1. OPEN THE PLAN REVIEW PROCESS
2. RECOMMEND TO COUNCIL THE PROPOSED MASTER PLAN AMENDMENTS
3. AUTHORIZE THE MAILING OF A NOTIFICATION OF THE OPENING OF THE MASTER PLAN FOR LAND USE TO ALL REQUIRED ENTITIES ONCE THE DRAFT AMENDMENTS ARE APPROVED FOR DISTRIBUTION BY CITY COUNCIL

**SUGGESTED RESOLUTION**

**PLANNING COMMISSION RESOLUTION OPENING THE MASTER PLAN REVIEW PROCESS, NOTIFYING ALL REQUIRED ENTITIES TO CONSIDER AMENDING THE 2016 MASTER PLAN FUTURE LAND USE MAP TO RECLASSIFY A PORTION OF ELLA MAE POWER PARK FROM PUBLIC PARK TO EDUCATIONAL FACILITY, A PORTION OF WILDLIFE WOODS PARK FROM PUBLIC PARK TO EDUCATIONAL FACILITY, AND BOSCO FIELDS PROPERTY FROM EDUCATIONAL FACILITY TO PUBLIC PARK**

At a regular meeting of the Planning Commission of the City of Novi, Oakland County, Michigan, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023

PRESENT:

ABSENT:

The following resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_:

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 and a portion of Wildlife Woods Park, and the District will convey to the City land directly south of Fuerst Park and all the Bosco Fields property; and

WHEREAS at the November 14 City Council meeting an initial draft of the Agreement was presented and approved subject to the approval of final form by the City Manager and City Attorney's Office; and

WHEREAS the approval of final form includes ensuring that the exchange 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 portions of land agreed to be conveyed to the District are currently designated as Public Park on the 2016 Future Land Use Map; and

WHEREAS the Bosco Fields property to be conveyed to the City is currently designated as Educational Facility on the 2016 Future Land Use Map; and



WHEREAS an amendment to the Master Plan, to comply with MCL125.3845 (Michigan Planning and Enabling Act), must follow the procedures set forth in Sections 39, 41, and 43 of the Michigan Planning and Enabling 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 43 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 within the Agreement, both parties agree that time is of the essence; and

WHEREAS City Council has already approved the land exchange associated with the map reclassification, and the Planning Commission can condense steps in the amendment process due to the circumstances of the Agreement.

NOW THEREFORE BE IT RESOLVED that the Planning Commission hereby authorizes the opening of the Master Plan review process.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends to the City Council the draft amendments to the 2016 Future Land Use Map and text, as presented as Attachment A, for approval by the City Council for distribution.

BE IT FURTHER RESOLVED that once the draft amendments are approved for distribution by the City Council, the Planning Commission Chairperson hereby authorizes the mailing of a notification of the opening of the Master Plan for Land Use to all required entities of the start of the process requesting comments before the matter returns for final consideration.

RESOLUTION DECLARED ADOPTED

YEAS:  
NAYS:  
ABSENT:  
ABSTENTIONS:

**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 \_\_\_\_ day of \_\_\_\_\_, 2023, 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 \_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
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 \_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Mark Pehrson, Chairperson

**ATTACHMENT A - AMENDMENTS TO THE MASTER PLAN**

1. Cover page
2. Future Land Use Map amendment
3. Residential Density Map amendment

**ATTACHMENT A: AMENDMENTS TO THE MASTER PLAN'S FUTURE LAND USE MAP AND RESIDENTIAL DENSITY MAP RELATING TO CITY PARKLAND**

This attachment contains the amendments to both the Future Land Use Map and the Residential Density Map of the 2016 Master Plan. The first set of maps attached shows the change in Future Land Use as it relates to the areas being considered for the exchange between the City and Novi Community Schools. As noted in the maps, this is meant to replace the map and all other material found on page 47 of the 2016 Master Plan. Also noted in the map is the following statement:

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

The second set of maps attached shows the change in Residential Density. As noted, this is only meant to supplement the map and all other material found on page 48 of the 2016 Master Plan. The small change does not warrant a complete replacement of the page and references throughout the Plan to the existing Residential Density Map will remain valid.

If adopted by the Planning Commission, these amended maps will become a part of the 2016 Master Plan and either replace or supplement the respective portions of the Plan, as described herein. Until adoption, these are draft amendments and can be edited by Staff based on review from the Planning Commission and City Council, comment during the Public Hearings, or as a result of the comments received following distribution of the plan to surrounding communities and other entities.



## Current Future Land Use

**Legend**

**Streets Key**

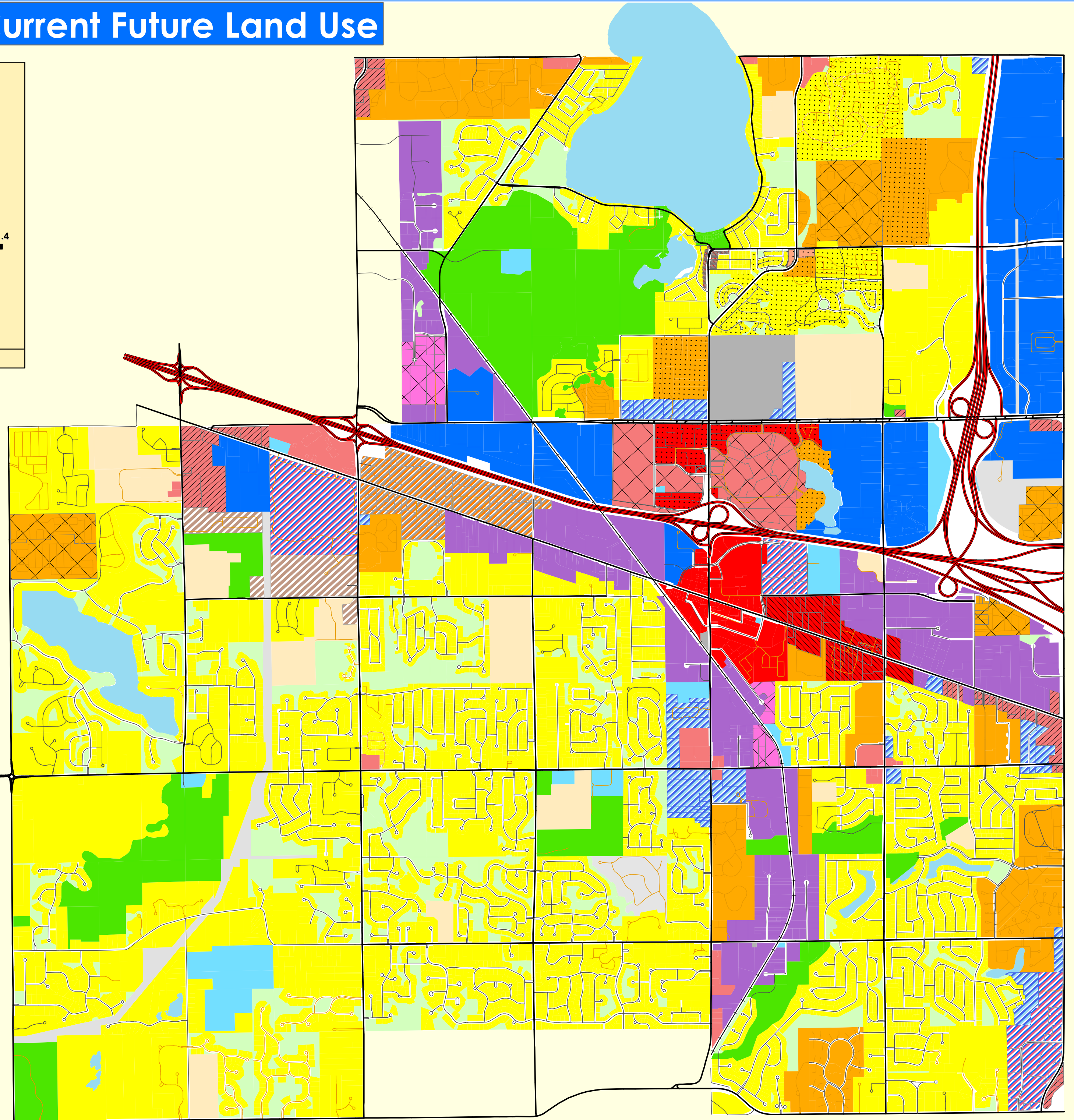
- Interchange and Exit Numbers
- Freeway
- Major Public Streets
- Minor Public Streets
- Private Streets
- Railroad

0 0.35 0.7 1.4  
Miles

Map Print Date: January 11, 2023

Visit [maps.cityofnovi.org](http://maps.cityofnovi.org) to access interactive, locally based geographic information in the Novi community.

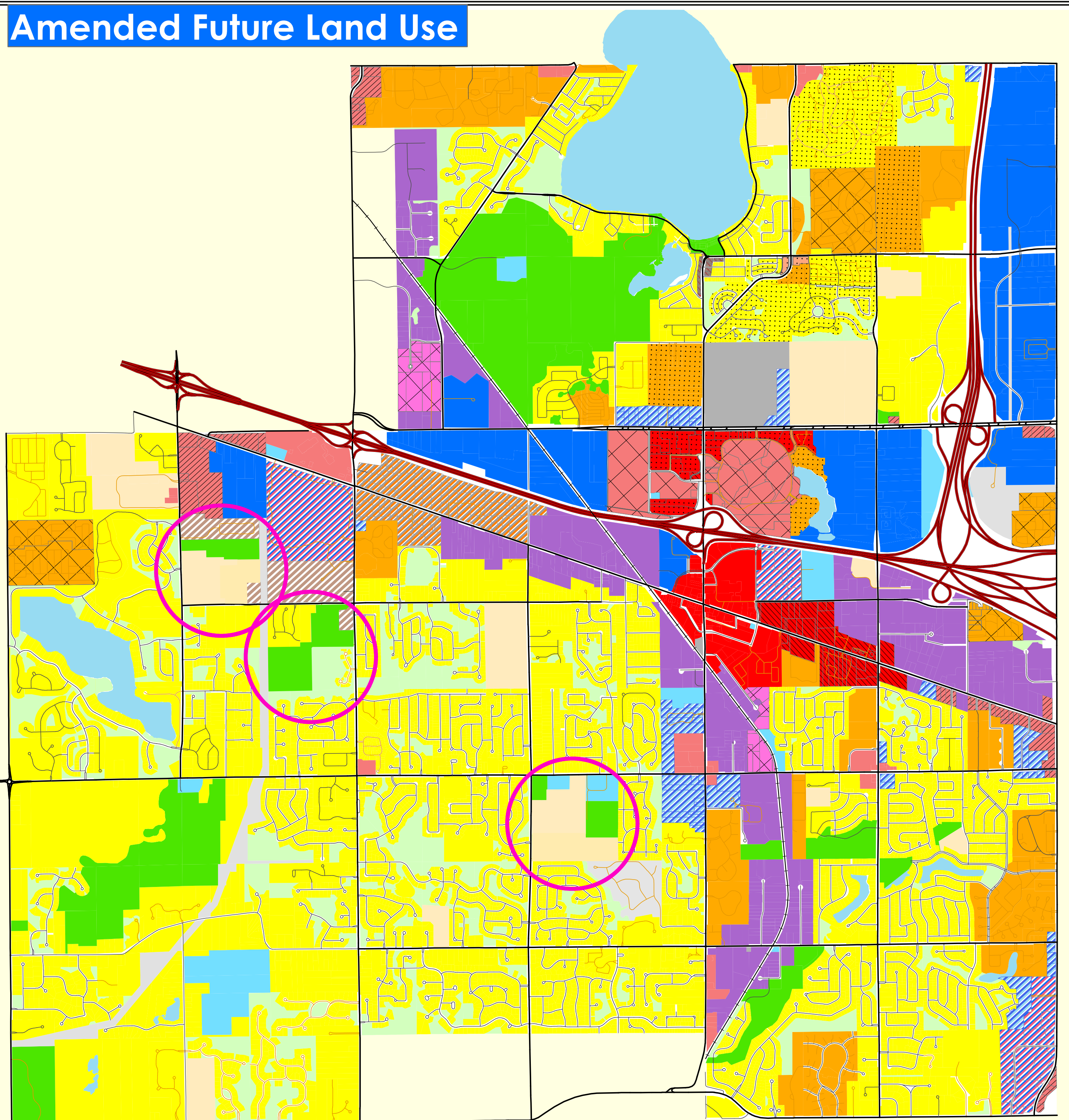
Map Author: J.Hill, Planner  
Community Development Department



