



CITY COUNCIL AGENDA

CITY OF NOVI
Regular City Council Meeting
September 08, 2025 | 7:00 PM
Council Chambers | Novi Civic Center | 45175 Ten Mile Road
(248) 347-0460

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL – Mayor Fischer, Mayor Pro Tem Casey, Council Members Gurumurthy, Heintz, Smith, Staudt, Thomas

APPROVAL OF AGENDA

PUBLIC HEARINGS

PRESENTATIONS

REPORTS

1. Manager/Staff
2. Attorney

AUDIENCE COMMENT – In order to hear all citizen comments at a reasonable hour, the City Council requests that speakers respect the three-minute time limit. This is not a question-answer session. However, it is an opportunity to voice your thoughts with City Council. Speakers wishing to display visual materials through the City's audiovisual system must provide the materials to the City Clerk's Office no later than 12:00 P.M. the day of the meeting. The materials cannot be changed before the meeting.

CONSENT AGENDA REMOVALS AND APPROVALS – All items listed under Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered at the end of the normal Agenda.

MATTERS FOR COUNCIL ACTION

1. Consideration of a request from Seven York Inc. (DBA: The Dancing Pine) for a new Class C quota license to be located at 42738 Grand River Avenue, Novi, MI 48375 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders.
2. Consideration of a request from Jayaksha LLC (DBA: Amruth Royal Cuisine) for a new Class C quota license to be located at 30750 Beck Rd, Novi, MI 48377 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders.

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION – Consent Agenda items which have been removed for discussion and/or action.

AUDIENCE COMMENT – In order to hear all citizen comments at a reasonable hour, the City Council requests that speakers respect the three-minute time limit. This is not a question-answer session. However, it is an opportunity to voice your thoughts with City Council. Speakers wishing to display visual materials through the City's audiovisual system must provide the materials to the City Clerk's Office no later than 12:00 P.M. the day of the meeting. The materials cannot be changed before the meeting.

COMMITTEE REPORTS

1. Long-Range Strategic Planning Committee - Mayor Pro Tem Casey

MAYOR AND COUNCIL ISSUES

COMMUNICATIONS

CONSENT AGENDA – Background information for Consent Agenda items is available for review at the City Clerk's Office.

- A. Approve Minutes of:
August 25, 2025 - Regular Meeting
- B. Approval of request for Fireworks Display Permit by City of Novi Parks, Recreation and Cultural Services, to be operated by ACE Pyro, on Thursday, October 16, 2025 for the community event, Diwali Fest.
- C. Approval of a Resolution to close the intersection of Ten Mile and Taft Roads for the 2025 Novi High School Homecoming Parade from 4:45 PM to 6:15 PM on Friday, September 26, 2025.
- D. Approval of the request from the builder of 41380 Eight Mile Road (parcel no. 50-22-36-353-002) for a variance from the Design and Construction Standards in Section 11-256 (b) to dismiss the sidewalk requirement along Meadowbrook Road, and pay into the City Sidewalk Fund.
- E. Approval of claims and warrants – Warrant 1187

ADJOURNMENT

SCHEDULED MEETINGS – All Regular Council meetings are held in the Council Chambers unless otherwise noted. For a complete listing of scheduled meetings, please visit the Event Calendar at cityofnovi.org.

NOTICE: *People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk (248) 347-0456 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*



CITY OF NOVI CITY COUNCIL
SEPTEMBER 8, 2025

SUBJECT: Consideration of a request from Seven York Inc. (DBA: The Dancing Pine) for a new Class C quota license to be located at 42738 Grand River Avenue, Novi, MI 48375 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders.

SUBMITTING DEPARTMENT: City Clerk

KEY HIGHLIGHTS:

- The Dancing Pine is a new restaurant that is opening in the Sakura development.
- The restaurant will offer a unique dining experience as a Korean BBQ Steakhouse.
- The City has 3 available quota liquor licenses and has received 3 applications for quota licenses. These are the last 3 quota licenses available to the City until after the 2030 census is completed.

BACKGROUND INFORMATION:

The City currently has three new Class C quota liquor licenses available. Chapter 3 of the City code contains the review criteria for considering a new license. Section 3-13 establishes the city's general licensing policy, which considers whether the facility:

- a) Will provide a service, product, or function that is not presently available within the city or that would be unique to the city or to an identifiable area within the city.
- b) Is of a character that will foster or generate economic development or growth within the city, or an identifiable area of the city, in a manner consistent with the city's policies.
- c) Represents an added financial investment on the part of a long-term business or resident with recognized ties to the city and the local community.

In addition, Section 3-15 (g) establishes specific criteria, evaluating the application with regard to:

The applicant (subsection [g][1]), such as:

- The applicant's management experience in the alcohol/liquor business

The facility (subsection [g][2]), such as:

- compliance with building, zoning, and other code requirements
- effects on traffic
- effects on surrounding businesses and neighborhood
- proximity of the proposed business facility to other similarly situated licensed liquor facilities

Benefits to the community (subsection [g][3])

- effects upon the economic development of the city
- effects on the health, welfare and safety of the general public
- whether the applicant has demonstrated a public need or convenience for the issuance of the liquor license for the business facility at the location proposed, taking into consideration, among other things:
 1. total number of licenses for similar establishments and/or operations in the city; and
 2. proximity of the establishment to other licensed liquor establishments
- The uniqueness of the facility contrasted with other existing or proposed facilities
- The permanence of the proposed facility in the community.

Section 3-17 of the City Code allows for an agreement on the prohibition on profiteering by Class C liquor license holders. Under the terms of the agreement, the City Council shall not approve the transfer of a Class C liquor license within three (3) years of the date of the original issuance of the license. A draft agreement is included in this packet.

The Dancing Pine will be Michigan's first luxury Korean BBQ restaurant, offering high end cuts of steak as well as wine pairings. The Dancing Pine is located in the center of the new Sakura development which offers housing, dining, and retail opportunities. The plaza will propel Novi forward and bring visitors from other cities as well as workers from other countries.

The Police Department has no objection to the request. Approval from the Fire Department and Community Development are conditional, pending compliance with City regulations.

RECOMMENDED ACTION: Consideration of a request from Seven York Inc. (DBA: The Dancing Pine) for a new Class C quota license to be located at 42738 Grand River Avenue, Novi, MI 48375 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders. The addition of The Dancing Pine will complement the area and provide residents with a dining option which will foster or generate economic development or growth within the city, or an identifiable area of the city, in a manner consistent with the city's policies. The applicant appears to qualify for a license under the City's ordinance.

CHIESA LEGAL SERVICES, P.C.

ATTORNEYS AT LAW
40400 E. Ann Arbor Road
Suite 104B
Plymouth, Michigan 48170
TandCLaw@gmail.com
(734) 459-8770

MARK G. CHIESA

November 18, 2024

City of Novi
Clerk's Office
45175 W. 10 Mile Road
Novi, Michigan 48375

**RE: New Liquor License
Sakura Way, Novi, Michigan 48375**

Dear Clerk:

Enclosed please find the following documents:

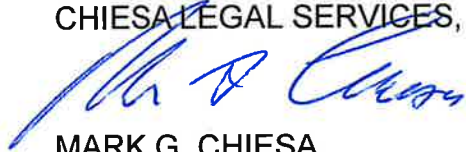
City of Novi, Michigan Liquor License Application Questionnaires A and B
Copy of Questionnaire C
Check in the amount of \$1,210.00
Copy of Application to Michigan Liquor Control Commission.

Please process this application in accordance with your regular procedures. Should you require any further information or documentation, please contact my office.

Your consideration is appreciated.

Yours very truly,

CHIESA LEGAL SERVICES, P.C.



MARK G. CHIESA

/mgc

Encl.



CITY OF NOVI, MICHIGAN

Liquor License Application

Questionnaires A and B

**Questionnaires A and B are to be
completed and returned to the
Novi City Clerk's Office**

Licensing Policy

This article establishes an application and review process for the issuance of both new licenses and the transfer of existing licenses into the city or between or among applicants. The process is intended to ensure that the individuals and entities seeking licenses from, or charged with operating licensed establishments within, the city meet certain minimum requirements as to criminal history, past conduct, and ongoing business operation standards. It requires city council review of application information in light of certain criteria that is established for purposes of identifying the kinds of facilities that qualify for a license. It reserves to the city any and all discretion afforded it under applicable law relating to the issuance of licenses.

As a general matter of policy, applicants for a license will need to demonstrate an identifiable benefit to the city and its inhabitants resulting from the granting of the license. While all of the criteria set forth in this article are relevant to the decision whether to grant a license, an applicant must demonstrate in particular that the proposed facility:

- (a) Will provide a service, product, or function that is not presently available within the city or that would be unique to the city or to an identifiable area within the city;
- (b) Is of a character that will foster or generate economic development or growth within the city, or an identifiable area of the city, in a manner consistent with the city's policies; or,
- (c) Represents an added financial investment on the part of a long-term business or resident with recognized ties to the city and the local community.

The weight to be given to each item of the criteria identified in this article, and the determination whether a particular applicant meets or satisfies those criteria is intended to be within the sole discretion of the city council.

Requirements and Procedures

1. Complete the Michigan Liquor Control Commission Application. Contact M.L.C.C. in Lansing at 517-322-1400 or toll free 1-866-813-0011.
2. Fully complete the **Novi Liquor License Application Questionnaires A and B** and return them to the City of Novi Clerk's Office within 30 days. Complete **Questionnaire C** and return it to the Novi Police Department within 30 days.
3. Please review and include with the applicant's initial **cover letter**, a response to the Novi Alcoholic Liquor Ordinance, Article II, Section 3.14 (a) *Facilities for which new licenses may be granted*.
4. Attach a non-refundable **application fee** of \$1,000.00, plus \$210.00 for each person with a financial or management interest in the application including, but not limited to, partnership partners, corporate officers and directors. Please make the check payable to the City of Novi.
5. ***Site Plan** (1 copy - signed and sealed by a registered architect/engineer). If the facility is to be located in a proposed building for which site plan approval has not yet been obtained, or in an existing building that is to be remodeled, you must submit a conceptual site plan showing the proposed building and the relationship of the building to the surrounding properties and their uses.
6. ***Building Façade Plan** (1 copy - signed and sealed by a registered architect/engineer) – all sides, including signage. If the proposed building final site plan has been previously approved by the Novi Planning and Community Development Department and there are no changes, then please submit a letter of verification stating there will be no such changes along with this application.
7. ***Interior Plan with seating arrangement** (1 copy - signed and sealed by a registered architect/engineer). If the proposed interior has been previously approved by the City of Novi Building Department and there are no changes, then please submit a letter of verification stating there will be no such changes along with this application.
8. One full copy of the **menu**.
9. **Administrative Special Land Use** (see next page).
10. Provide any other information pertinent to the applicant and operation of the proposed facility that may be required by the Novi Alcoholic Liquor Ordinance, Article II.

*No site plan, building façade plan, interior plan or any part thereof, may be changed by the applicant once they have received approval in conjunction with the liquor licensing process. Applicant must submit separate plans and fees as required by other City of Novi departments and consultants in accordance with standard review procedures, if applicable.

Administrative Special Land Use

In addition to the Liquor License procedures noted above, any new establishment serving alcoholic beverages, and/or any expansion or significant change of site plan for an existing establishment, will need to follow the administrative Special Land Use public hearing process through the Community Development Department. The following must be submitted directly to the Community Development Department when a Liquor License application is submitted.

- **Application for Site Plan and Land Use Approval** form.
- Completed **Service of Alcoholic Beverages Special Land Use Application Checklist**, along with four sets of site plans and narratives as described in the checklist.
- Special Land Use **fees** (and possibly Site Plan review fees) will be assessed to the applicant.

The applicant is asked to contact the Community Development Department Planning Division at (248) 347-0475 to determine exactly what is needed for the Special Land Use application and site plan.

The Special Land Use and public hearing process will be handled by a committee represented by members of the Community Development Department, Public Services, and Assessing Departments for any new liquor license application, or for those applications that request an amendment to a site plan. The results of the special land use consideration and the public hearing process will be forwarded to the City Council for consideration along with the consideration of the Liquor License.

Special Circumstances

Transfers that involve the following circumstances may be placed on a City Council agenda for consideration without payment of a fee and without the necessity of furnishing the information required for new licenses:

- (1) The exchange of the assets of a licensed sole proprietorship, licensed general partnership, or licensed limited partnership for all outstanding shares of stock in a corporation in which the sole proprietor, all members of the general partnership, or all members of the limited partnership are the only stockholders of that corporation.
- (2) The removal of a member of a firm, a stockholder, a member of a general partnership or limited partnership, or association of licensees from a license.
- (3) The occurrence of any of the following events:
 - (a) A corporate stock split of a licensed corporation.
 - (b) The issuance to an existing stockholder of a licensed corporation of previously unissued stock as compensation for services performed.
 - (c) The redemption by a licensed corporation of its own stock.
 - (d) A corporate public offering.

Questionnaire A – Applicant Cover Information and Procedures for Liquor License

The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council. Please refer to Novi Alcoholic Liquor Ordinance, Articles I-II.

1(a). Name, address and phone number of applicant:

Severn York Inc.

1(b). Name, address and phone number of business:

The Dancing Pine

Sakura Way Novi, Building B

734-277-5270

NOTE: If the applicant is a partnership, you must include the name and address of each partner and attach a copy of the partnership agreement. If the applicant is a privately held corporation, you must include the name and address of each corporate officer, member of the board of directors and/or stockholders. Attach a copy of the articles of incorporation.

2. Type of liquor license applying for (circle all those that apply):

☒ Class C ☐ Resort ☐ Tavern ☐ Club ☐ Hotel A B ☒ Quota ☐ Transfer ☐ Microbrewery/Brewpub

Theme of Proposed Business:

High end Korean BBQ Steak house

3. Street address and legal description of the property where liquor license is to be located:

Sakura Novi Building B

Questionnaire B – Administrative Background Information for Liquor License

The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council.

1. What is the applicant's management experience in the alcohol/liquor business?
I am a local restaurateur that grew up in Michigan. I currently own two restaurants that serve alcohol / liquor, Kimchi Box Plus (Northville) and Azalea (Ann Arbor). Both restaurants serve a wide variety of wines as well as cocktails that pair with their respective menus.⁹
-
-

2. What is the applicant's general business management experience?
I currently own and operate 11 restaurants in Michigan. 8 Kimchi Box (Korean Fast Casual) | Azalea (Modern Asian Fusion) | Ondo Bakery
Because of the variety and quantity of the restaurants I operate, I have been able to develop and maintain a strong team that ensures the quality and efficiencies of the restaurants.
-
-

3. What is the applicant's general business reputation?
I entered the restaurant industry after a few years working as a management consultant. As a relatively young restaurateur, I have
reputation as an up and coming entrepreneur in the restaurant space. Last year I was awarded the EY entrepreneur of the year award in Michigan, for my work in the expansion of Kimchi Box to 8 locations.
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4. What is the applicant's financial status and ability to build and/or operate the proposed facility on which the proposed liquor license is to be located?
I am able to use my current cash flow from my restaurants to build and operate the proposed facility. We estimate around 1.2 Million dollars will go into the build out of the proposed space.
-
-

5. What are the applicant's past criminal convictions involving moral turpitude, violence or alcoholic liquors?
I do not have any criminal convictions involving moral turpitude, violence or alcoholic liquors
-
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6. Does the applicant use alcoholic beverages to excess?
No I do not use alcoholic beverages to excess
-
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7. What is the effect that the issuance of a license would have upon the economic development of the surrounding area?

I am building the Dancing Pine for the Sakura Novi project with the Aikens group. Sakura Way will be Novi's newest development project. We will bring a variety of guests from Oakland, Wayne, and Washtenaw county. The Dancing Pine is a stand alone building in the middle of the development, facing the lake. Our license will be able to provide the visitors the highest quality experience and bring many people looking for a luxurious dining experience to Novi.

8. What effect would the issuance of a license have on the health, welfare and safety of the general public?

Issuing a license to the Dancing Pine project will give the city of Novi a safe place to enjoy night life. The development will be well lit and protected. Currently for the citizens of Novi there are limited options for late night dining. The Dancing Pine will serve responsibly until almost midnight, giving the city more variety in high end dining options.

9. Has the applicant received responses from the Police Department, Building Department and/or Fire Department with regard to the proposed facility?

The Aikens group is working closely with the city to build the proposed facility. When the cold shell is turned over to me, I will also work closely with the city on the proposed facility to get the necessary approvals.

10. What is the public need or convenience for issuance of a liquor license for this facility at the proposed location?

The proposed location will be the premier new development for the city of Novi. Sakura Way, will have apartment complexes, dining, and retail. The Dancing Pine is in the center of this new development. The plaza will propel Novi forward and bring visitors from other cities as well as workers from other countries. International and local business meetings will all occur at The Dancing Pine, bringing even more companies and business into the city of Novi.

11. What is the uniqueness of the proposed facility when contrasted against other existing or proposed facilities and the compatibility of the proposed facility to surrounding architecture and land use?

The proposed facility faces the lake and the meeting auditorium in the center of the Sakura Plaza. We will be where families gather to take take strolls along the newly planted trees of the plaza. Our facility will have large windows to have clear views of the environment around us, for our restaurant goers to enjoy.

12. Does the facility to which the proposed liquor license is to be issued comply with the applicable building, plumbing, electrical and fire prevention codes and zoning statutes and ordinances applicable to the City of Novi? Has applicant received information from the appropriate departments?

We are working with the city to build a safe building that follows call code and zoning statuses. It has not been built or open yet, but we will be fully compliant.

13. What effect will the facility to which the proposed liquor license is to be issued have upon vehicular and pedestrian traffic in the area?

We will be Michigans first luxury Korean BBQ restaurant. Our high end cuts of steak as well as wine parings will bring more people into

the Novi community. Our restaurant is off of Grand River, but it would not have significant effect on traffic in the area, because our rush hours do not coincide with local corporate hours.

14. What is the proximity of the proposed business facility to other similarly situated licensed liquor facilities?

We are in the heart of Novi so there are other facilities with similary situated liquor licenses. However the only high end food offering restaurant in the area is Bonefish Grill and Artys.

15. What is the proximity of the proposed facility to complimentary uses such as office and commercial development?

We will be very close to the Novi office and commercial development center. The restaurant will however bring in many corporations from sorrounding cities (Northville, Plymouth, Canton, Wixom) as well. My restaurant in Northville (Kimchi Box Plus) has this effect currently.

16. What effect would the proposed facility have upon the surrounding neighborhood and/or business establishments, including impacts upon residential areas, church and school districts?

It will give the residence of the area more dining options than what is currently offered in the city of Novi. Many people in the community drive to Troy, Detroit, or even Northville to dine in high end places. The Dancing Pine will bring unique flavors and a high end experience into the city of Novi.

17. What proposed or actual commitments are being made by the applicant to establish permanency in the community?

I am from Michigan and currently live in this community. I have many restaurants in Oakland County, and will permanantly be here. The Dancing Pine is one of my most important projects, and I plan to be all in on being the best restaurant in Michigan. I have committed to buying Pi distribution facility in Novi across 12 Oaks Mall, to help with the food service operations of the Dancing Pine.

18. What utilities are available to serve the facility?

We will be utilizing Gas, energy, and water.

19. What other factors should the Novi City Council consider?

I grew up in Michigan and plan to live here for the rest of my life. The Dancing Pine while having a high end feel and look, will be very approachable price point. The restaurant will not price out the average person, rather I want to make a busy restaurant that brings people in from all over Michigan. Novi is in the center of Detroit, Troy, Ann Arbor.. The Dancing Pine and the Sakura Way project will bring excitement to the city of Novi and Michigan. A liquor license will greatly help The Dancing Pine reach its full potential as a premier dining experience.



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Q. No.	Q. Text	Ans.	Q. No.	Q. Text	Ans.
1	What is the difference between a <i>function</i> and a <i>method</i> ?	A function is a block of organized, reusable code that is used to perform a single, action. A function is created with the intention of reuse. Methods are similar to function. But they are associated with an object (class or instance).	2	What is the difference between a <i>function</i> and a <i>method</i> ?	A function is a block of organized, reusable code that is used to perform a single, action. A function is created with the intention of reuse. Methods are similar to function. But they are associated with an object (class or instance).
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P = PROBABILITY THAT A GIVEN WILLOW JOINT IS INFECTED.

[illegible]

BEARING PLATE SCHEDULE

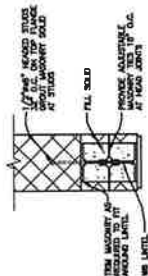
MARK	DESCRIPTION	REMARKS
B-1	7"x3/8"x1/2"	

LINTEL SCHEDULE

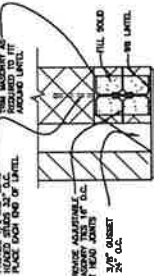
MARK	DESCRIPTION	REMARKS
L-1	1"x3/8"x1/2"	
L-2	1"x1/2"x1/2"	
L-3	1"x1/2"x1/2"	
L-4	1"x1/2"x1/2"	

LINTEL NOTES:

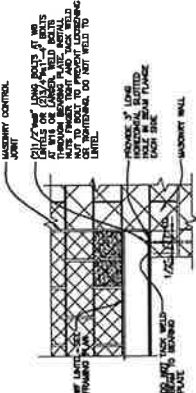
1. SET ON LINTELS EXTEND WITHIN OF MASONRY OPENINGS
2. HOLD EDGE OF PLATE ON LINTEL BACK FROM EACH FACE OF MASONRY 1/2"
3. WELD 3/8" WELDED JOINTS TO TOP OF LINTEL
4. ALL EXTERIOR LINTELS TO BE GALVANIZED
5. USE TYPICAL LINTEL DETAIL THIS SHEET



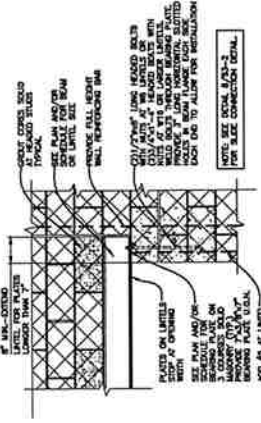
10. TYPICAL LINTEL DETAIL AT W8 BEAM
SCALE: 1 1/2" = 1'-0"



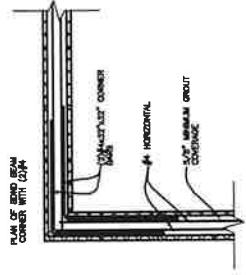
9. TYPICAL LINTEL DETAIL AT W8 BEAM
SCALE: 1 1/2" = 1'-0"



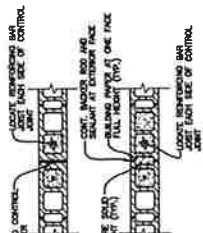
8. TYPICAL SLIDE CONNECTION LINTEL DETAIL
SCALE: 3/4" = 1'-0"



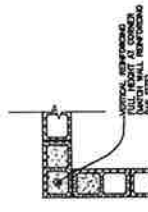
7. TYPICAL LINTEL BEARING ON MASONRY DETAIL
SCALE: 3/4" = 1'-0"



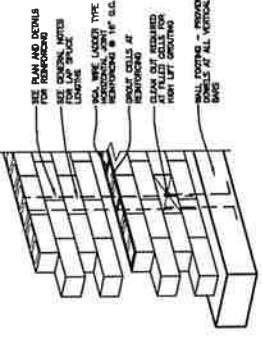
5. TYPICAL BOND BEAM CORNER DETAIL
SCALE: 3/4" = 1'-0"



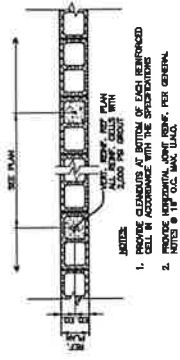
6. TYPICAL MASONRY WALL CONTROL JOINTS
SCALE: 3/4" = 1'-0"



4. TYPICAL REINFORCING AT CORNERS
SCALE: 3/4" = 1'-0"



2. REINFORCED MASONRY CONSTRUCTION DETAIL
SCALE: 1/2" = 1'-0"

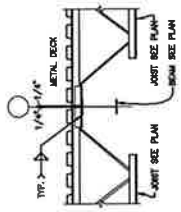


1. TYPICAL WALL REINFORCING DETAIL
SCALE: 3/4" = 1'-0"

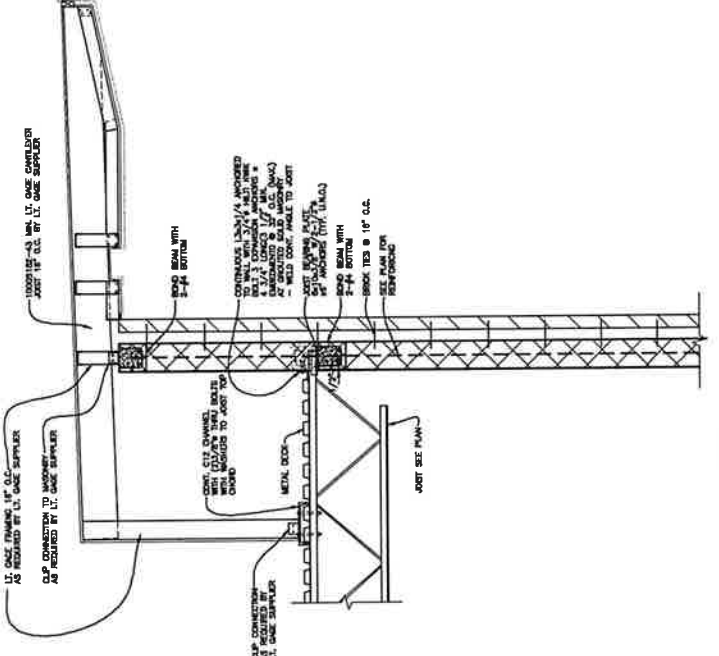
MASONRY REIN. LAP LENGTH	WALL TYPE	WALL TYPE
12" MIN.	12" MIN.	12" MIN.
12" MIN.	12" MIN.	12" MIN.
12" MIN.	12" MIN.	12" MIN.
12" MIN.	12" MIN.	12" MIN.

1. PROVIDE CLEANSING AT BOTTOM OF EACH REINFORCED CELL IN ACCORDANCE WITH THE SPECIFICATIONS
2. PROVIDE REINFORCING JOINTS REIN. PER GENERAL

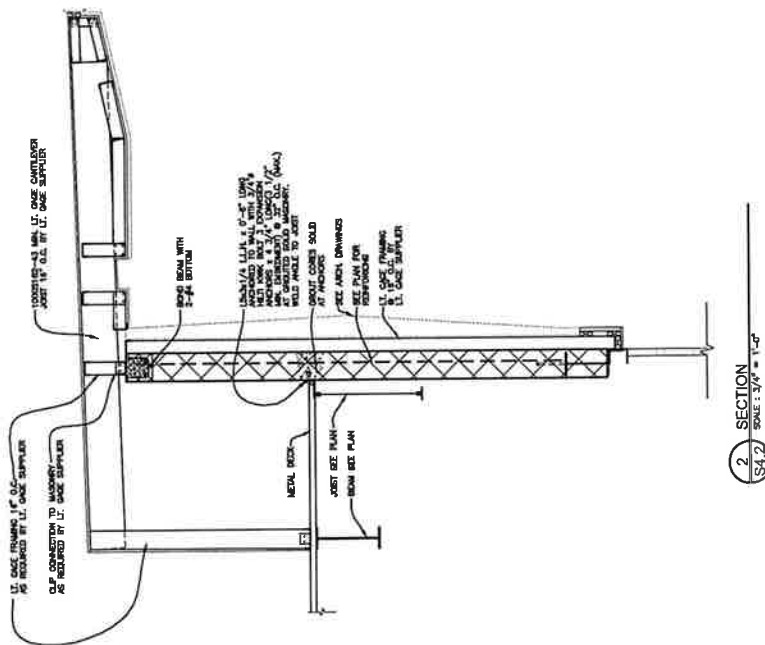
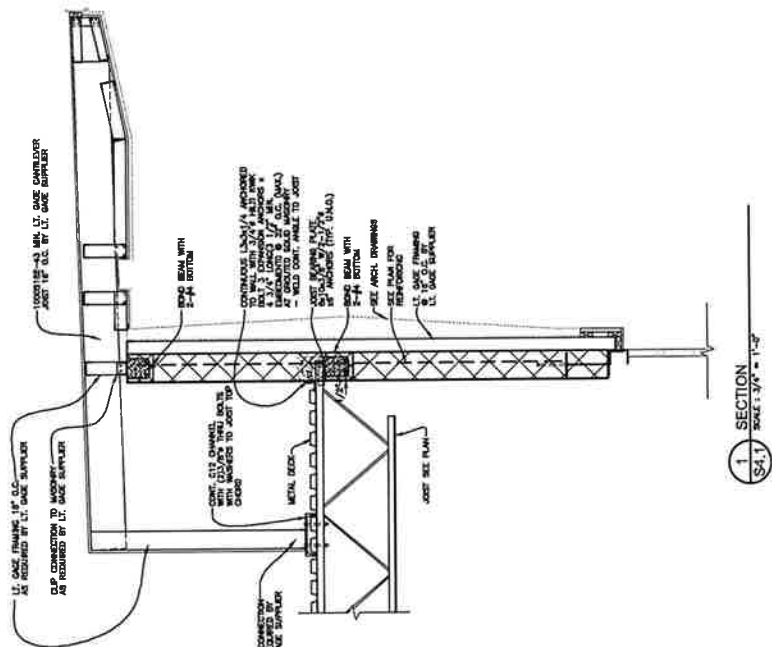
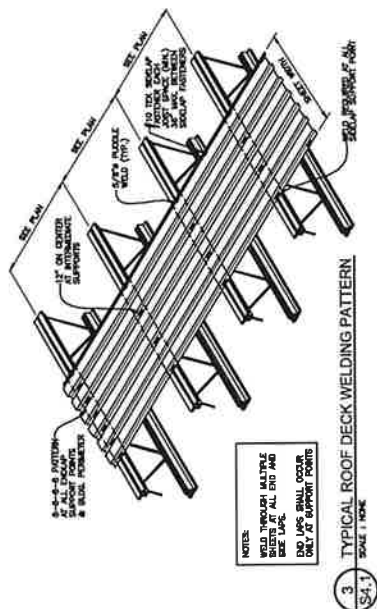
NOTES: 1. IF COLL. WALL, SEE DETAIL.



