PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting

May 21, 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 Becker, Member Dismondy, Member Roney, Member Verma
Absent Excused:	Member Avdoulos
Staff:	Barbara McBeth, City Planner; Beth Saarela, City Attorney; Diana Shanahan, Planner; Dan Commer, Planner; 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 Roney to approve the May 21, 2025 Planning Commission Agenda.

VOICE VOTE ON MOTION TO APPROVE THE MAY 21,2025 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY. *Motion carried 6-0.*

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

1. **JSP22-26 NOBLE VILLAGE**
   Approval of the request by Noble Village Group for the one-year extension of the approved Final Site Plan. The subject property is located on the south side of Grand River Avenue, east of Novi Road, in the Town Center (TC-1) zoning district. The project area is approximately 3.85 acres. The

Preliminary Site Plan was approved by the Planning Commission on September 28, 2022 for a range of improvements to the current site of One World Market and the former Library Pub.

Motion made by Member Lynch and seconded by Member Roney to approve the one-year extension of the approved Final Site Plan.

VOICE VOTE ON MOTION TO APPROVE THE ONE-YEAR EXTENSION OF THE APPROVED FINAL SITE PLAN MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY. *Motion carried 6-0.*

PUBLIC HEARINGS

There were no public hearings.

MATTERS FOR CONSIDERATION

1. **JSP24-27 TAWHEED CENTER PARKING LOT EXPANSION**
   Consideration at the request of Turk Architects for Preliminary Site Plan approval. The subject property, located at 24101 Novi Road, is approximately 1.86 acres in size and is situated west of Novi Road, south of Ten Mile Road (Section 27). The property is zoned OS-1 (Office Service District). The applicant is proposing to add 35 new parking spaces and associated landscaping to the north side of the existing 9,750 square-foot building.

Planner Diana Shanahan stated the Tawheed Center occupies a 1.86-acre parcel on Novi Road at Ten Mile Road in section 27 of the city. The site is zoned OS-1: Office Service District consistent with neighboring properties to the south, west, and part of the eastern border. The north side of Ten Mile Road along with the remaining portion of the eastern border is zoned B-3: General Business District. The Future Land Use map designates the property and the surrounding properties to the east, south, and west as Commercial Office, and Local Commercial for properties to the north. No regulated natural features are present on the property.

The parking lot addition is proposed for the north side of the existing building. The existing drives will remain as access routes to the new parking spaces. The proposed site plan includes the addition of 35 new parking spaces to the site, which will include two relocated barrier-free spaces from the parking lot to the east. The existing 99 space asphalt parking lot will be restriped to 97 spaces. Once complete, the parking lot will have 132 spaces. Additionally, the existing dumpster enclosure, currently located on the northwest corner of the site along Ten Mile Road, will be relocated to the southwest corner of the site. Landscaping enhancements are planned for the new parking area end islands and along the eastern drive.

Currently, the first floor of the building serves as a prayer hall along with classrooms that provide religious education for children aged 6-12. An existing office tenant space is located on the northern first floor side of the building. The proposed second floor will accommodate accessory use spaces for the mosque, including a multi-purpose hall, a conference room, and an office for the imam. The applicant has noted on the plans that these accessory spaces will not be used during prayer times. Therefore, to meet the parking requirements, the building's occupancy load is based on shared parking between the mosque and its accessory uses.

The Planning Commission is asked to approve or deny the Preliminary Site Plan and landscape waivers. Representing the project tonight is Hisham Turk, the project architect. Staff is also available for any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. Hisham Turk stated that the project consists of adding new parking spaces to serve the mosque, relocating the dumpster enclosure from the front to the back, and improvements to the landscape around the parking addition. Mr. Turk stated there are no changes to the interior of the building on the first floor. The second floor will be modified by opening up the existing office areas into two larger spaces to be used as a multipurpose hall and conference room.

Chair Pehron thanked the applicant and turned the matter over to the Planning Commission.

Member Lynch stated he had no issues.

Member Becker stated he toured the site, as it exists now there is a high slope towards Ten Mile. He inquired if there will be a retaining wall on the north side.

Mr. Turk stated there is no retaining wall proposed. The area will be re-graded for the addition of the parking spaces.

Member Dismondy stated he had no comment.

Member Verma stated he had no comment.

Member Roney asked for clarification on the accessible parking spaces, and the accessory uses.

Planner Diana Shanahan stated two accessible parking spaces will be relocated. The accessory uses will not be used at the same time as prayer services.

Motion to approve the JSP24-27 Tawheed Center Parking Lot Expansion Preliminary Site Plan made by Member Lynch and seconded by Member Becker.

In the matter of Tawheed Center Parking Lot Expansion, JSP24-27, motion to approve the Preliminary Site Plan based on and subject to the following:

A. Compliance with parking requirements in Section 5.2.12.B, Places of Worship (mosque), and Section 5.2.12.D the proposed new Professional Office (tenant space) to provide a minimum of 93 total parking spaces determined as follows:

The parking requirement for the mosque is 85 spaces determined on the greater total capacity of 254 for the main prayer hall over the total capacity of the accessory uses, as the spaces will not be concurrently occupied. As detailed on Preliminary Site Plan sheets A-01, A-02, and SP-1, *"All mosque accessory use spaces as part of the mosque shall be vacant at all prayer times; any and/or all occupants in the accessory spaces shall be in the main prayer hall".*

The parking requirement for the tenant space is 8 spaces.

B. Expansion of the uses as shown on the plans is also subject to review and approval by the Building Department for building code standards;

C. Lack of greenbelt berm along Ten Mile Road – *supported by staff as a hedge has been added within the greenbelt to screen the parking from Ten Mile Road;*

D. Deficiency in greenbelt width for Ten Mile Road – *supported by staff as an existing condition;*

E. **Lack of greenbelt landscaping for Ten Mile Road –** ***supported by staff as all required greenbelt canopy trees have been provided and the site lacks adequate space to accommodate the additional subcanopy trees;***

F. **Lack of accessway perimeter trees along west drive –** ***supported by staff as an existing condition;***

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. Motion carried 6-0.

ROLL CALL VOTE TO APPROVE THE JSP24-27 TAWHEED CENTER PARKING LOT EXPANSION PRELIMINARY SITE PLAN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BECKER. ***Motion carried 6-0.***

2. APPROVAL OF THE APRIL 23, 2025 PLANNING COMMISSION MINUTES

Motion to approve the April 23, 2025 Planning Commission Minutes made by Member Lynch and seconded by Member Dismondy.

ROLL CALL VOTE TO APPROVE THE APRIL 23, 2025 PLANNING COMMISSION MINUTES MADE BY MEMBER LYNCH AND SECONDED BY MEMBER DISMONDY. ***Motion carried 6-0.***

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION
There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES
There were no supplemental issues or training updates.

AUDIENCE PARTICIPATION
Chair Pehrson invited member 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 May 21, 2025 meeting made by Member Lynch and all in favor said aye.

Meeting adjourned at 7:12 PM.