**Legend**

- Single Family
- PUD
- Multiple Family
- PD1
- Manufactured Home Residential
- Suburban Low-Rise
- Community Office
- Office Research Development Technology
- Office Commercial
- Industrial Research Development Technology
- Heavy Industrial
- PUD3
- Local Commercial
- Community Commercial
- Regional Commercial
- City West
- Pavillion Shore Village
- TC Commercial
- TC Gateway
- PD2
- Educational Facility
- Public
- Public Park
- Private Park
- Cemetery
- Utility

## Amended Future Land Use



Notes:

1. The areas circled in pink are the areas undergoing a reclassification of land use. The land being reclassified from Public Park to Educational Facility, as shown in the map, is not required for park purposes by the City
2. This map is meant to replace the Future Land Use Map and all other material found on page 47 of the 2016 Master Plan
3. This Master Plan amendment includes the amended Future Land Use Plan and the amended Residential Density Plan
4. This map is intended to show generalized land use and is not intended to indicate the precise size, shape, or dimension of areas.
5. See the Residential Density Plan map for more specific residential density recommendations
6. If future conversion of public and private recreation areas to a non-public or non-recreation area occurs, the intended use is residential at the density identified on the Residential Density Map







**PROPERTY EXCHANGE MEMO FROM PLANNING DEPARTMENT**

# MEMORANDUM

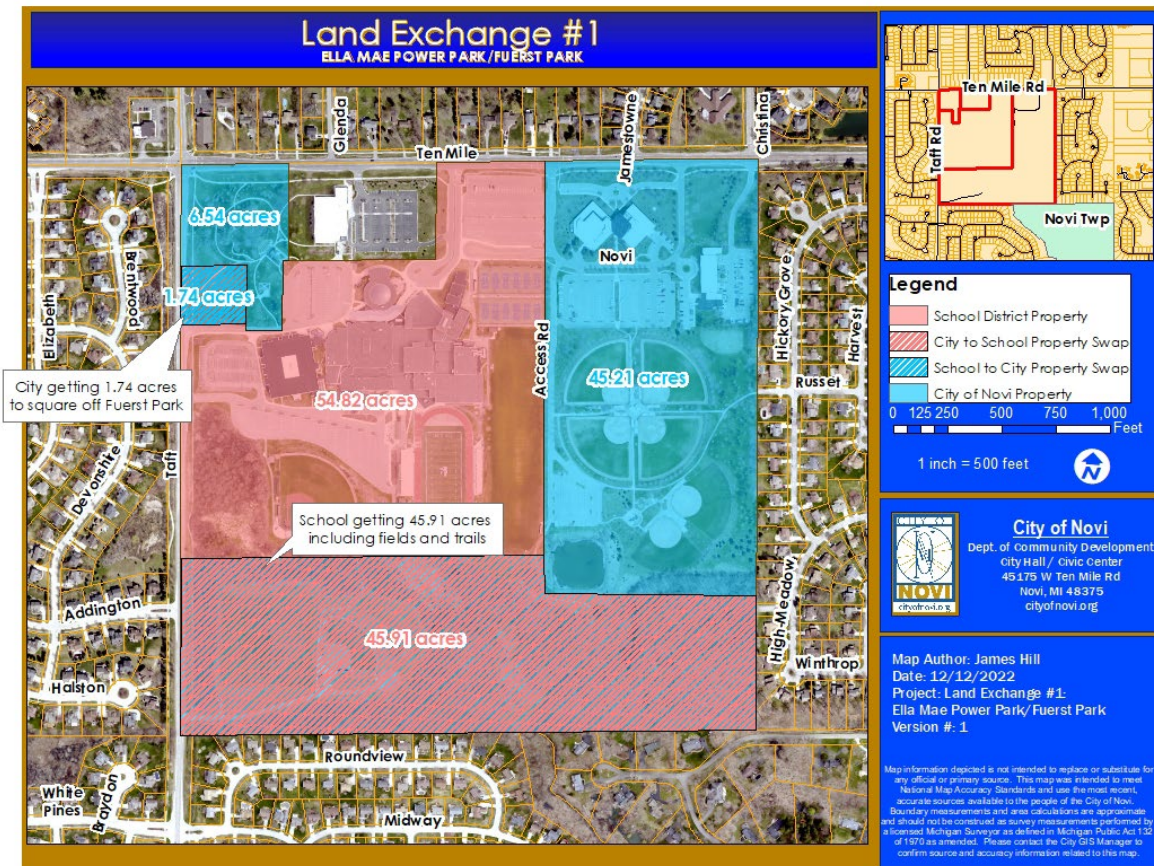


**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** JAMES HILL, PLANNER  
**THROUGH:** BARBARA MCBETH, AICP, CITY PLANNER  
**SUBJECT:** LAND USE EXCHANGE  
**DATE:** JANUARY 11, 2023

The City of Novi and the Novi Community School District have long been working towards an exchange of certain properties that would mutually benefit both entities in addition to the fact that these properties, while owned by one or the other entity, are being primarily used by the other entity.

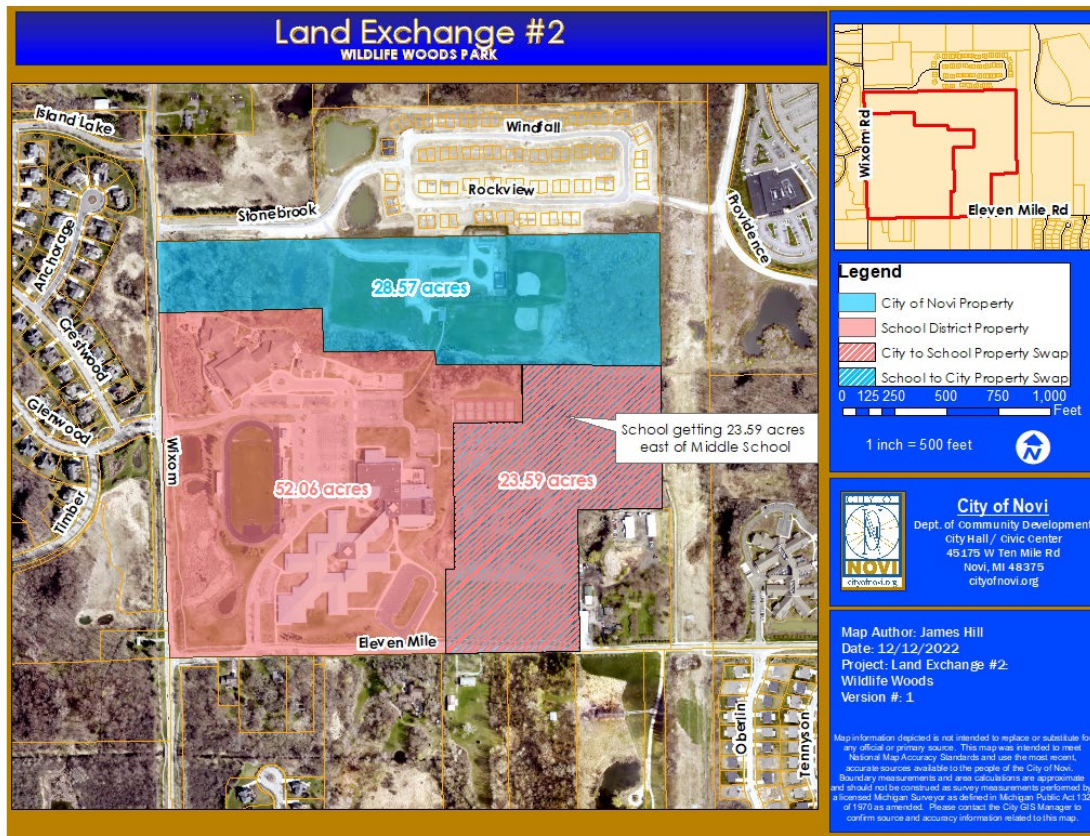
The City properties involved (being transferred to the School District) are a portion of the City's Wildlife Woods Park adjacent Novi Middle School located near the northeast corner of Eleven Mile and Wixom Roads (about 23 acres) and an area at south end of the Civic Center/Ella Mae Power Park located south of Ten Mile Road and east of Taft Road, and is currently used for School athletic field purposes and open space consisting of woodlands and wetlands (about 46 acres).

Below is a map of the exchange at the Civic Center and Novi High School campuses.





Below is a map of the exchange at Wildlife Woods Park and Novi Middle School.



The School properties involved (being transferred to the City) are a small piece of land near Fuerst Park (roughly 1.77 acres) and Bosco Fields, at 11 Mile and Beck Roads (about 70 acres). A map of the exchange at Bosco Fields can be seen on the following page.