3 SECTION
SCALE: 3/4" = 1'-0"



SECTION
SCALE: 3/4" = 1'-0"



Sheet Number
S4.2

SHEET TITLE
DETAILS

JOB Number
5240

Preliminary
NOT FOR CONSTRUCTION

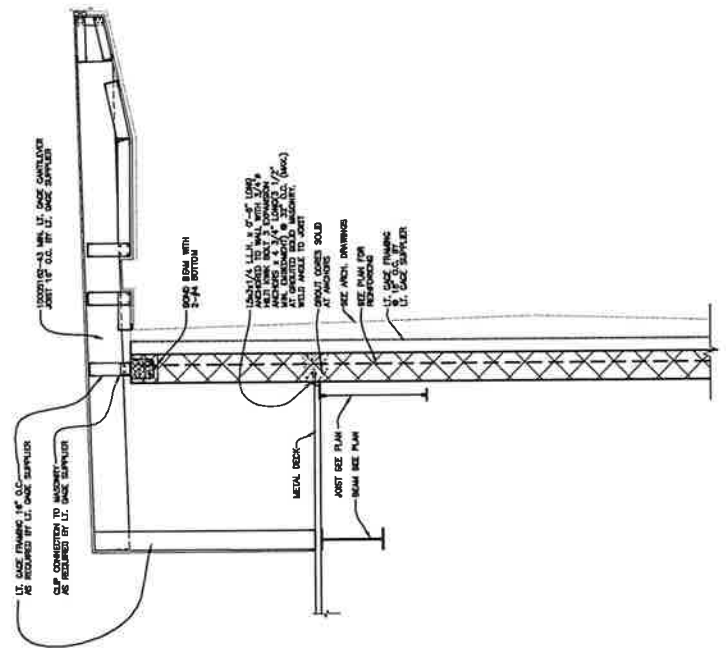
PROJECT
**SAKURA NOVI
BUILDING B**

NOV. 01



Woh Yee Associates
Architects & Planners
4000 DOWNS AVENUE, SUITE 200
NOVI, MICHIGAN 48235
PHONE 313.487.5110

Shymanski &
Associates, L.L.C.
1500 PLYMOUTH
TROY, MICHIGAN 48064
PHONE 313.487.5110
www.shymanski.com



1 SECTION
S4.2 SCALE: 3/4" = 1'-0"



LSA, Inc.

4743 PARKSIDE CT.
ANN ARBOR, MI 48105
734.417.0250 (PHONE)
734.212.2130 (FAX)
REVISIONS - 02/20

DANCING PINE
(INTERIOR RENOVATION)
4238 GRAND RIVER AVE
NOVI, MI 48375



SHEET TITLE
FLOOR PLAN

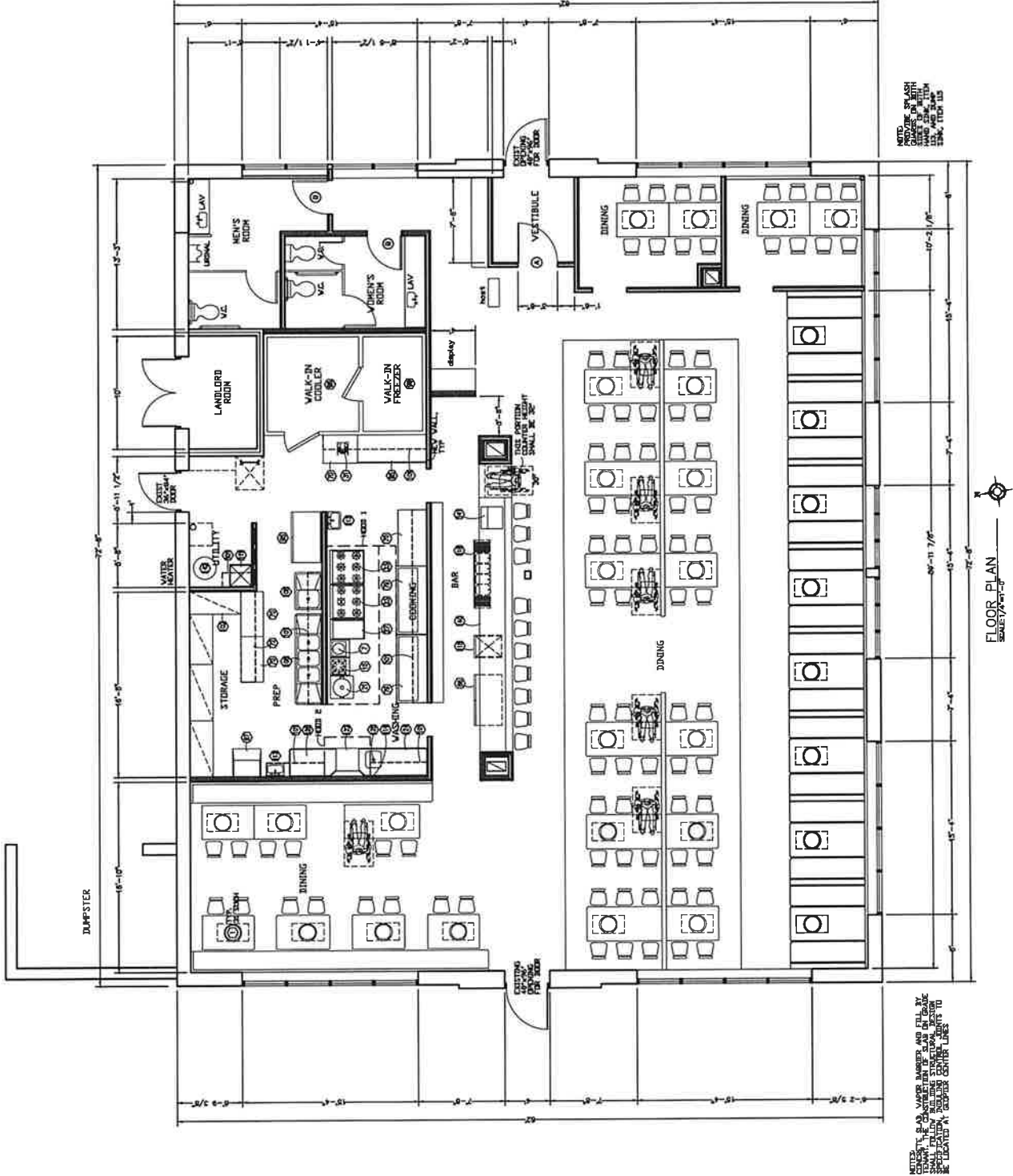
PROJECT NO: 2209009

DRAWN: J.S.
CHECKED: Z.L.
APPROVED:

DATE: ISSUED FOR:

10/24/2024
SHEET

A.1a





ISA, Inc.

4745 PARKSIDE CT.
ANN ARBOR, MI 48106

734.417.0260 (PHONE)
734.212.2130 (FAX)

FLORIAN@ISA-INC.COM

DANCING PINE
(INTERIOR RENOVATION)
42733 GRAND RIVER AVE
NOVI, MI 48375



SHEET TITLE
**ROOF TOP
UNIT PLAN**

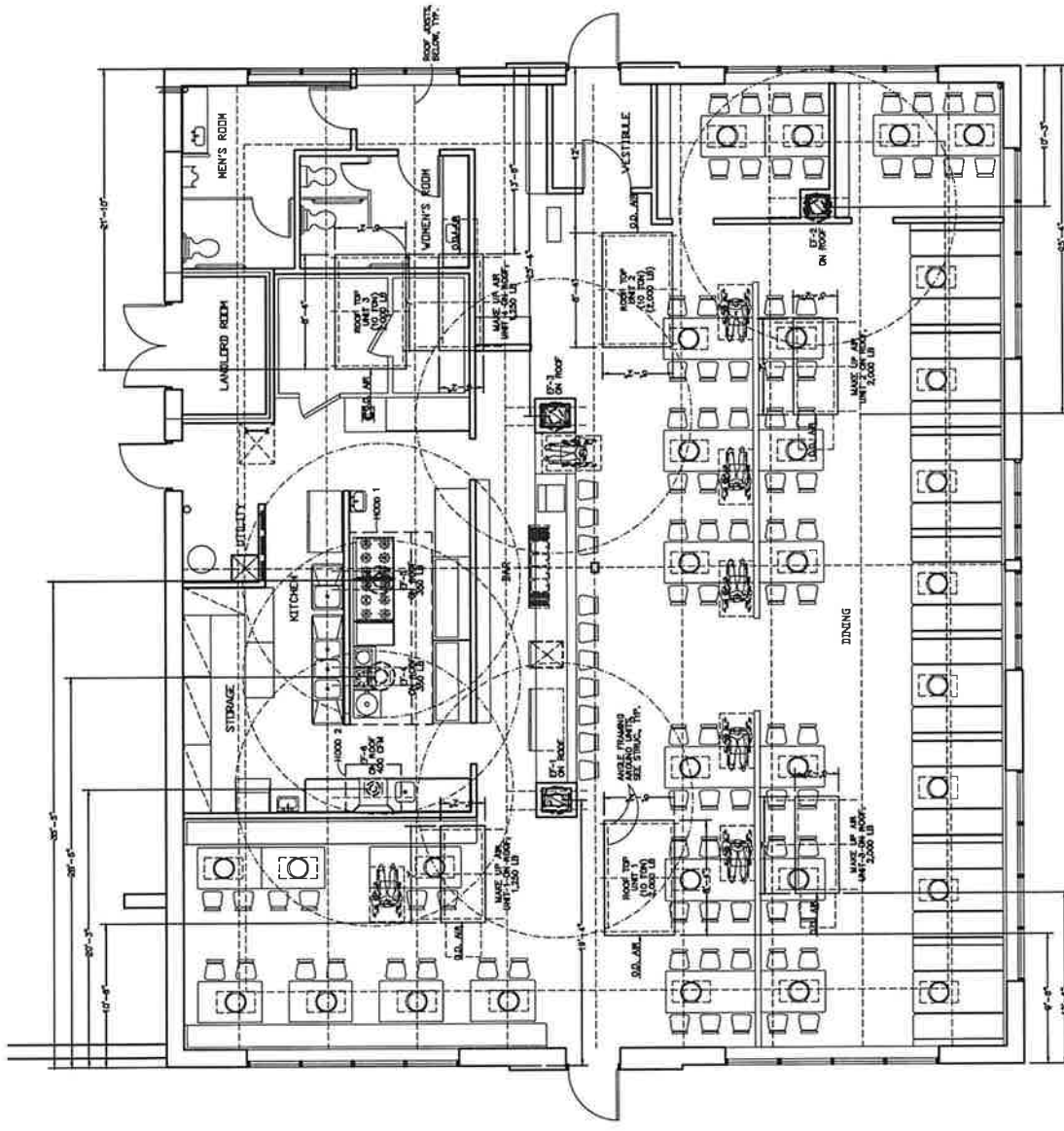
PROJECT NO: 2309008

DRAWN: JLS
CHECKED: ZL
APPROVED:

DATE: ISSUED FOR:

10/28/2024
REVIEW
SHEET

A:3



- NOTES
1. USE DIMENSIONS SHOWN TO LOCATE FRESH AIR
 2. MAKE UP AIR UNIT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
 3. ANY EXHAUST AIR

ROOF TOP UNIT PLAN
SCALE: 1/8"=1'-0"



LSA, Inc.

4743 PARKSIDE CT.
ANN ARBOR, MI 48105

734.417.0250 (PHONE)
734.212.2130 (FAX)

LSA/MLL-12/24

DANCING PINE
(INTERIOR RENOVATION)
42138 GRAND RIVER AVE
NOVI, MI 48375



**ELECTRICAL
PANEL
SCHEDULES
& RISER**

PROJECT NO: 2309009

DRAWN: JLS
CHECKED: ZL
APPROVED: _____
DATE: _____ ISSUED FOR: _____

10/28/2024
SHEET

E-2

ELECTRICAL SERVICE CALCULATIONS PER NEC ART. 220 & TABLE 220-20			
	LOAD	CONNECTED	DEMAND
LIGHTING (KW)		3.5	3.5
RECEPTACLES (KW)		7.5	7.5
HVAC (KW)		142.0	120.7
EQUIPMENT (KITCHEN)		12.7	6.0
TOTAL PROPOSED LOAD		165.7	139.7
TOTAL (KW)		165.7	139.7
TOTAL (AMP)		459.0	387.0

NEW LOCATION: LEBERTY/CONVALL			
No.	Equipment	Load Description	Connected Amps
1	100A-3P	100A-3P	100
2	100A-3P	100A-3P	100
3	100A-3P	100A-3P	100
4	100A-3P	100A-3P	100
5	100A-3P	100A-3P	100
6	100A-3P	100A-3P	100
7	100A-3P	100A-3P	100
8	100A-3P	100A-3P	100
9	100A-3P	100A-3P	100
10	100A-3P	100A-3P	100
11	100A-3P	100A-3P	100
12	100A-3P	100A-3P	100
13	100A-3P	100A-3P	100
14	100A-3P	100A-3P	100
15	100A-3P	100A-3P	100
16	100A-3P	100A-3P	100
17	100A-3P	100A-3P	100
18	100A-3P	100A-3P	100
19	100A-3P	100A-3P	100
20	100A-3P	100A-3P	100
21	100A-3P	100A-3P	100
22	100A-3P	100A-3P	100
23	100A-3P	100A-3P	100
24	100A-3P	100A-3P	100
25	100A-3P	100A-3P	100
26	100A-3P	100A-3P	100
27	100A-3P	100A-3P	100
28	100A-3P	100A-3P	100
29	100A-3P	100A-3P	100
30	100A-3P	100A-3P	100
31	100A-3P	100A-3P	100
32	100A-3P	100A-3P	100
33	100A-3P	100A-3P	100
34	100A-3P	100A-3P	100
35	100A-3P	100A-3P	100
36	100A-3P	100A-3P	100
37	100A-3P	100A-3P	100
38	100A-3P	100A-3P	100
39	100A-3P	100A-3P	100
40	100A-3P	100A-3P	100
41	100A-3P	100A-3P	100
42	100A-3P	100A-3P	100
43	100A-3P	100A-3P	100
44	100A-3P	100A-3P	100
45	100A-3P	100A-3P	100
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47	100A-3P	100A-3P	100
48	100A-3P	100A-3P	100
49	100A-3P	100A-3P	100
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52	100A-3P	100A-3P	100
53	100A-3P	100A-3P	100
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55	100A-3P	100A-3P	100
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63	100A-3P	100A-3P	100
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87	100A-3P	100A-3P	100
88	100A-3P	100A-3P	100
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90	100A-3P	100A-3P	100
91	100A-3P	100A-3P	100
92	100A-3P	100A-3P	100
93	100A-3P	100A-3P	100
94	100A-3P	100A-3P	100
95	100A-3P	100A-3P	100
96	100A-3P	100A-3P	100
97	100A-3P	100A-3P	100
98	100A-3P	100A-3P	100
99	100A-3P	100A-3P	100
100	100A-3P	100A-3P	100

NEW LOCATION: LEBERTY/CONVALL			
No.	Equipment	Load Description	Connected Amps
1	100A-3P	100A-3P	100
2	100A-3P	100A-3P	100
3	100A-3P	100A-3P	100
4	100A-3P	100A-3P	100
5	100A-3P	100A-3P	100
6	100A-3P	100A-3P	100
7	100A-3P	100A-3P	100
8	100A-3P	100A-3P	100
9	100A-3P	100A-3P	100
10	100A-3P	100A-3P	100
11	100A-3P	100A-3P	100
12	100A-3P	100A-3P	100
13	100A-3P	100A-3P	100
14	100A-3P	100A-3P	100
15	100A-3P	100A-3P	100
16	100A-3P	100A-3P	100
17	100A-3P	100A-3P	100
18	100A-3P	100A-3P	100
19	100A-3P	100A-3P	100
20	100A-3P	100A-3P	100
21	100A-3P	100A-3P	100
22	100A-3P	100A-3P	100
23	100A-3P	100A-3P	100
24	100A-3P	100A-3P	100
25	100A-3P	100A-3P	100
26	100A-3P	100A-3P	100
27	100A-3P	100A-3P	100
28	100A-3P	100A-3P	100
29	100A-3P	100A-3P	100
30	100A-3P	100A-3P	100
31	100A-3P	100A-3P	100
32	100A-3P	100A-3P	100
33	100A-3P	100A-3P	100
34	100A-3P	100A-3P	100
35	100A-3P	100A-3P	100
36	100A-3P	100A-3P	100
37	100A-3P	100A-3P	100
38	100A-3P	100A-3P	100
39	100A-3P	100A-3P	100
40	100A-3P	100A-3P	100
41	100A-3P	100A-3P	100
42	100A-3P	100A-3P	100
43	100A-3P	100A-3P	100
44	100A-3P	100A-3P	100
45	100A-3P	100A-3P	100
46	100A-3P	100A-3P	100
47	100A-3P	100A-3P	100
48	100A-3P	100A-3P	100
49	100A-3P	100A-3P	100
50	100A-3P	100A-3P	100
51	100A-3P	100A-3P	100
52	100A-3P	100A-3P	100
53	100A-3P	100A-3P	100
54	100A-3P	100A-3P	100
55	100A-3P	100A-3P	100
56	100A-3P	100A-3P	100
57	100A-3P	100A-3P	100
58	100A-3P	100A-3P	100
59	100A-3P	100A-3P	100
60	100A-3P	100A-3P	100
61	100A-3P	100A-3P	100
62	100A-3P	100A-3P	100
63	100A-3P	100A-3P	100
64	100A-3P	100A-3P	100
65	100A-3P	100A-3P	100
66	100A-3P	100A-3P	100
67	100A-3P	100A-3P	100
68	100A-3P	100A-3P	100
69	100A-3P	100A-3P	100
70	100A-3P	100A-3P	100
71	100A-3P	100A-3P	100
72	100A-3P	100A-3P	100
73	100A-3P	100A-3P	100
74	100A-3P	100A-3P	100
75	100A-3P	100A-3P	100
76	100A-3P	100A-3P	100
77	100A-3P	100A-3P	100
78	100A-3P	100A-3P	100
79	100A-3P	100A-3P	100
80	100A-3P	100A-3P	100
81	100A-3P	100A-3P	100
82	100A-3P	100A-3P	100
83	100A-3P	100A-3P	100
84	100A-3P	100A-3P	100
85	100A-3P	100A-3P	100
86	100A-3P	100A-3P	100
87	100A-3P	100A-3P	100
88	100A-3P	100A-3P	100
89	100A-3P	100A-3P	100
90	100A-3P	100A-3P	100
91	100A-3P	100A-3P	100
92	100A-3P	100A-3P	100
93	100A-3P	100A-3P	100
94	100A-3P	100A-3P	100
95	100A-3P	100A-3P	100
96	100A-3P	100A-3P	100
97	100A-3P	100A-3P	100
98	100A-3P	100A-3P	100
99	100A-3P	100A-3P	100
100	100A-3P	100A-3P	100

PANELBOARD, LEP			
No.	Equipment	Load Description	Connected Amps
1	100A-3P	100A-3P	100
2	100A-3P	100A-3P	100
3	100A-3P	100A-3P	100
4	100A-3P	100A-3P	100
5	100A-3P	100A-3P	100
6	100A-3P	100A-3P	100
7	100A-3P	100A-3P	100
8	100A-3P	100A-3P	100
9	100A-3P	100A-3P	100
10	100A-3P	100A-3P	100
11	100A-3P	100A-3P	100
12	100A-3P	100A-3P	100
13	100A-3P	100A-3P	100
14	100A-3P	100A-3P	100
15	100A-3P	100A-3P	100
16	100A-3P	100A-3P	100
17	100A-3P	100A-3P	100
18	100A-3P	100A-3P	100
19	100A-3P	100A-3P	100
20	100A-3P	100A-3P	100
21	100A-3P	100A-3P	100
22	100A-3P	100A-3P	100
23	100A-3P	100A-3P	100
24	100A-3P	100A-3P	100
25	100A-3P	100A-3P	100
26	100A-3P	100A-3P	100
27	100A-3P	100A-3P	100
28	100A-3P	100A-3P	100
29	100A-3P	100A-3P	100
30	100A-3P	100A-3P	100
31	100A-3P	100A-3P	100
32	100A-3P	100A-3P	100
33	100A-3P	100A-3P	100
34	100A-3P	100A-3P	100
35	100A-3P	100A-3P	100
36	100A-3P	100A-3P	100
37	100A-3P	100A-3P	100
38	100A-3P	100A-3P	100
39	100A-3P	100A-3P	100
40	100A-3P	100A-3P	100
41	100A-3P	100A-3P	100
42	100A-3P	100A-3P	100
43	100A-3P	100A-3P	100
44	100A-3P	100A-3P	100
45	100A-3P	100A-3P	100
46	100A-3P	100A-3P	100
47	100A-3P	100A-3P	100
48	100A-3P	100A-3P	100
49	100A-3P	100A-3P	100
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52	100A-3P	100A-3P	100
53	100A-3P	100A-3P	100
54	100A-3P	100A-3P	100
55	100A-3P	100A-3P	100
56	100A-3P	100A-3P	100
57	100A-3P	100A-3P	100
58	100A-3P	100A-3P	10



ISA, Inc.

4745 PARKSIDE CT.
ANN ARBOR, MI 48105

734.472.0260 (PHONE)
734.212.2130 (FAX)

EL@ISA-INC.COM

DANCING PINE
(INTERIOR RENOVATION)
42735 GRAND RIVER AVE
NOVA, MI 48375



SHEET TITLE
ELECTRICAL
LIGHTING
PLAN

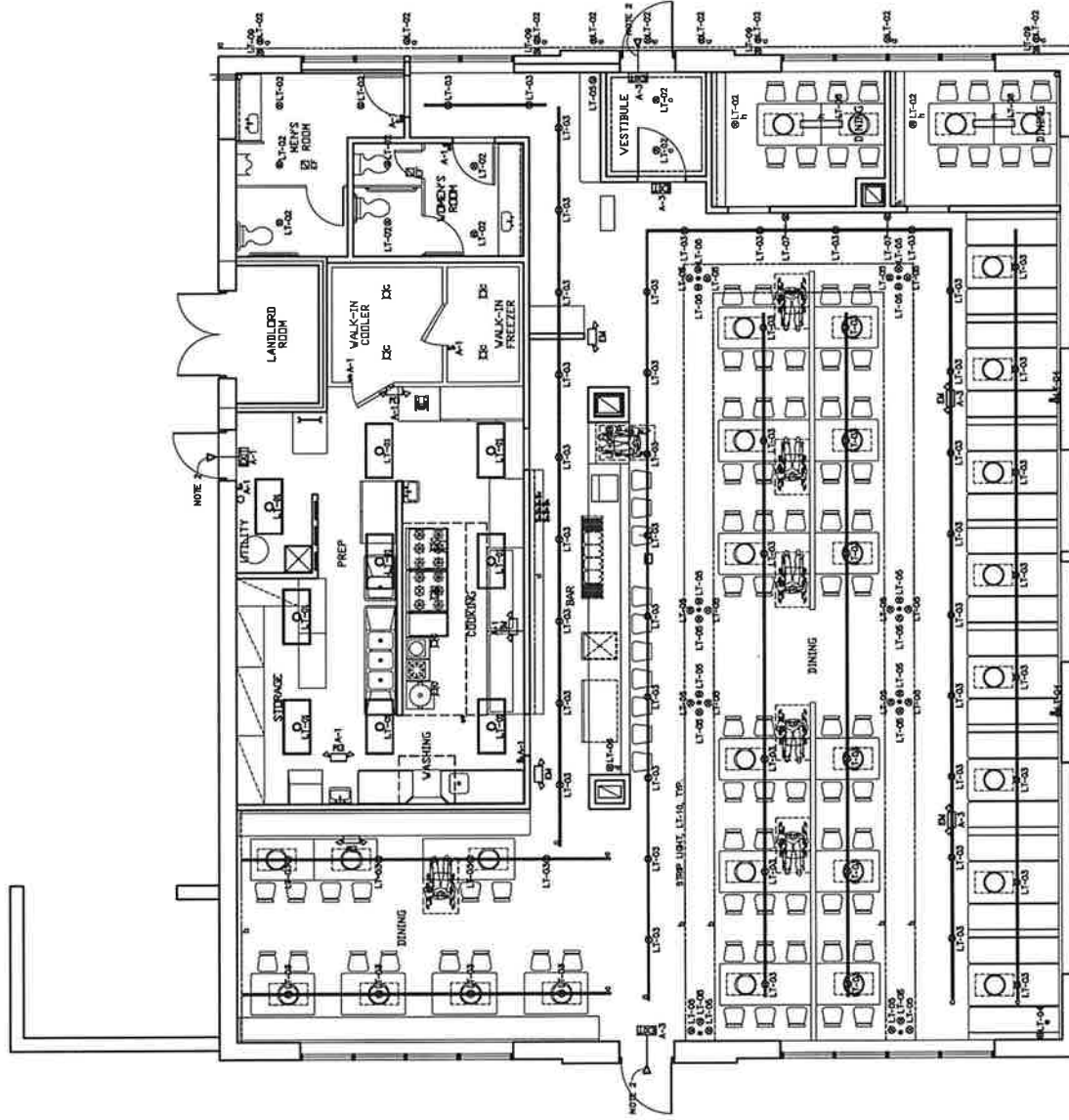
PROJECT NO. 2309009

DRAWN: J.S.
CHECKED: Z.L.
APPROVED:

DATE: ISSUED FOR:

10/28/2024
REVISION
SHEET

E-3



ELECTRICAL - LIGHTING PLAN
SHEET 17-1

LUMINAIRE SCHEDULE (COORDINATE SELECTION WITH THE OWNER)

- L1-01 24" LINED TRITON, 30W, 4000K, CEILING MOUNTED WITH PLATING PRESAMPLE LENSES.
- L1-02 8" INCH, 9W RECESSED, 3000K, LUMINOUS LED DOWNLIGHT.
- L1-03 DECORATIVE CEILING LED, 800 LUMEN PAR 20 TRACK HEAD AND TRACK, 3000K, 7W DIMMABLE BY THE OWNER. BRUSHED ALUMINUM FINISH, TRACK HEADS AS SHOWN OR AS REQUIRED BY THE OWNER.
- L1-04 WALL MOUNTED LED SOURCE, 8W, 3000K, ADJUSTABLE DIMMING DRIVER WITH SETTINGS AT 15%/100%/50% LUMENS.
- L1-05 6" LED RECESSED DOWNLIGHT, 800 LUMENS, 8W, 3000K WITH BLACK TRIM.
- L1-06 DECORATIVE LED LIGHT, TABLE MOUNTED, DIMMABLE DRIVER 215-230 LUMENS, 8W, 3000K.
- L1-07 WALL MOUNTED LED SOURCE, BLACK FINISH, DIMMABLE DRIVER 70-120 LUMENS, 30W, 3000K.
- L1-08 PENDANT LED LINEAR LIGHT, BLACK FINISH, DIMMABLE DRIVER 170-1100 LUMENS, 8W, 3000K.
- L1-09 WALL MOUNTED LED UPLIGHT, BLACK FINISH, DIMMABLE DRIVER 80-200 LUMENS, 8W, 3000K.
- L1-10 LED CONTINUOUS LINEAR LIGHT, 3W/FOOT, 3000K.
- C 8" INCH, LED, 1500 LUMENS, 15W VAPOR-PROOF SHIELDED, BATTERPROOF.
- EM EMERGENCY LIGHTS WITH CHARGER & BATTERY PACK.
- EXIT EXIT LIGHT & SIGN WITH CHARGER & BATTERY PACK & REMOTE HEAD.
- SNH 30000 LUMEN LED, 5000K, 500W MAX BOWAGE ASSEMBLY.

EMERGENCY LIGHTING NOTES

- EMERGENCY LIGHTS ARE TO BE INSTALLED IN THE MAIN AND REMOTE AREAS OF THE RESTAURANT AND BAR.
- EMERGENCY LIGHTS ARE TO BE INSTALLED IN THE MAIN AND REMOTE AREAS OF THE RESTAURANT AND BAR.
- EMERGENCY LIGHTS ARE TO BE INSTALLED IN THE MAIN AND REMOTE AREAS OF THE RESTAURANT AND BAR.
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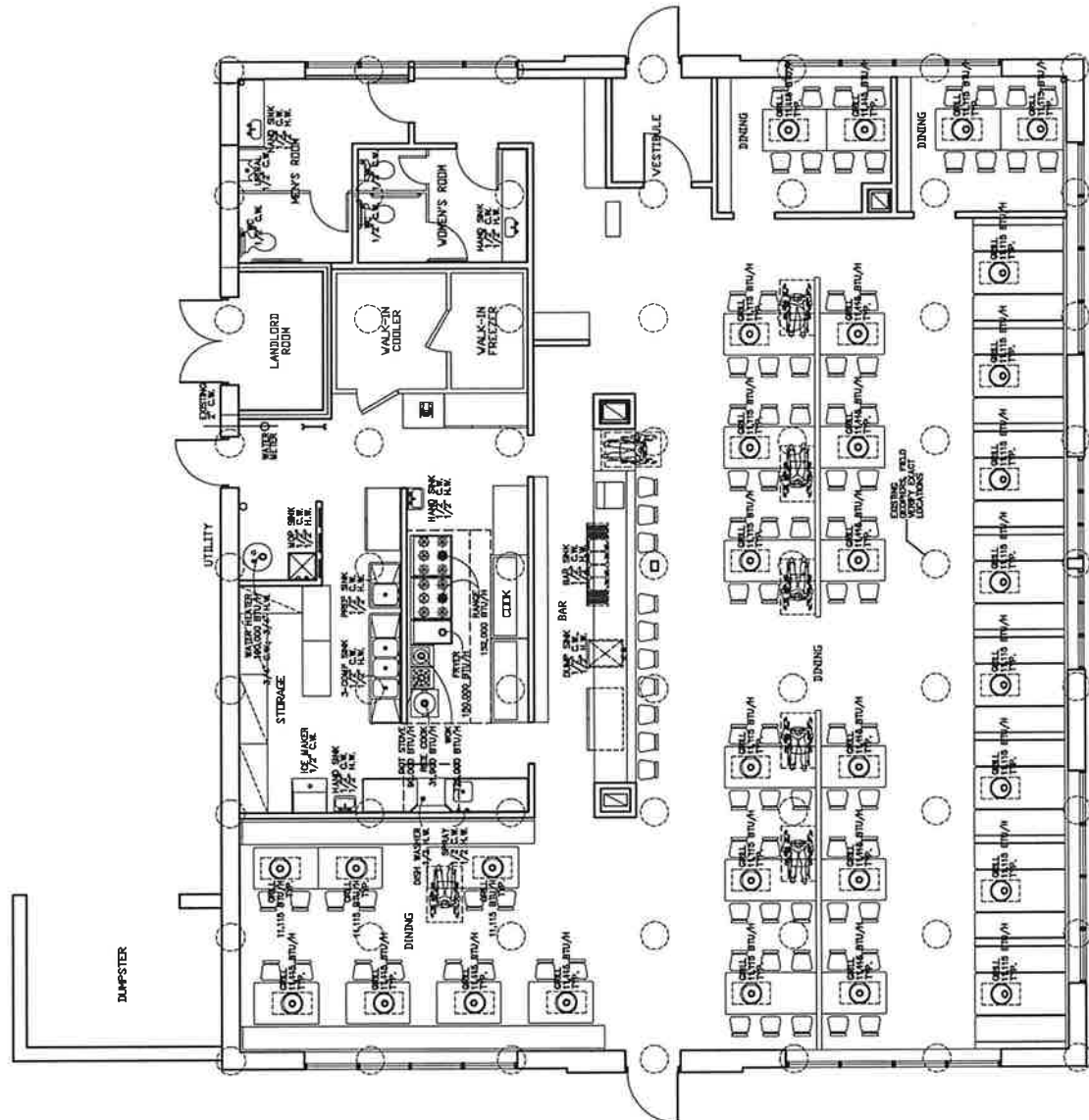
LIGHTING SHEET NOTES

- COORDINATE LIGHTING CONTROL AND ZONING WITH THE OWNER.

