



MASTER PLAN STEERING COMMITTEE
March 30, 2022 at 6:00 p.m.
Novi Civic Center – Activities Room
45175 W. Ten Mile, Novi, MI 48375
(248)347-0475
MINUTES

Committee Members Present: *Planning Commission:* John Avdoulos, David Dismondy, Ramesh Verma
Council: Mayor Pro-Tem Dave Staudt
Staff: Lindsay Bell, Ben Croy, Barb McBeth, Mike McCready, Rick Meader

Also present: Tom Schultz, Keri Blough, Ben Peacock

Consultants: Michelle Bennett (Planner), Gentjan Heqimi (Traffic Engineer)

1. Roll Call

2. Approval of Agenda

3. Appointment of Chair and Vice-Chair

Mayor Pro-Tem Staudt nominated John Avdoulos to be the Chair of the Committee, seconded by Dismondy. Motion carried unanimously.

Chair Avdoulos nominated David Dismondy to be the Vice-Chair, seconded by Verma. Motion carried unanimously.

4. Discussion Items

A. Master Plan process

Consultant Bennett provided a brief overview of the Master Plan process, stating that the plan looks out 10-20 years, is completed through a coordinated effort, and seeks to identify goals and objectives, some of which may be implemented through zoning ordinance amendments. The Master Plan is broad in scope and forms the legal basis of the Zoning Ordinance, which is more specific. The committee further discussed the purpose and intent of the Master Plan, referencing the work that was included in the plan adopted in 2017.

B. Steering Committee expectations

Consultant Bennett stated that there are four expectations of the Committee members: to come to most of the meetings, to be prepared to discuss the materials in the packet, to be a “sounding board” for the work that is presented, and to be a champion of the project to others in the community.

C. Previous planning documents

The Committee was asked to review the previous planning documents, many of which are linked to the Master Plan “landing page” on the City’s website, as City Planner McBeth had provided earlier this week. The Committee members were asked to provide any additional reference documents they may be aware of that may be included on that resource page, shared by email, or shared with the Consultants.

D. Scope

i. Community Engagement

Consultant Bennett provided an overview of the Community Engagement page that was provided in the packet. The intent is to go over a draft survey at the next meeting. The survey will be made available for community members to access electronically. The Committee provided some preliminary thoughts on what the top priorities may be for this Master Plan review and update, to help frame the survey questions. Some ideas that were discussed included a perceived demand for more apartments and mixed-use developments, and for new single family residential subdivisions.

Flexibility in the industrial districts was discussed, including interest in new data centers, battery development and storage, and ministorage for residential and business purposes. A need for Senior Housing, similar to Meadowbrook Commons, along with active adult communities were added as priority topics. An example of a healthcare facility locating near or as a tenant in a regional shopping mall was discussed as a part of the regional mall revisioning concept.

ii. Housing

The current 2017 Land Use Map was shared, including the residential density map, as the topic of density in the housing areas was addressed. Chair Avdoulos suggested that density often seems negotiable with the development community as site plans are presented and make their way through the approval process. Mayor Pro-Tem Staudt stated that the City Council might be more inclined to look favorably on increased density provided that the plan also showed more green space around the buildings, or a recreational component was added. Senior Planner Bell said that density seems to be a greater concern where a new project abuts another residential development. Chair Avdoulos and Mayor Pro-Tem Staudt discussed developers’ increased interest in rezoning commercially zoned districts for residential, multi-family development.

Consultant Bennett said that the concept of “Missing Middle Housing” will be revisited with this Master Plan review and update, as well as affordable housing for our seniors and younger generation. Member Dismondy said that land prices are too expensive in Novi and the type of development cannot necessarily be dictated to the development community to insure a certain type of housing.

Mayor Pro-Tem Staudt mentioned that Novi has a large Asian population, many of whom are living in Novi as a part of a temporary work assignment in the automotive industry, and are looking for longer-term apartments. Consultant Bennett said that this demographic group could be studied as a part of the updated demographic section of the Plan. Member Verma suggested that as a part of one of the special study groups, an organization called CAPA could be contacted for additional information.

iii. Natural Features and Resiliency

Consultant Bennett said there will be an updated inventory of woodlands, wetlands, floodplains, and natural features as part of the existing conditions documentation. The maps will help the city identify ways to better protect those natural features for the benefit of habitat, wildlife, and stormwater management.

iv. Corridors and Infrastructure

Consultant Gentjan Heqimi described some of the aspects of the road and non-motorized infrastructure that will be assessed as a part of the Master Plan review. In addition to the study of the Twelve Mile Road Corridor, road classifications and safety would be reviewed throughout the City. Public engagement would be important in assisting to identify capacity constraints. Emerging technologies, such as connected vehicle technology will be reviewed.

Mayor Pro-Tem Staudt asked if broadband would be considered as a part of the infrastructure review. The City is beginning a separate study of the issue. City Planner McBeth said that the results and recommendations of that study could be shared with the Steering Committee for review during this process.

Mayor Pro-Tem Staudt asked whether any major utility projects or improvements would be needed for to support development. While this can be evaluated as a part of the plan, none have been specifically identified for the committee at this time. The traffic caused by the train tracks going over Twelve Mile Road was also briefly discussed. Mayor Pro-Tem Staudt mentioned there is desire for a bridge going over the tracks by many in the City, but it has yet to come to fruition.

v. Redevelopment Site – Focus Areas Map

City Planner McBeth led the Committee through the review of the Redevelopment Sites suggested by staff on the Focus Areas Map as provided in the packet. Additional areas that were discussed were the Links of Novi project and possible redevelopment as a residential community, and the area around the intersection of Ten Mile and Meadowbrook. Landscape Architect Meader referenced the prior Master Plan study areas included Pavilion Shore Village, City West and the Anglin property, and staff noted forward movement on all three of those areas since the 2017 plan was approved. The Committee will review the suggested areas again for approval at the next meeting.

Desired Outcomes

The Committee considered the desired outcomes of the study areas would be to receive input from the community, review relevant factors, and potentially plan for any necessary zoning ordinance updates or procedures that may make the development or redevelopment possible.

vi. Goals and Future Land Use

As a part of the Master Plan review and update, the current goals and objectives will be reviewed and updated. The Future Land Use plan will be modified to reflect any changes that have taken place since the last update, and any new modifications that are recommended as part of the process will be clearly identified on the plan.

E. Deliverables

Consultant Bennett briefly described the final product and deliverables that will be created as a part of the scope of work.

F. Confirm recurring monthly date for the Steering Committee

The Committee considered the meeting calendar that was included in the packet, and noted that the July and August meetings will be difficult for some members to attend. Invitations to the meetings will be sent out to the Committee, with adjustments made as determined necessary.

5. Next Steps

Consultant Bennett said that the draft survey will be presented at the next meeting, and background research will be ongoing.

6. Audience Participation and Correspondence

Mike Duchesneau said that he thinks a major concern of the residents will be traffic, especially with the construction on I-96 taking place over the next few years. He said that this meeting has given him a better understanding of the Master Plan Review process, and how some of the previous decisions may

have been made. Mr. Duchesneau stated that he prefers developments that offer homes for sale, rather than rental units. He said that impacts to wetlands and woodlands do not seem to cause as much of a concern today as they used to be in the City of Novi.

Dorothy Duchesneau stated that affordable Broadband internet is a concern, and she would like to see a map of where different services and providers are offered.

7. Adjourn

The meeting was adjourned at 7:43 p.m.