### ROLE OF THE PLANNING COMMISSION

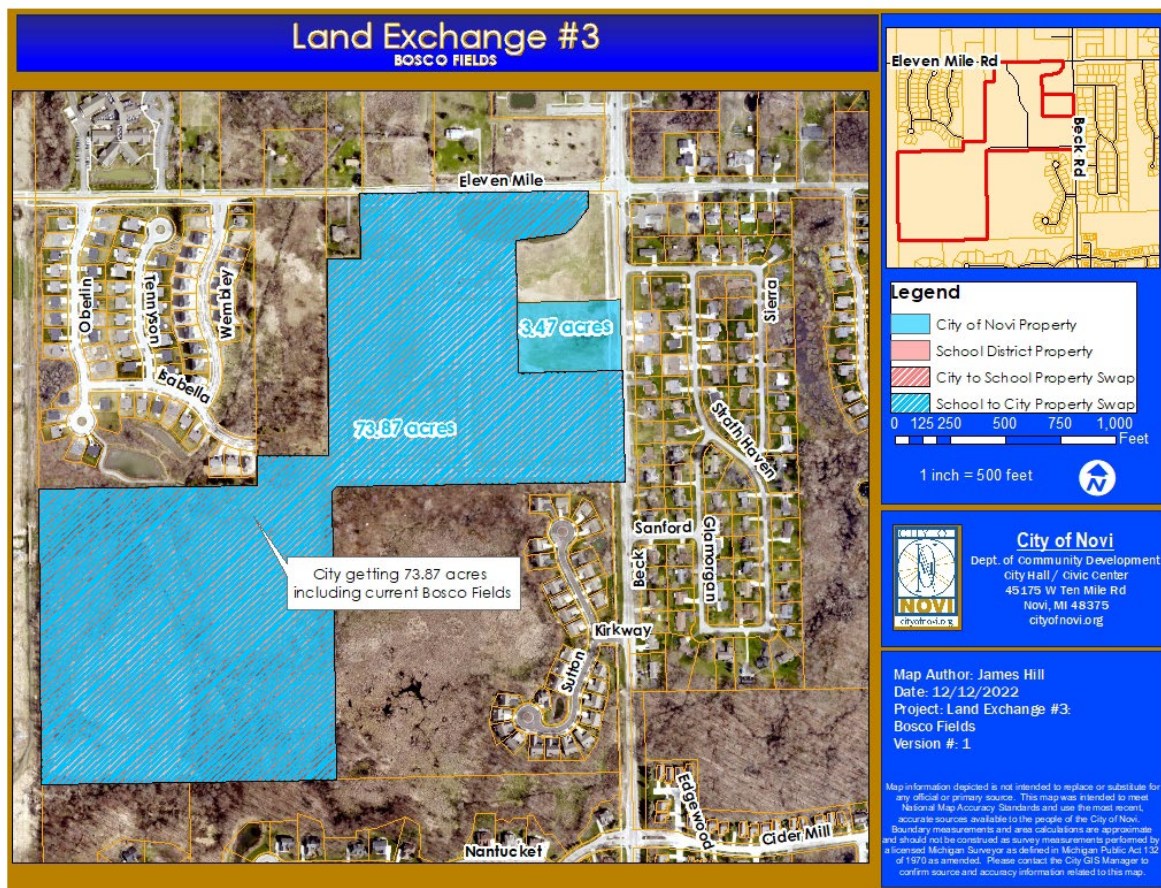
At the November 14 City Council meeting, Council unanimously approved the Property Exchange Agreement by and Between the City of Novi and the Novi Community School District. At the Council meeting, recognition of a due diligence period was established to address issues raised by the transfer of City park areas. One of the issues raised was the process for the City to follow in order to swap the park land under state law. This is the issue that is meant to be addressed by the Planning Commission at the February 8<sup>th</sup> meeting.

The Home Rule Cities Act states that a City may not sell land that is a park except where the park is not required under an official Master Plan of the city (MCL117.5(e)). Even though the City property that is being conveyed to the School is not strictly speaking being “sold” (since no monetary compensation is being exchanged), it is designated as “public park” on the Future Land Use Map; the City has determined that it is appropriate to ensure that there is no issue under the state law, and therefore is asking the Commission

to open up the master plan for review and amendment with respect to the land designated as "Public Park" that is being conveyed.

An amendment to the Master Plan shall, in accordance with the Michigan Planning Enabling Act, follow similar procedures to adopting an entire Master Plan (MCL 125.3845) such as mailing a notice explaining the Planning Commission's intentions to neighboring communities and other relevant entities (MCL 125.3839), distributing the proposed amendment for review and comment to those same or similar entities (MCL 125.3841), and holding at least one public hearing on the proposed amendment (MCL 125.3843).

Below is a map of the exchange at Bosco Fields.



The Planning Commission is asked to, firstly, consider the request as detailed in this packet, hold a public hearing, and consider passing the attached Suggested Resolution to authorize the opening of the Master Plan review process.

Secondly, due to the nature of this amendment and the land exchange already in process, the Planning Commission is simultaneously asked to consider the drafted proposed amendments to the Master Plan. These amendments consist primarily of modifications to the Future Land Use Map to change the designated land use from "Educational Facility" use or "Public Park" consistent with the intent of the Exchange



Agreement. The proposed Master Plan amendments will then be sent to City Council for approval for distribution to all required entities, as required by State law. A minimum of 42 days after distribution, Planning Commission will consider comments received during that period, hold another public hearing, and then be asked to adopt the proposed amendments to the Master Plan for Land Use for publication.

The public hearing on February 8, 2023 is set in order to receive comment and input on whether to amend the Future Land Use Map of the 2016 Master Plan for Land Use, to reclassify the land which is a portion of Wildlife Woods Park, Ella Mae Power Park, and the Bosco Fields being considered for a land exchange with the Novi Community School District. The amendment to be considered includes:

- A map reclassification of land from Public Park to Educational Facility,
- A map reclassification of land from Educational Facility to Public Park,
- A map or text statement that the land being swapped to the school district is not required for park purposes by the City, and
- A change to the Residential Density Map to allow for a density of 2.7 dwelling units per acre at the area of Ella Mae Power Park, as shown in the amended Residential Density map attached.

These draft amendments are found following this memo.

### **IMPACT ON CITY PARKS**

Overall, after the exchange, the City will gain approximately 6.11 acres in land designated as Public Park. In addition, the land being switched to Educational Facility is already being used by the School District. Both areas south of the High School (shown in map 1) and east of the Middle School (shown in map 2) are leased by Novi Community Schools. In addition, Bosco Fields – currently under the ownership of the School District – is being leased by the City and used as a Public Park. In fact, it is listed as such on the [Novi Park Atlas](#).

The land being conveyed to the School District could be developed in the future by the School District if they were to choose to do so. On a similar note, the land situated southwest of the current Bosco Fields which will be under City's ownership (shown in map 3) is meant to serve as an opportunity to expand the Novi parks system. The land is directly adjacent to the ITC Trail and may provide further opportunity to expand the nonmotorized routes throughout the city and connect City parks. The exact improvements to the swapped properties are not known at this time, but the City is working with representatives from the Novi Community School District to identify if there are any known plans for the land that will be under ownership of the School District.

From the 2016 update to the Master Plan, for Public and Private Parks and Open Space, the following definition was established:

*"this land use is designated for public and private parks and open space. If the area ceases to be considered for public and private park or open space uses, residential uses are appropriate if the area is assigned a density on the Master Plan's Residential Density Map."*

The same language is used in reference to land designated as Educational Facility. See the planned residential density map on page 6.

However, on page 47, which contains the Future Land Use map, the notes section of the map includes,

*"if future conversion of public and private recreation areas occurs, the intended use is residential at the density identified on the Residential Density Map."*

This language would be amended to say the following:

*"if future conversion of public and private recreation areas to a non-public or non-recreation area occurs, the intended use is residential at the density identified on the Residential Density Map"*

A map of the 3 locations and their planned residential densities from the 2016 Master Plan is included on page 8.

### Natural Features

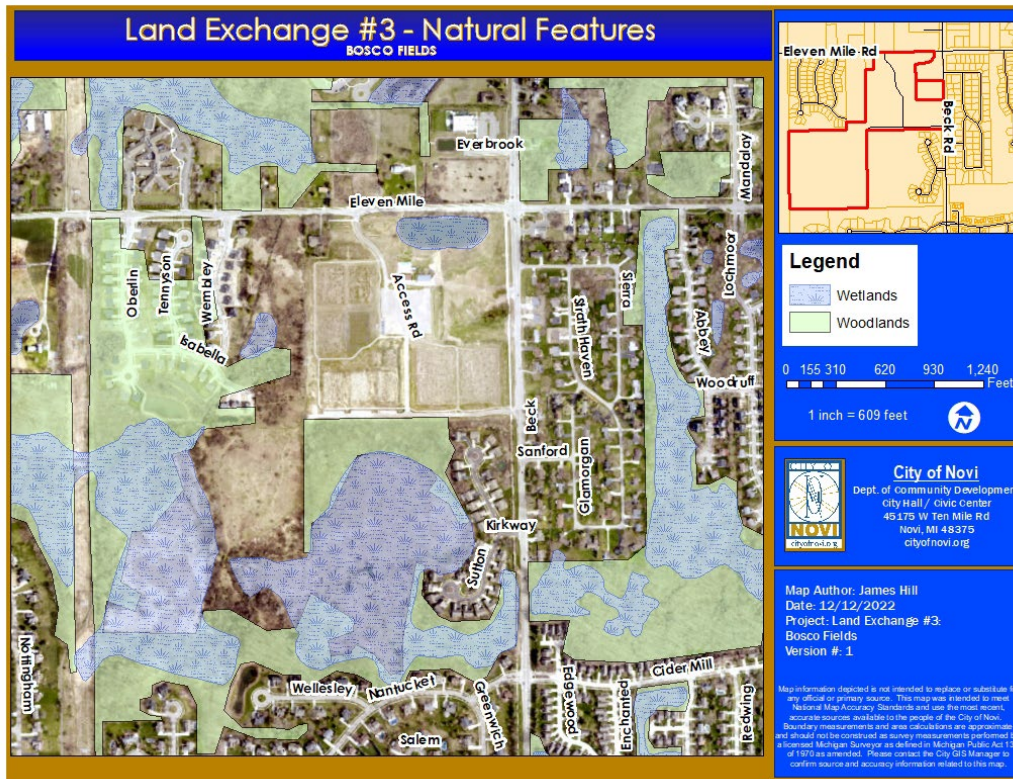
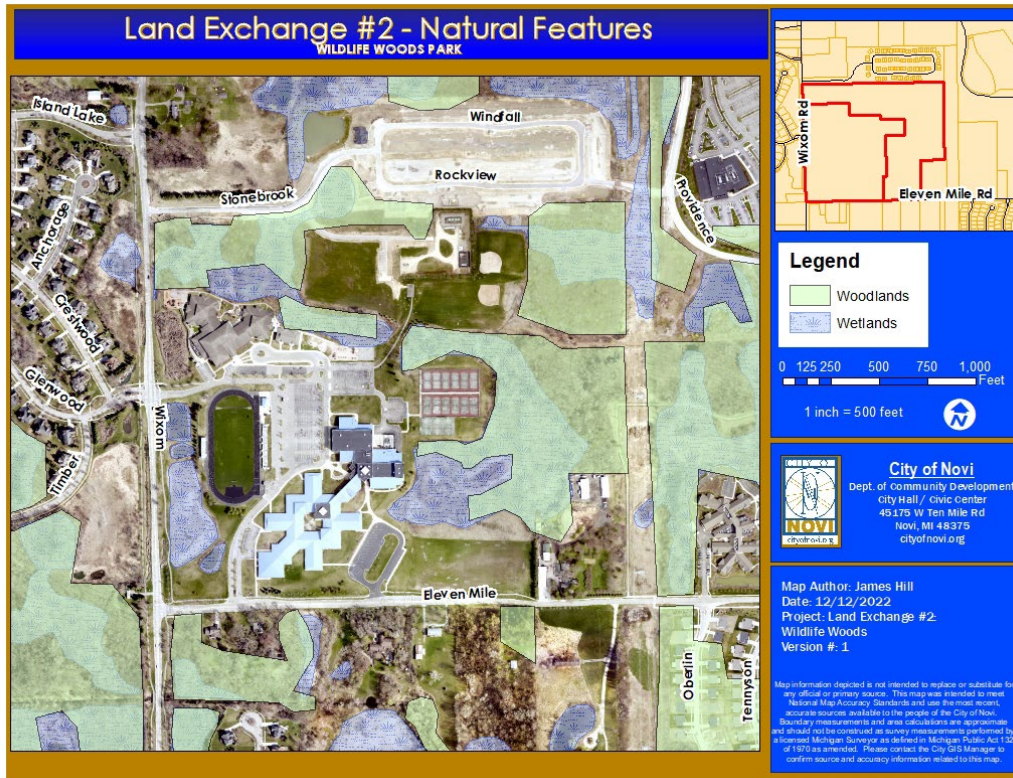
Woodland and wetlands maps are shown below. All three locations contain both woodlands and wetlands, and there are no known conservation easements on any of the properties.