GAS REQUIREMENT CALCULATION	
EQUIPMENT	BTU REQ'D
ROOF TOP UNIT 1	200,000 (N.A.F.)
ROOF TOP UNIT 2	200,000
ROOF TOP UNIT 3	200,000
ROOF TOP UNIT 4	200,000
MADE UP AIR UNIT 1	180,000
MADE UP AIR UNIT 2	180,000
MADE UP AIR UNIT 3	180,000
MADE UP AIR UNIT 4	180,000
KITCHEN COOKING EQUIPMENT	700,000
CELLS	344,568
TOTAL	2,780,000 BTU/H

HOT WATER REQUIREMENT (100 D.F. RISE)									
EQUIPMENT	NUMBER OF FIXTURES	GPM PER FIXTURE	TOTAL GPM	WATER TEMP. (°F)	CONVERSION FACTOR	GPM	FROM 140 PRIMARY	WITH MIXING VALVE	GPM TOTAL
WASHBASINS	2	5.0	10.0	110	1.0	10.0	10.0 ± 0.70	-	10.0
PREP SINKS	1	15.0	15.0	110	1.0	15.0	15.0 ± 0.70	-	15.0
3-COMP SINK	1	40.0	40.0	140	1.0	40.0	40.0 ± 1.00	-	40.0
DUMP SINK	1	5.0	5.0	110	1.0	5.0	5.0 ± 0.70	-	5.0
BAR SINK	1	25.0	25.0	110	1.0	25.0	25.0 ± 0.70	-	25.0
DRINK WATER	1	80.0	80.0	140	1.0	80.0	80.0 ± 1.00	-	80.0
TOTAL			165.0 GPM ± (0.60-1.0) × 8.33 US GAL/MIN			165.0			165.0

BTU REQ'D = 165.0 GPM × (100-50) × 8.33 US GAL/MIN	TOTAL	14,175 BTU/H
USE (1) WATER HEATER BY LOCKHEART, MODEL CDR184-100		
(2) 2 100 GAL. × 100 GPM		
(3) 2 100 GPM × 100 GPM		
(4) 2 100 GPM × 100 GPM		
(5) 2 100 GPM × 100 GPM		
(6) 2 100 GPM × 100 GPM		
(7) 2 100 GPM × 100 GPM		
(8) 2 100 GPM × 100 GPM		
(9) 2 100 GPM × 100 GPM		
(10) 2 100 GPM × 100 GPM		
(11) 2 100 GPM × 100 GPM		
(12) 2 100 GPM × 100 GPM		
(13) 2 100 GPM × 100 GPM		
(14) 2 100 GPM × 100 GPM		
(15) 2 100 GPM × 100 GPM		



NOTE: DO NOT RUN THE UNDERFLOOR SUPPLY PIPING THROUGH THE RESTROOMS.

PLUMBING - SUPPLY PLAN

DATE: 10/26/2024



LSA, Inc.

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E: LSA@LSA-INC.COM

DANCING PINE
(INTERIOR RENOVATION)
42738 GRAND RIVER AVE
NOVI, MI 48375



SHEET TITLE
PLUMBING
WASTE
PLAN

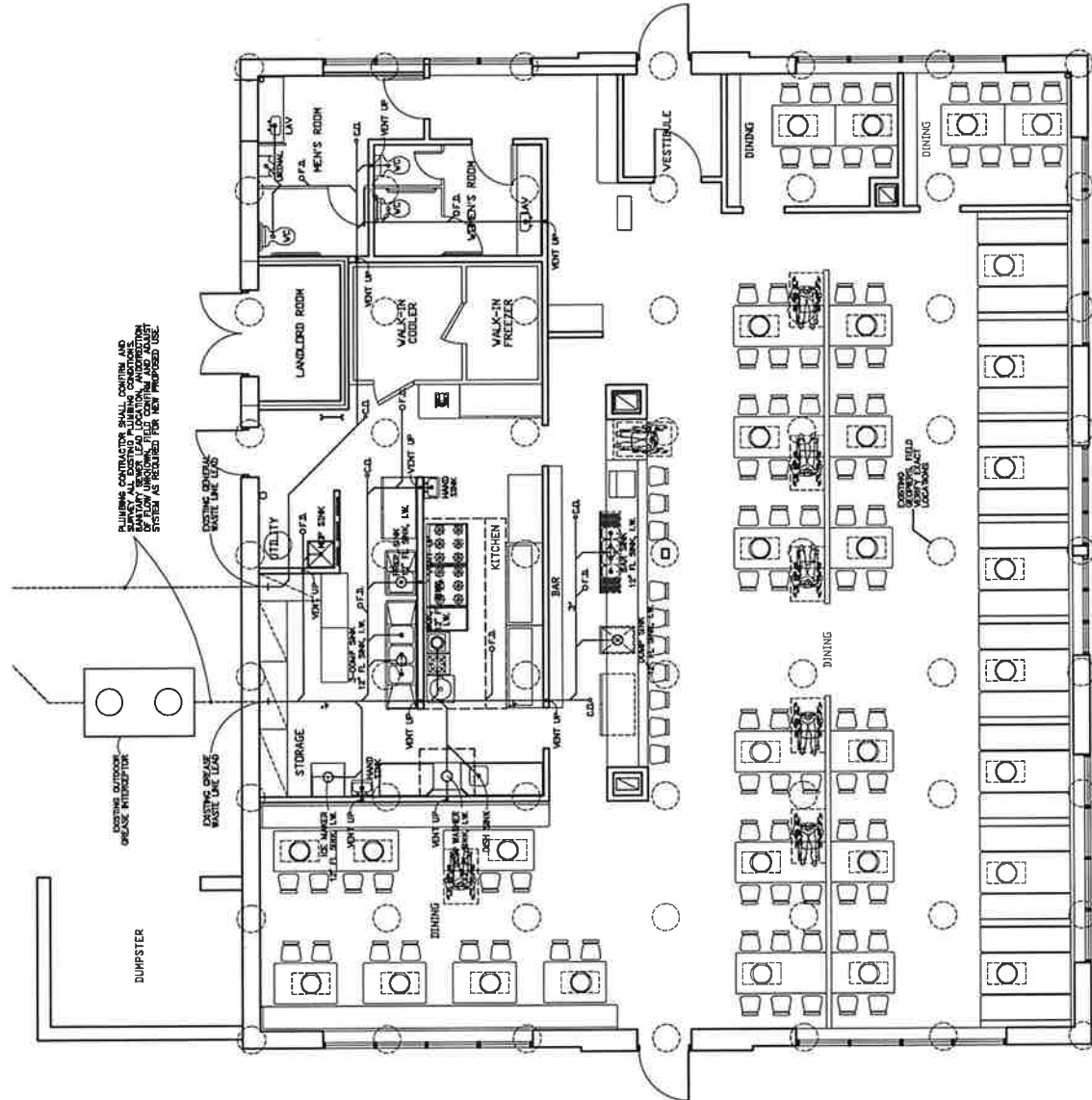
PROJECT NO: 2309009

DRAWN: A.S.
CHECKED: Z.L.
APPROVED:

DATE: ISSUED FOR:

10/28/2024
SHEET
P:2

PLUMBING CROSS-CONNECTION TABLE											
FEATURE	SEWAGE DISPOSAL			WATER SUPPLY					REMARK		
	AIR GAP	AIR BREAK	BREAST COIL	AVB	PVB	PRZ	ASBCH	ROSE	ROSE	ASBCH	ROSE
DISPOSER	X										
ICE MACHINE	X										
WOP SHOT FRACST	X										
3 COMP SHK	X										
FRIST SHK	X										
REFRIG COMPRESSOR	X										
REFRIG COMPRESSOR	X										
WOP SHOT FRACST	X										
WOP SHOT FRACST	X										
WATER CLOSETS											
URINAL											
OVERHEAD SPRAY RINSE											
BAR SINK											
AVB =	ATMOSPHERIC VACUUM BREAKER										
PVB =	PRESSURIZED VACUUM BREAKER										
PRZ =	PRESSURIZED REDUCING VALVE										
ASBCH =	DOUBLE CHECK VALVE WITH IN ATMOSPHERIC VENT										
ROSE =	APPROVED AIR-SPRINT DALLAGE ASSEMBLY										



PLUMBING - WASTE PLAN
REV 1/1/24

NOTE: SEE THE UNDERLIES WASTE
PIPING THROUGH THE GEOPREES



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DANCING PINE
(INTERIOR RENOVATION)
42738 GRAND RIVER AVE
NOVI, MI 48375



SHEET TITLE
**UNDER
GROUND
EXHAUST
DUCTWORK
PLAN**

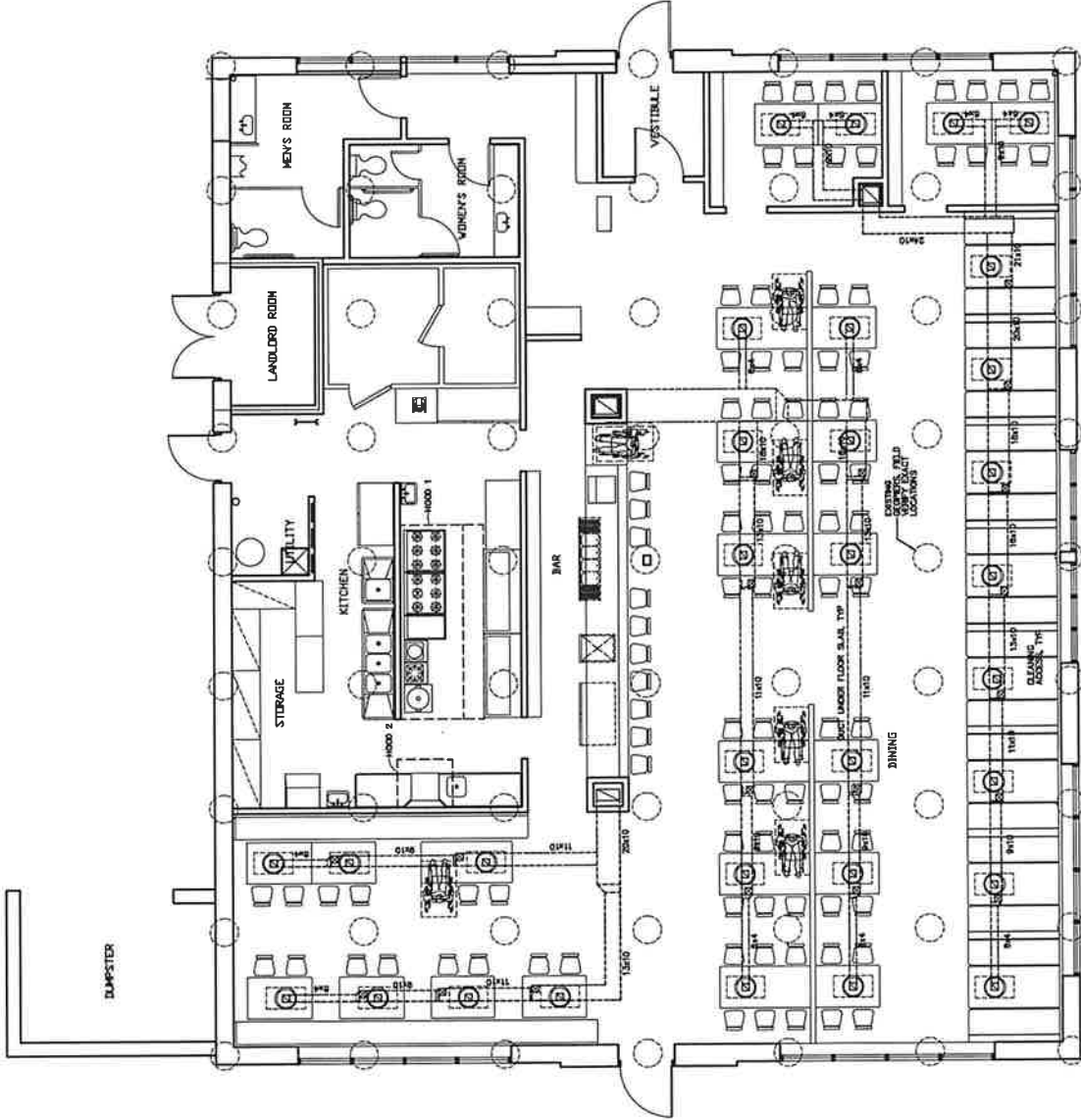
PROJECT NO: 2309008

DRAWN _____ JLS
CHECKED _____ ZL
APPROVED _____

DATE _____ ISSUED FOR _____

10/28/2024 REVIEW
SHEET

M.1



UNDERGROUND DUCTWORK PLAN
SHEET 14-15

DO NOT RUN THE UNDER-LOOR DUCTWORK THROUGH THE KITCHENS.

GENERAL MECHANICAL NOTES

ALL DUCTWORK TO COMPLY WITH ASHRAE, CONSTRUCTION STANDARDS, NFPA-96 AND STATE OF MICHIGAN VENTILATION STANDARDS FOR FOOD SERVICE ESTABLISHMENTS, WHERE APPLICABLE. DIFFUSERS TO BE ALUMINUM CONSTRUCTION, 4 WAY/ROUND, ADJUSTABLE, PATTERN AND VOLUME, FREEZER OR APPROVED, (FLUSH TYPE).

ROUND FLEXIBLE DUCT MAY BE USED FOR DEFUSER BRANCH CONNECTION PROVIDED FLEXIBLE CONNECTION DOES NOT EXCEED (7) SEVEN FEET IN LENGTH.

CONTROL DAMPERS SHALL BE INSTALLED TO BE REMOVED AND RESEAL BY THE CONTRACTOR. DAMPERS SHALL BE INSTALLED WITH DUCTWORK WITH DUCTWORK TO BE REMOVED AND RESEAL BY THE CONTRACTOR. DAMPERS SHALL BE INSTALLED WITH DUCTWORK WITH DUCTWORK TO BE REMOVED AND RESEAL BY THE CONTRACTOR.

SMALL/STANDARD, EXISTING RTO SHALL PROVIDE ADOPTED "DOGGY" MAKE.

INSULATION TO BE 1.5" POLY FOL FACED ON ALL DUCT WORK OUTSIDE THE CONDITIONED SPACE.

PROVIDE A CERTIFIED AIR BALANCE FOR THE ENTIRE AIR HANDLING SYSTEM.

CLASS "B" FUEL TO HAVE BREEDOUT CAP, EXHAUSTING (2) TWO FEET ABOVE ROOF EXIST POINT.

PROVIDE CARBON SLEEVES, POSE BODIES FOR ALL MECHANICAL ROOF PENETRATIONS.

BY OTHER, ROOF SUPPORTS, ELECTRICAL POWER WORK, GAS PIPING, COOKING HOOD, FIRE PROTECTION SYSTEM.

LOCATE THERMOSTAT AT LEAST 4" ABOVE FINISHED FLOOR TO CENTER OF THERMOSTAT.

PROVIDE NIGHT SET-BACK THERMOSTAT AS REQUIRED.

VERIFY ALL EXISTING JOB CONDITIONS AND ACCORDANCE AS REQUIRED FOR A COMPLETE INSTALLATION.

GENERAL EQUIPMENT CONNECTIONS SHALL BE MADE COORDINATE WITH MECHANICAL SYSTEM AND PREPARE SHOP DRAWINGS FOR APPROVAL BY THE CONTRACTOR AND FOR BUILDING OWNER AND BUILDING DEPARTMENT.

ALL SYSTEM SHALL COMPLY WITH HEALTH DEPARTMENT AND ENGINEERING DEPARTMENT OF THE CITY.

EXHAUST DUCTS UP TO EXHAUST FAN TO BE 1/2" GAUGE METAL MINIMUM, WELD LIQUID TIGHT. DUCT SIZE TO BE DETERMINED BY VENTILATION CONTRACTOR.

FIRE EXTINGUISHING NOTES

FIRE EXTINGUISHING SYSTEM IS TO BE PROVIDED FOR COOKING EQUIPMENT HOOD.

FIRE EXTINGUISHING SYSTEM SHALL COMPLY WITH ALL APPLICABLE NFPA STANDARDS FOR WET CHEMICAL SYSTEMS.

ALL EXHAUST DUCTS SHALL BE INSTALLED TO BE REMOVED AND RESEAL BY THE CONTRACTOR. DAMPERS SHALL BE INSTALLED WITH DUCTWORK WITH DUCTWORK TO BE REMOVED AND RESEAL BY THE CONTRACTOR.

INSTALL FAN FROM HOOD TO BE INTERCONNECTED WITH FIRE DETECTION DEVICE TO AUTOMATICALLY SHUT DOWN IN CASE OF FIRE IN HOOD, AS REQUIRED BY THE DEPARTMENT.

COOKING EQUIPMENT, HOOD, EXHAUST DUCT FAN AND CHEMICAL EXTINGUISHING SYSTEM SHALL BE INSTALLED TO BE REMOVED AND RESEAL BY THE CONTRACTOR. DAMPERS SHALL BE INSTALLED WITH DUCTWORK WITH DUCTWORK TO BE REMOVED AND RESEAL BY THE CONTRACTOR.

ALL SYSTEM SHALL COMPLY WITH HEALTH DEPARTMENT AND ENGINEERING DEPARTMENT OF THE CITY.

EXHAUST DUCTS UP TO EXHAUST FAN TO BE 1/2" GAUGE METAL MINIMUM, WELD LIQUID TIGHT. DUCT SIZE TO BE DETERMINED BY VENTILATION CONTRACTOR.

PROVIDE AUTO-SHUT OFF GAS PRESSURE VALVE AS REQUIRED.

NOTIFY CONTRACTOR FOR THE SYSTEM SHALL BE PROVIDED BY THE WET CHEMICAL EQUIPMENT MANUFACTURER.

SUBMIT SHOP DRAWING AND SECURE A PERMIT AS REQUIRED, FROM BUILDING DEPARTMENT.

NOTES

1. KITCHEN HOOD EXHAUST FANS SHALL REMAIN ON DURING AN APPLIANCE FIRE, (WHEN THE EXTINGUISHING SYSTEM IS ON), THE MAKE-UP-AIR UNIT SHALL BE SHUT DOWN.
2. AIR BALANCE REPORT SHALL BE SUBMITTED TO THE CITY FOR ITS APPROVAL.
3. A HEAT SENSOR, OR SENSORS, OR BY MEANS OF OTHER APPROVED METHODS ARE INSTALLED TO TURN THE MAKEUP AIR ON WHEN THE GAS FAN EQUIPMENT IS STARTED.
4. AN AUTO-SHUT OFF GAS VALVE IS REQUIRED.
5. HVAC SYSTEM IN DINING ROOM IS EXISTING TO REMAIN.

NOTES

RETURN AIR DUCT SMOKE DETECTION, KITCHEN, AND STORE ARE REQUIRED.
PROVIDE A SERVICE DUCTS WITHIN 24 FEET OF THE ROOF TOP EQUIPMENT FOR E-300112.
PROVIDE A SERVICE DUCTS WITHIN 24 FEET OF THE ROOF TOP EQUIPMENT FOR E-300112.
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LSA, Inc.

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ANN ARBOR, MI 48105

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KLINGSTUBBINS

DANCING PINE
(INTERIOR RENOVATION)
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NOVI, MI 48375



SHEET TITLE
EXHAUST
SYSTEM
PLAN

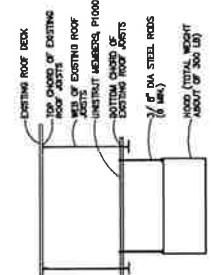
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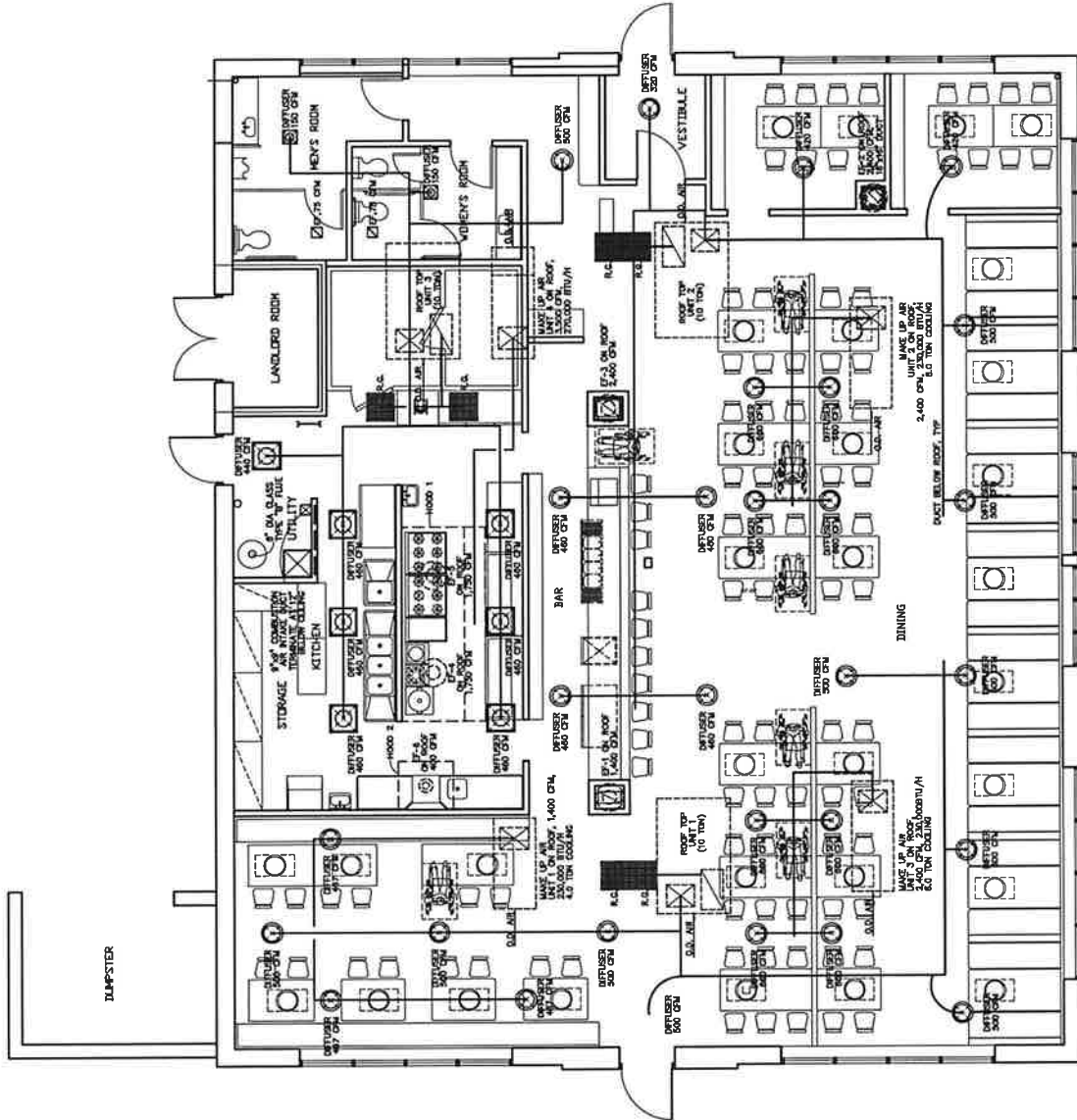
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CHECKED: ZL
APPROVED:

DATE: ISSUED FOR:

12/26/2024
REVIEW
SHEET

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GENERAL MECHANICAL NOTES ALL DUCTWORK TO COMPLY WITH ASHRAE CONSTRUCTION STANDARDS, NFPA-96 AND STATE OF MICHIGAN VENTILATION STANDARDS FOR FOOD SERVICE ESTABLISHMENTS, WHERE APPLICABLE. DIFFUSERS TO BE ALUMINUM CONSTRUCTION, 4 WATERPROOF, ADJUSTABLE, PATTERNS AND YELLOW, FRAMER OR APPROVED, (FLUSH TYPE). ROUND FLEXIBLE DUCT MAY BE USED FOR DIFFUSER BRANCH CONNECTION PROVIDED FLEXIBLE CONNECTION DOES NOT EXCEED (7) SEVEN FEET IN LENGTH. EXHAUST HOOD PANS SHALL BE INSTALLED AND WELDED BY THE CONTRACTOR. EXHAUST HOOD PANS SHALL BE INTERLOCKED WITH ANY EXISTING RETURN FAN AND NEW FAN, TO PREVENT, UNDESIRABLY, EXISTING RETURN FAN PROVIDE "DOOSN DURING "DOOSN" MODE. ISOLATION TO BE 1" FOL FACED ON ALL DUCT WORK OUTSIDE THE CONDITIONED SPACE. PROVIDE A CERTIFICATED AIR BALANCE FOR THE ENTIRE AIR HANDLING SYSTEM. CLASS "B" FLUE TO HAVE IMMERSED GAS, EXTENDING (2) TWO FEET ABOVE ROOF DUCT POINT. PROVIDE CABLE, SERVICE, PWS BOXES FOR ALL MECHANICAL ROOF PENETRATIONS. BY OTHER: ROOF SUPPORTS, ELECTRICAL POWER WIRING, GAS PIPING, COOKING HOOD, FIRE PROTECTION SYSTEM. LOCATE THERMOSTAT AT LEAST 4" ABOVE FINISHED FLOOR TO CENTER OF THERMOSTAT. PROVIDE NIGHT SET-BACK THERMOSTAT AS REQUIRED. VERIFY ALL EXISTING AIR CONDITIONS AND ACCOMMODATE AS REQUIRED FOR A COMPLETE INSTALLATION. STOVEN EQUIPMENT CONNECTIONS SHALL BE DOWN COOKING HOODS VENTILATION SYSTEM AND INSURE SHOP DRAWINGS FOR APPROVAL BY THE EXHAUST AND/OR BUILDING OWNER AND BUILDING DEPARTMENT. ALL SYSTEM SHALL COMPLY WITH HEALTH DEPARTMENT AND ENGINEERING DEPARTMENT OF THE CITY. EXHAUST DUCTS UP TO EXHAUST FAN TO BE 18 GAUGE METAL MINIMUM, WELD TIGHT, DUCT SIZE TO BE DETERMINED BY VENTILATION CONTRACTOR.	FIRE EXTINGUISHING NOTES FIRE EXTINGUISHING SYSTEM IS TO BE PROVIDED FOR COOKING EQUIPMENT HOOD. FIRE EXTINGUISHING SYSTEM SHALL COMPLY IN ALL RESPECTS TO NFPA 97A STANDARD FOR WET CHEMICAL EXTINGUISHING SYSTEMS FOR KITCHEN HOODS AND EXHAUST SYSTEMS. DETAILS OF THE SYSTEM SHALL COMPLY TO NFPA 97A A UL 300 REQUIREMENTS. INSTALL (1) AN TYPICAL HOOD TO BE INTERCONNECTED WITH FIRE DETECTION DEVICE TO AUTOMATICALLY SHUT DOWN IN CASE OF FIRE IN HOOD, AS REQUIRED BY THE DEPARTMENT. COOKING EQUIPMENT HOODS, CHIMNEYS, EXHAUST FANS, EXHAUST SYSTEMS SHALL COMPLY WITH NFPA 97A STANDARD FOR WET CHEMICAL EXTINGUISHING SYSTEMS FOR KITCHEN HOODS AND EXHAUST SYSTEMS. SHALL BE THOROUGHLY FAMILIAR WITH NFPA STANDARDS AND CONNECTIONS SHALL FURNISH EXHAUSTION SYSTEM IN THE PRESENCE OF THE AUTHORITY HAVING JURISDICTION. PROVIDE AUTO-SHUT OFF GAS PRESSURE VALVE AS REQUIRED. INSTALL CONTRACTOR FOR THE SYSTEM SHALL BE LICENSED BY THE WET CHEMICAL EQUIPMENT MANUFACTURER, SUBMIT SHOP DRAWINGS AND SECURE A PERMIT AS REQUIRED, FROM BUILDING DEPARTMENT.	NOTES 1. KITCHEN HOOD EXHAUST FANS SHALL REMAIN ON DURING AN APPLIANCE FIRE, (WHEN THE EXTINGUISH SYSTEM IS ON), THE MAKE-UP-AIR UNIT SHALL BE SHUT DOWN. 2. AIR BALANCE REPORT SHALL BE SUBMITTED TO THE CITY FOR ITS APPROVAL. 3. A LEAK DETECTOR, OR SENSORS, OR BY MEANS OF OTHER APPROVED METHODS ARE INSTALLED TO TURN THE MAKEUP FAN ON WHEN THE GAS FUEL EQUIPMENT IS STARTED. 4. AN AUTO-SHUTOFF GAS VALVE IS REQUIRED. 5. PHAS SYSTEM IN DINING ROOM IS EXISTING TO REMAIN. NOTES RETURN AIR DUCT ABOVE DETECTION, KETPAID, AND STORES ARE REQUIRED. PROVIDE A SERVICE DUCTWORK WITHIN 25 FEET OF THE ROOF TOP EQUIPMENT FOR E 300.12. PROVIDE CITY A CERTIFICATE OF EQUIPMENT DEMONSTRATING THAT THE EQUIPMENT IS IN GOOD WORKING CONDITION, FILTERS CHANGED, HEAT EXCHANGER SAFE, ECONOMIZER OPERATIONAL, AIR CONDITIONING PRESSURE CORRECT, AND THERMOSTAT IS A 7 DAY SET FOR FAN OPERATION DURING WORKING HOURS.	KITCHEN HOOD HANGING DETAILS 
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HVAC SYSTEM PLAN
12/26/2024



MEMORANDUM



TO: Melissa Morris, Deputy City Clerk

FROM: Charles Boulard, Director of Community Development



SUBJECT: THE DANCING PINE – LIQUOR LICENSE

DATE: 08/13/25

The property located at **42738 Grand River Ave** with the business name of **The Dancing Pine** has received Special Land Use permit **PSLU25-0002** for the purpose of:

- ☐ Auctions
- ☒ Liquor license – The Dancing Pine
- ☐ Arcade license
- ☐ Massage license
- ☐ Outdoor gathering
- ☐ Outdoor seating
- ☐ Other: _____

From building safety standpoint, the Building Division does not object to the proposed license. Should you have any further questions with regards to this matter please feel free to contact me at (248) 347-0423.

MEMORANDUM



TO: CORTNEY HANSON, CITY CLERK
FROM: ERICK W. ZINSER 
DIRECTOR OF PUBLIC SAFETY / CHIEF OF POLICE
INITIATED BY: MICHAEL BENDER, DETECTIVE 
SUBJECT: CLASS C LIQUOR LICENSE APPLICATION,
THE DANCING PINE
DATE: DECEMBER 2, 2024

Liquor License Request:

Seven York Incorporated is requesting a Class C license for a new business operating as The Dancing Pine, which will be located in the Sakura complex, near Grand River Avenue and Town Center Drive.

Applicant/Background Information:

This application is being sought by Min Kyu Kim, who owns and operates 11 restaurants in Michigan, two of which serve alcohol/liquor (Kimchi Box Plus in Northville and Azalea in Ann Arbor). Both of these restaurants serve a wide variety of wines as well as cocktails that pair with their respective menus. Because of the variety and quantity of the restaurants that the applicant operates, he has been able to develop and maintain a strong team that ensures the quality and efficiencies of the restaurants.

Dancing Pine is set to serve Korean steakhouse foods and Asian classics such as hot pot, poke, steak, sushi, and a selection of baked goods. The Dancing Pine will be in a stand alone building in the middle of the development, facing the lake.

Criminal History/Police Contacts:

The applicant was arrested for "Disorderly Conduct" in Ann Arbor on 07-31-22. Court records from the 15th District Court (Ann Arbor) revealed that the applicant was charged with "Urinate or Defecate in Public-Disorderly", however, this case was ultimately dismissed "order of nolle prosequi" on 10-28-22.

Michigan Liquor Control Commission (MLCC):

There were no violations found for the applicant's two current restaurants in which alcohol is served.

Financial Review:

Based upon the financial data provided by the corporation, no issues were found to prevent the liquor license application process from proceeding.

Summary:

Based on the information provided and the subsequent liquor investigation, I find no reason to deny the applicant's request. This request requires the approval of the Novi City Council.

C: Victor Cardenas, City Manager



November 22, 2024

CITY COUNCIL

Mayor

Justin Fischer

Mayor Pro Tem

Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

City Manager

Victor Cardenas

City Clerk

Cortney Hanson

TO: Cortney Hanson, City Clerk

FROM: Fire Marshal – Kevin Pierce

SUBJECT: -Liquor Business License–
The Dancing Pine
42738 Grand River Bldg. "B"
Novi MI 48375

The above Liquor License transfer is recommended for a "CONDITIONAL APPROVAL" that when the construction for the new build has been completed, it MUST be inspected and approved by the Fire Marshal and or his designee for a certificate of completion.

The fire department does not have any objections to this Liquor License conditional approval.

City of Novi

45175 Ten Mile Road
Novi, Michigan 48375
248.347.0460
248.347.0577 fax

cityofnovi.org



**MINUTES
SPECIAL LAND USE HEARING
CITY OF NOVI**

July 30, 2025, 9:00 AM

**Mayor's Conference Room | Novi Civic Center
45175 Ten Mile Road**

Present: Charles Boulard, Director of Community Development; Jeff Herczeg, Director of Public Works; Jan Ziozios, Assessor; Nina Schaffrath, Recording Secretary; Min Kyu Kim, Applicant (owner of The Dancing Pine); Mark Chiesa, Attorney for Applicant

Applicant: The Dancing Pine – Min Kyu Kim

Hearing called to order at 9:01 A.M.

Correspondence Received: None

Public Participation:
None

1. PSLU25-0002- 42738 Grand River Ave – Parcel Number: 50-22-23-127-002

The applicant, **The Dancing Pine** is requesting Special Land Use approval at **42738 Grand River Ave.** parcel number **50-22-23-127-002**. The applicant is requesting approval to use a portion of the parcel for service of alcoholic beverages in accordance with Section 4.89 of the Zoning Ordinance.

The Dancing Pine is asking for Special Land Use approval for the service of alcoholic beverages. Min Kyu Kim, owner of The Dancing Pine restaurant, states that he is looking to bring a high-end Asian restaurant to the City of Novi, aimed at the age demographic of 23 – 60-year-old people. Mr. Kim states that the restaurant would serve alcohol from 4 PM to 10:30 PM on weekdays and weekends. Charles Boulard asked if the restaurant would be like a bar type of environment. Mr. Kim answered that it will be a full-service bar, the restaurant is centered around Korean BBQ dining with the bar being about 10% of the experience but it will be mostly at table dining. Mr. Boulard asked how they will be training their staff on serving alcohol. Mr. Kim stated that he owns two other restaurants that serve alcohol (one is Kimchi Box in Ann Arbor), and he will be using their training programs to help with new staff along with Serve Safe classes. Mr. Kim stated that the City of Novi does not have any restaurants like this, and that there is a limitation of high end Asian focused restaurants, not only in the city but in the State of Michigan in general. He states that with the new, under construction, residential developments like Sakura and Townes at Main Street, there are a lot of people moving to the city that would be able to enjoy the benefits of a full-service bar but, in a family friendly environment that is very local and, in some cases, within walking distance of their homes. Jan Ziozios asked what kind of tables will be in the restaurant, will they be like a hibachi table? Mr. Kim responded, no, each table will be for individual parties with a small grill at each table, not a shared table with a big grill and multiple families. Ms. Ziozios mentioned that Mr. Kim's other restaurant, Kimchi Box, is very fast paced, will this restaurant be more personal? Mr. Kim replied, yes, The Dancing Pine is slower paced with focus being on providing a more personal experience for young professionals and families that are moving to or are current residents of the City of Novi. Mr. Kim stated that he grew up in the restaurant business with his family owning and running multiple restaurants. He says he is very familiar with the environment and how to run a nice high-end restaurant. Jeff Herczeg says DPW has no objection to The Dancing Pine serving alcohol and made a motion to recommend approval to City Council for the

Special Land Use for a Liquor License for The Dancing Pine in accordance with section 4.89 - 4-A, 4-B, and 4-C of the City of Novi Zoning Ordinance. Ms. Ziozios agrees and states that the Assessing Department has no objections and seconded the motion. The motion passed 3-0.

IN CASE NO. PSLU24-0003 Motion to recommend approval, because:

- 1. The proposed establishment will promote the City's economic development goals and objectives, and will be consistent with the City's master plan and zoning ordinance**
- 2. Given the character, location , development trends and other aspects of the area in which the proposed use or change in use is requested, it is demonstrated that the use will provide a service, product, or function that is not presently available with in the City or that would be unique to the City or to an identifiable area within the City and that the addition of the use or proposed change in use will be an asset to the area.**
- 3. The use or change in use as constructed and operated by the applicant is compatible with the area in which it will be located, and will not have any appreciable negative secondary effects on the area, such as:**
 - a. Vehicular and pedestrian traffic, particularly during late night or early morning hours that might disturb the area residents.**
 - b. Noise, odors, or lights that emanate beyond the site's boundaries onto property in the area on which there are residential dwellings.**
 - c. Excessive number of persons gathering outside the establishment.**
 - d. Peak hours of use that add to congestion or other negative effects in the neighborhood.**
 - e. Fighting, brawling, outside urination or other behavior that can accompany intoxication.**

Motion approved 3-0 Voice Vote.

Meeting was adjourned at 9:15 A.M.

AGREEMENT REGARDING LIQUOR LICENSE

This Agreement made as of the date of the last signature on _____,
by and between THE CITY OF NOVI, a municipal corporation, with offices located at
45175 W. Ten Mile Road, Novi, Michigan 48375, hereinafter known as "THE CITY", and
_____, owners of _____, whose address is _____, Novi,
Michigan _____, hereinafter known as "APPLICANT."

RECITALS:

A. The City Council of THE CITY, approved a Resolution to recommend to the
Michigan Liquor Control Commission, approval of the issuance of THE CITY'S Class C
Liquor License (hereinafter "License") from THE CITY'S quota for the APPLICANT, to be
located at _____, Novi, Michigan _____ (hereinafter
"PREMISES").

B. To assure that APPLICANT'S representations that were made to and relied
upon by the City Council of THE CITY in approving the Resolution were honored and
enforceable by THE CITY, its City Council separately directed that the signing and
delivery of the Resolution be deferred until the City Attorney had approved one or
more agreements guaranteeing the License would stay in THE CITY, with this Agreement
and the PREMISES.

IT IS THEREFORE AGREED:

1. In the event APPLICANT should cease operating its restaurant and/or
cease to use the License at the PREMISES for any reason whatsoever for a period in
excess of ninety (90) consecutive days without the written consent of THE CITY, then
APPLICANT shall immediately proceed to place the License in escrow as provided in
subsection (a), or return and request termination of the License under subsection (b) if it

has not been removed from escrow as provided in subsection (a) within five (5) years of being placed in escrow. In recognition that notwithstanding the requirements of this Agreement, the Michigan Liquor Control Commission could approve a transfer of the License to a location outside of THE CITY as currently provided in MCL 436.1521(1), as amended, if the License is required to be placed in escrow by this Agreement or the Michigan Liquor Control Act, APPLICANT agrees that after notice and an opportunity for APPLICANT to be heard, the City Council may object to renewal of the License by the Michigan Liquor Control Commission in accordance with the provisions of the Michigan Liquor Control Act and specifically MCL 436.1501(2), as amended.

- a. APPLICANT shall place the License into escrow with the Michigan Liquor Control Commission and maintain same in good standing with the Michigan Liquor Control Commission, conditioned on and with APPLICANT agreeing to take whatever steps are necessary to cause the License to remain in THE CITY, by APPLICANT using the License itself at another location within THE CITY, selling or transferring the License to the OWNER or a successor tenant for use at the PREMISES as provided in the attached Lease or selling or transferring the License to another entity for use at another location in THE CITY.
- b. APPLICANT shall return the License to the Michigan Liquor Control Commission and request that its rights to the License be terminated and that the License not be placed or continued in escrow but instead be returned to THE CITY to be added to its available quota Class C Licenses.

2. The parties also agree that in the event of a fire loss or some other type of event causing physical damage to the APPLICANT'S restaurant at the PREMISES and which results in a temporary closing of the APPLICANT'S business exceeding the ninety (90) consecutive days stated herein while the premises are being repaired or renovated, then same shall not be considered a violation of any of the conditions of this Agreement.

3. APPLICANT agrees that the City Council shall not approve the transfer of the License within three (3) years of the date of the original issuance of the License. The City Council may, but is not required to, excuse the above limitation for any of the following reasons:

- (1) If the License holder is a natural person, he or she dies or becomes incapacitated.
- (2) If the License holder is a corporation, the majority shareholder dies or becomes incapacitated, or the corporation dissolves for reasons other than to transfer the License.
- (3) If the License holder is a limited liability company, the company dissolves for reasons other than to transfer the License.
- (4) The License holder and the proposed License transferee establish that the transfer of the class License shall not result in profiteering.
- (5) The application of this limitation will subject the APPLICANT to financial hardship due to no fault of the APPLICANT, such as a change in the business climate, illness or death, labor or supply problems, and/or other factors outside the APPLICANT'S control.

Unless excused by the City Council as provided above, in the event a License is proposed for transfer within three (3) years from the date of issuance, the APPLICANT agrees that the Michigan Liquor Control Commission shall terminate the License and the City Council may approve the issuance of a new License to a new Applicant without any compensation to the Licensee who placed the License into escrow; provided, however, prior to the approval of such issuance to a new Applicant, the person or entity who placed the License into escrow shall be afforded written notice and an opportunity to be heard, and all objections raised at the hearing shall be resolved (at the Michigan Liquor Control Commission or in the circuit court if necessary) prior to issuance of the License to a new Applicant.

4. APPLICANT agrees that the recommendation of approval agreed upon by the City Council is not a property right and was approved upon the express and continuing condition that the requirements and conditions set forth in this Agreement shall be maintained and not violated by APPLICANT.

5. APPLICANT agrees that after notice and an opportunity for APPLICANT to be heard, a finding by the City Council that a violation of a requirement or condition set forth in this Agreement has occurred, shall be grounds for the City Council to request revocation and/or object to renewal of the License by the Michigan Liquor Control Commission in accordance with the provisions of the Michigan Liquor Control Act and specifically MCL 436.1501(2), as amended.

6. APPLICANT acknowledges that the agreements contained herein are unique and in the event it violates one or more of those agreements, THE CITY would not be adequately compensated by damages or resorting to the remedies described in Paragraph 5, and therefore agrees that the terms and conditions of this Agreement

shall be specifically enforceable by THE CITY by action for such relief in the Oakland County Circuit Court for the State of Michigan and that if THE CITY prevails in such an action, it shall be entitled to an award and judgment that APPLICANT pay THE CITY'S costs and attorney fees incurred.

Witnesses:

APPLICANT:

By:
Its:

Subscribed and sworn to before me
this ____ day of _____, 20__

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission expires: _____

Witnesses:

THE CITY:

By: Justin Fischer, Mayor

By: Cortney Hanson, Clerk

Subscribed and sworn to before me
this ____ day of _____, 20__

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission expires: _____



CITY OF NOVI CITY COUNCIL
SEPTEMBER 8, 2025

SUBJECT: Consideration of a request from Jayaksha LLC (DBA: Amruth Royal Cuisine) for a new Class C quota license to be located at 30750 Beck Rd, Novi, MI 48377 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders.

SUBMITTING DEPARTMENT: City Clerk

KEY HIGHLIGHTS:

- Amruth Royal is a new restaurant opening in the Beck Village Plaza.
- The restaurant will offer a unique dining experience in Indian cuisine.
- The City has 3 available quota liquor licenses and has received 3 applications for quota licenses. These are the last 3 quota licenses available to the City until after the 2030 census is completed.

BACKGROUND INFORMATION:

The City currently has three new Class C quota liquor licenses available. Chapter 3 of the City code contains the review criteria for considering a new license. Section 3-13 establishes the city's general licensing policy, which considers whether the facility:

- a) Will provide a service, product, or function that is not presently available within the city or that would be unique to the city or to an identifiable area within the city.
- b) Is of a character that will foster or generate economic development or growth within the city, or an identifiable area of the city, in a manner consistent with the city's policies.
- c) Represents an added financial investment on the part of a long-term business or resident with recognized ties to the city and the local community.

In addition, Section 3-15 (g) establishes specific criteria, evaluating the application with regard to:

The applicant (subsection [g][1]), such as:

- The applicant's management experience in the alcohol/liquor business

The facility (subsection [g][2]), such as:

- compliance with building, zoning, and other code requirements
- effects on traffic
- effects on surrounding businesses and neighborhood
- proximity of the proposed business facility to other similarly situated licensed liquor facilities

Benefits to the community (subsection [g][3])

- effects upon the economic development of the city
- effects on the health, welfare and safety of the general public
- whether the applicant has demonstrated a public need or convenience for the issuance of the liquor license for the business facility at the location proposed, taking into consideration, among other things:
 1. total number of licenses for similar establishments and/or operations in the city; and
 2. proximity of the establishment to other licensed liquor establishments
- The uniqueness of the facility contrasted with other existing or proposed facilities
- The permanence of the proposed facility in the community.

Section 3-17 of the City Code allows for an agreement on the prohibition on profiteering by Class C liquor license holders. Under the terms of the agreement, the City Council shall not approve the transfer of a Class C liquor license within three (3) years of the date of the original issuance of the license. A draft agreement is included in this packet.

Amruth Royal Cuisine offers authentic Indian dining experience featuring traditional and contemporary Indian cuisine with a focus on high-quality ingredients, vibrant flavors, and a warm, welcoming atmosphere. Their menu includes a variety of classic Indian dishes, tandoori specialties, and regional delicacies, paired with a carefully selected assortment of alcoholic beverages to complement the dining experience.

The Police Department has no objection to the request. Approval from the Fire Department and Community Development are conditional, pending compliance with City regulations.

RECOMMENDED ACTION: Consideration of a request from Jayaksha LLC (DBA: Amruth Royal Cuisine) for a new Class C quota license to be located at 30750 Beck Rd, Novi, MI 48377 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders. By renovating the vacant suite, Amruth Royal Cuisine will complement the area and provide residents with a dining option which will foster or generate economic development or growth within the city, or an identifiable area of the city, in a manner consistent with the city's policies. The applicant appears to qualify for a license under the City's ordinance.

Questionnaire A – Applicant Cover Information and Procedures for Liquor License

The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council. Please refer to Novi Alcoholic Liquor Ordinance, Articles I-II.

1(a). Name, address and phone number of applicant:

Jayaksha LLC

1(b). Name, address and phone number of business:

Amruth Royal Cuisine

30750 Beck Rd

Novi MI 48377

+1 (248) 662-6630

NOTE: If the applicant is a partnership, you must include the name and address of each partner and attach a copy of the partnership agreement. If the applicant is a privately held corporation, you must include the name and address of each corporate officer, member of the board of directors and/or stockholders. Attach a copy of the articles of incorporation.

2. Type of liquor license applying for (circle all those that apply):

☒ Class C ☐ Resort ☐ Tavern ☐ Club ☐ Hotel A B ☒ Quota ☐ Transfer ☐ Microbrewery/Brewpub

Theme of Proposed Business:

Authentic Indian Dining Experience featuring traditional and contemporary Indian cuisine with a focus on high-quality ingredients, vibrant flavors, and a warm, welcoming atmosphere. Our menu includes a variety of classic Indian dishes, tandoori specialties, and regional delicacies, paired with a carefully selected assortment of alcoholic beverages to complement the dining experience.

3. Street address and legal description of the property where liquor license is to be located:

30750 Beck Road Novi MI 48377

Questionnaire B – Administrative Background Information for Liquor License

The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council.

1. What is the applicant's management experience in the alcohol/liquor business?

~~While I do not have direct experience managing an alcohol/liquor business, I have extensive experience in restaurant management and operations. I understand the importance of responsible alcohol service, compliance with state and local liquor laws, and ensuring a safe and enjoyable dining experience for customers. I will ensure that all staff members are properly trained in alcohol service through a state-approved program such as TIPS (Training for Intervention Procedures) or ServSafe Alcohol to maintain compliance with liquor laws and best practices.~~

2. What is the applicant's general business management experience?

~~As a restaurant owner, I have developed skills in business operations, financial planning, staff management, and customer service. I oversee day-to-day activities, including vendor relations, inventory management, budgeting, and ensuring compliance with local health and safety regulations. My focus is on creating a welcoming dining experience, maintaining high food quality standards, and managing a well-trained team to provide excellent customer service. Additionally, I am committed to implementing effective marketing strategies to attract and retain customers while ensuring the restaurant operates efficiently and profitably.~~

3. What is the applicant's general business reputation?

~~I am committed to building a strong reputation in the Novi community by operating a high-quality, customer-focused restaurant. My business philosophy prioritizes excellent service, authentic and high-quality cuisine, and strict compliance with all local and state regulations. I am dedicated to maintaining a responsible and well-managed establishment that contributes positively to the local economy. Additionally, I strive to build strong relationships with customers, vendors, and the community to establish trust and long-term success.~~

4. What is the applicant's financial status and ability to build and/or operate the proposed facility on which the proposed liquor license is to be located?

~~JAYAKSHA LLC has secured sufficient capital to build and operate AMRUTH Royal Cuisine at 30750 Beck Road, Novi, MI 48377. The LLC's members, USHA MADHU KONDURU and SHALINI SRIRANGAM, have invested in the business, ensuring financial stability for lease expenses, renovations, inventory, and operations. The restaurant is expected to generate steady revenue, and all necessary permits, insurance, and staffing costs have been accounted for. The applicants are committed to responsible alcohol service and full compliance with liquor laws.~~

5. What are the applicant's past criminal convictions involving moral turpitude, violence or alcoholic liquors?

~~No such convictions~~

6. Does the applicant use alcoholic beverages to excess?

~~By offering a unique dining experience with alcoholic beverage service, the business would attract additional foot traffic and increase local patronage, benefiting nearby businesses and enhancing the overall appeal of the area. Furthermore, the restaurant would create job opportunities, contributing to local employment and generating additional tax revenue. The presence of a well-managed establishment could also enhance the area's~~

7. What is the effect that the issuance of a license would have upon the economic development of the surrounding area?

By offering a unique dining experience with alcoholic beverage service, the business would attract additional foot traffic and increase local patronage, benefiting nearby businesses and enhancing the overall appeal of the area. Furthermore, the restaurant would create job opportunities, contributing to local employment and generating additional tax revenue. The presence of a well-managed establishment could also enhance the area's reputation, encouraging further development and investment in the surrounding community.

8. What effect would the issuance of a license have on the health, welfare and safety of the general public?

The business is committed to promoting responsible alcohol consumption through well-trained staff, age verification protocols, and adherence to all local, state, and federal regulations. In addition, the restaurant will implement policies to prevent over-serving and underage drinking. By operating in a safe and controlled environment, we aim to provide a space where patrons can enjoy a meal and social experience without compromising public safety. The presence of a well-regulated establishment also helps foster a safe and welcoming atmosphere in the surrounding community, contributing to a reduction in disorderly conduct or other safety concerns.

9. Has the applicant received responses from the Police Department, Building Department and/or Fire Department with regard to the proposed facility?

The applicant is currently in the process of obtaining responses from the Police Department, Building Department, and Fire Department regarding the proposed facility. We are committed to addressing any requirements or recommendations provided by these departments to ensure full compliance with all safety and zoning regulations.

10. What is the public need or convenience for issuance of a liquor license for this facility at the proposed location?

The issuance of a liquor license for this facility will meet the growing demand for a unique dining experience in the area. The proposed restaurant will offer Indian cuisine, which is not widely available nearby, and providing alcoholic beverages will enhance the overall dining experience for our customers. This will attract more visitors to the area and contribute to the local economy. The liquor license will help make the restaurant a more appealing and competitive option for those looking for a place to dine and socialize.

11. What is the uniqueness of the proposed facility when contrasted against other existing or proposed facilities and the compatibility of the proposed facility to surrounding architecture and land use?

The proposed restaurant will offer a unique dining experience by specializing in Indian cuisine, which is not commonly available in the area. This will provide local residents and visitors with a new and diverse option for dining. Restaurant will create a welcoming atmosphere with a modern yet culturally relevant design, reflecting the Indian culture while maintaining contemporary feel. The facility will blend seamlessly with the surrounding architecture, respecting the character of the neighborhood while contributing to the area's overall appeal. The proposed use is compatible with the commercial nature of the location and will enhance the local dining scene without disrupting the surrounding land use.

12. Does the facility to which the proposed liquor license is to be issued comply with the applicable building, plumbing, electrical and fire prevention codes and zoning statutes and ordinances applicable to the City of Novi? Has applicant received information from the appropriate departments?

The applicant is in the process of obtaining confirmation from the relevant departments, including the Building Department, Fire Department, and other local authorities. We are working to ensure that the facility complies with all applicable building, plumbing, electrical, fire prevention codes, and zoning statutes for the City of Novi.

13. What effect will the facility to which the proposed liquor license is to be issued have upon vehicular and pedestrian traffic in the area?

The proposed facility is expected to have a positive and manageable impact on both vehicular and pedestrian traffic in the area. The restaurant is designed to attract a reasonable number of customers, and ample parking is available to accommodate patrons. We anticipate that the location's existing traffic infrastructure can easily handle the increased flow of vehicles, and the restaurant's proximity to main roads makes access convenient. Pedestrian traffic will also benefit from the safe, accessible design of the facility, with clear walkways and proximity to other local businesses. We are committed to minimizing any potential congestion by encouraging responsible parking and ensuring the smooth flow of traffic.

14. What is the proximity of the proposed business facility to other similarly situated licensed liquor facilities?

The proposed business facility is located at a reasonable distance from other licensed liquor facilities in the area. There are no similarly situated licensed liquor establishments immediately adjacent to or within close proximity of the proposed location, ensuring that the facility will serve an underserved area and provide a unique option for the community.

15. What is the proximity of the proposed facility to complimentary uses such as office and commercial development?

The proposed facility is located in close proximity to several complementary uses, including office spaces, commercial developments, and other retail establishments. This makes it a convenient destination for both local professionals and shoppers. The location benefits from high foot traffic and is strategically positioned to serve a diverse range of customers, contributing to the overall vitality of the area. The combination of dining and commercial uses in the vicinity ensures that the facility will complement, rather than compete with, existing businesses.

16. What effect would the proposed facility have upon the surrounding neighborhood and/or business establishments, including impacts upon residential areas, church and school districts?

The proposed facility will have a positive impact on the surrounding neighborhood and businesses by offering a new dining option that isn't currently available in the area. It is located in a commercial zone, so it won't affect nearby residential areas, churches, or schools. We will follow all noise and operating hour regulations to ensure a peaceful environment. Overall, the restaurant will contribute to the local economy and support nearby businesses.

17. What proposed or actual commitments are being made by the applicant to establish permanency in the community?

The applicant is committed to establishing a permanent presence in the community by creating a long-term, sustainable business. We have signed a lease for the commercial space, invested in renovating and maintaining the facility to high standards, and plan to hire locally, creating job opportunities for residents. Additionally, the restaurant will focus on building strong relationships with local suppliers and businesses, supporting the area's economy. We are dedicated to providing a consistent, high-quality dining experience for years to come, ensuring the restaurant becomes a valued part of the community.

18. What utilities are available to serve the facility?

The facility has access to all necessary utilities, including water, electricity, natural gas, and sewer services. These utilities are provided by the City of Novi and are fully capable of supporting the restaurant's operations.

19. What other factors should the Novi City Council consider?

In addition to the factors already discussed, the Novi City Council should consider the potential for increased local employment opportunities, the positive economic impact of attracting more customers to the area, and the restaurant's commitment to maintaining a safe, responsible, and well-regulated environment. The applicant is dedicated to being a good neighbor and supporting the community through local sourcing, creating a welcoming atmosphere, and contributing to the area's overall growth and vitality.



Receipt: 14257
Page

06/16/25

The sum of: \$1,630.00

JAYAKSHA, LLC
DBA AMRUTH ROYAL CUISINE
24508 BASHIAN DR
NOVI MI 48375

LIQUOR				1,630.00
Total				1,630.00
TENDERED:	CREDIT CARD	1d1bc95f-b5dd-4e60-b051-089		1,630.00
	Credit Card Fee	1d1bc95f-b5dd-4e60-b051-089		48.90

Signed: _____

MEMORANDUM



TO: CORTNEY HANSON, CITY CLERK
FROM: ERICK W. ZINSER *EZ*
DIRECTOR OF PUBLIC SAFETY / CHIEF OF POLICE
INITIATED BY: MICHAEL BENDER, DETECTIVE *MB*
SUBJECT: CLASS C LIQUOR LICENSE APPLICATION,
AMRUTH ROYAL CUISINE
DATE: JUNE 24, 2025

Liquor License Request:

Jayaksha LLC is requesting a Class C/Quota license for a new business operating as Amruth Royal Cuisine, which will be located in the Beck Village Plaza, 30750 Beck Road.

Theme of Proposed Business:

Authentic Indian dining experience featuring traditional and contemporary Indian cuisine with a focus on high quality ingredients, vibrant flavors, and a warm welcoming atmosphere. The menu will include a variety of classic Indian dishes, tandoori specialties, and regional delicacies, paired with a carefully selected assortment of alcoholic beverages to compliment the dining experience.

Applicant/Background Information:

Usha Konduru, Shalini Srirangam, and Vijayakumar Kandukuri are the applicants for this liquor license request.

Usha is the owner of Dream Dynamic IT Solutions and has had prior experience supervising both a grocery store and at an Indian restaurant. Usha managed daily operations, trained staff, ensured smooth customer service, handled inventory, scheduling and resolved on-the-spot issues efficiently.

Shalini is a tax professional and was employed with H&R Block. Shalini did not list any prior business/managerial experience in his application.

Vijayakumar is a software developer and is employed with Biorad Laboratories. Vijayakumar did not list any prior business/managerial experience in his application, and indicated that he is a passive investor for this business, not involving in any of the management or organizing activities.

Criminal History/Police Contacts:

None of these applicants have a criminal history or notable police contacts on record.

Oakland County Treasurer's Office

Contact was made with the Oakland County Treasurer's Office and I was advised that there are no delinquent property taxes for this venue.

Financial Review:

Based upon the financial data provided, no issues were found to prevent the liquor license application process from proceeding.

Summary:

Based on the information provided and the subsequent liquor investigation, I find no reason to deny the applicant's request. This request requires the approval of the Novi City Council.

C: Victor Cardenas, City Manager



June 23, 2025

CITY COUNCIL

Mayor

Justin Fischer

Mayor Pro Tem

Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

TO: Cortney Hanson, City Clerk
Melissa Morris, Assistant City Clerk

FROM: Andrew Copeland – Fire Marshal

SUBJECT: -Liquor Business License–
Amruth Royal Cuisine
30750 Beck Rd
Novi MI 48377

City Manager

Victor Cardenas

City Clerk

Cortney Hanson

The above Liquor License application is recommended for a "CONDITIONAL APPROVAL" that when the construction for the new build has been completed, it MUST be inspected and approved by the Fire Marshal and or his designee for a certificate of completion. The fire department does not have any objections to this Liquor License conditional approval at this time.