Natural Features map at Ella Mae Power Park





Natural Features map at Wildlife Woods Park and Bosco Fields



### **Strategic Community Recreation and Master Park Plan**

Within the Strategic Community Recreation and Master Park Plan 2020-2024, adopted in 2019, long-term and short-term goals were established including the following:

1. Monitor and pursue properties to acquire land to put into park use (page 39)
2. Identify properties that would be beneficial to redevelop for park use (page 39)
3. Continue to work with local property owners and developers on potential property acquisitions and developments (page 39)

In addition to those established goals, the Appendix includes stakeholder interviews and discussions with representatives from the school district that mention the recognition of each entity making use of the other's property and the potential for change in control of facilities.

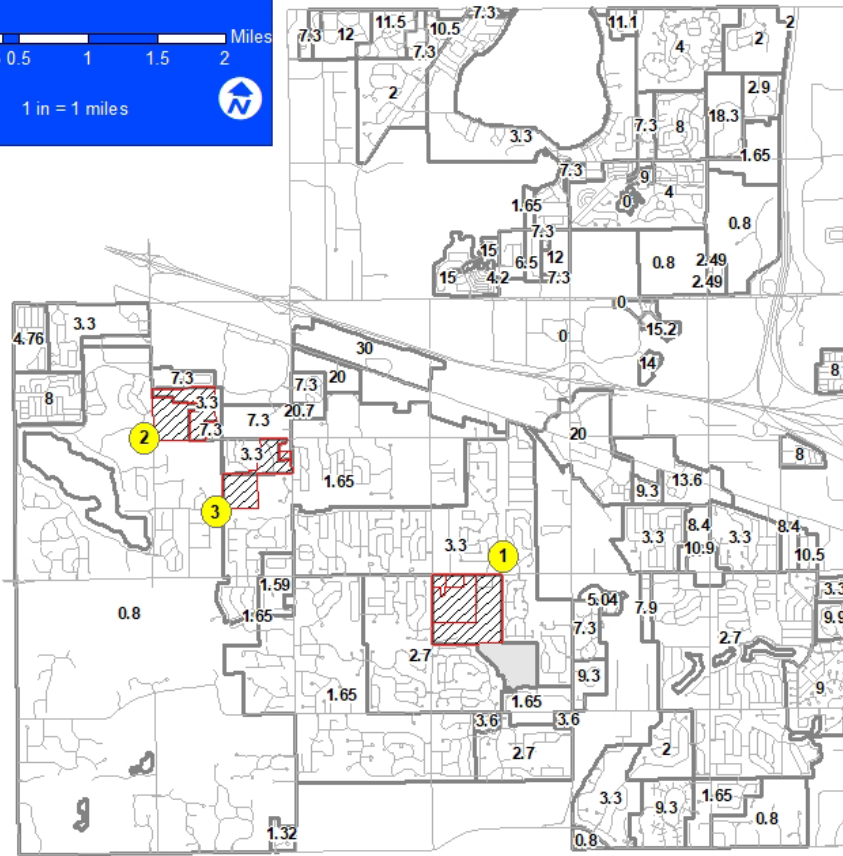
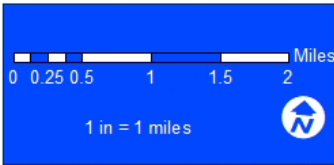
### **Master Plan for Land Use – Amendments for Consideration**

Attached for Planning Commission's review and consideration for adoption are the maps included in this memo, a set of maps showing the change in land use, and the draft exchange agreement that was reviewed and approved by Council at the November 14 meeting.

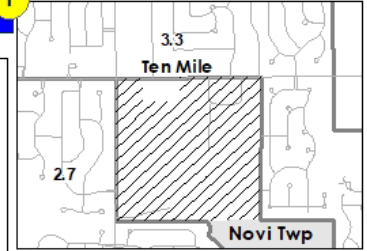
The following page has a map of the Planned Residential Density with the parcels involved in the land exchange highlighted and zoomed in to show planned residential density for the parcels of interest.

# Residential Density Map

City and School District Land Exchange

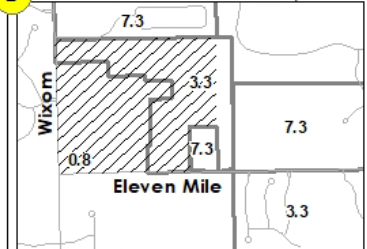


1 Civic Center/Novi High School/  
Fuerst Park/Ella Mae Power Park



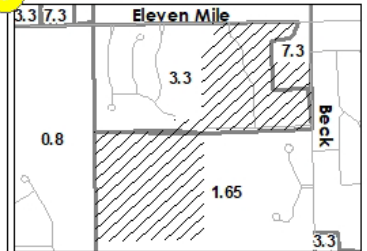
Planned Future Residential Density of Zero

2 Wildlife Woods/Novi Middle School/  
Deerfield Elementary



Planned Future Residential Density of 3.3 for current City-owned land and 0.8 for current school-owned land

3 Bosco Fields

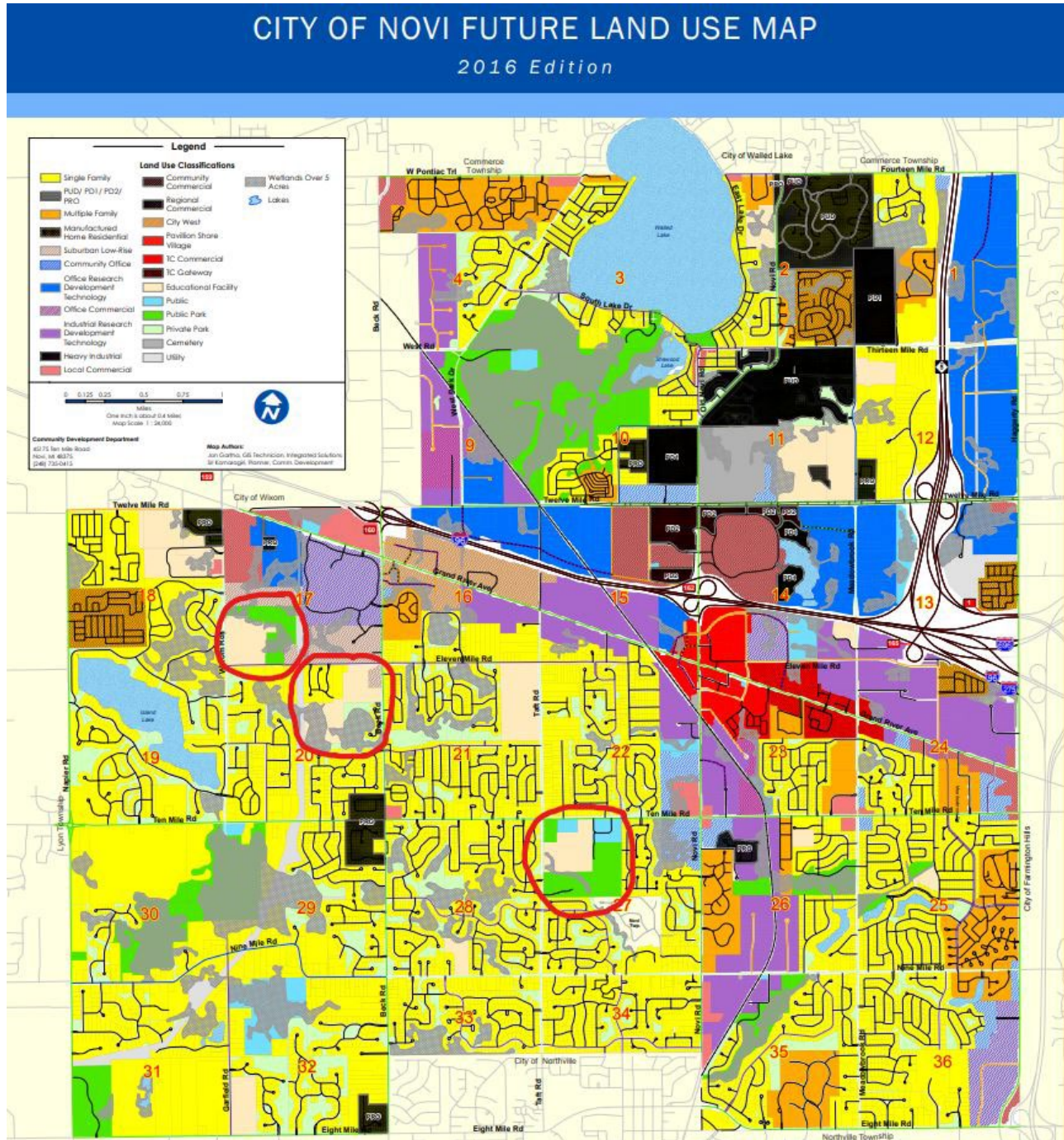


Planned Future Residential Density of 3.3 for northern part and 1.65 for southern part

As seen from the map above, for the land that is reclassified as Educational Facility south of Ella Mae Power Park, the planned residential density is zero, which means that residential uses in this area would be considered inappropriate according to the 2016 Master Plan. The amendment will include providing this area with a maximum residential density of 2.7 to be consistent with the adjacent residential area. For the land reclassified as Educational Facility south of Wildlife Woods Park, the planned residential density is 3.3 dwelling units per acre.



Below is the 2016 edition of the Future Land Use map with the 3 areas involved in the land exchange circled in red.





## REQUESTED ACTION

1. Adoption of the Suggested Resolution authorizing the opening of the Master Plan review process.
2. Recommend approval to the City Council of the amendment of the Future Land Use Map as presented in the attachments for purposes of distribution, including:
  - a. A map reclassification of the land from Public Park to Educational Facility.
  - b. A map reclassification of the land from Educational Facility to Public Park.
  - c. A map or text statement that the land being swapped to the school district is not required for park purposes by the City.
  - d. A change to the Residential Density Map to allow for a density of 2.7 dwelling units per acre at the area of Ella Mae Power Park, as shown in the amended Residential Density map.

This motion is made for the reasons stated in this memo, as well as the following:

1. The Home Rule Cities Act states that a City may not sell land that is a park except where the park is not required under an official Master Plan of the city (MCL117.5(e)). Since the City land that is being exchanged is designated as "public park" on the Future Land Use Map, opening up the plan for review and amendment is appropriate to ensure that the Home Rule City Act is complied with (even though the City land is not technically being "sold").
2. The identified properties designated as "Public Park" on the City's Future Land Use Map are not used in a significant way as parkland available to the City's residents, but are instead being leased for use by the Novi Community School District, and are no longer deemed necessary as "Public Parks",
3. If the amendment is approved, the land that will be reclassified as "Public Park" on the Future Land Use Map encompasses 75.61 acres, which is 6.11 acres more than the area that is proposed to be removed from the map.
4. The land swap was designed to satisfy both the Novi Community School District and the City of Novi in meeting the overall needs of those entities and the community members they serve.
5. All land designated for residential purposes generally has a maximum density provided on the Residential Density Map in the event that the property may someday be developed for residential purposes.