Sincerely,

Andrew Copeland – Fire Marshal
City of Novi Fire Department

cc. file

City of Novi

45175 Ten Mile Road
Novi, Michigan 48375
248.347.0460
248.347.0577 fax

cityofnovi.org

MEMORANDUM



TO: Melissa Morris, Deputy City Clerk

FROM: Charles Boulard, Director of Community Development *CB*

SUBJECT: AMRUTH ROYAL CUISINE – LIQUOR LICENSE

DATE: 08/13/25

The property located at **30750 Beck Road** with the business name of **Amruth Royal Cuisine** has received Special Land Use permit **PSLU25-0001** for the purpose of:

- ☐ Auctions
- ☒ Liquor license – Amruth Royal Cuisine
- ☐ Arcade license
- ☐ Massage license
- ☐ Outdoor gathering
- ☐ Outdoor seating
- ☐ Other: _____

From building safety standpoint, the Building Division does not object to the proposed license. Should you have any further questions with regards to this matter please feel free to contact me at (248) 347-0423.



MINUTES SPECIAL LAND USE HEARING CITY OF NOVI

July 30, 2025, 9:45 AM

Mayor's Conference Room | Novi Civic Center
45175 Ten Mile Road

Present: Charles Boulard, Director of Community Development; Jeff Herczeg, Director of Public Works; Jan Ziozios, Assessor; Nina Schaffrath, Recording Secretary; Shalimi Srirandam, Owner; Usha Madhu Komvuru, Owner; Akahil Bing, Owner; Vijya Kandukuri, Investor; Rama Srirandam, Father of Owner; Carol Klausing, President of Pointe Park Condominiums HOA

Applicant: Amruth Royal Cuisine

Hearing called to order at 9:45 A.M.

Correspondence Received: None

Public Participation:

Carol Klausing, President of Pointe Park Condominiums HOA

1. PSLU25-0001- 30750 Beck Road – Parcel Number: 50-22-04-100-032

The applicant, **Amruth Royal Cuisine**, is requesting Special Land Use approval at **30750 Beck Road**, parcel number **50-22-04-100-032**. The applicant is requesting approval to use a portion of the parcel for service of alcoholic beverages in accordance with Section 4.89 of the Zoning Ordinance.

Amruth Royal Cuisine is asking for Special Land Use approval for the service of alcoholic beverages. Shalimi Srirandam, Owner/Manager of Amruth Royal Cuisine states that she and her partners have come together to open an Indian restaurant, and they are applying for a Liquor License so they can serve alcohol to enhance their dining experience. Ms. Srirandam said their restaurant is focused on food and the sale of alcoholic beverages would just be a compliment to the food they offer. Usha Madhu Komvuru added that alcohol sales would not be a stand-alone part of their business, it would be secondary and would be sold simply to compliment the food they are serving. Charles Boulard asked the applicants if they have any other restaurants and if they do, do they serve alcohol at those locations? Ms. Komvuru replied yes, she is currently managing another restaurant in Novi, located at 25750 Novi Road, and she would bring her experience and expertise to Amruth Royal Cuisine. Mr. Boulard asked how they will be training their employees. Ms. Komvuru said her current restaurant she manages has their Serve Safe certifications and they will use that to train new employees. Mr. Boulard asked the applicants to clarify which businesses within 500 ft of their restaurant have an active Liquor License, as the list they provided listed all businesses in the City of Novi with active alcohol sales and it has some listed from other communities. Mr. Boulard asked if it was just Yori Sushi that had an active Liquor License or are there other businesses / restaurants within 500 feet of their address that have one? The applicants reviewed the list and stated that they believe Yori Sushi is the only restaurant within 500 feet that has a Liquor License, but that there may be stores that sell alcohol within 500 feet. Mr. Boulard confirmed that their hours of operation would be from breakfast to 11 PM. And would that be seven days a week. The applicants responded that yes it would be breakfast to 11 P.M. but they will be open six days a week. Mr. Boulard asked Carol Klausing, who is a resident present for the public hearing, if she had questions or input. Ms. Klausing asked which area of the strip mall they would be occupying. The applicants pulled out the building layout plan that shows the individual spaces of the mall and showed

Ms. Klausing where their space was and it was confirmed it was where the business "Spicey Slices" used to be. Ms. Klausing stated that she doesn't have an issue with any restaurants going into that space, and they have several restaurants around that area that are doing well. She stated that the restaurants that are doing well are in different locations outside of that strip mall, and that restaurants in that strip are having a problem and that she doesn't know what the reason for that is. Ms. Klausing stated that for some reason that strip mall seems to have a lot of vacancies over the past 20 years that she has lived in the area. Ms. Klausing then confirmed with the applicants that they will be serving beverages like beer and wine. The applicants responded yes. Jan Ziozios asked what their seating compacity would be. The applicants stated that it would be 92. (Please let it be noted that after the public hearing the applicants had a revision to their plans and the seating compacity will be 96.) Ms. Ziozios states that the Assessing Department has no objections to Amruth Royal Cuisine serving alcohol and made a motion to recommend approval to City Council for the Special Land Use for a Liquor License for Amruth Royal Cuisine in accordance with section 4.89 - 4-A, 4-B, and 4-C of the City of Novi Zoning Ordinance. Jeff Herczeg stated that DPW has no objections and seconds the motion. The motion passed 3-0.

IN CASE NO. PSLU25-0001 Motion to recommend approval, because:

- 1. The proposed establishment will promote the City's economic development goals and objectives, and will be consistent with the City's master plan and zoning ordinance**
- 2. Given the character, location , development trends and other aspects of the area in which the proposed use or change in use is requested, it is demonstrated that the use will provide a service, product, or function that is not presently available with in the City or that would be unique to the City or to an identifiable area within the City and that the addition of the use or proposed change in use will be an asset to the area.**
- 3. The use or change in use as constructed and operated by the applicant is compatible with the area in which it will be located, and will not have any appreciable negative secondary effects on the area, such as:**
 - a. Vehicular and pedestrian traffic, particularly during late night or early morning hours that might disturb the area residents.**
 - b. Noise, odors, or lights that emanate beyond the site's boundaries onto property in the area on which there are residential dwellings.**
 - c. Excessive number of persons gathering outside the establishment.**
 - d. Peak hours of use that add to congestion or other negative effects in the neighborhood.**
 - e. Fighting, brawling, outside urination or other behavior that can accompany intoxication.**

Motion approved 3-0 Voice Vote.

Meeting was adjourned at 9:55 A.M.

AGREEMENT REGARDING LIQUOR LICENSE

This Agreement made as of the date of the last signature on _____,
by and between THE CITY OF NOVI, a municipal corporation, with offices located at
45175 W. Ten Mile Road, Novi, Michigan 48375, hereinafter known as "THE CITY", and
_____, owners of _____, whose address is _____, Novi,
Michigan _____, hereinafter known as "APPLICANT."

RECITALS:

A. The City Council of THE CITY, approved a Resolution to recommend to the
Michigan Liquor Control Commission, approval of the issuance of THE CITY'S Class C
Liquor License (hereinafter "License") from THE CITY'S quota for the APPLICANT, to be
located at _____, Novi, Michigan _____ (hereinafter
"PREMISES").

B. To assure that APPLICANT'S representations that were made to and relied
upon by the City Council of THE CITY in approving the Resolution were honored and
enforceable by THE CITY, its City Council separately directed that the signing and
delivery of the Resolution be deferred until the City Attorney had approved one or
more agreements guaranteeing the License would stay in THE CITY, with this Agreement
and the PREMISES.

IT IS THEREFORE AGREED:

1. In the event APPLICANT should cease operating its restaurant and/or
cease to use the License at the PREMISES for any reason whatsoever for a period in
excess of ninety (90) consecutive days without the written consent of THE CITY, then
APPLICANT shall immediately proceed to place the License in escrow as provided in
subsection (a), or return and request termination of the License under subsection (b) if it

has not been removed from escrow as provided in subsection (a) within five (5) years of being placed in escrow. In recognition that notwithstanding the requirements of this Agreement, the Michigan Liquor Control Commission could approve a transfer of the License to a location outside of THE CITY as currently provided in MCL 436.1521(1), as amended, if the License is required to be placed in escrow by this Agreement or the Michigan Liquor Control Act, APPLICANT agrees that after notice and an opportunity for APPLICANT to be heard, the City Council may object to renewal of the License by the Michigan Liquor Control Commission in accordance with the provisions of the Michigan Liquor Control Act and specifically MCL 436.1501(2), as amended.

- a. APPLICANT shall place the License into escrow with the Michigan Liquor Control Commission and maintain same in good standing with the Michigan Liquor Control Commission, conditioned on and with APPLICANT agreeing to take whatever steps are necessary to cause the License to remain in THE CITY, by APPLICANT using the License itself at another location within THE CITY, selling or transferring the License to the OWNER or a successor tenant for use at the PREMISES as provided in the attached Lease or selling or transferring the License to another entity for use at another location in THE CITY.
- b. APPLICANT shall return the License to the Michigan Liquor Control Commission and request that its rights to the License be terminated and that the License not be placed or continued in escrow but instead be returned to THE CITY to be added to its available quota Class C Licenses.

2. The parties also agree that in the event of a fire loss or some other type of event causing physical damage to the APPLICANT'S restaurant at the PREMISES and which results in a temporary closing of the APPLICANT'S business exceeding the ninety (90) consecutive days stated herein while the premises are being repaired or renovated, then same shall not be considered a violation of any of the conditions of this Agreement.

3. APPLICANT agrees that the City Council shall not approve the transfer of the License within three (3) years of the date of the original issuance of the License. The City Council may, but is not required to, excuse the above limitation for any of the following reasons:

- (1) If the License holder is a natural person, he or she dies or becomes incapacitated.
- (2) If the License holder is a corporation, the majority shareholder dies or becomes incapacitated, or the corporation dissolves for reasons other than to transfer the License.
- (3) If the License holder is a limited liability company, the company dissolves for reasons other than to transfer the License.
- (4) The License holder and the proposed License transferee establish that the transfer of the class License shall not result in profiteering.
- (5) The application of this limitation will subject the APPLICANT to financial hardship due to no fault of the APPLICANT, such as a change in the business climate, illness or death, labor or supply problems, and/or other factors outside the APPLICANT'S control.

Unless excused by the City Council as provided above, in the event a License is proposed for transfer within three (3) years from the date of issuance, the APPLICANT agrees that the Michigan Liquor Control Commission shall terminate the License and the City Council may approve the issuance of a new License to a new Applicant without any compensation to the Licensee who placed the License into escrow; provided, however, prior to the approval of such issuance to a new Applicant, the person or entity who placed the License into escrow shall be afforded written notice and an opportunity to be heard, and all objections raised at the hearing shall be resolved (at the Michigan Liquor Control Commission or in the circuit court if necessary) prior to issuance of the License to a new Applicant.

4. APPLICANT agrees that the recommendation of approval agreed upon by the City Council is not a property right and was approved upon the express and continuing condition that the requirements and conditions set forth in this Agreement shall be maintained and not violated by APPLICANT.

5. APPLICANT agrees that after notice and an opportunity for APPLICANT to be heard, a finding by the City Council that a violation of a requirement or condition set forth in this Agreement has occurred, shall be grounds for the City Council to request revocation and/or object to renewal of the License by the Michigan Liquor Control Commission in accordance with the provisions of the Michigan Liquor Control Act and specifically MCL 436.1501(2), as amended.

6. APPLICANT acknowledges that the agreements contained herein are unique and in the event it violates one or more of those agreements, THE CITY would not be adequately compensated by damages or resorting to the remedies described in Paragraph 5, and therefore agrees that the terms and conditions of this Agreement

shall be specifically enforceable by THE CITY by action for such relief in the Oakland County Circuit Court for the State of Michigan and that if THE CITY prevails in such an action, it shall be entitled to an award and judgment that APPLICANT pay THE CITY'S costs and attorney fees incurred.

Witnesses:

APPLICANT:

By:
Its:

Subscribed and sworn to before me
this ____ day of _____, 20__

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission expires: _____

Witnesses:

THE CITY:

By: Justin Fischer, Mayor

By: Cortney Hanson, Clerk

Subscribed and sworn to before me
this ____ day of _____, 20__

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission expires: _____

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, AUGUST 25, 2025, AT 7:00 P.M.**

Mayor Fischer called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Council Members Gurumurthy, Heintz, Smith, Staudt, Thomas

ALSO PRESENT: Victor Cardenas, City Manager
Tom Schultz, City Attorney

APPROVAL OF AGENDA:

Member Smith added under Mayor and Council issues for the Parks and Recreation Committee to develop a plan for Shawood Lake and Island.

CM 25-08-109 Moved by Casey, seconded by Thomas; MOTION CARRIED: 7-0

To approve the agenda as amended.

Roll call vote on CM 25-08-109	Yeas: Casey, Gurumurthy, Heintz, Smith, Thomas, Staudt, and Fischer Nays: None
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PRESENTATIONS:

1. Public Safety Buildings Bond Next Steps - Plante Moran Realpoint, PFM, & Miller Canfield

Todd Fenton, Vice President Plante Moran Realpoint, said that the City designed a fantastic educational plan, implemented it, and now got it on the board to be discussed. He said he is going to go through a very brief summary of where they are at in terms of what the project is, the location of it, and then moving forward to the site due to diligent activities. He said they are going to be performing procurement with an architect, engineer, and construction manager. He said then, they will get into a preliminary design and a construction timeline, which will segue into a little bit of a discussion on the bond issuance. Which, he said, has been informative for the timing on a lot of this program. He said on August 5, 2025, Novi voters approved \$120 million public safety bond proposal. He said \$20 million of that money is a road project extending Lee Begole from Crescent to the North. He said they're building one public safety building, which comprises of a new police station and fire station, and is a \$72 million project in and of itself. He said Fire Stations 2 & 3 are approximately \$13 million; the sites are the same 14,500 square feet and then improvements are about \$2 million that haven't been programmed yet. He said that they will be building that into the budget as they move forward on Fire Station 4. He said that it's \$100 million for public safety facilities. He said the design and construction schedule that was presented in January and then reiterated in March is about 60 months. He said the majority of the \$80 million is 2028, and that's how they staggered a 60-month construction timeline. He said PFM will be discussing the possibility of how they could actually accelerate the timeline. He said they see pathways to be

able to cut maybe 6 months to a year off of the project. He said they are still working through it. He said, regarding fire station 2, the City has an option to acquire a parcel at 42000 W. 13 Mile Road. He said the City is finalizing due diligence prior to a planned closing which would be in September of this year. He said concurrently they're continuing to monitor the market for any other site that could be feasible within a mile to mile and half geographic range of where the current fire station is. He said the City acquired property in 2025 for fire station 3. He said moving forward through next year there will be a lot of site work, confirming a lot of things through geotech, easements, plot line requirements as they get further into the design. He said they need to make sure building load calculations match the infrastructure that's on site. He said they believe there will be some regulatory issues with wetlands that the city will be working on. He said they do have a care plan for the public safety building that they'll be working through with the city on some environmental work there. He said in terms of procurement right now they are in the middle of procuring an architect and engineering firm. He said they issued a pre-qualified invite only RFP, for professional services. He said one of his colleagues, Brian Webber, brought that approach to the Council in May of this year. He said it's the same with the construction manager. He said they are seeking firms with a proven track record and projects of comparable size and scope, specialized expertise in public safety, access to national local resources, and the ability to staff it and financial capability to pull off a project of the size. He said they received proposals on August 12th and scored them the same week. He said they met with the City on August 18th to review the proposals and agreed that they are going to interview 4 firms. He said this upcoming Wednesday, the intent is to recommend 2 firms for a final interview with the finance and administration committee. He said the meeting is set for September 15th, and the intent is for the FAC to recommend a final form for approval by the City Council on September 22nd. He said in terms of the boiler plate of that resolution, they would ask at that point to authorize the City Manager and City Attorney's office to take whatever actions necessary to finalize the contract with the recommended AE firm. Provided there aren't any material deviations from the contract that they already provided in terms of the construction manager, again they followed the same process. He said what a construction manager really is, is they essentially hold all the subcontracts. He said the semantic is that the construction managers are a direct contract with the city of Novi. The architect engineers are also a direct contact, but the subcontractors underneath here building the project are all held by the construction manager itself. He said those proposals or due on August 26th. He said they will be reviewed by PMR and the city administration. He said they are meeting on September 15th to narrow the pool to three firms or four. He said how the last interview with the city went there was another firm they wanted to consider, and then two firms will be recommended for a final interview by the finance and administration committee on October 6th. He said the timeline right now for a final CM firm to be approved by City Council is on October 21st. He said they will work with the City Manager's office and the Attorney's Office to finalize a contract with that. He said their final preliminary construction timeline as of today, design will be starting in the third quarter of this year and finish in the first quarter of 2027. He said for the public safety building, they expect the first bid package for site work to be released in the third and fourth quarter of 2026, building structure and envelopes in the first quarter of 2027. He said interiors and furniture fixtures, equipment and technology in the second to third

quarter of 2027, he said construction to be complete in the fourth quarter of 2028. With the fire stations, he said design will begin this year in the third quarter they expect because they are smaller buildings that they'll end earlier. He said the second quarter of 2026 will be bidding, awarding will be the fourth quarter of 2027, and construction will start the first quarter of 2028. He said again, that is also cash flow dependent. He said the majority of the bond proceeds become available in 2028 for this project. He said they are looking at the completion of construction of the fire stations in the third quarter of 2029. He said he has alluded many times to cash flow dependency and where the schedule is and PFM will provide a brief update on where they are at with the bond issuance and some of the flexibility that they may be able to build into the project.

Sean Wall, PFM Financial Advisors, said in terms of market rates the graph provided is good for two reasons. He said on the left-hand side, the tan bands are the 10-year historical range for the tax-exempt benchmark. He said the dark blue line is where the rates are as of today or this week. He said you can see just on the front end of the curve years 1 to 5 is kind of in the middle of the bands. He said as you go longer on the curve rates show they are little higher in the upper part of the historical range for the last 10 years. He said looking at a 25-year bond terms the rates are on the higher side of where they have been in the last 10 years period he said the treasury curve on the right-hand side just gives an idea of where treasuries are in comparison to tax-exempt benchmarks. He said they looked at a few different options as starting places to move forward. He said the first series of bonds is not expected to be issued until next May. He said given what they know now, discussions on projects, timelines, cash flows 10 things alike they've put together some options for the team's consideration. He said as they mentioned earlier, they went with \$40 million in 2026 and the remaining \$80 million in 2028. He said option A is contemplated as going again with the \$40 million upfront in 2026. He said through further discussion they looked at if they kept the \$40 million in 2026 what could they pull up to 2027. He said that it's about \$17.5 million, and then you would round out the issuance of the authorization in 2028 at \$62.5 million. He said the other option which he thinks they know is attractive based on recent discussions, is option B. He said that it looks like it will be \$25 million in 2026. He said he knows the road project is about \$20 million, so that leaves a little bit of a buffer. He said then they could pull up as much as they can to 2027 which is about \$45 million. He said in 2028 they would round out the authorization of the \$50 million. He said there are just different options in terms of timing, cash flow, things to consider. He said again they've got time as they go along, but just kind of settling some benchmarks along the way of what they think is possible. He said he knows there are a lot of numbers but talking about completing the different priorities of this project for the city. He said they talked about managing project cash flow needs with bond series. He said they have been in contact with the people from PMR over the last few weeks talking about the different options, weighing the options, timing, things like that. He said that is 1 priority. He said the other is moving fluid bond rates. He said rates can move anywhere, sometimes zero to 5 base points in a week or 15 to 20 base points in a week. He said if you have a couple of weeks that stack up of big movements you can see some pretty considerable right movements and changing parameters. He said future estimated taxable values they are estimating at 4% growth for the next 4 years and 3% thereafter. He said they will know more next spring when the 2026 taxable value comes out and that

will change the math a little bit as well. He said the last two here they are looking at the one mill target. He said he knows that it's a pretty firm target so with that is kind of the revenue constraint they have a more limited set of possibilities. He said the last is structuring bond, statutory bond structuring requirements which designates that they can't backload too much principle called a one to five rule. He said those are some of the factors that are competing. He said looking at this when they're looking to structure these series along the way and again a graphical representation, should help with how they're layering the debt service in each series. He said option B with the 25 million upfront shows that series 2026 that debt service gets us to \$1 million and then drops off considerably to fold in the series 2027 bonds. He said then in 2028 folds in the 2028 bonds all again staying at relatively level mileage until they drop off later down the line. He said in terms of just bond sale issuance and sale process he imagines pat will touch on this briefly. He said when they decide where they're wanting to go with the issuance of the bonds they would talk with the team about the method of sale, put together bond specifications which will inform the authorizing resolution. He said they will likely consider that in February. He said they can certainly do it earlier but that will come from pat and the folks at Canfield. He said from there they dropped and put together a preliminary official statement, hold the review call, get it all in order, apply for a rating, have a call with the rating agency, and receive the bond rating. He said then they would publish an official statement and notice of sale depending on the sale method. He said in March they sell the bonds in April and then close on the bonds. He said the city would receive the first round of funding in May of 2026.

Pat McGow, Bond Counsel from Miller Canfield, said there were four basic elements in the bond proposal: The maximum dollar amount, the maximum duration, the purpose of the project, and the estimated mileage rate. He said what the voters approved was the city issuing bonds and an amount not to exceed \$120 million. He said the bonds can be issued in one or more series not to exceed 25 years from the date of issue of each series for the projects described there. He said there is also the estimated mileage rate. He said he knows some people have asked a question what's the real limit here. Is it the dollar amount or the mileage rate. He said the answer is right and the ballot language and it is the dollar amount. The voters approved of the City issuing bonds and an amount not to exceed \$120 million. He said the mileage rate that you get to levy to pay the debt services based on what you need to cover the debt service. He said at the time the ballot was approved the estimate was it would be 1 mill in the first year an average of 0.95, but you are authorized to levy whatever you need to pay debt service and not more. He said if it turns out that interest rates are a little higher then you could levy more than a mill, if interest rates are lower or the taxable value increases faster, you will levy less than one mill. He said the one mill is really just a target. He said it was based upon the estimate at the time the belt language was approved. He said now in structuring PFM is trying to keep it at the one mill, but he just wanted to remind Council the one mill does not limit you. He said if it turns out if they get next year and interest rates have crept up; you have the ability to issue a total issuance of not to exceed \$120 million and levy what mileage rate you need each year to pay the debt service. He said one thing they do know is it will be different each year the taxable value will change, and you'll be able to levy whatever mileage rate you need to cover and pay that debt service. He said the other thing he

wanted to touch base on is that now that the voters have approved of this bond what can the city spend the money on. He said again it is really what is contained in the ballot language, and they tried to be very broad and descriptive in the various categories to give them some flexibility, but also to convey to the voters what it is that's included in this project. He said basically they can pay the cost of acquiring, constructing, furnishing, equipping the new public safety facility, which includes a Police Department and fire department that's going to be the public safety headquarters Lee BeGole Drive, and two new Fire department facilities to replace fire stations two and three period he said the city has the sites for those locations and we now know where those will be. He said renovations to fire station 4 in site acquisition. He said this was done to basically allow you to reimburse for the cost of acquiring the sites for those new facilities, demolition of existing facilities or structures on new sites and the related road and site improvements, which is Lee BeGole Drive. He said that is the \$20 million cost that they are talking about on the front end of the project. He said they can also pay for soft costs including architectural engineering, surveying, soil testing, consulting, legal, etcetera and issuance costs related to the bonds. He said this is essentially what you can spend the money on. He said the other thing that comes into play when they're talking about structuring the bond issue is timing restrictions on spending bond proceeds. He said he would like to say that the construction project drives the schedule. He said the bond issuance is really going to be based and built around the timing of when you need the money for construction and also what the expected time period of construction is. He said first when it comes to reimbursing prior expenditures, anything that has been paid that are soft costs, and that includes the architect engineering surveying, soil testing, consulting, legal cost of issuance, you can reimburse from the bond issue regardless of when you paid those costs. So, if you paid consulting costs going back a year or more, there is engineering work done a year or more, soil testing you can reimburse for those prior expenditures. He said when you issue the bonds anything that is considered a hard cost, which is land acquisition, construction equipment or furnishings can only be reimbursed if those paid no more than 60 days before the Council approved the bond language. He said if they go back that basically gets you to pretty much all of 2025. He said he believes both of the two sites that they were talking about were required after that date, the one that's already been acquired and the one that has a September closing. He said you will be able to reimburse for those site acquisitions and bond proceeds. He said the other timing restriction comes from the Internal Revenue Code, which is true for any tax-exempt bond of this nature. He said you have to reasonably expect to spend substantially all of the bond proceeds within three years. He said the reason for that is the IRS doesn't want you to issue bonds and then it takes many, many years in order to pay for the project. He said if that's the case it's suggested it would be better to have the bonds issued in more than one series. He said what's going to drive this is the flexibility to decide what they will do going forward. He said ultimately, he wants to make sure that at the time they issue bonds they expect to spend all the money within three years period he said now the fire stations are closer to a four-year time period. He said that's why they were looking at two or three issues of bonds so that they satisfy that requirement. He said the other good news is that when you issue the bonds, you are able to invest that in any investment that you're permitted to under your investment policy. He said you are going to earn interest on these bond proceeds, based on whatever you put in, CD's or money market, obviously very

secure instruments that satisfy your investment policy. He said that money is considered the same as bond proceeds. So, those investment earnings on the bond proceeds are considered bond proceeds and have to be spent on the same things that the bond proceeds are spent on. So, you can't take those investment earnings and transfer it anywhere else. He said that's the part of the project fund that is available for those costs as well and the assumptions that PFM has prepared includes investment earnings in those numbers. He said at the end of the day they will end up with more than \$120 million when you include the interest earnings. He said it doesn't know what the number is because it depends on what it is at the time period he said finally people asked the question about arbitrage and rebate. He said he would say that this is not anything they need to be worried about at this point. He said if you earn more interest on the bond proceeds than what you're paying in terms of the interest on the bonds, and you don't spend the money within two years. For each issue you might have to rebate that excess amount to the IRS. He said that's not anything to worry about in terms of structuring. He said that also assumes that interest rates allow you to reinvest at a higher rate, which for the most of the last 20 years has not been true. He said it went up a couple of years ago when short term investments got up above 4%. He said depending on how this is structured and what those investment earnings are they will look at it at that time period he said it is relatively rare there's only been a couple of times in the last 20 years that there's really been an issue for a project like this. He said if they split this into two bond issues, they may be hitting those spend down requirements anyway, but he wanted to mention it is not something they need to worry about now.

Greg VanKirk, Partner at Plante Moran Realpoint, said he is going to tackle a few questions that come up. He said a big question people ask is why the project is not done already. He said they want to under promise and over deliver. He said they put a five-year timetable on the project. He said what they think is the project could conceivably get done in four years or less subject to cash flow he said they're in the process of working on those types of items. He said by way of example if they have two fire stations have \$13 million apiece, that's \$26 million plus the road is \$20 million which means it's \$46 million. He said they can only bond \$40 million right out of the gate. He said that may change and they may be able to accelerate and bifurcate the programs and have a fire station program, a public safety program, and a road project program all running in parallel. He said they are working on it. He said they are interviewing architects, interviewing construction managers and debating on the ways that this can speed up. He said he knows this needs to be a speedy project so that community members have better services. He said personally he has an interest in speeding this up because they are fighting inflation. He said they want every power of their being to make this move as quickly as possible to save money on inflation. He said he wants to let them know that there is more to come but they will get there. He said they have a great team, and everything is on schedule and moving right along. He said soon they will have architects in front of the Council for recommendation and approval of contract.

Mayor Fischer said he would like to thank Novi voters for giving the City the opportunity to invite the representatives to share in these next steps. He said it couldn't have been done without the hard work of City staff, the support staff, and the City Manager leading

all of the teams in a similar direction. He said thank you to the city staff that got us there as well as the experts. He said it was a lot of information to take in as far as the next steps and process.

Mayor Pro Tem Casey said It's exciting to be at the point where they're talking about what they can do. She said like the mayor she would like to thank the voters for their trust and allowing the opportunity to do this on their behalf. She said she'd also like to thank Sheryl Walsh Malloy and the two chiefs and City Manager Cardenas for the work they did to educate the voters to get them to the point where they felt like they understood the program and were willing to trust the City. She said she has mentioned this before but, a reminder that she doesn't do this on a daily basis, and it is not her background or expertise. She said as they continue to educate the Council and present information, please make sure that you remember the fact that you were giving some of the background as they were talking about the issue. She said the slides were great, but the treasury interest rate movement slide took some time to digest and figure out because there wasn't axis. She said, again, this isn't what she does for a living. She said she can spend money from a marketing perspective but doesn't have to account for it. She said she would ask for the courtesy of making sure that it is clearly defined for everyone. She said it is easy to sit and be engaged in every decision that gets made and that is not the role that Council plays. She said the Council is the policy setting body and has the high-level decisions. She said as much as she watches HGTV and feels like she could give feedback on colors and fittings, that's not their job. She asked if they could pull together a document that shows what stakeholders are responsible for which decisions. She said to tell her who is responsible, who gets to approve it, who supports it and who could see information. She thinks that will only help herself remember where the responsibilities are or are not. She said the sooner they could pull something like that together it would be greatly appreciated. She said her third comment is that when they started the process, she made a comment that she was looking to see the teams monthly. She said it made sense as they were going through the process and getting to the point where they were getting ready to put the bond out or put the vote out through education materials. She said the requirement to see them monthly might not apply for the next handful of months. She said there won't be anything where they need to come and update them. She said please understand that the expectation is there is a frequency that they will meet that, and she would like them to lean more towards more frequently than less frequently. She said she also likes the updates they are getting in the admin packets. She said she will expect to continue to see those on the weekly basis that they've been seeing them so far. She said from my communication perspective she wanted to be very clear on what her expectations are going forward. She said the only requirement that she will say that she has, because she will defer to the chiefs who are the experts in what they need in the building, is going to ask them to continue to look to design with flexibility. She said if there is an opportunity as they are doing the architecture and they are doing the design to make it flexible in case in the future, if something like a wall needs to be moved, it can be. She said that would be the only expectation or requirement that she would want to put on the table.