**MAPS**

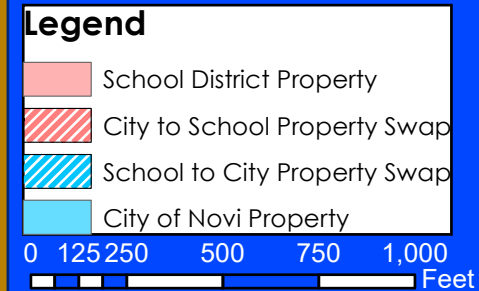
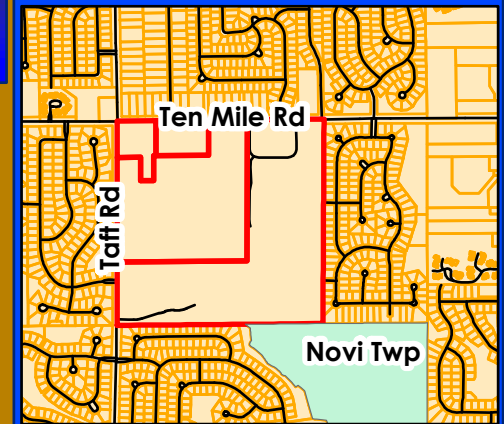
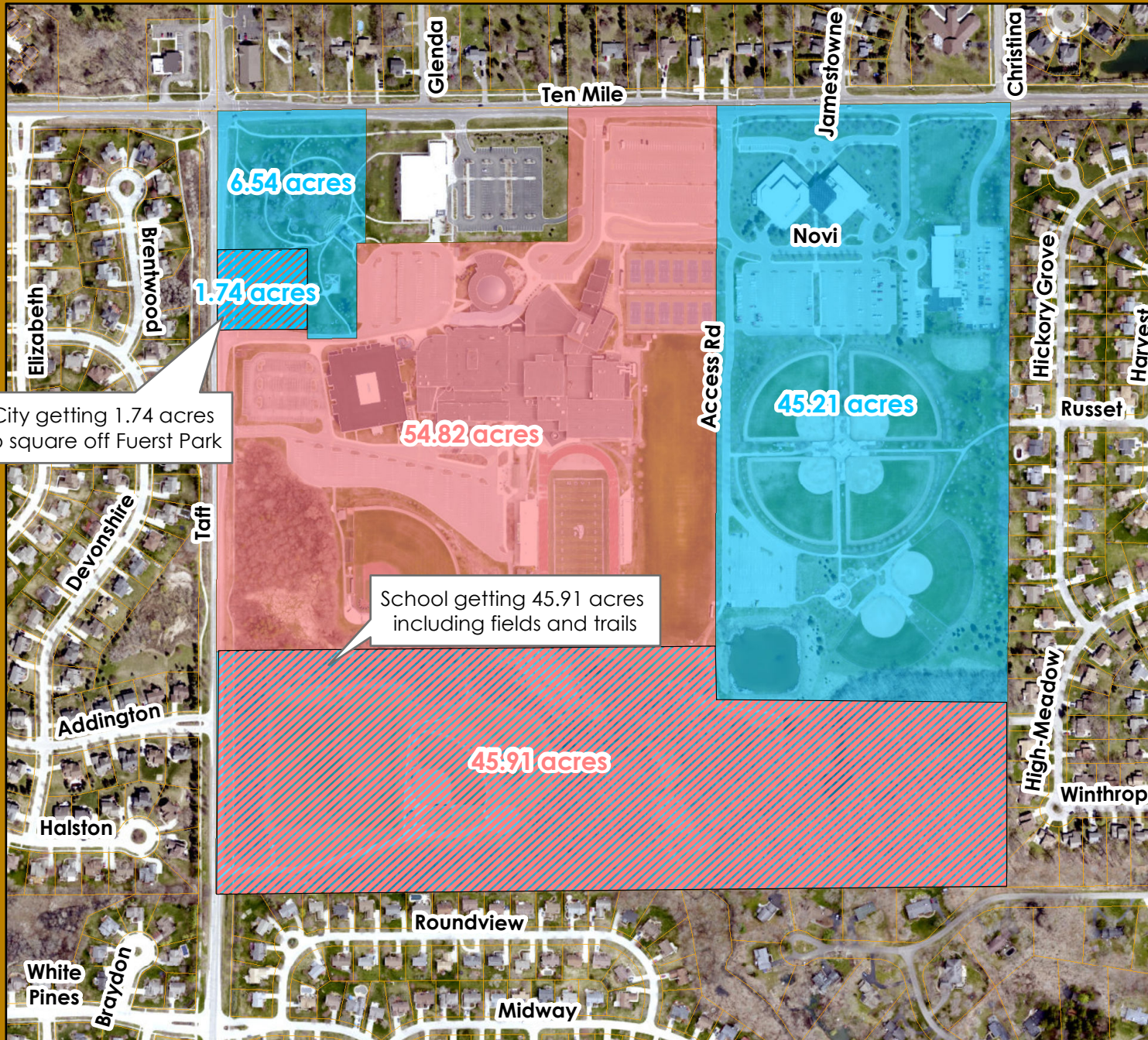
Land Exchange in acres for all 3 locations

Future Land Use change for all 3 locations

Natural Features for all 3 locations

# Land Exchange #1

## ELLA MAE POWER PARK/FUERST PARK



1 inch = 500 feet



### City of Novi

Dept. of Community Development  
 City Hall / Civic Center  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: James Hill  
 Date: 12/12/2022  
 Project: Land Exchange #1:  
 Ella Mae Power Park/Fuerst Park  
 Version #: 1

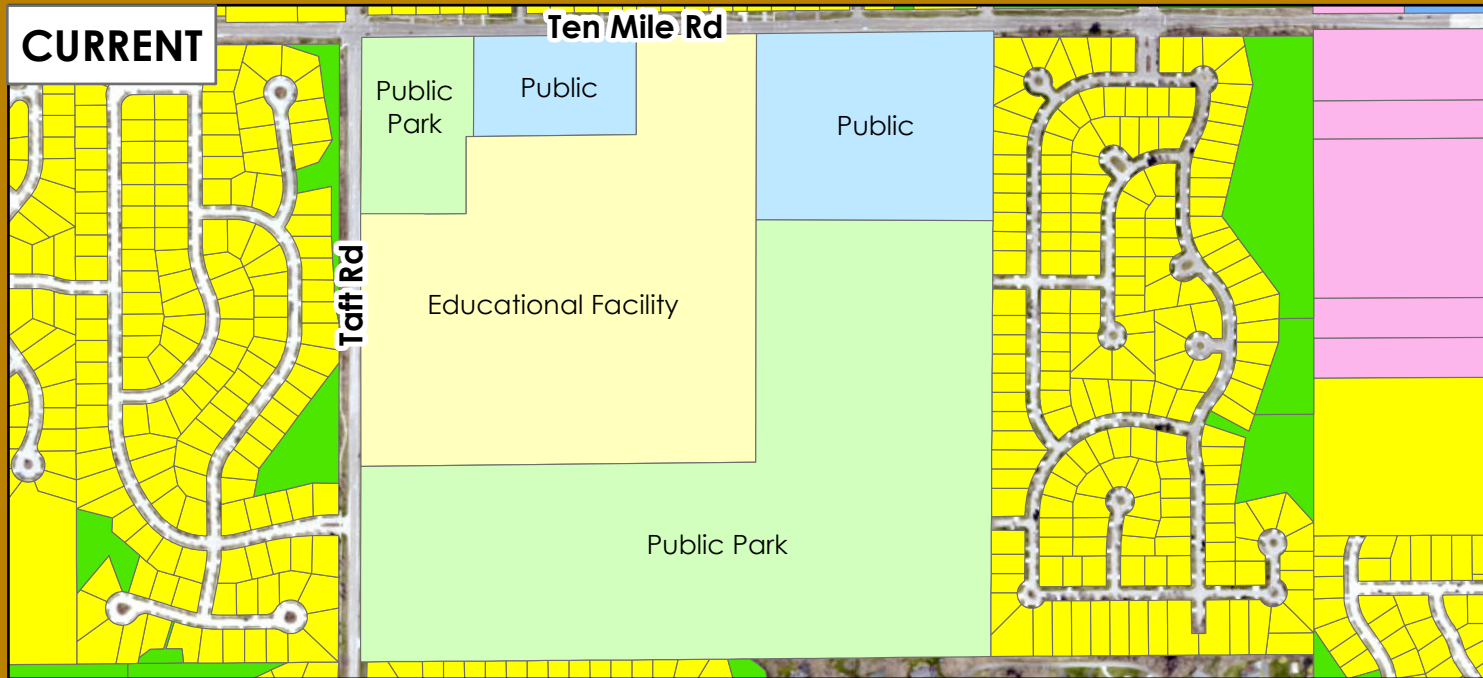
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate 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.



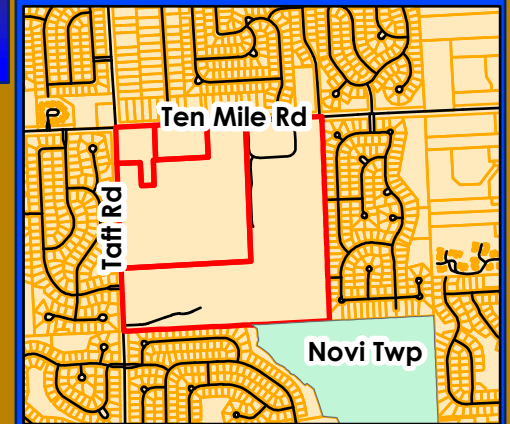
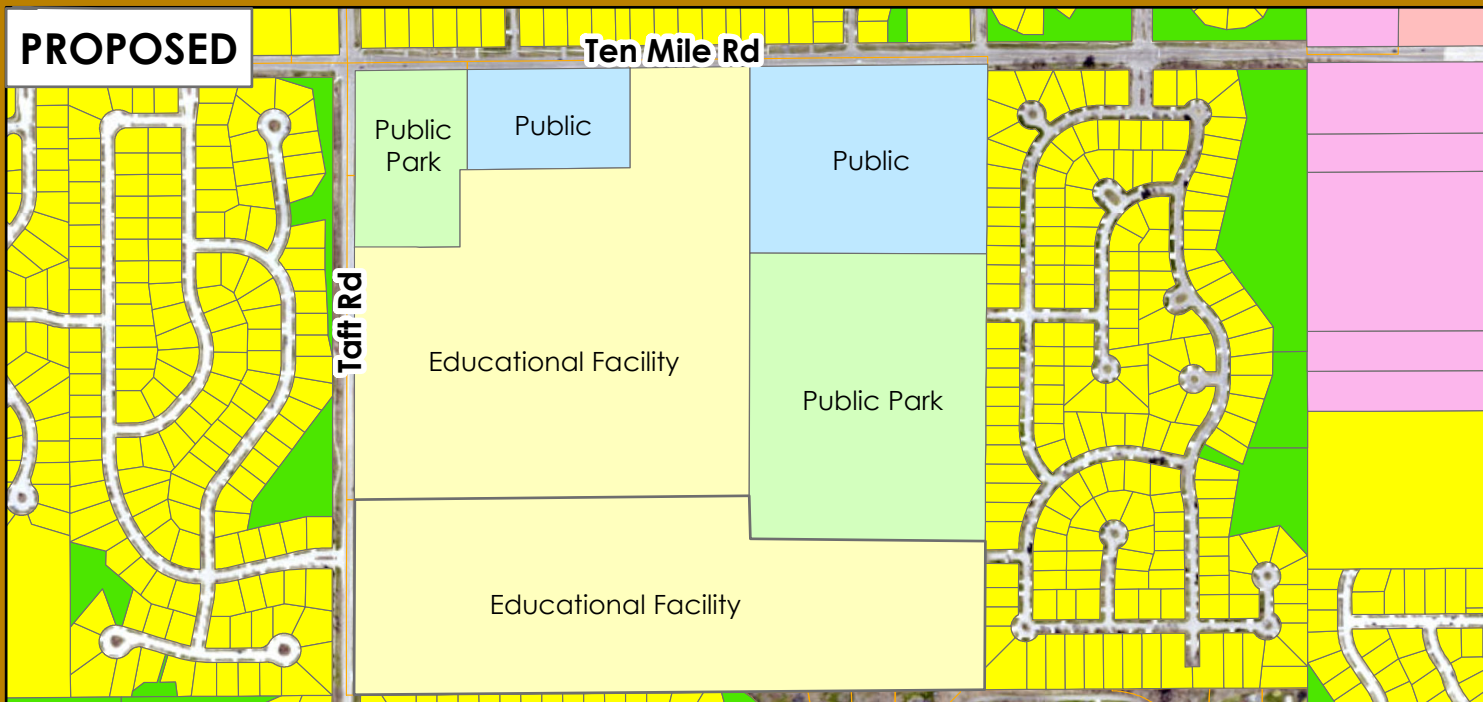
# Future Land Use Map Change:

ELLA MAE POWER PARK/FUERST PARK

**CURRENT**



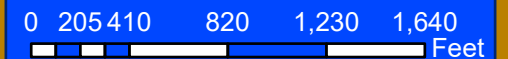
**PROPOSED**



**Legend**

**Land Use Description**

- COMMUNITY OFFICE
- EDUCATIONAL FACILITY
- PRIVATE PARK
- PUBLIC
- PUBLIC PARK
- SINGLE FAMILY



1 inch = 800 feet



**City of Novi**

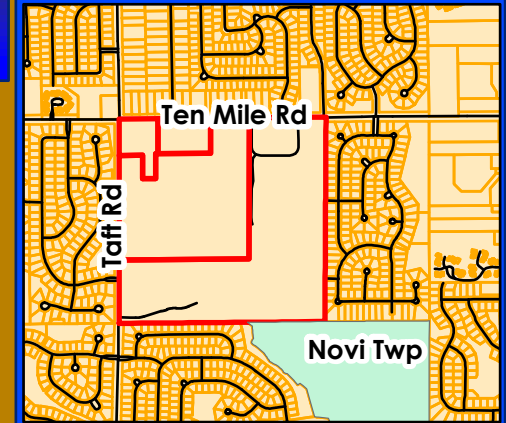
Dept. of Community Development  
 City Hall / Civic Center  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

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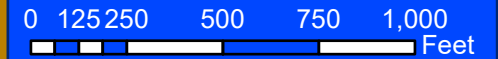
# Land Exchange #1 - Natural Features

ELLA MAE POWER PARK/FUERST PARK



## Legend

-  Wetlands
-  Woodlands



1 inch = 500 feet



## City of Novi

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[cityofnovi.org](http://cityofnovi.org)

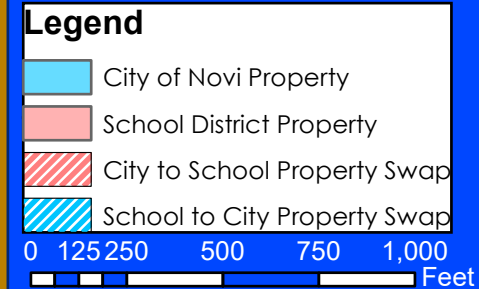
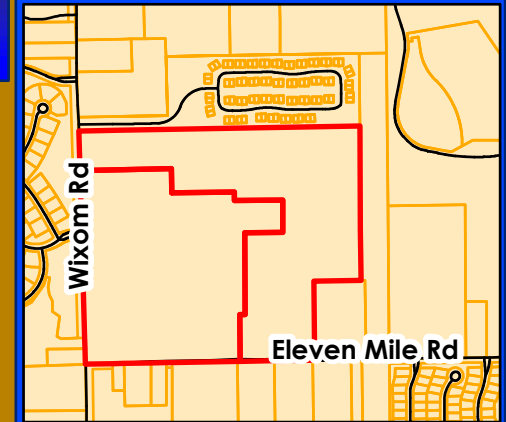
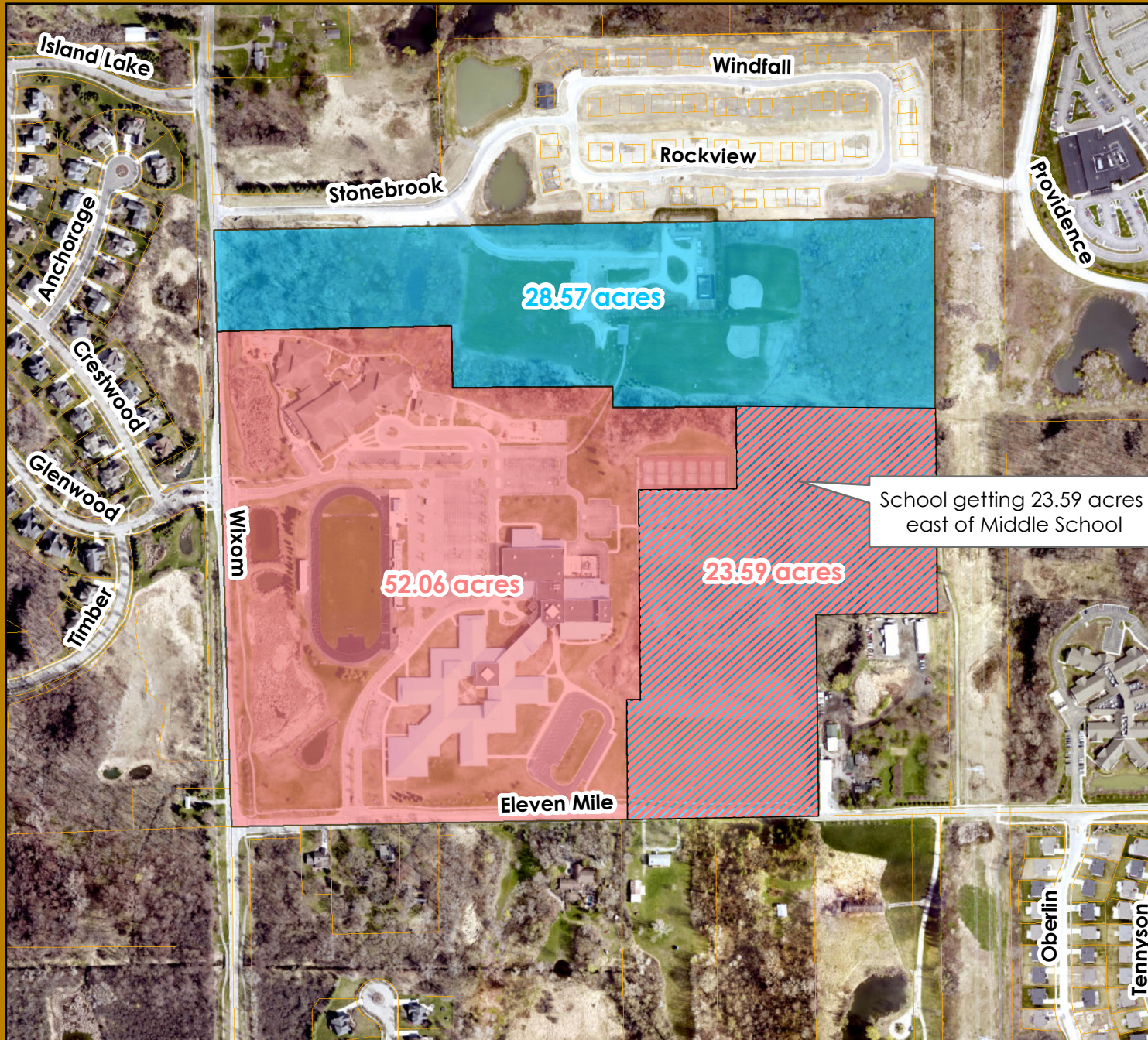
Map Author: James Hill  
 Date: 12/12/2022  
 Project: Land Exchange #1:  
 Ella Mae Power Park/Fuerst Park  
 Version #: 1