Member Smith said thank you to the voters and staff who helped get this approved as well. He said this is definitely something we need to do. He said these buildings are going to be around for 40 years, and they could be in service in 2075 and 2080. He said that this is good timing with interviews coming up because that's mostly what they're going to be talking about. He said in addition to the public safety building experience he would like to stress from the architect standpoint, people that have experience in design and construction of lead certified buildings whether or not they pursue lead. He said he would still like to see it in 40 or 50 years, so we can save a lot of money by being very efficient. He said he would like to see a good investigation of any energy efficiency and renewable energy options in environmental sustainability. He said environmental sustainability has to be at the forefront of this project in the inside and the outside of the buildings. He said green materials if rainwater has to be collected, landscaping, that kind of thing. He said these buildings are going to be here for a long time he said when they start to make the decisions on who they hire as an architect come with some information about what they see as the trends going forward in buildings for the next 40 years it's some of what they might expect to see. He said he doesn't know if that's possible to do it. He said the buildings we have now designed in the 70s and 80s are outdated because technology has moved so far along. He said any information that they can give us to tell where trends are going were things they should expect showing up as needs for the buildings. He said he was looking forward to speaking with the architects.

Member Staudt asked that the presentation go back to the slide with the cost breakdown of the individual buildings. He said he has a fundamental issue with this slide. He asked PMR if in the \$72 million cost if 10% and 2% contingencies were included. Todd Fenton, PMR, said yes. He asked what else it includes. A representative said all costs for that specific building. Member Staudt said when he does a construction project, he is very concerned about contingency. He said he is not worried about consulting fees, as those are agreed on. He said this slide is very misleading. He said it makes it look like they are getting a \$72 million building. He said there is no absolute contingency unless the company makes it an absolute. He said he would prefer to see a table that shows what they are actually proposing to spend on the buildings, soft costs and hard costs. He said \$13 million after a 10% contingency means they are really looking at a \$10 million building. He said it is extremely misleading, and he fights this on the projects he works on himself. He said one of the things the Council hired PMR to do was to control contingency to make sure that the project came in and they knew what they were getting and what they were paying for. He asked the Bond Counsel, Mr. McGow, how far back on soft costs they could go. Mr. McGow said there is not a time limit on that as long as it relates to this specific project. Member Staudt asked if the money spent on a consultant a few years ago who provided them with a first view of the building, could come from bond funds. Mr. McGow said yes, if that was related to the replacement of the fire and police stations and project. Member Staudt asked the City Manager the costs of the original study done with the steering committee. City Manager Cardenas said he doesn't remember the price off the top of his head. Member Staudt said it was over \$100,000 and asked if all of the funds used for the studies, and costs with Plante Moran can come from the bond. Mr. McGow said yes it can, you are not required to reimburse, but you can. Member Staudt said there are really good reasons to reimburse. He said his only other comment is to use

whatever effort to accelerate the project. He said he was not anticipating 2028 for the fire stations being complete. He said he'd like to see some of the work done and finish in 2027. He said the City has \$120 million that they somehow have to fit it in. He said in other words the 1 mill is purely a placeholder number. Mr. McGow said that it was their best estimate at the time based on what they knew. Member Staudt asked if it was legally required to be at 1 mill, or if it was 1.1 mill for the first year and then goes down if that would be acceptable. Mr. McGow said yes, the City can do that.

Member Gurumurthy said thank you to the Novi voters and staff for their efforts to get here. She said she is looking forward to the next few years. She said from a corporate perspective, you cannot look at timelines past one year from now because a lot of things need to happen. She said she would like to see a slide with the corridors. She said in the sense from now to say one year from now, what are the key milestones that we want to accomplish or hit so that it can be seen by month as well. She said that in two months you know you have to do this and hit this key milestone, it does not have to be every single thing. She said that in a couple of slides presented there were things that needed to be finalized, and bids sent out etcetera; she would like to see that more visually if possible. She said this way every time there is an update they can see what they've accomplished and how many more goals for the year and kind of zoom in as they go along. Greg VanKirk, PMR, said they are fully anticipating these comments on governance. He said that information is forthcoming along with not only a major milestone, but a very detailed Gantt chart. He said one of the first things they are trying to accomplish is really understanding what their limitations are on cash flow. Do they have limitations or not? He said based on that they can decide which of the three programs to run in sequence or parallel. He said cash flow dictates, because the Council may want to remain at one mill versus 1.1 mill as previously stated. He said a lot of what they do depends on where the Council makes their decision. He said they will be interviewing architects and one of the first questions they're going to talk about is how to speed along construction managers. He said they will want to know how fast they can get it done. He said they know if they are not burdened by cash flow, this is a four-year program, but again at 1 mill where they originally set the target in March giving taxable values at the time was \$40 million and then not \$80 million until 2028. He said they're just dealing with that reality and now trying to work into the finance package and understand exactly how much cash flow they have to work with period he said all this information will be forthcoming.

Member Heintz said he appreciates all the hard work from staff, residents, and votes. He said it is clear that safety is paramount. He said it's neat to be able to embark on this project. He said a few things that are important to him are to try and do deconstruction rather than demolition, remaining sustainable and flexible, and the things that have already been previously mentioned. He said he had the opportunity to sit on the School Bond Committee, and it was a great learning experience, and he is still learning through this process. He asked if moving forward there are opportunities to both staff, residents, others to provide feedback. He said he fully understands that the decisions will be with the experts building a public safety building, but he said he doesn't see a lot of opportunities for suggestions about design. Greg VanKirk, PMR, said it is predicated on

the two chiefs telling them what is needed, and the architects and experts telling them. He said a large part of this will be a governance document. He said that once an architect and construction manager are hired and they understand the financing packing, they will have a program set up and a governance package will be coming. He said that it will consist of responsibilities and who holds them and the authority and decision-making powers. He said they will be setting up a cadence to have once a month updates, or whatever the cadence is decided by Council where they will have live broadcast updates to both the Council and the public. He said the first thing everyone wants to do when the bond passes are to go. He said they need just a little bit of time to get on their feet and really understand some things. Member Heintz said he appreciates the comments about inflation and the fight against it, and the different route options and alternatives offered. He said there will be a lot of unknown things such as the cost of things pushing the timeline. He said the one thing everyone agrees on is the sooner the better and asked if that would grant overall savings. He asked with the interest cost would be if paying one mill over 4 years instead of 5 with the added year of inflation. He asked if the bond series were to move up, you begin paying interest on the bonds closing. Sean Wall, PFM Financial Advisors, said you do begin paying interest earlier on some of that money. He said as Pat discussed previously, you are also earning money on that money. He said it is a tradeoff and a lot of times it goes back to the cash flow needs and what you can do. He said if it does get moved up, they start accruing once the bonds are issued and closed. Member Heintz asked if the base plan compared to, for example, option A would roughly cost \$1 to \$1.5 million more dollars in interest costs. Sean Wall said yes, in interest costs. Member Heintz said the other hard parts are inflation and where the interest rates will be. He said it is helpful to have as much of that information whenever and wherever the Council is asked to make decisions.

Member Thomas said thank you to the voters in support of this. She said the vast amount of money going into a project like this has always made her nervous. She said it is important that our public safety is taken care of. She one of the things with this project that is very important to her is to be as sustainable as possible. She said that it also means taking good care of any green spaces they may be building on and that as much as can be preserved, is. She said another thing is that the buildings are energy efficient. She said they want to make sure every dollar is spent wisely. She said energy efficiency should be in the carrying costs, so that in the next 50 years they are not wasting money down the road on the lack of energy efficiency. She said that from a longevity standpoint, this project is something that has to be done, is very expensive and hinders the community from doing other wonderful projects, so these buildings need to be high quality and last a very long time. She said with longevity comes technology changes, and she feels like there is going to be a considerable amount of building the infrastructure for technology. She asked if that was a consideration made early in the process. She asked how that is accounted for, and if the technology supported is something that the money can be spent on. Greg VanKirk, PMR, said technology will be a big part of these buildings. He said that as their representatives the three main things they are trying to balance is quality, time, and cost. He said that is the construction triangle that everyone has been wrestling with forever. He said he knows the buildings need to be built with the highest quality and thoughtfulness that they can. He said they also know they only have \$120

million. He said those are the two variables they have, and the only one they are floating with is time. He said they are balancing the best way to do the project in a timely fashion, as quickly as possible. He said everything that the Council is asking about tonight has been contemplated, and they look forward to meeting on a regular basis moving forward, bringing them the architect, construction manager, and technology designer if they choose. He said they will be bringing the detailed Gantt charts, schedules, etc. He said they will go back to the original thoughts from march and see what progress has been done, and what the next steps are in the next two to three months. He said they are looking forward to keeping the Council up to date on all their concerns, thoughts, and considerations.

Mayor Fischer said Mayor Pro Tem Casey made a good point regarding governance, and he said that governance will protect staff, PMR, and the Council. He said there are a lot of decisions when it comes to firms, millage rates, where and how the \$120 million is spent, where the Council will be in charge of now, but will eventually fade away. He said there are a lot of things they want to be informed of through the process, but they probably won't need to be at the table for them. He said seeing that framework is one of the more important things to him moving forward. He said they talked about speed, quality, and cost. He said the two key items for him are the quality and cost. He said that the city told the voters it would take 5 years. He said he would be willing to tell the voters himself that it will take that full 5 years to ensure they get the most efficient cost structure and the highest quality buildings. He said he is open to hearing the discussions about speeding the process up, but if it compromises the quality or takes the millage rate over one mill, he will not be happy and will not support it. He said that Greg stated he has been in this business for 35 years and asked who he considers PMR to be accountable to. Greg said the seven Council members, and Mayor Fischer said that was correct. Greg said PMR works for the Council, as much as they love the City Manager and staff, they are conduits and the contract is with the City, and the City is represented by the Council. Mayor Fischer said that is an accurate description. He said the City Council are the ones who are held accountable. He said that is the reason they are asking all of these questions, and why they have deliberated the topic for an hour. He said the voters have entrusted them with \$120 million, with the support of staff, but that is why this conversation is important to have. He said from his perspective that is how he views their relationship with PMR. He said as far as some of the interest rate charts, they were quite confusing. He said some of the titles and descriptions of what is going on with them would be very helpful. He said something that is problematic to him is that they don't show where interest rates have been in the last year or two. He asked what they can tell him about the AAA curve in the last year or two. He said not the 10-year historical, because telling him it is between 1 and 5, really doesn't do much. He said he wants to know where it's been over the last 6 months, 9 months, or a year. Sean Wall, PFM Financial Advisors, said they have another data point; the lighter blue one is where it was this time last year. Mayor Fischer said that's not what he's looking for. He said realistically, they are talking about a bunch of tenures, one through thirty-year issuances, and the City won't do anything but 25. He said realistically, they are not going to issue anything but 25. He said having the full curve really gives him nothing, and what he is interested in is what the 25-year bonds done for the AAA municipals over the last 6 months or a year. Sean Wall said

he is happy to share that information. He said the reason they don't show that is because bonds are priced each year, so it gives contracts to 1-, 3-, 5-, and 7-year bonds in this amortization, and where those are pricing. He said he gets the mayor's point. He said the 25-year curve, on the long end of the curve, you can see the upper end of that margin range in the last ten years. He said comparing it to last year, you can see the front end is lower. He said on the 25-year spot rate is much higher. He said you are looking at a 25-year rate of just under 4%, whereas last year it was right around 3%. He said for context, for that year it is probably a percent difference. He said they are happy to provide additional data points about where the 25 years has been over the last five years. He said since March of 2022, rates have increased considerably. He said from 2022-2034, the yield curve was inverted. He said those rates were shorter or were lower, and the shorter rates were higher. He said in the 25-year spot rate compared to the last 5 years; this is probably as high as it has been since 2020. Mayor Fischer asked where it was when the bond language was actually done. Sean Wall said it was actually a bit lower. He said it was probably closer to 25 or 30 basis points lower than where it is now. Mayor Fischer said what he is confused by is that the estimated rates back in March and the estimated rates now, are the same, but the underlying rate was lower by 25 or 30 basis points. He said in March they were at an underlying rate of 4.5, and today they were shown 4.65. He said the underlying rate in March was lower, but they are showing the same estimated rate at this time. He said the rate for AAAs has gone up over the last six months, yet we are showing just about 15 or 10 basis points higher. He said he is getting concerns about the PMR cashflow needs. He said some of these estimates regarding rates are relatively over conservative. Sean Wall said it behooves you to have some contingency or buffer in there should rates move 15, 20, 25, 50 basis points one way or the other by the time they get to May of next year, because rates can really move around. Mayor Fischer asked if that was PFM Financial Advisors' view, is that rates going to continue to stay or go up in light of the macro and other discussions. Sean Wall said it is hard to predict. He said right now they get updates from all the investment banks and their own economists. He said on the short end of the curve, they are predicting more rate cuts. He said that it is difficult to see how that plays out in the specific market. He said this is due to things like tariffs, where investors put their money, etc. He said if longer rates have gone up, it means they're concerned about inflation in the long term. He said they hope rates will be down, but he doesn't want to cut our feet out from under us when we get to the bond process in a couple months. Mayor Fischer said he wants to also make sure that they are not in the 1% of the bell curve of outcomes as opposed to somewhere in the middle. He said that is what he is concerned about and what he sees through the data and some of the charts the Council has been provided over the time that PFM Financial Advisors has been the advisor. Sean Wall said when they are talking about sharpening interest rates a quarter point that may increase capacity by a few million. He said it's not going to move \$10 million, \$20 million, or \$30 million. He said some of that will move and if we get a big change, they are talking \$5 to \$7 million maybe, in a quarter point movement. He said some of that can be moved around, and they will continue to work on it and push the envelope as much as they can, while knowing there's the one mill backstop and the set parameters. He said he believes the estimates to be somewhat conservative, but also pretty realistic. Mayor Fischer said he errs on the side of reality to make sure they are

accomplishing all that they want to and said this is what they hired each of the advisors to do.

Mayor Fischer said he had a question for Pat McGow. He said at one point they talked about the ability to use bond proceeds to acquire some of the land that they have already gone through. He said there was discussion of acquiring resolutions or other things. He asked Mr. McGow if he was comfortable saying that they don't have to do anything as long as the city paid for the land and closed after January 9th of this year. Pat McGow said That was correct, but the resolution he was referencing was language that was in the resolution approving the bond proposal. He said that language for reimbursement was approved by the Council back in March when the bond was approved. Mayor Fischer asked if they needed anything tied to the acquisition of the property or closing of the property or if they covered themselves in the resolution for putting the language on the ballot. Mr. McGow said that is correct. He said the requirement is the IRS, before you spend money on a project to declare your intent to issue bonds and reimburse from those bonds. He said you don't have to specify in this particular parcel or this purchase. He said it's just really that intent to issue bonds and intent to reimburse that starts that time frame. Mayor Fischer said the language he's read from him our bond proposal talks about the principal sum not to exceed \$120 million. He asked if in an instance when they're able to issue at a higher rate and thereby command a premium are they allowed to go above the \$120 million with the premium. Mr. McGow said he is seeing a lot of premiums in bond sales these days. He said the premium that you would get if you sold at a higher rate than market rate is considered to be a bond proceeds, and that money would go into the construction fund. He said for instance the investors assumption is that the bonds are sold at 4 1/2 but the bond purchaser wants 5% coupons, they will give you extra money to buy that bond issue, then that money goes into the construction fund. He said they will look at what that premium is when they take that into account. He said if they go out and say \$120 million, but they're going to give them an extra \$5 million at a higher rate, than they would decrease to \$115 million par value. He said you are getting the \$5 million, so you will end up with \$120 million. Mayor Fischer asked why they couldn't issue \$120 million par and clear the \$125 million. That McGow said it's because the IRS rules require them to count that as part of the proceeds and issue price. Mayor Fischer asked Mr. McGow, if that's still true even though the bond language said "principal amount" which would technically be the \$120 million. Mr. McGow said that was correct. Mayor Fischer asked to clarify that they are legally not able to do that. Mr. McGow said that is correct, they would need to count the premium towards that \$120 million. Mayor Fischer said he appreciates the representatives for coming to present. He said they are excited to get going and get this project done with them on behalf of the voters.

PUBLIC HEARINGS: None

CITY MANAGER REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS: None

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 25-08-110 Moved by Casey, seconded by Thomas; MOTION CARRIED: 7-0

To approve the Consent Agenda as presented.

- A. Approve Minutes of:
August 11, 2025 - Regular Meeting
- B. Consideration of the 2026 City Council Meeting Calendar.
- C. Approval of Traffic Controls Order 25-14 through 25-23 for various regulatory signs for Dunhill Drive, Dunhill Court, and Wales Court within Dunhill Park subdivision.
- D. Consideration of approval to award a unit price contract for tree and landscape plantings to Crimboli Nursery, Inc., the lowest qualified bidder. The contract term is one year with three optional one-year extensions.
- E. Approval of the SECOND READING of Amendment to the City of Novi Code of Ordinances, Section 33-501, relating to parking on narrow streets
- F. Approval of claims and warrants – Warrant 1186.

Roll call vote on CM 25-08-110

Yeas:	Gurumurthy, Heintz, Smith, Thomas, Staudt, Fischer, and Casey
Nays:	None

MATTERS FOR COUNCIL ACTION:

1. Consideration of a unit-priced contract for as-needed aggregate materials to Ellsworth Industries, Inc., the lowest qualified bidder.

CM 25-08-111 Moved by Smith, seconded by Gurumurthy: MOTION CARRIED: 7-0

Approval of a unit-priced contract for as-needed aggregate materials to Ellsworth Industries, Inc., the lowest qualified bidder.

Roll call vote on CM 25-08-111

Yeas:	Heintz, Smith, Thomas, Staudt, Fischer, Casey, and Gurumurthy
Nays:	None

- 2. Consideration of resolutions for the dissolution of the Novi Youth Council and creation of the Mayor's Youth Forum.**

City Manager Cardenas said this is closing the door of the appointment process but opening the door to Hopefully get more interest from students from all over and not just know by schools such as Northville, Walled Lake and Catholic Central. He said they are hoping this will garner more interest in being able to be more flexible to engage the youth with the City more often.

Mayor Pro Tem Casey said she could not be in more favor of this idea. She said she believes when Council formed the Youth Council, it was initially intended to be two-way dialogue. She said over the years the early Youth Councils got really engaged in doing the activities like "Addicted to Movies, Not Drugs", "Addicted to Games, Not Drugs", and doing the alcohol bottle stickering around prom. She thinks it was a good use of time for them. She said over time it became what they expected, and they tried to come up with a really good recommendation to try this idea of encouraging interest in local government. She said they brought in students who are hopefully very interested in local government. She said they went through something similar to an ambassador Academy and then were asked to do a capstone project. She said the ask was that the City would teach them what goes on in local government, and the students would identify a problem and come with a solution and then would help to execute it. She said she doesn't think that is necessarily where the youth want to be. She said she believes what they were seeing was engagement, but not at the level that they were looking for. She said she thinks that this project opens the dialogue. She said they identify an issue that the City or City Council wants more information on from a youth perspective, puts it out there, and gets feedback from a group of youth from here in the City. She said that could be the same people or could be new people every single time based on the issue that we're looking for information on. She said this gives them an opportunity to really have the dialogue that they all want, and the input that the Council wants from the youth of Novi. She said she could not be more in favor of this. She said she was the Council liaison in the Youth Council for most of her tenure on Council, so she's speaking with some experience and being engaged with the Youth Council over the years. She said she very much supports this going forward and thanked the staff for the recommendation and suggestion.

CM 25-08-112 Moved by Casey, seconded by Smith: MOTION CARRIED 7-0

**Approval of resolutions for the dissolution of the Novi Youth Council
and creation of the Mayor's Youth Forum.**

Member Gurumurthy said thank you to the staff and City team for doing this because she knows several high schoolers who have gone through this program. She said she believes it's a great platform for high school students. She said with the new format, especially for high schoolers, the interest and commitment it gets lower towards the end of the term. She asked if the newer forum was going to have the same type of cadence for regular meetings. She asked if there is going to be a quarterly or monthly forum that they encourage high school students to come in. City Manager Cardenas said yes, at this point they are initially planning on a quarterly gathering. He said depending on how many students come in, what their interests are, and what the availability is they may

expand it. He said at this point they're just continuing meetings quarterly. Remember Google movie said this was a great platform where the students learned about the city. She said it was similar to a mini Ambassador Academy program. She said that that piece of the old program will be gone with the new forum. She asked if there are thoughts at how they can help the youth to understand about the City or if there's an opportunity where they can think about another Ambassador Academy program for high school students. She said learning about local government was very valuable for high schoolers. City Manager Cardenas said they can definitely look into that and even possibly expand the Ambassador Academy to have students possibly over 16 so they can get themselves there. He said it's something they are definitely interested in as civic classes in high schools across the area have not focused much on local government although that's where most important decisions are made, and we'd like to ensure the students are knowledgeable about that. She said they have also appointed people such as youth representatives for the library as well as Parks and Recreation and asked how that would work for this new forum. City Manager Cardenas said at this point the City is not having those youth appointees serve on those committees. He said they may look at other ways of engaging the youth to be able to participate in those different committees.

Member Heinz said as someone being involved with the Environment Club, he is very interested in looking for ways to maximize participation and interest in a group like this. He said he is also currently the Youth Council liaison and is very interested to understand the impact and just what that would mean for the liaison role in the new format. City Manager Cardenas said they would encourage whoever the liaison will be at the time to participate in those four quarterly gatherings and invite other Council members with those rules to be able to participate and engage with them. He said the rule could have another set of offline conversations with them as well he said there are other meetings that are maybe not a part of the quarterly, but some other kind of liaison time with those students. Member Heinz said this sounds like potential expansion from the current role and level of involvement. Member Heinz said the sky's the limit and feels there is definitely room for additional involvement from the liaison as well. He said the expansion of the role sounds like a great one, he is in support and looks forward to the changes.

Member Thomas said some of the students who have participated in Youth Council are some of the most accomplished students. She said it was almost unbelievable thinking about herself at that age in comparison to the kids now who come in and have accomplished so much and says they are top notch. She said the kids who come in and out are amazing and have much responsibility. She said if you look at their resumes the information they provide with the list of things they participate in you can see that they have a lot going on. She said she loves the idea of making it a bit more relaxed of an environment and meeting students where they are. She said this may give more ability for students to participate. She said it's always painful when you have more people who apply than you have positions for. She thinks it's hard to turn people away, because she thinks they just want to come in and learn more about what's going on and that is very important period she said moving forward she would like to try and make sure and likes the idea of having different kids available. She said she likes the idea of expanding our reach in meeting kids where they are. She said it sounds like a great idea, and she is sure

will be well executed. She said she has a great deal of faith in the staff and fellow Council members. She said it's wonderful and would like to shout out the Novi residents who are students because they are the best.

Member Smith said he thinks this will be good. He said he thinks it will give students the opportunity to be passionate about a subject rather than just one project, and they can split it up and do other things. He said a person who comes to mind is a beekeeper who came in a while ago. He said that she was extremely passionate about it, this would be a great forum to take something like that and run with it. He said the students here are amazing wherever they are going to school and is looking forward to see what they come up with.

Roll call vote on CM 25-08-112

**Yeas: Smith, Thomas, Staudt, Fischer, Casey,
Gurumurthy, and Heintz**

Nays: None

3. Consideration of proposed Amendment to Consent Judgment in City of Novi v E&M Holdings case (2001) relating to a previously approved multi-family Page 2 development located at 12 Mile and Novi Roads in order to approve an alternate development plan under the terms and conditions of the Amendment.

City Manager Cardenas said this matter has been many years in the making. He said Society Hill is a proposed development that has been located at the northwest corner of 12 Mile and Novi Road originally approved in 1999. He said on their consent judgment entered in between the City and the developer back in 2001, the City last heard from the developer in July of last year. He said since that meeting, staff and the developer have been in regular conversations or negotiations to bring forth a draft version to the 2001 judgment before you this evening. He said the attorney's office and staff members have been on the front lines of these discussions for many months as well as countless meetings. He said that the applicant is also here to provide an update to the plan as presented.

Jordan Sasson, applicant, said he's a taxpayer in the City and his family has been taxpayers for the City for decades. He said they are supportive of the effort that the Council has embarked upon over the last year. He said he commends them for the level of detail and attention they put into the presentation tonight, because it is complicated. He said there is a lot that goes into it with a big project spend, a lot of variables, a lot that can go wrong, and it's hard to know things exactly. He said if the Council continues to put that type of detail and staff continues as well, hopefully all will go well. He said he was present at the meeting to give updates on Society Hill and for Council to consider the action. He said most of their presentation at the meeting has been presented to the Council in the past, but they are here for a project overview of the new plan. He said it is 500 units, 1580 rooms, roughly 2 units of two parking spaces per unit. He said the development consists of a variety of different building typologies ranging from 2 to 5 floors and includes extensive indoor and outdoor amenity programs. He said there will be a lot of preserved woodland and wetland areas, open space, a lot of biking and hiking trails,

amenity areas, swimming pools, and active amenities. He said other key components include garage parking, electric vehicle spaces, and outdoor spaces for the units. He said one of the things they are most excited about in addition to bringing the project to life is what it can also do to further encourage and stimulate additional economic redevelopment of a really robust commercial core in the City. He said hopefully through additional density in residential units within the City, they will encourage additional spend access for the businesses that call Novi their home. He said as a reminder, so yeah probably this is the site plan that is subject to the consent judgment today and it was approved back in 1999. He said it is a series of traditional garden style two- and three-story apartment buildings with a central clubhouse. He said the new site plan they presented last year has notable differences in terms of layout and building typologies. He said you can see what the left side of the plan or the southern part which more midrise apartments and the product of four and five stories with essential amenities in the middle. He said the smaller buildings on the north side along 12 Mile are a series of townhomes, 2.5 to 3 story townhomes with attached garages. He flipped through slides to give the Council an idea of architecture and design. He referenced the front lobby entrance, where the amenities, woodlands and wetlands, and playgrounds will be. He said the town homes will have black shingle roofs, and for the three-story town homes, the garages will be located in the back of the front entries. He said the two-and-a-half-story town homes will have a two-car garage. He said the indoor amenities would be all inclusive of all the customary amenities that you would see in a modern apartment including a fitness center, business center, dining lounge, game lounge, and one of the buildings would have a rooftop terrace. He said outdoor amenity Programs include swimming pools, sports courts, children's playgrounds, biking and running trails that connect throughout the sites, gazebo seats, plazas to overlook what needs, dog runs etcetera. He said to highlight the natural features in green space they're going to maximize the view corridors of the preserved wetlands noticeably on the West northeast corner of the sites. He said the overall site plan results in almost 7 acres of active open space. He said one of the things they focused on a lot is where they are located and what to do to try and enhance the things around them. He said there is a bus stop at 12 Mile and Novi Road, some existing sidewalks along the stretch of Novi Rd. that they will be improving as part of the redevelopment including along the city parcel. He said that they are improving the sidewalk connectivity and also the trails within their site. He said that they would provide good access in the north, southeast, and west directions to the parks and recreation space notably along Lakeshore Park. He said to the commercial core, the major hubs around the site are the mall, West Oak shopping center and Fountain Walk.

Mayor Fischer said this has been a long-standing discussion with a lot of complexities. He said he has some questions for the City Attorney to help give the framework of this project before discussing it with City Council. He said typically when the Council discusses developments in the city, they are proposed as rezonings, planned rezonings, overlays. He said obviously this case is very different it is a site plan that's already been approved under a consent judgment. He asked the City Attorney to give a little bit more context and clarify why this process is different than something they have dealt with since 2001 or 1999 with brief background.

City Attorney Shultz said this project definitely has a more convoluted history than any other project then he has seen his time. He said that this is mostly because of the consent judgment that's in place and was approved in 2001. He said the consent judgment kind of froze the property in time back in 1999. He said the development itself actually dates back to 1995, but the initial set of approvals came in 1996 when City Council rezoned the property from RA, which is essentially their least dense district, to RM1, which is multiple family along with a potential for a PD option. He said later that year and went to the Planning Commission and City Council approved. He said it was updated a few years later in 1998-1999 and that plan is the one in place today. Remember when he said the details of what the plan include are in the Council packet, and the planning review letter. He said they did get a number of reasons why that plan did not get developed. He said he thinks the most prominent tools are that starting in 1995, the City determined there was a need to widen Novi Road. He said that they ended up condemning some property along the frontage along this property, and there was a disagreement between the city and the property owner at the time about whether or not the city's compensation offer was sufficient. He said there was a pretty decent sized gap between what the city offered and what the developer thought it was worth. He said the other thing was that the city was trying to deal with the SAD 94 issue in 1999-2000. He said he knows they all know about it, but the City started an SAD project to bring sewer to the area, got partially completed but had not finished at all and didn't believe that it had enough money to be finished. He said those discussions were percolating at the same time. He said the developer was here in 1996-1999, but what ultimately happened in this city is they settled both of those issues with the 2001 consent judgment that they are looking at now. He said what that judgment does most importantly for tonight's discussion, it gave the developer basically a five-year extension on the 1999 plan which made it good until 2006. He said every year after that, they come in for extensions which they are permitted to ask for. He said the judgment also essentially says that the city would not have to pay any more for the eminent domain acquisition of the right of way along Novi Rd. He said importantly for tonight's discussion it also said the city would not have to build the rest of the said 94 sewer as long as it never denies one of those annual applications to extend the 1999 site plan. He said that is the general background history that everyone is and intimately familiar with. Mayor Fischer asked if since 2006, the City Council has approved the 1999 plan to avoid the obligation to build SAD 94 under the consent judgment. Mayor Fischer asked if that was an accurate Explanation in layman's non legal terms. City Attorney Schultz said he thinks that's generally fair. He said probably the most often discussed part of that conversation every year is that obligation, but also the idea that the sewer has already been extended everywhere around this property anyways. He said if the city wanted to try and deny it how much it would cost, who would it serve, how would it work period he said it's a generally fair statement to say that's the main consideration. He said he doesn't know that 20 years since the 1999 plan that everyone still loved the plan, but there were other issues. Mayor Fischer said part of the motion tonight is to extend the 1999 plan. He asked if they were to deny the 1999 plan in the past or at the meeting, what specific triggers kick in. City Attorney Schultz said if Council denies the extension of the 1999 plan whether it's at that meeting or a meeting after the trigger is the language and the 2001 consent judgment that essentially says the City "shall be obligated to complete

the SAD 94 sewer line to 12 ½ Mile Road as originally planned and routed." He said what that means exactly is probably a bit unclear. He said he thinks the original route was probably through some wetlands, which is probably more problematic today than it would have been then. He said he doesn't think the city spent a whole lot of time beyond speculative discussions about how they would actually do that. He said as it comes up every year there's a better conversation, but they haven't talked about exactly what would happen if the Council decided not to extend the plan. Mayor Fischer asked if there was an idea how much it would cost knowing some of the complications through wetlands and things like that. City attorney Schultz said the city did a recent project with similar length of sewer that cost about \$1.2 million. He said obviously where it's built, flatland or not, there are relative considerations such as whether you need to get easements and right-of-way. He said those things add to the cost. He said generally to build a sewer if you have an easy property, it was \$1.2 million or something similar length a year ago. Mayor Fischer said as far as the 1999 plan, his understanding is that the plan is still in effect and there would be no Council action right now, and the developer could go and build the 1999 plan as soon as tomorrow and asked if that was accurate. City attorney Schultz said yes, they have an extension on that plan through October of this year. He said if it gets extended, the annual extension, then yes. He said there are possibly minor details to sit down and iron out, but the idea is that it is a buildable plan with only some sitting down beforehand. Mayor Fischer said ignoring the 1999 plan and going back to the City building the sewer, the City was to build the sewer for the conservative investment of \$1.2 million; he asked what rights the developer will have to build under the RM1 and PD one option, which it is currently zoned for. City Attorney Schultz said yes, whatever is permitted under the RM designation, multiple families and certainly the PD option, the Council has approved 2 plans with the PD option meaning more height and density. He said they would probably look at RM1 with the PD option, he said meaning significant multiple family developments no matter what they do today. Mayor Fischer said he will hold his more opinion-oriented comments, but because of the long history of this item he wanted to get a couple of comments from the attorney that he is sure other Council members were questioning as well.

Member Smith said his history with this land goes back quite a ways. He said he rides bikes at Lakeshore and has ridden by that land or driven by that land on the way to Lakeshore many times. He said after they lost the land that is now Liberty Park to the Sandstone settlement, he was wondering why the City couldn't replace that with this land. He said that was the early 2000s. He said one of the first things he asked the City Manager after he got elected in 2021 was what was going on with that land. He said that's when he first heard about the consent agreement they were talking about tonight, and the one that's been in the forefront of business for the last couple of years. He said the way he sees it they have four options, and the City Attorney has laid those out pretty well. He said they can deny the request, the 2001 agreement is still valid until October, and they could start building that tomorrow. He said option 2 is the next time the 2001 agreement, if assuming they deny it the next time the 2001 agreement comes up, they could deny it and spend \$1.2 million or more to build a sewer that nobody wants and wouldn't really serve anyone anything. He said E&M holdings would still own the land and can come back with a new plan to build on it. He said neither of these options preserves the land as it is. He said

option 3 is they approve the matter that they have under consideration tonight to update the consent agreement to more modern designs that was presented. He said option four and this is probably the most highly unlikely one is they come up with an agreement to buy the land, he doesn't think either side would be willing. He said he doesn't think E&M wants to sell it and doesn't think the City can't afford to buy it. He said as a City, the only way they can truly preserve the land is to own it. He said reluctantly he is in favor of option 3, which is opening up the consent agreement and changing it. He said he thinks it preserves do you have a little more wetlands. He said the City uses the City-owned parcel just to the south of it for stormwater management. He said it is 4 modern mixes of units. He said he has used the term dead trees walking. He said the land is essentially developed as it sits, it just hasn't happened yet. He said if they're going to do it he wants to make it a good development that is going to be successful and make it worth the loss of the trees on the land. He said he doesn't want it to be something that is not going to bring value to Novi. He said this is preserving more open space on the site, it saves the city from building a sewer to nowhere as well. He said it does take out a few more trees, 276 is his believed net loss of trees, some of which will be replaced on site. He said the rest will go into the tree fund. He said they have a small net increase of trips based on the October 4th traffic study of 475 trips per day. He said the one thing he thinks is really going to help us with it is to provide some of that missing middle housing that the City needs. He said a lot of people are looking to move to different types of housing that provide senior housing, and give places for younger residents to come in. He said we are going to need to support the school system. He said things have changed since he moved to Novi 40-ish years ago, and we need to bring younger people in with kids to support the schools, which is why everyone moves to Novi. He said he will be in favor of this.

Member Thomas said this proposal makes her very sad. She said if we can look at the City land right now, they have a proposal to use City land for stormwater runoff. She said she was wondering if someone could give them background as far as how that came to be, make sure that all of that information is shared and that anyone watching understands how that came to be and what the value is, and how much land there is. City Manager Cardenas said the City acquired the parcel of three acres just south of this planned development through a tax sale under the old tax laws. He said the amount he believes it was purchased for \$30,000 in back taxes and maybe less. He said it was not a very big expenditure that the City shelled out for the parcel. He said the majority of it was wet. He said it was something that the City Council at the time was interested in terms of preserving or maintaining the wetland parcel. He said it then possibly assisting with this development back then in many different incarnations, even back in the day. Member Thomas asked what the current value of that particular property is. City Manager Cardenas said that we have not had that appraised at all but doubts it's much more than what they paid for it because it was not usable in terms of the wetlands. He said they have not looked at the land in terms of value. Member Thomas asked if there was any compensation for the use of the property. City Attorney Schultz said there is no cash payment or anything like that. He said it is a part of the project. Member Thomas said that the City is then giving them that concession, but then as she looks through the proposal, she sees concessions after concessions to build this giant property that she doesn't think fits within the community where it's placed. She said nobody has a lot of

single-family residential homes, and these buildings are significantly larger than anything that would be allowed. She said the buildings are much larger than what they would normally allow to be built but they're allowing concessions and setbacks. She said significant setbacks for buildings and parking. She said we are to the best of her knowledge not meeting the city ordinance for wetland mitigation. She said she thinks this is an instance of very poor negotiation on the city's behalf. She said she was barely in favor of this with the lower units when they started and feels like it has just gotten worse since then. She said she doesn't feel as though this is in line with the community. She said when talking about PUD, there are instances where they don't give PUD's and where they do. She said she is not in favor of this and will not support it.

Mayor Pro Tem Casey asked City Attorney Schultz to talk a little about the process that they're going through right now. She said they're talking about amending a consent judgment. She said if approved there would be approving A preliminary site plan and asked if the City Attorney could talk about what comes next after that. She asked if there would be a continued negotiation. She asked if it would be put in front of a judge. She asked how the rest of the process looked. City Attorney Schultz said If the Council were to approve this tonight, a motion essentially tells the Manager's Office and the Attorney's Office to finalize the document pending minor changes. He said what needs to be done to get that document filed with the Oakland County Circuit Court, meaning pulling together all of the attachments and exhibits. He said once that gets entered that date starts some of the timelines ticking. He said the next big thing is a developer submitting a final site plan application that needs to be done and complete, within two years of the application. He said then there's obvious timelines and the consent judgment for how long the program's preliminary site plan is good. He said the actual approval and entry of the amendment is the approval of the preliminary site plan that also triggers some other dates. He said that's good for five years period he said the wetland permits and woodland permits will all be good for five years. He said at that point they do the regular administrative process to get their final site plan review. He said nothing comes back to City Council staff what does the normal review. He said hopefully within that five year. The preliminary site plan is good, and they will get their final site plan for a 2025 development. He said that triggers other things. Mayor Pro Tem Casey said what she was trying to make sure is that they understood the general steps they are taking and the fact that if it gets approved it's a preliminary site plan. She said it does get filed in the court and then there's other steps besides them just voting this evening. She said that is helpful. She asked the city attorney to talk a little bit more about why there is a five-year timeline for preliminary site plan, at the same time there's a requirement for the developer to submit for approval of a final site plan. She said we've got a two-year window and a five-year window, and they overlap. City Attorney Schultz said the normal process for any Development as they go to the Planning Commission, or in this case the City Council to get their preliminary site plan approval under the ordinance. He said that is good for two years, and then they were able to come in and ask for extensions essentially for the next three years. He said that's a recognizable 5-year period of time. He said the developer made the argument and negotiated this document to include A 5-year approval without having to come back those extra couple of times in terms of when they needed a final site plan. He said a developer can file that or wait to file it till last minute if they feel like it

will be approved. He said it takes a bit of time usually to get to the final site plan, because of all the drawings in construction plans. He said the reason why they said you have to do it two years from the approval is really to make sure they got this started earlier. He said then they might otherwise be obligated to show essentially that they're interested in doing for the development and it would include Council and other discussions to make sure the Council would like it. He said they think if they're going to do it, they want the plan to be passed and make sure they are expanding their effort and doing the things necessary to get the actual final site approval. Mayor Pro Tem Casey asked if there's any process that changes the preliminary site plan that can be requested before moving to the final. She asked if there is any process which changes to the final site plan could be requested after approval. City Attorney Schultz said there's a provision in the document, paragraph 21, which deals with the modifications. He said this lays out what the things our staff might be able to change. He said because of the preliminary site plan and final site plan There was a lot of detail and sometimes you figure out or realize that something was wrong. He said as long as it's relatively minor thing that doesn't change open space or the density or number of rooms the concept behind the document is that staff would normally review that and given the right to say they are comfortable and it's got to go to Council, or if it is a certain kind of change it would automatically come to Council. Mayor Pro Tem Casey asked if the applicants could ask for changes to go to Council. City Attorney Schultz said yes, he would hope that by this time they're not planning on doing too much before the final site plan. Mayor Pro Tem Casey said as she looked through the list of deviations, there were a couple of places, for instance 3, 8, 14, 17, and 20 where staff has some measure of where they don't support a particular piece of the deviation. She said she wants to support staff with those deviations and not accept them as presented but asked for those changes to be made. She asked if a motion was made tonight how does that works as she puts her comments on record that she wants staff's recommendation to be followed. City Attorney Schultz said the answer is a bit more convoluted, but he recommended she explore those with staff before putting that into motion, because he thinks the general answer is if there are things that aren't going to modify the plan as far as the units and layout the developer can accommodate. He said If there are things that are going to require the developer to move things around, lose units, or expend a significant amount of money he believes they would need to give the opportunity to the developer to say if they can or cannot make those changes. He said he's not sure which ones the mayor Pro Tem is looking at, but it depends on how significant they are and if they aren't that significant, they can probably talk through it tonight. Mayor Pro Tem Casey said she doesn't know if they would be significant. She said deviation #3 talks about building setbacks along the western property line. She said the general comment she would make in looking to the developer is to look to ensure appropriate screening and actually even probably going more than required if they are granting a deviation. She said when she looks at the maps, it looks like there are a couple places where the development is close to residence looking at 60-foot setbacks instead of 75. She said when there are multifamily adjacent to multifamily, they don't require fencing or berms. She asked City Planner Barb McBeth If it's 80% or 90% opacity and what the requirement is. City Planner Barb McBeth said for the most part between like uses berms are not required. She said if the property adjacent was altered also multiple family, they wouldn't require a berm or a screening if it is the same use. Mayor Pro Tem Casey

asked if they have anything in the consent judgment that talks about any requirements on screening for that particular northwestern side where the development abuts Charneth Fen. Barb McBeth said that it is also multiple family. She said there is something about the south property line that the consent judgment tries to address. She said that area would be adjacent to single family residential, so a berm would be required along the property line. She said in this case, the discussion between staff and the developer was that there could be a fence along that line. She said that is what the developer has requested just for the portion east of the maintenance building at the very west side of the site. She said that was one area that the consent judgment did discuss. Mayor Pro Tem Casey said it is not discussed in the westward where it was absolutely very close as close as 50-60 feet vs 75. City Planner Barb McBeth said they definitely need a variance for the dimensions. Mayor Pro Tem Casey said to Mr. Sasson that the map shows it is heavily wooded on the property. Mr. Sasson said It is worded on the property and also heavily wooded on Charneth Fen. He said Charneth Fen's entry road happens to run parallel to the property line, so the closest building is west of their road. He said there is also what looks like a wetland in terms of the color, but it's actually their detention basin. He said that the detention was also between the Society Hill property and the closest residential buildings on Charneth Fen's property. He said he doesn't know the distance between the Society Hill buildings and their buildings but it's actually quite far. Mayor Pro Tem Casey asked if in the design plans they did if they had what they are planning to do with the existing woods in the area. Mr. Sasson said there is thinning to accommodate greeting to get to the sidewalk and trails, the short answer is there is some there are also some trees that will continue to remain on the property in their property. Mayor Pro Tem Casey said she would encourage both staff and the developer to do whatever they can to keep as many trees as possible. She said even though there are no requirements, be very conscious of the residents that they are going to be abutting. She said for many of them it will be a front door, and a road in between. She said she would still ask that they do the most they can and that space. She said she's not putting any requirements she's just saying to do the most they can in that space to keep that screening as much as possible. Mr. Sasson said the Mayor Pro Tem asked in the last presentation to work with the staff to ensure there are no objections. He said that there are two landscape ones he will know in advance that they tried very hard to address. He said it's two different deviations that result by the same site condition to be aware of. He said this building has a row of garages along the backside. He said the code requires that you can have 15 consecutive parking spaces without a landscape median of 200 square feet based on the garages and the dimensions of the building. He said there was no way for them to get 200 square feet of landscape median in, but they were able to get a landscape median in it's just not 200 square feet. He said that condition within itself creates the deficiency of one too many parking spaces. He said in addition a shortage of overall building foundation landscaping, it's the same issue on the site. He said they couldn't get the space to work. He said that's a sight constraint more than a disagreement on trying to obviously not get their support. Mayor Pro Tem Casey said those were the other two deviations that she called out as wanting to have conversations on. She said she thinks that is deviation 17, the landscaped islands and parking areas, and deviation 20, the foundational landscaping. She asked City Planner McBeth if she was comfortable. She said if she looks at what's written for deviation 17, it is not supported by staff to have no

more than 15 parking spaces continuous, but landscaped island with the decades canopy tree. Ms. McBeth said that is correct. She said the diligent landscape architect was pushing for that and trying to make sure that we got something at that location. She said at this point they were talking about a conflict with probably a very important sidewalk to one of the main entrances of the building and not enough space in that area. She said planning staff believe that it would be a big modification to the plan and probably would be more difficult. She said they would like to continue to work with the applicant if given the chance maybe some sort of landscaping could be incorporated there some skinny landscaping. She said it is the same premise and conversation for foundation landscaping for deviation 20. Mayor Pro Tem Casey said if she looks at deviation 8, the number of parking spaces, there is a note that talks about A relatively minor deviation to reduce impervious surface area. She said there's a minor deviation to getting the number of spaces that are required and if she's reading it correctly, staff are comfortable with that piece of it. She said there's also a concept of adding carports, which are a plus, but there is a possibility of losing potentially one to two parking spaces for a max of 15. She asked how to get comfortable with that, because the language says attempts should be made to minimize the space lost. City Planner McBeth says staff were comfortable with the smaller deviation associated with the reduced parking overall period she said they were also happy to hear about the idea of carports or garages that might be placed there She said those might be taking up slightly larger space than parking spaces due. She said if given the chance they would want to try to work with the developer and see if there is a way that they can have the carports that would be slightly narrower or be able to accommodate regular parking spaces. She said if not it would be a deviation the City Council would be asked to grant. Mayor Pro Tem Casey said she will leave it with the city planner whom she supports to continue those conversations to do what she can to resolve those deviations as great as possible. Mayor Pro Tem Casey asked Mr. Sasson the number of townhome units with first floor living, AKA primary bedrooms, if there are 16 or 20. Mr. Sasson said there are 16 as of now, oriented in the east west direction. He said the greed falls off pretty hard at that location. He said when they get into their final engineering, if they're able to bring the bedrooms downstairs, it will be their preference too. He said they weren't able to make that floor plan work in that building and keep the dimension. He said it added almost 20 feet of building length, which put them in a tough precarious place with the way the grade fell. He said that is why the number is 16, but it is 2 1/2 story unit buildings that have those units on the ground floor with a primary bedroom. Mayor Pro Tem Casey said as it relates to deviation 14, her expectation is that they will build the fence. She said she thinks what she wants to make clear is the way the deviation is worded, and there is reference in the consent agreement to any possibility that the property they just purchased would be sold. She said why she approved the purchase of that property is to protect the trees, and there was a lovely wetland that she wanted to see US maintain. She said she has no interest and no intent to sell that property. She said she would oppose any decision to try and sell it. She said to understand her expectation is that deviation 14, the fence will be going up on the South side, because she doesn't have any intent to allow an RM to go in there because she is not willing to sell the property. She said when she looks at the plan, they're at maximum density, maximum height in maximum layout that is willing to be considered. She said she's hopeful that this is it, and they're not expecting to see any other material changes

that come in front of us them through the preliminary or final site plan. She said she is looking forward to seeing this as it is, as it stands and through the process. She said she's not expecting, hopefully, any changes to any of those items, but knows that is called out in the consent agreement. She said she believes this to be a better choice for the City than the 1999 plan, because it is a more modern development it's got more of the amenities that are suited to how people live today. She said it has tennis courts, pickleball, basketball, all the amenities that were not present in the 1999 planned. She said she thinks from that perspective it's a plus. She said she thinks the variation in housing styles, even 16 units as first floor living she loves, and even some of the taller buildings are elevator buildings. She said another big win is applying the 2025 current codes to this development in comparison to what was locked in in 1999. She said a great example of that is the 100-year storm detention basin, that matters a lot to her. She said she likes the language and appreciates the work that the city attorney did to get the language in section 21 E, which again eliminates the possibility of additional changes related to the number of units, number of buildings, material changes like that. She said she thinks well the design has a greater height and density than the 1999 plan, it is consistent with the underlying zoning. She said they are not putting anything in there that wouldn't be a possibility Under the current zoning today. City Planner McBeth said that is correct, with deviations. She said some of the buildings are longer than they would normally anticipate, some have parking issues or are a bit lower on parking. She said there are several issues that the Planning Commission or City Council would need to decide on. She said generally speaking they're at the max height and max density. Mayor Pro Tem Casey said she'll be happy to see the elimination of SAD 94 when that comes to pass. She said if they were asked to build that sewer, they're talking about a minimum \$1.2 million and probably much higher with increased construction costs and what else would be required. She said that prices would never go down and would only continue to rise.

Member Gurumurthy said this was one of the toughest agenda items, knowing that if they don't do anything right now, they can start building the 1999 plan. She said she has always been concerned about the number of units, the density in the room increases. She said she's glad to see that anything that changes during the approval process, whether preliminary or final, has to come back to Council. She said she was also happy to see the 16 primary units. She said if there are more opportunities to please go ahead and do a first floor. She said if there is any decrease to that number at all, to come back to Council. Just what the plan was in terms of submitting the final site plan approval. Mr. Sasson said if this gets approved, they will round up consultants who've been waiting to get going. He said it would take a handful of months at the minimum to do the fine engineering. He said one of the things they need to do, and the consent judgment, is to do new soil borings. He said they've got old ones, some new ones and need more. He said they've got a lot of third-party work between consultants and contractors to get going on in order to be in a position to submit to staff. He said it is not a submission that will go in this year because it takes a lot of time to put together, and we're coming into quarter four. He said the hope is to realistically be submitted no later than the end of next year. He said they obviously have up to two years, because there is a lot of variability and engineering cons in constraints they will need to work through. He's one of the good things is that nobody requires a very robust preliminary site plan that is not conceptual at all, so there

is a lot of work that has gone into this already. He said hopefully that gives them the ability to speed it up. He said they have to do engineering in the final site plan, which is engineering and landscaping exercise. He said they're looking to get started on the building architecture and bring everything together at the same time to put them in a position to start not just horizontal work but vertical construction too. He said it's very much like the work that Council is doing on the public safety bond and anyway. He said they have to build roads and do all the design in he needs to do that too. He said they have a lot of that done with there's a lot more detail than needs to go into it and it will take time. He said like the townhome buildings are similar to fire stations 2 and 3, they're smaller and they're easier. He said the bigger buildings are much more complicated and take a lot of effort. He said they need to round the troops and put a team together. He said it's more than a year, but less than two years of design and engineering work to submit and work with Novi to be in a position to get going. He said they are committed to starting tomorrow morning. She said she believes there are benefits that come out. She said in terms of the woodland mitigation, there's a lot of calculation going on. She said one request she has is to work with the city teams about not just going after credits but actually looking at places where they can plant off site in Novi, which would benefit the community. She said to do this instead of going after the credits or paying, because there is a lot of opportunity. She said she agrees with the comments regarding the deviations on islands and parking as well. She said she understands there are some issues with buildings, or they'll walk away or you're not able to plant trees, even though it can be fewer trees. She said her request is to look at other places within the parcel so that you can take a tree and plant it. She said if you're not able to plant trees, make sure it's done somewhere else within the parcel or off site. She said the next thing, that it was unclear how many parking spaces there were, and if it was based on bedrooms. She asked if everybody, even though there were fewer parking spots, got the right to a spot for their unit. Mr. Sasson said the parking count is a global site-wide count, but one of the big things they do is parking distribution so there is a sufficient number of spaces for the units around the building. He said this way you don't have to park a 5-minute walk away from your building, they look at that as guest parking. He said they are looking more granularly when they planned to make sure there's a reasonable expectation of the number of spaces outside and inside of each building, between garage parking and surface parking. Member Gurumurthy said in terms of carports, that is a good thing. She asked what the percentage was that they were planning. Mr. Sasson said they reference it as garage parking, detached garages, or car parts. He said it is their strong preference to include detached garages. He said the reason right now they're asking for the leniency to make the adjustment of the 15 spaces is that they've identified the drawing set that would be an exhibit four or five locations on the site they could do it. He said the reason they don't know at this point in time whether or not it can be done is because of the utilities in the roads. He said a part of the final site plan review is that there is coordination on where those utilities go. He said there's easement requirements in the city that have-to-have clear space on either side of utilities, and they need to work with the electrical company to get the electrical utilities in the road also. He said there is a lot of coordination they still need to do. He said if they put in a garage, detached garage or carport they also need to provide clearance around those utilities in order to provide that. He said he believes they will be able to provide some locations they've identified,

but until they get to that level of coordination they won't know. He said they were asking for the relief to be able to adjust up to 15 parking spaces to give them the flexibility to provide the amenity. He said if they are able to make it work with the ordinance standards and provide the clearances then that is one of the many items they need to embark upon over the next many months with the team. He said if they have the clearance, they're going to put detached garages in. He said if they require more space than carports, we'll be right with the officer they would fall back to carports. He said none of those are visible from Novi Rd, they are all on the back half of the site, the western half of the site, tucked backwards so they are not front facing and you're not staring at them as you drive by. Member Gurumurthy said in terms of the southern property, she would also like to see the fence installed, because the goal is that they want to preserve the properties of the wetland. She said she is glad that if anything changes, they will come back. She said she would like to request with the first-floor bedrooms that they don't reduce that number at all.

Member Heintz confirmed that they either approve this with 22 deviations or deny it. He said he previously did not support this and he didn't think it has moved in a direction to be a more thoughtful development. He said there was a discussion about carports but also there isn't space for trees in the parking areas so there is a deviation. He asked the developer to explain that. Mr. Sasson showed an image of the areas in question and explained there are parking spaces along the road opposite the building but when you cross the road there is an entry door. The dimensions required to make that landscape median with a tree would be much larger than the space allows. He said if they didn't need a sidewalk, they could fit the tree and meet the ordinance requirement, but since they had to have the sidewalk, there was no way to get the tree in the median. He said they preferred to protect the life safety aspect over a single tree at those 3 locations. Member Heintz asked if there were other vegetation options or tree varieties that could be used. Mr. Sasson said they will have shrubs, but the ordinance states a specific type of deciduous tree should be in those islands. He added the code requires 200 square feet of landscaped areas, but they would have to take out the sidewalk and that would not provide safe access to the building. Member Heintz said these deviations are not new requirements and you just aren't abiding by them. Mr. Sasson said every project has a list of deviations based on the design and they try their best. He said they have lowered the number of deviations over the past few years. He said the site is a challenge topographically. He said they think adding garage parking is critical, they have to use the grade and place the buildings in certain locations. Then based on how they need to surface park the site to have ample parking as well as access in more than one location. For safe passage for everyone on the site, when you cross a main road on the site, they need to have a safe entry. Member Heintz said in Mr. Sasson's opening remarks, he used the term "redevelopment" and that caught him off guard because the land is not currently developed. He asked what he meant. Mr. Sasson said they view this as an interesting opportunity to spur redevelopment and reinvestment into a commercial core that has existed for a long time. It's adjacent to three of the largest taxpayers in the city. They are seeing investment with Dick's Sporting Goods moving to the mall, but it's leaving Fountain Walk so there needs to be reinvestment. They hope this will give resources and continued optimism for those owners to continue to invest into the community and help

make those assets better for the next 40 years. When he said redevelopment, he meant reinvestment and redevelopment of a stimulation of encouraged investment into the stock of assets that already exist. Member Heintz said he understands that this property is planned to be developed. He said the important thing to him is to have thoughtful development and he didn't think that happened.

Member Staudt said the first speaker did a good job of encapsulating his views on this and he will support this. He said they overlook the types of investments that people like the Sasson family make in Novi. The taxable value on that property is roughly a million dollars and they have been paying taxes on that for more than 30 years. He asked the City Attorney to clarify that in the event this final site plan goes through the SAD will be dissolved. City Attorney Schultz said yes, when the 2025 final site plan is approved, the SAD 94 obligation goes away. Member Staudt said to give him an example of a \$1.2 million public benefit they've had in the past. City Attorney Schultz said that's never occurred. Member Staudt said he reads social media and people are asking what the benefit is to the City. He said one of the benefits is that we are not going to build a multi-million dollar sewer and that's a huge benefit to the community. He confirmed that the 1999 site plan would disappear also, so the antiquated 1999 plan and a multi-million dollar obligation to build a sewer to nowhere would be gone. He asked the developer about the pond next to the property and whether they intend to maintain water levels in it. He said it can be very shallow and sometimes looks nice but other times it's a big mud pond. Mr. Sasson said it has evolved over the years but was never a pond and only recently turned into a pond. That's the byproduct of all the surrounding developments discharging their storm water back into it. He said the 1999 plan discharged into that pond and one of the benefits of the current plan is that it doesn't discharge into the pond. It's an EGLE and city regulated wetland. They have obligations to control invasive species around it, but no ability to add or take out water from it. There are a lot of tree plantings around it that will remain and it's a big vast open space with a lot of beautiful wildlife. They hope it's viewed as an amenity. Member Staudt confirmed they are going to leave it in its natural habitat. Mr. Sasson said that was correct. Member Staudt asked if his family ever had interest in selling the property. Mr. Sasson said not that he knew of. Member Staudt said there is language in the agreement that talks about acquiring the 10 acres next to the property. The City recently acquired that and they have no interest in selling it. They acquired it to maintain the green space. He asked if they would be willing to remove that provision because it implies the City is willing to sell and we are not. We don't want to give the impression that we are willing to sell that property. Mr. Sasson said they are ok with putting the fence there and he didn't want there to be any expectation of anything. He asked for the right to not put in the fence or remove it if somehow that land turns into a multi-family project. He said the history is that his family has tried to buy that piece of property for 40 years, but the City had the first right of refusal because it was foreclosed. He said if they want to take it out, they can. Member Staudt said in his time on Council they have had to deal with things that have lingered for many years. This is closing the book on that and opening a new chapter for their development. He will support it.

Part I

Approve proposed Amendment to Consent Judgment in *City of Novi v E&M Holdings* case (2001) relating to a previously approved multi-family development located at 12 Mile and Novi Roads in order to approve an alternate development plan under the terms and conditions of the Amendment subject to:

- (1) The requirements of the staff and consultant review letters included herein, unless modified by the Amendment or the Exhibits**
- (2) Final review as to form and content, including the making of necessary modifications or revisions to the Amendment in the interest of the City and to carry out the requirements of any ordinances or other laws and the intent of the Council in approving the proposed Preliminary Site Plan, prior to entry by the Court, by the City Manager and City Attorney**
- (3) Final review and approval of the Exhibits to the Amendment in a manner satisfactory to the City Manager and City Attorney.**
- (4) Undertaking all actions necessary, as determined by the City Attorney's office, to secure entry of the proposed Amendment, including but not limited to submitting the proposed Amendment to the Court by appropriate motion.**
- (5) Entry of the Amendment by the Oakland County Circuit Court.**

This motion is made because the alternate proposed Preliminary Site Plan represents an improvement upon the 1999 Final Site Plan extended for the past 25 years under the Consent Judgment in that:

- (1) The plan contemplates a more modern development type than the 1999 plan.**
- (2) The design, architecture, and façade materials represent an upgrade to the 1999 plan;**
- (3) The proposed residential neighborhood would support healthy lifestyles through the provision of walking trails, sidewalk connections, and open space amenities within the development.**
- (4) The unit sizes and types help the City's goal of providing a wide range of housing options, some of which are not currently available in the City and could appeal to a variety of renters who prioritize minimal maintenance, smaller unit sizes, and natural surroundings.**

(5) The proposed project will protect and maintain areas of the City's woodlands, wetlands, and natural features in a manner that is consistent and not significantly different from the 1999 plan, or a plan that could otherwise be brought under the PD-1 option on this RM-1 multiple-family zoned property.

This motion is also made because the proposed Amendment addresses long-outstanding issues with respect to the sanitary sewer extension and eminent domain proceedings reflected in the 2001 Consent Judgment to the benefit of the City and the City Council believes its entry to be in the public interest. This motion is also conditioned on any language relating to the Developer having an option to acquire the adjacent property to the south (the former Bundoff property) being removed from the Amendment.

Part II

Approval of request by E & M, Inc. (Society Hill) for one-year extension, to October 9, 2026, of site plan approval for a 312-unit apartment project developed as a PD-1 Option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

City Attorney Schultz said as the conversation has unfolded about changes from preliminary site plan to final, there may be some changes but the idea behind the language and the consent judgment is those are to be minor and normal. Any significant changes would have to come back to Council. They will be careful as they process the final site plan to make sure that if anything significant changes, they would come back to Council.