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# Land Exchange #2

## WILDLIFE WOODS PARK



1 inch = 500 feet



### City of Novi

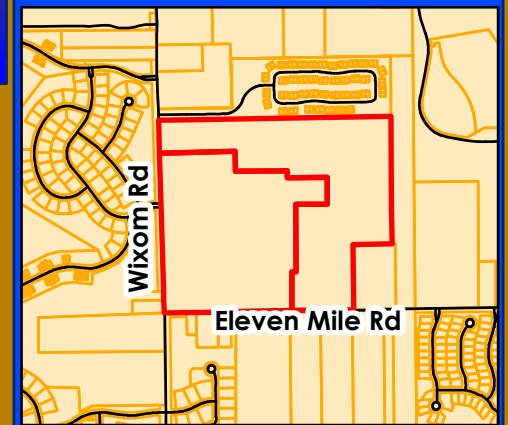
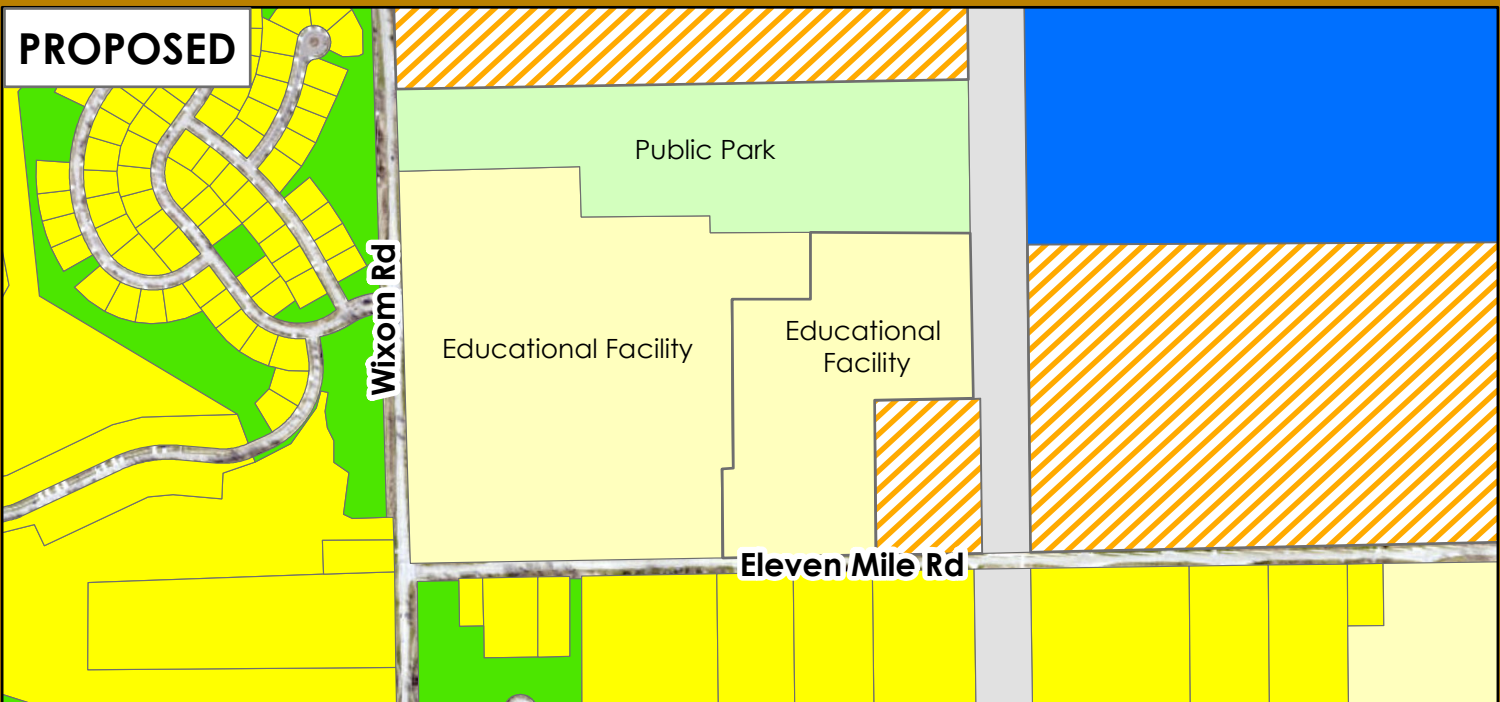
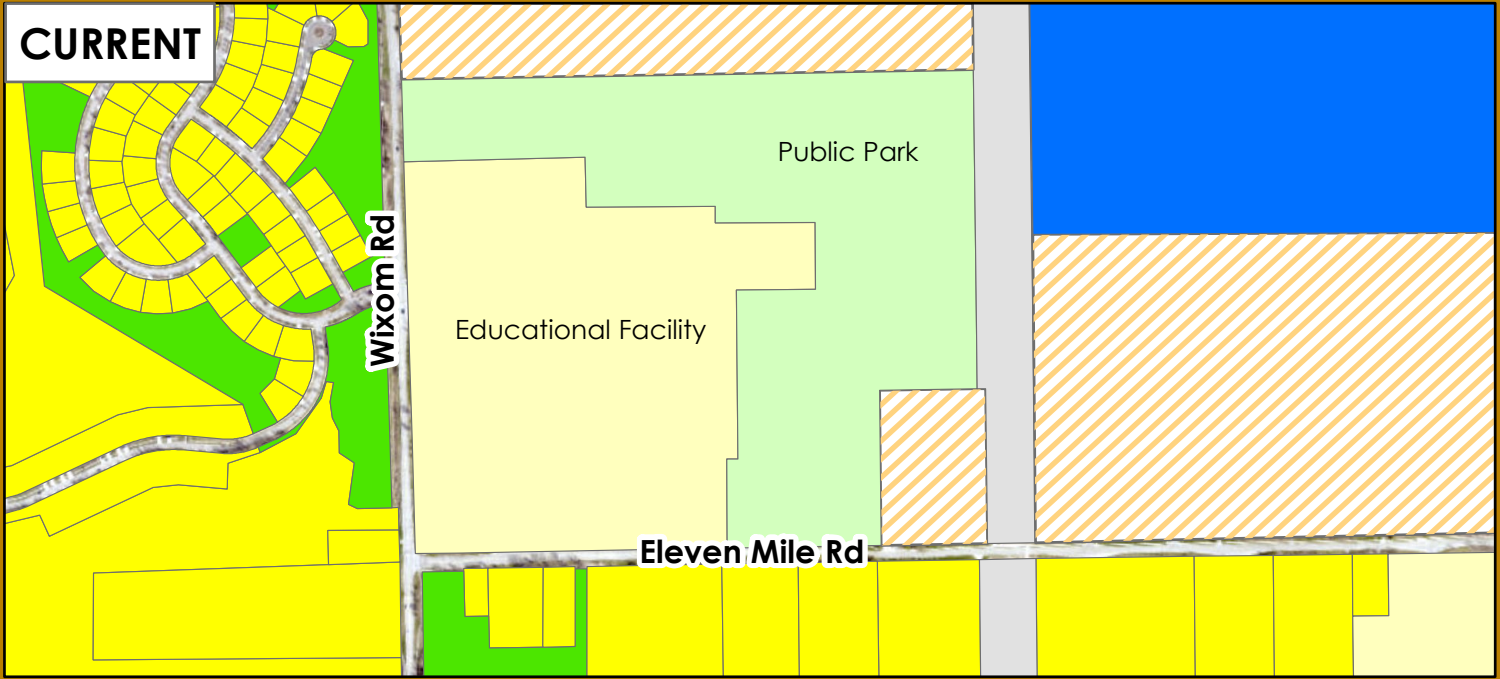
Dept. of Community Development  
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 Novi, MI 48375  
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Map Author: James Hill  
 Date: 12/12/2022  
 Project: Land Exchange #2:  
 Wildlife Woods  
 Version #: 1

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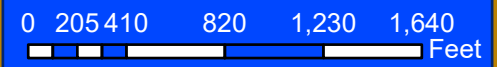
# Future Land Use Map Change: WILDLIFE WOODS PARK



**Legend**

**Land Use Description**

- EDUCATIONAL FACILITY
- OFFICE COMMERCIAL
- PRIVATE PARK
- PUBLIC PARK
- SINGLE FAMILY
- SUBURBAN LOW-RISE
- UTILITY



1 inch = 800 feet



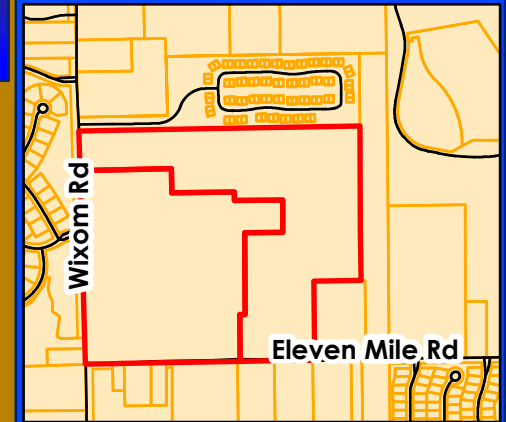
**City of Novi**  
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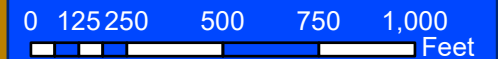
# Land Exchange #2 - Natural Features

WILDLIFE WOODS PARK



## Legend

-  Woodlands
-  Wetlands



1 inch = 500 feet



## City of Novi

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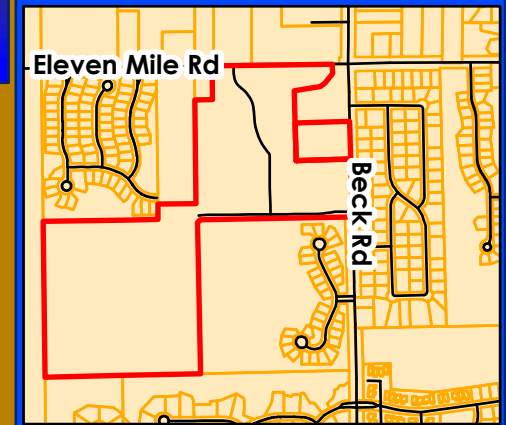
Map Author: James Hill  
Date: 12/12/2022  
Project: Land Exchange #2:  
Wildlife Woods  
Version #: 1

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# Land Exchange #3

BOSCO FIELDS



## Legend

-  City of Novi Property
-  School District Property
-  City to School Property Swap
-  School to City Property Swap

0 125 250 500 750 1,000 Feet

1 inch = 500 feet



## City of Novi

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cityofnovi.org

Map Author: James Hill  
Date: 12/12/2022  
Project: Land Exchange #3:  
Bosco Fields  
Version #: 1

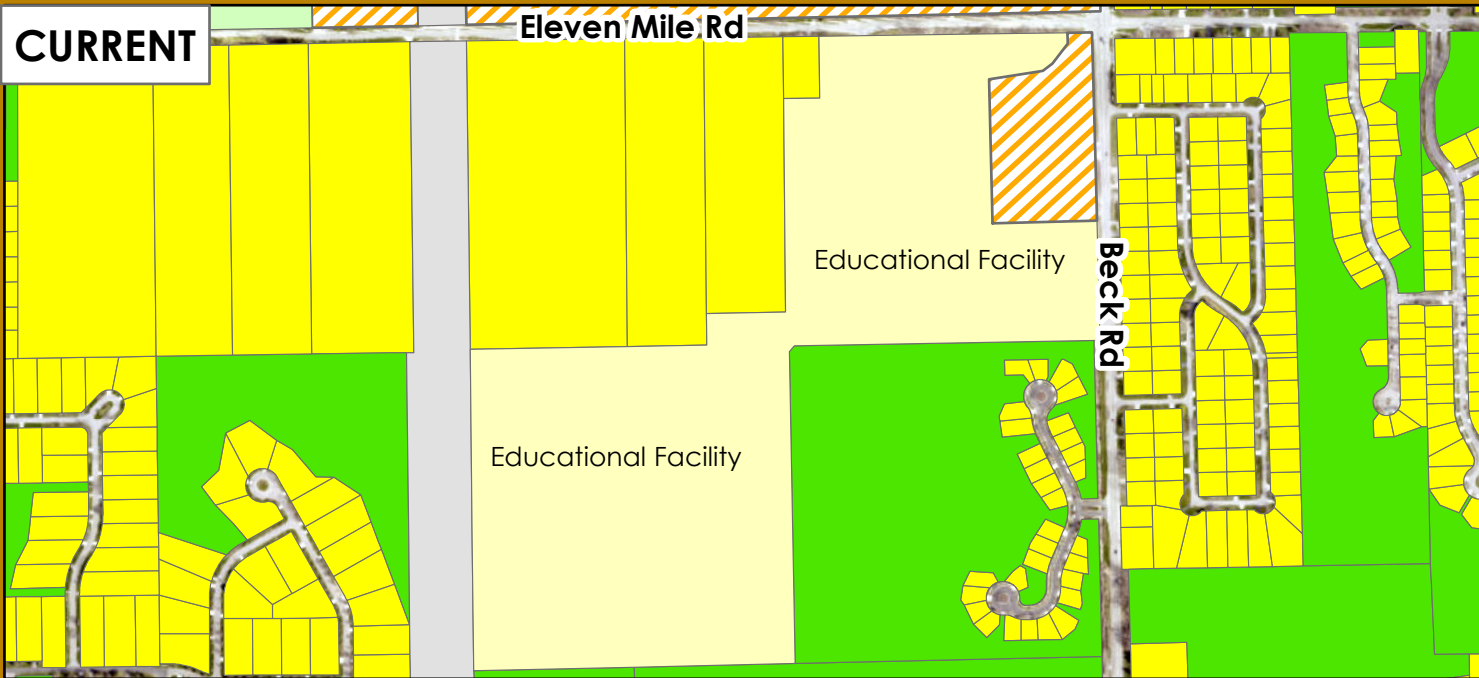
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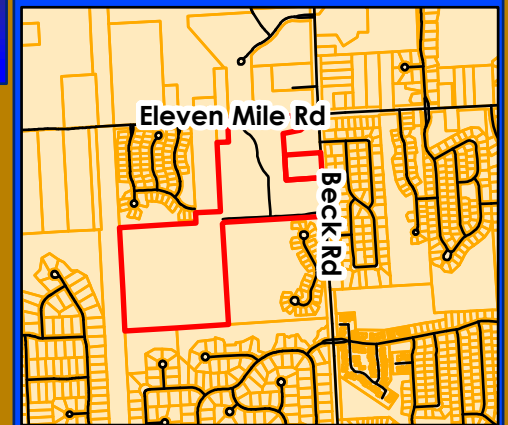
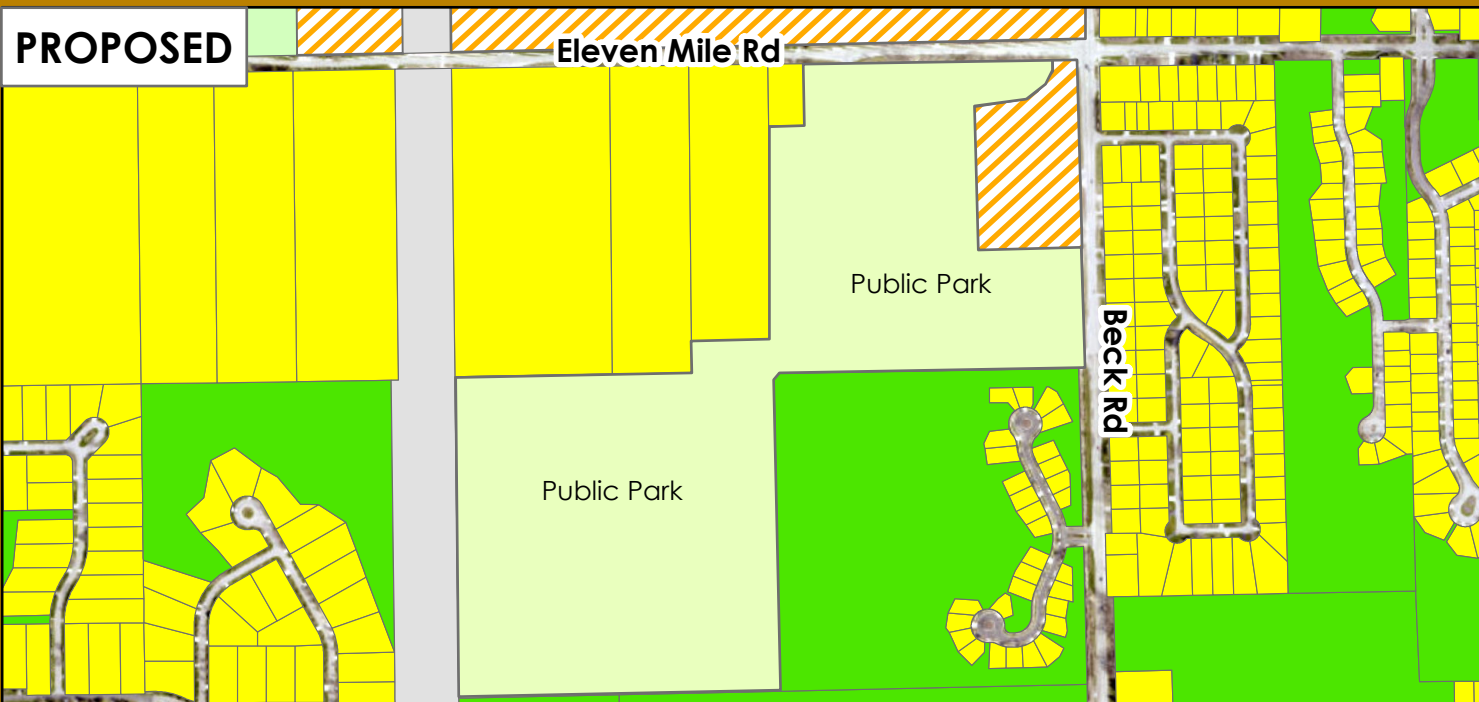
# Future Land Use Map Change:

BOSCO FIELDS

**CURRENT**



**PROPOSED**



**Legend**

- EDUCATIONAL FACILITY
- PRIVATE PARK
- PUBLIC PARK
- SINGLE FAMILY
- SUBURBAN LOW-RISE
- UTILITY

0 205 410 820 1,230 1,640 Feet

1 inch = 800 feet

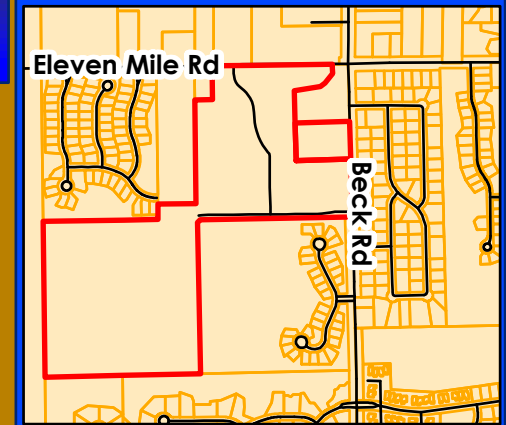
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# Land Exchange #3 - Natural Features

BOSCO FIELDS



## Legend

-  Wetlands
-  Woodlands

0 125 250 500 750 1,000 Feet

1 inch = 500 feet



## City of Novi

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cityofnovi.org

Map Author: James Hill  
Date: 12/12/2022  
Project: Land Exchange #3:  
Bosco Fields  
Version #: 1

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**CITY OF NOVI**

**RESPONSE FORM**

**PROPOSED MAP AND TEXT AMENDMENTS TO THE CITY OF NOVI MASTER PLAN FOR LAND USE**

You are invited to attend the public hearing on February 8, 2023 and voice your support or objection. If you are unable to attend, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Should you choose to email this form, please send to [dshanahan@cityofnovi.org](mailto:dshanahan@cityofnovi.org).

Information regarding the project is available the Saturday before the meeting date at: <https://www.cityofnovi.org/Agendas-Minutes/Planning-Commission/2023.aspx>. Participants may also choose to submit comments that can be read into the record. Comments shall be sent prior to 7 p.m. on the day of the meeting.

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Community Development Department  
45175 W. Ten Mile, Novi, Michigan 48375  
248-347-0475 (Main) 248-735-5633 (Fax)

I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

1. There is an active oil refinery process equipment on back of the property and are there any plans to remove the facility?
2. Are there any plans to increase the buffer zone on Wixom Road?
3. Will the access and maintenance of the road to subject property?

SIGNATURE: ~~K. Pavan Kumar~~ K. Pavan Kumar

PRINT NAME: K. PAVAN KUMAR

ADDRESS: 48767 ROWVIEW ROAD, NOVI, 48374

\*\*\*IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).\*\*\*



**CITY OF NOVI**  
**RESPONSE FORM**

**RECEIVED**

**JAN 19 2023**

**CITY OF NOVI  
COMMUNITY DEVELOPMENT**

**PROPOSED MAP AND TEXT AMENDMENTS TO THE CITY OF NOVI MASTER PLAN FOR LAND USE**

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

We live on Roundview Dr and are concerned that if the land is given to the school district there may be potential for development of the property. It is now a beautiful park with hiking trails and mature trees. We fear our property value will decrease and our enjoyment of our backyard will disappear.

SIGNATURE: Natalie Olson Matt Olson

PRINT NAME: Natalie Olson Matt Olson

ADDRESS: 44828 Roundview Dr. Novi, MI 48375

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**CITY OF NOVI**

**RESPONSE FORM**

**RECEIVED**

**JAN 31 2023**

**CITY OF NOVI  
COMMUNITY DEVELOPMENT**

**PROPOSED MAP AND TEXT AMENDMENTS TO THE CITY OF NOVI MASTER PLAN FOR LAND USE**

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

*I live across the street and watch more people than you may realize use this property. The needs of the people include mental and physical well-being, which Bosco park meets. I'm disappointed to say the least. Because this land was donated as a park for people to use; Not intended for a school. How is that different from a campaign donation being used to buy your kids braces? It shows a lack of trust in leadership of Novi and integrity.*

SIGNATURE:

*Ryan*

PRINT NAME:

*Ryan McInerney*

ADDRESS:

*25788 Beech Ln, Novi, MI 48374*

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*(P)*

*I don't believe all other options have been explored, I.E. expansion of current schools. The park was donated to the people. Not for government to give away.*



# CITY OF NOVI

## RESPONSE FORM

### PROPOSED MAP AND TEXT AMENDMENTS TO THE CITY OF NOVI MASTER PLAN FOR LAND USE

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248-347-0475 (Main) 248-735-5633 (Fax)

I SUPPORT

I OBJECT

#### TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Please see attached letter.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: Jana Radtke Taylor Radtke  
PRINT NAME: Jana Radtke Taylor Radtke  
ADDRESS: 23611 Hickory Grove Lane

\*\*\*IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).\*\*\*

Dear Commission Members,

We recently received a Notice of Public Hearing regarding the proposal to change the future land use designation for a portion of the Ella Mae Power Park. We object to this proposal and have concerns regarding the intended use and development of the property in the future.

Our house on Hickory Grove Lane backs up to the baseball diamonds at the Ella Mae Power Park. When we moved into our house nine years ago, we greatly appreciated having a park within walking distance of our home. Over the years, our family has grown and we have made extensive use of the pathways and play structures at the Ella Mae Power Park. Our neighborhood does not have sidewalks and we have loved the ability to go "over the hill" with our two boys to take walks or ride our bikes. The unpaved path through the wooded portion of the park is our favorite part of the loop. We are very disappointed at the prospect of this valuable asset being eliminated as well as the overall reduction in green space at the Ella Mae Power Park.

We understand a change to the future land use designation is being contemplated at this time and the physical development of the property is not part of this proposal. However, the proposed change from Public Park to Educational Facility suggests the intent is to develop structures on the property in the future. We hope the following concerns will be addressed at the meeting:

1. With the potential loss of a valuable asset to the park and an overall reduction in green space, how does the City of Novi and its residents benefit from this proposal?
2. It appears the current proposal would reduce the Ella Mae Power Park to half of its current size. Why is such a large area of the park being contemplated as part of this proposal?
3. Has the City been presented with justification as to why the additional acreage for Educational Facility uses is needed, particularly at the expense of an existing public-use park?
4. If the current proposal goes forward, will there be a subsequent proposal to change the future land use designation for the remainder of the Ella Mae Power Park?
5. Has the City been provided with a proposed development concept plan? In my past experience, communities have very limited authority to impose Zoning Ordinance requirements over public school development projects.
6. What assurances does the City have that existing trees will be retained and incorporated into any subsequent development of the property to the maximum extent practicable?
7. What assurances does the City have that building materials for any structures will be compatible with the surrounding single-family homes?

Please note, our objection is not related to the Novi Community School District's interest in the subject property. It is our perspective that any development proposal which involves replacing existing public-use park land should be highly scrutinized by City leadership. In your deliberations, please consider that the surrounding homeowners already experience impacts from the high school. However, the Ella Mae Power Park functions as a buffer to mitigate these impacts and provides recreational opportunities to the adjacent neighborhoods and the larger City of Novi community. If the current proposal is approved, approximately half of the buffer will no longer be protected by the future land use designation as Public Park and any subsequent development will intensify the use of the land beyond what currently exists today. Most importantly, this proposal not only expands the potential for adverse impacts on the surrounding homeowners, it also provides the foundation for the public-use park land we have used and



enjoyed for several years to be taken away. We respectfully ask that our aforementioned comments be taken into consideration at the public hearing.

Best Regards,

A handwritten signature in cursive script that reads "Jana Radtke". The letters are fluid and connected, with a prominent loop at the end of the last name.

Jana Radtke

A handwritten signature in cursive script that reads "Taylor Radtke". The signature is similar in style to the one above, with a large initial 'T' and a loop at the end.

Taylor Radtke