Mayor Fischer said everyone understood that language as part of the consent judgment. He said he was happy that it was included and would expect those items to come should staff feel they are substantial per the contract. Mayor Fischer said as he outlined in the beginning this has been a very long process, and complex issue. He said we have a 25-year-old site plan protected by a consent judgment, and if they don't build, then the city has to build, and if they don't approve the 1999 plan, the city has to build a sewer. He said member Smith did a good job of outlining the different ways and that is how he is viewing this proposal and project as well. He said Member Staudt alluded to this, but he will ask. He asked the applicant how much they expect the plan to pay in taxes this year on the property. Mr. Sasson said they pay about \$35,000 right now. Mayor Fischer said he is under no illusion that they will continue to pay that money as a gift to the City without anticipation of some type of return and development. He said he thinks there's some people that think Society Hill will just go away, and he doesn't think that's the reality. He said to Member Smith's point, they could continue to push forward the 1999 plan but that would be a disservice to the City of Novi and disservice to those around it. He said it is

outdated and lacks the amenities of the current plan. He said what he finds ironic about some of the building discussions is that in that 1999 plan it is actually adding more housing stock to more affluent people as opposed to the 2025 plan which has a variety of housing stock including first floor living in master's for seniors. He said it had studio apartments, things that will attract some young professionals. He said they can push for the 1999 plan and continued to push for affluent families, or they could live what they mean about having different diversity in housing stock. He said his other opinion is to deny the plan, and just build the sewer, but he thinks it will cost way more than \$1.2 million. He said he's seen projects in the city escalate in the area they were talking about and would see that number going upwards of three or \$4 million. He said to pay 3 or \$4 million then have to come back with the same plan and get it approved through planning, because that's what's allowed under RM1, and PD doesn't make much sense. He asked why they would pay \$3 or \$4 million when the benefit here could be the savings, a large savings. He said he is in support of going forward with this plan. He said yes, this development has 500 units versus 312 in the 1999 plan, but again it's giving different house stock. He said the average unit goes from 1800 square feet per unit down to about 1200. He said additional amenities such as outdoor space, soccer fields, dog parks, walking trails and others they don't necessarily have in Novi. He said the comment was made that if they're going to lose some of the trees, it might as well be with a plan that is within the best interest of Novi and all who live here. He said one of the most important factors of the judgment is the removal of the 1999 plan, once they get final site plan approval, and the SAD 94. He said that is a big win, because there have been 20-some-odd Councils that have had to continuously approve the 1999 plan, just to avoid the SAD. He said he is very proud and thanks to this Council does not shield away from tough discussions. He said he thinks this is another situation of the Council stepping up and taking a messed-up plan from the 1999 Council that has lingered because of this consent judgment made back in 2001. He said they had a lot thrown at them that they've had no control over, but they were willing to step up, have conversations and negotiate with the City Attorney and city staff for the last two or three years to get to this point. He said it's frustrating when people say there have not been concessions or there haven't been negotiations, because it isn't true. He said that is not how local government and development works. He said he has been working with the staff, as a Council, for two or three years and they are not getting everything they want. He said he knows there are things whether it be in the 1999 plan, the SAD, that they are not happy that they are giving up, and there are setbacks that the city may not be happy with, and there are things that staff will still have some consternation with period he said at the end of the day between the developer, City Council, staff can only mostly get to where they can live with the same general and best interest of the city of Novi it makes him proud. He said he is proud to sit with many of the people at the meeting supporting the project, because it has been a long time coming and there has been a lot of work with it. He thanked the applicant for the efforts they've made.

Roll call vote on CM 25-08-113

Yeas: Staudt, Fischer, Casey, Gurumurthy, Smith

Nays: Heintz, Thomas

CONSENT AGENDA REMOVALS: None

AUDIENCE COMMENT: None

COMMITTEE REPORTS:

1. Environmental Sustainability Committee - Councilmember Smith

Member Smith said the committee met on August 12th and discussed short- and medium-term goals. He said each of the members will be championing some specific issues in that area. He said they discussed the state of city projects that are already in progress. He said they are going to ask for some information on Shawood Lake.

2. Mobility Committee - Councilmember Smith

Member Smith said the committee met on August 21st and discussed safe streets for all the draft action plan. He said the sidewalk survey data is in, it's not in a usable format right now. He said city staff are working on getting that into GIS, so they can see where the issues are. He said from there they'll be making plans on which sidewalks get repaired and how to set up repaired districts. He said they discussed the Nine Line, which is a pathway that crosses Oakland County along 9 Mile Rd. He said the east part is being planned and the county has come to the cities on the south side, Novi and asking the city to join in with the memorandum of understanding to continue the development going West. He said that it was referred to the committee by City Council. He said they had an initial discussion on that and are going to recommend action at a future point when they have had a chance to review it a bit more. He said they had a report from staff on why the connection between the I -275 trail near 9 Mile Road and Seeley Road was rejected by MDOT and the Federal Highway Administration.

3. Public Utilities and Technology Committee - Councilmember Thomas

Member Thomas said the committee met on August 20th and had representatives from DTE come in and discuss some of the history of power in the city and the progress that has been made so far. She said they talked about getting regular updates of the power outage data within the community and thinks it was a positive experience. She said she thinks they have seemingly good partners in DTE, and the plan is to make sure they are staying on top of the data and accountability through their partners at DTE to make sure they're doing the best they can to power the community. She said she thought it was very useful and a good start to help us communicate to know what's happening, know when there are issues, and so the community knows what they are working on with DTE to make sure all issues are addressed. She said it was very positive.

MAYOR AND COUNCIL ISSUES:

1. Request for Parks and Recreation Committee to develop a plan for Shawood Lake and Island. – Councilmember Smith

Member Smith said at the last meeting of the Environmental Sustainability Committee, they talked about requesting a preliminary plan of what can be done with Shawood Lake and the island from the Parks, Recreation, and Cultural Services Commission. The first step is having a plan before you can find funding. It really has potential to be a very unique recreational space. It will be one of the few places you can put a kayak in the water.

CM 25-08-114 Moved by Smith, seconded by Casey; MOTION CARRIED: 7-0

Approval of the request directing the Parks, Recreation, and Cultural Services Commission to provide plan options for Shawood Lake and the island for City Council to discuss during the initial budget planning meeting in February 2026.

Roll call vote on CM 25-08-114

**Yeas: Thomas, Staudt, Fischer, Casey,
Gurumurthy, Heintz, Smith**

Nays: None

COMMUNICATIONS: None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 9:49 P.M.

Cortney Hanson, City Clerk

Justin Fischer, Mayor

Transcribed by Alyssa Craigie,
Administrative Assistant

Date approved: September 8, 2025



CITY OF NOVI CITY COUNCIL SEPTEMBER 8, 2025

SUBJECT: Consideration of request for Fireworks Display Permit by City of Novi Parks, Recreation and Cultural Services, to be operated by ACE Pyro, on Thursday, October 16, 2025 for the community event, Diwali Fest.

SUBMITTING DEPARTMENT: City Clerk

KEY HIGHLIGHTS:

- The City of Novi Parks, Recreation, and Cultural Services department has requested a Fireworks Display permit for Novi Diwali Fest, scheduled for October 16, 2025.
- The fireworks show would be launched from Ella Mae Power Park.
- ACE Pyro has overseen several fireworks displays in Novi over the past several years.

BACKGROUND INFORMATION:

The Michigan Fireworks Safety Act requires the applicant to furnish adequate insurance coverage with the Fireworks Permit Application. The Certificate of Liability Insurance is acceptable and provides an endorsement listing the City of Novi as an Additional Insured.

The Novi Fire Department has conducted a site inspection, and an additional inspection will occur once the show is complete. Additional Police and Fire Department personnel will be assigned for the duration of the event to ensure that all safety measures and processes are adhered to according to the fireworks permit.

The City ordinance includes standards for Council review of applications as follows:

- c. The city council may, but is not obligated to, issue a permit in consideration of whether:
 1. The permit application is complete and conforms to the requirements of this chapter.
 2. The proposed discharge of fireworks will have an adverse effect upon the public.
 3. The time, duration and location of the fireworks will unreasonably disturb the peace of neighboring property owners.
 4. Any other reason that affects the public health, safety, and welfare.

RECOMMENDED ACTION: Consideration of request for Fireworks Display Permit by City of Novi Parks, Recreation and Cultural Services, to be operated by ACE Pyro, on Thursday, October 16, 2025 for the community event, Diwali Fest.

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY
DATE PERMIT(S) EXPIRE:

BFS-417 (Rev 01/25)

Instructions for Application for Fireworks Other Than Consumer or Low Impact

Applications shall be submitted to the legislative body of a city, village or township board. A permit may be issued as a result of official action by the legislative body. A permit shall be valid only for use within the limits of the jurisdiction of the legislative body of a city, village or township board.

1. Type of Permit – check all boxes that may apply to the type of permit needed. You may select several permit types depending on your fireworks display. You may check with your legislative body of a city, village or township board for assistance when making your selection. Please review the following definitions to determine which type of permit to select:
 - Agricultural or Wildlife Fireworks – devices distributed to farmers, ranchers, and growers through a wildlife management program administered by the US Department of Interior or Michigan DNR.
 - Articles Pyrotechnic – 1.4G fireworks for professional use only that is classified as UN0431 or UN0432.
 - Display Fireworks – 1.3G fireworks for professional use only
 - Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes – devices with a combination of chemical elements or compounds capable of burning independently of the oxygen of the atmosphere and designed and intended to produce an audible, visual, mechanical or thermal effect for pest or animal control.
 - Public Display – a fireworks display that is open to all persons for viewing.
 - Private Display – a fireworks display that is not open to the general public for viewing.
2. Name of applicant – list the name of the applicant. The applicant may be a person representing an organization, group, firm or corporation, or self. If the applicant is also the operator, enter the same name in the operator's section.
3. Address of applicant – complete the address of the applicant; include the street address, city, state and zip code.
4. Name of person or resident agent representing corporation, LLC, DBA or other – list the name of the person or resident agent that represents the corporation, LLC, DBA or other.
5. Address of person or resident agent that represents the corporation, LLC, DBA or other – list the address of the person or resident agent representing the corporation, LLC, DBA or other.
6. Non-resident applicant – list the name of the non-resident applicant. A non-resident applicant shall appoint a Michigan attorney or Michigan resident agent in writing to be the applicant's legal representative upon whom all service of process in any action or proceeding may be served.
7. Name of pyrotechnic operator – list the name of the pyrotechnic operator. The pyrotechnic operator is the person in charge of the display. The legislative body of a city, village or township board shall rule on the competency and qualifications of the operator before granting a permit and may require an affidavit from the applicant as to the operator's experience, former pyrotechnic accidents, criminal record, sobriety, etc.
8. Address of pyrotechnic operator – list the address of the pyrotechnic operator; include the street address, city, state and zip code.
9. Age of the pyrotechnic operator – list the age of the pyrotechnic operator; the operator must be 18 years of age or older.
10. Name of assistant – list the name of the assistant to the pyrotechnic operator;
11. Address of assistant – list the address of the assistant; include the street address, city, state and zip code. If there is more than one assistant, please list additional assistants on a separate sheet and include the address and age of those additional assistants.
12. Age of assistant – list the age of the assistant to the pyrotechnic operator; the assistant must be 18 years or older.
13. Name of other assistant – list the name of other assistant to the pyrotechnic operator.
14. Age of other assistant – list the age of the assistant to the pyrotechnic operator; the assistant must be 18 years or older.
15. Exact location of proposed display – list the address of the exact location of the proposed fireworks display.
16. Date of proposed display – indicate the date of the proposed fireworks display; only one display date can be used per application.
17. Time of proposed display – indicate the time of the proposed fireworks display.
18. Manner and place of storage - indicate the manner and place of storage within the legislative body of a city, village or township board of fireworks that are ready for display, just prior to the display in the area of exhibition. The legislative body of a city, village or township board shall obtain approval from the local fire authorities of the manner and place of storage before any permit is issued.

19. Amount of bond or insurance - the issuing legislative body of a city, village or township board shall set the amount of and proof of bond or insurance for the protection of the public to satisfy claims for damages to property or personal injuries arising out of any act or omission on the part of the person, firm or corporation, or any agent or employee of the applicant. The applicant shall assure the bond or insurance required is provided.
20. Name of bonding corporation or insurance company – provide the name of the bonding corporation or insurance company for which the bond was issued through.
21. Address of bonding corporation or insurance company – list the address of the bonding corporation or insurance company; include the street address, city, state and zip code.
22. Number of fireworks and kind of fireworks to be displayed– indicate the total amount of fireworks proposed for the display or use and a description of the type of fireworks for display; such as 10 aerial bombs, 30 aerial rocket bursts, etc.
23. The application is valid for the calendar year in which the application was received and permit was issued.
24. Permit fees shall be established by the legislative body of a city, village or township board and shall be submitted to and retained by legislative body of a city, village or township board.
25. Permitting will be in compliance with the [Michigan Fireworks Safety Act, PA 256 of 2011](#), [MCL 28.466, Section 16](#).
26. **Mail the application to the legislative body of a city, village or township board within the location jurisdiction of the display.** DO NOT mail the application to the Bureau of Fire Services (BFS). If mailed to the BFS, it will be returned to the sender.



NOVI DIWALI FEST
OCTOBER 16, 2025 - 45175 W 10 MILE RD NOVI, MI 48375
DISPLAY SITE MAP





In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF ATF - Chief, FELC
Correspondence To 244 Needy Road
 Martinsburg, WV 25405-9431

License/Permit
Number

4-MI-161-20-6D-12625

Chief, Federal Explosives Licensing Center (FELC)

Expiration
Date

April 1, 2026

Name
ACE PYRO LLC

Premises Address (Changes? Notify the FELC at least 10 days before the move.)

**13001 E AUSTIN RD
MANCHESTER, MI 48158-**

Type of License or Permit

20-MANUFACTURER OF EXPLOSIVES

Purchasing Certification Statement

The licensee or permittee named above shall use a copy of this license or permit to assist a transferor of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

Mailing Address (Changes? Notify the FELC of any changes.)

**ACE PYRO LLC
13001 E AUSTIN RD
MANCHESTER, MI 48158-**

Licensee/Permittee Responsible Person Signature

Position/Title

Printed Name

Date

Previous Edition is Obsolete ACE PYRO LLC:13001 E AUSTIN RD:48158-4-MI-161-20-6D-12625:April 1, 2026:20-MANUFACTURER OF EXPLOSIVES

ATF Form 5400.14/5400.15 Part I
Revised September 2011

Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC)
244 Needy Road
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (877) 283-3352
Fax Number: (304) 616-4401
E-mail: FELC@atf.gov

ATF Homepage: www.atf.gov

Change of Address (27 CFR 555.54(a)(1)). Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. **(The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.)**

Right of Succession (27 CFR 555.59). (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

(Continued on reverse side)

Cut Here ✂

Federal Explosives License/Permit (FEL) Information Card

License/Permit Name: **ACE PYRO LLC**

Business Name:

License/Permit Number: **4-MI-161-20-6D-12625**

License/Permit Type: **20-MANUFACTURER OF EXPLOSIVES**

Expiration: **April 1, 2026**

Please Note: Not Valid for the Sale or Other Disposition of Explosives.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/5/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure Great Lakes Partners Insurance Services 223 West Grand River Ave #1 Howell MI 48843	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 E-MAIL ADDRESS: info@brittongallagher.com FAX (A/C, No): 216-658-7101														
INSURED Ace Pyro LLC 13001 E Austin Road Manchester MI 48158	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : James River Insurance Company</td><td>12203</td></tr><tr><td>INSURER B : Everest Denali Insurance Company</td><td>16044</td></tr><tr><td>INSURER C : AXIS Surplus Insurance Company</td><td>26620</td></tr><tr><td>INSURER D : Arch Specialty Insurance Company</td><td>21199</td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : James River Insurance Company	12203	INSURER B : Everest Denali Insurance Company	16044	INSURER C : AXIS Surplus Insurance Company	26620	INSURER D : Arch Specialty Insurance Company	21199	INSURER E :		INSURER F :	
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INSURER E :															
INSURER F :															

COVERAGES**CERTIFICATE NUMBER:** 1853761520**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC			00136779-2	11/1/2024	11/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS			GCD0010011-241	11/1/2024	11/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☒ CLAIMS-MADE DED ☐ RETENTION \$ ☐			P-001-000839920-04	11/1/2024	11/1/2025	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐ Y / ☒ N	☐ A				WC STATUTORY LIMITS ☐ OTHER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
D	Excess Liability #2			UXP1048247-03	11/1/2024	11/1/2025	Each Occurrence \$5,000,000 Aggregate \$5,000,000 Total Excess Limits \$9,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
Additionally Insured: City of Novi, all elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and board members, including employees and volunteers thereof
Event Location: 45175 W 10 Mile Rd Novi, MI 48375
Event Date: 10.16.25

CERTIFICATE HOLDER**CANCELLATION**

City Of Novi
45175 Ten Mile Road
Novi MI 48375
United States

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2010 ACORD CORPORATION. All rights reserved.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

City of Novi, all elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and board members, including employees and volunteers thereof

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

2025 Permit for Fireworks Other than Consumer or Low Impact

Authority: 2011 PA 256	The LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.
------------------------	--

This permit is not transferable. Possession of this permit authorizes the herein named person to possess, transport and display fireworks in the amounts, for the purpose of and at the place listed below only through permit expiration date.

TYPE OF PERMIT(S) (Select all applicable boxes) ☐ Agricultural / Wildlife Fireworks ☐ Articles Pyrotechnic ☒ Display Fireworks ☒ Public Display ☐ Private Display ☐ Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes		FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY. PERMIT(S) EXPIRATION DATE (ENTER DATE OF EXPIRATION)	
NAME OF PERSON PERMIT ISSUED TO Andrew Leonard		AGE (18 YEARS OR OLDER) ☒ YES ☐ NO	
ADDRESS OF PERSON PERMIT ISSUED TO 13003 E Austin Road, Manchester,, MI 48158			
NAME OF ORGANIZATION, GROUP, FIRM OR CORPORATION ACE Pyro LLC			
ADDRESS 13001 E. Austin Rd Manchester, MI 48158			
NUMBER AND TYPES OF FIREWORKS (Please attach additional pages if necessary) Various 1.4g display cakes and effects			
EXACT LOCATION OF DISPLAY OR USE 45175 W 10 Mile Road, Novi, MI 48375			
CITY, VILLAGE, TOWNSHIP Novi		DATE 10.16.25	TIME Dusk
BOND OR INSURANCE FILED ☒ YES ☐ NO		AMOUNT \$10,000,000	

Issued by action of the Legislative Body of the ☐ City ☐ Village ☐ Township of _____ on the _____ day of _____, 2025. _____ (Signature and Title of Legislative Body Representative)	
--	--

THIS FORM IS VALID UNTIL THE DATE OF EXPIRATION OF PERMIT



August 20, 2025

TO: Cortney Hanson, City Clerk
Melissa Morris, Deputy City Clerk

FROM: Andrew Copeland, Fire Marshal

SUBJECT: Outdoor Gathering Permit/Fireworks
Diwali Fest 2025
45175 10 Mile (Novi Civic Center campus)

CITY COUNCIL

Mayor

Justin Fischer

Mayor Pro Tem

Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

EVENT DATE/TIME:

October 16, 2025
5:00 PM – 8:30 PM

The loading and discharging of fireworks reviewed for compliance with the following laws and codes:

- **2015 International Fire Code** (City adopted Fire Prevention Code)
- **P.A. 328 of 1931** as Amended, State of Michigan Fireworks Law
- **NFPA 1123**, Code for Fireworks Display

RECOMMENDED for APPROVAL.

- 1) The vendor for the display is Ace Pyro LLC., contact is Andrew Leonard.
- 2) Absolutely no smoking or use of open flames in the safety zone.
- 3) All unauthorized personnel and the general public will be kept away during the fireworks being loaded and fired off. There is a radius of 280' for the fallout zone.
- 4) The storage method and location of the fireworks prior to the show shall be provided and shall be in compliance with NFPA 1123, at no time shall the storage of fireworks be left unattended.
- 5) The installation of the motor tubes and racks or other launch devices shall be inspected prior to the loading of any pyrotechnics device by a fire department representative.
- 6) The firing method of the pyrotechnics devices shall be electronic means **ONLY**.

This fireworks show is proposed to have **Various/Assorted 1.4G cakes and effects**. This review and approval is based on this information and the submittal by Ace Pyro LLC.

It shall be noted, that whenever, in the opinion of the Fire Chief or his designee, any hazardous condition exists, the fireworks loading shall be postponed until the condition is corrected.

Novi Public Safety Administration

45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

MEMORANDUM



TO: CORTNEY HANSON, CITY CLERK
FROM: ERICK W. ZINSER 
DIRECTOR OF PUBLIC SAFETY / CHIEF OF POLICE
INITIATED BY: MICHAEL BENDER, DETECTIVE 
SUBJECT: FIREWORKS APPLICATION-
NOVI DIWALI FESTIVAL
DATE: AUGUST 27, 2025

APPLICANT:
ACE Pyro, LLC
13001 E. Austin Road
Machester, MI 48158

VENUE OF EVENT:
Ella Mae Power Park
45175 W. 10 Mile Rd
Novi, MI 48375

DATE OF EVENT:
10-16-25 at dusk

SOURCE:
This request was received by the Novi Police Department on August 20th, 2025. A response is requested by September 3rd, 2025.

INFORMATION:
The Novi Police Department received this request from the Novi City Clerk's Office to review a Fireworks application which will be displayed at Ella Mae Power Park, 45175 W. 10 Mile Rd. This will be a City of Novi sponsored event.

INVESTIGATION:
A CLEMIS inquiry was conducted for ACE Pyro LLC. The check revealed nothing of concern that would disqualify any applicant from approval.



CITY OF NOVI CITY COUNCIL
SEPTEMBER 8, 2025

SUBJECT: Approval of a Resolution to close the intersection of Ten Mile and Taft Roads for the 2025 Novi High School Homecoming Parade from 4:45 PM to 6:15 PM on Friday, September 26, 2025.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

Background Information:

Novi High School has planned its annual Homecoming Parade to occur on Friday, September 26, 2025, from 4:45 PM until 6:15 PM using Taft Road as the primary route, crossing Ten Mile Road. The parade route starts at Parkview Elementary School, proceeds east on Eleven Mile Road, and then heads south onto Taft Road, crossing Ten Mile Road, and ending at the Novi High School parking lot, located north of Addington Lane. Ten Mile Road is under RCOC jurisdiction, so City Council approval is required.

The Road Commission for Oakland County (RCOC) has issued an Annual Permit Number 64939 (that is valid through January 5, 2026) to the City, allowing use of the roadways under County jurisdiction for civic events. The permit is predicated upon the adoption of an Authorizing Resolution by the Novi City Council approving the event and agreeing to the terms of the permit. Permit requirements include hold harmless and indemnity and represents the Board of Road Commissioners against any and all claims for bodily injury or property damage, or any other claim related to the Parade.

Ten Mile Road is under the jurisdiction of the RCOC. Approval of the attached resolution is required as part of RCOC Permit Number 64939.

RECOMMENDED ACTION: Approval of a Resolution to close the intersection of Ten Mile Road and Taft Road for the 2025 Novi High School Homecoming Parade from 4:45 PM to 6:15 PM on Friday, September 26, 2025.

2025 Novi Homecoming Parade

Eleven Mile Rd.

Taft Rd.

Ten Mile Rd.

Map Author: Jeff Van Curler
Date: 8/26/2025
Project: 2025 Novi Homecoming Parade
Version: 1.0

MAP INTERPRETATION NOTICE

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.

Legend

- Major Roads
- Minor Roads



City of Novi

Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

Feet
0 225 450 900 1,350
1 inch = 1,042 feet





ROAD CLOSURE PERMIT FOR BLOCK PARTIES AND PARADES

Permit No.: **PRCL25-022**

Issue Date:

Upon the request of **Sarah Moulik**, authorized representative of **Novi High School** and in accordance with the provisions of the Code of Ordinances of the City of Novi, Michigan Section 33-52, Parades and Processions in the Uniform Traffic Code, and Section 31-9, Road Closures, a permit to temporarily close **Eleven Mile Rd. & Taft Rd.** for the purpose of a **2025 Homecoming Parade** is granted as follows:

Reason for closure request: 2025 Homecoming Parade

Applicant: Novi High School

Name of Street(s) requested for closure: Eleven Mile Rd. & Taft Rd.

Date of closure: September 26, 2025

Time: 4:45pm – 6:15pm

Notes: Requesting closure of 11 Mile from Parkview Elementary School to Taft and Taft from 11 Mile to the south entrance of Novi High School. Closure would be from 4:45pm-6pm. Requesting barricades for side streets and at main intersections with police officers assigned.

If the applicant needs barricades, barrels, or cones for the event, the applicant **MUST** contact DPW Field Operations at 248-735-5640 at least 7 business days prior to the event to make the request and coordinate locations.

Approved by:

Ben Croy, City Engineer

cc: Erick Zinser, Director of Public Safety/Chief of Police
John Martin, Fire Chief
Scott Beatens, Assistant Police Chief
Todd Seog, Assistant Fire Chief
Kristie Gruenwald, Police Commander
Robert Maner, Police Commander
Matt Wiktorowski, Field Operations Manager
Aaron Staup, Construction Engineer

BOARD OF COUNTY ROAD COMMISSIONERS, OAKLAND COUNTY, MICHIGAN

PERMIT APPLICATION

MAKE CHECK PAYABLE TO ROAD COMMISSION FOR OAKLAND COUNTY

ROAD COMMISSION FOR OAKLAND COUNTY
RECEIVED
Dec 29 2023
DEPARTMENT OF CUSTOMER
SERVICES PERMITS

FOR R.C.O.C. USE ONLY	
Application No.	23-2040
Date Received	12-29-23
Permit E No.	64939
Date of Issuance	01-06-24

APPLICANT: CITY OF NOVI

hereby makes
APPLICATION for a permit to **CONSTRUCT, OPERATE, USE and/or MAINTAIN** or to **TEMPORARILY CLOSE A COUNTY ROAD** within the part of the right-of-way of road(s) VARIOUS under the jurisdiction of the Board:
a detailed description of the desired facility and/or activity is required in the space provided below: (include size, length, type of facility; - if underground, indicate depth below surface; if parallel to road, indicate distance from inside edge of facility to edge of pavement, if crossing under roadbed, describe method). **THE FOLLOWING MUST BE ATTACHED TO THE APPLICATION WHEN APPLICABLE:** 1. Plans, specifications and location of facility. 2. Traffic plan and detour route in cases of street closures.

PLEASE CHECK THE APPROPRIATE BOX(ES) THAT APPLY TO THE TYPE OF WORK YOU WISH TO OBTAIN A PERMIT FOR:

- | | | | |
|---|---|---|--|
| ☒ Annual | ☒ Community Event | ☐ Public Utility (i.e. electric, gas, telephone) | ☐ Soil Boring/Monitoring Well |
| ☐ Approach/Private Road Access | ☐ Landscaping/Grading | ☐ Sanitary/Storm Sewer | ☐ Watermain |
| ☐ Cable TV | ☐ Pathway/Sidewalk | ☐ Sign/Subdivision Entrance Marker | ☐ Other _____ |

COMMUNITY EVENTS

City or Township NOVI

Section No. _____

The above activities will be carried out in accordance with plans, specifications, maps and statements filed with the R.C.O.C. as part of this application, and if said application is approved, the above named applicant agrees to abide by the **CONDITIONS** contained on the reverse side. Since a permit will have to be secured from the Board prior to the start of any construction or maintenance operations proposed by this application, it is intended that the **SUPPLEMENTAL SPECIFICATIONS**, on the reverse side, are to be incorporated as part of the plans or specifications required for this proposed work.

FOR R.C.O.C. USE ONLY	
Design: _____	Right-of-Way: _____
Traffic: _____	Maintenance: _____
Planning: _____	Construction: _____
Subdivision: _____	
Environmental Concerns: _____	Permits: <u>SY</u>

FOR R.C.O.C. USE ONLY	
Application Fee: \$ <u>100.00</u>	Permit Fee: \$ _____
Receipt No: _____	Deposit: \$ _____
Bond: \$ _____ (RCOC Form 75)	Estimated Inspection Fee: \$ _____
	Paint Fee: \$ _____
	Sign Fee: \$ _____
	Signal Fee: \$ _____
TOTAL FEES DUE	
AT TIME OF PERMIT ISSUANCE: \$ <u>0.00</u>	
Proof of Insurance Required	Yes ☒ No ☐
Pollution Liability Required	Yes ☐ No ☒

This application is approved subject to **CONDITIONS** and **SUPPLEMENTAL SPECIFICATIONS** contained on the reverse side of this application.

Approval of this application does not relieve applicant from meeting any applicable requirements or duties of law or other public bodies or agencies including but not limited to the Michigan Department of Natural Resources.

APPROVAL OF THIS APPLICATION EXPIRES IN ONE YEAR IF A PERMIT HAS NOT BEEN ISSUED. RESUBMITTAL OF CURRENT PLANS, PERMIT APPLICATION REVIEW FEES AND PERMIT APPLICATION IS REQUIRED IF APPROVAL OF THIS APPLICATION HAS EXPIRED.

REFER ALL INQUIRIES TO (248) 858-4835

DEPARTMENT OF CUSTOMER SERVICES
PERMITS

2420 PONTIAC LAKE ROAD
WATERFORD, MI 48328

APPLICATION APPROVED:

By:  Date: 12/29/2023

CITY OF NOVI

APPLICANT (PRINT OR TYPE)

Matt Wiktorowski

12/28/23

SIGNATURE

DATE

Matthew T. Wiktorowski

(PRINTED/TYPED SIGNATURE & TITLE)

45175 W 10 MILE RD

248-347-0460

APPLICANT'S ADDRESS

TELEPHONE NUMBER

NOVI

MI

48375

CITY

STATE

ZIP CODE

EMAIL ADDRESS

AS A CONDITION OF THE APPROVAL OF THIS APPLICATION, THE APPLICANT AGREES TO THE FOLLOWING CONDITIONS:

1. The application agrees to secure, or cause to be secured, a permit from the Board prior to the commencement of construction or maintenance operations. If a contractor is to perform the construction or maintenance entailed in this application, the contractor shall secure the permit from the Board prior to the commencement of construction or maintenance operations and thereby assumes responsibility, along with the applicant, for any provisions of this application which apply to them.
2. Any and all construction proposed under this application will meet all requirements of the Board, together with the Supplemental Specifications as set forth below.
3. The applicant agrees to save harmless, indemnify, defend, and represent the Board and its employees against any and all claims for bodily injury or property damage, or any other claim arising out of or related to the creation, operation, use, or continuing existence of the structure or facility covered by the permit or for any other work done within county road right-of-way whether or not specifically authorized or in conformance with the description of activities for which the permit was issued. Applicant agrees and understands that the obligations set forth herein are binding upon their successors, transferors, assigns, sureties, and guarantors. The Applicant shall maintain insurance of a type and in an amount in conformance with the Board's established requirements and provide certificates of insurance in a type and amount which shall assure conformance with the Board's established requirements is currently in force for any and all facilities installed in the Board's right of way.
4. The applicant agrees to surrender the permit herein applied for; surrender all rights hereunder; cease operations; and remove, alter, relocate at applicant's own expense, the facilities for which this permit is granted whenever ordered to do so by the Board because of the need for the area covered by this permit for public uses or because of a default in the conditions of the permit. Upon failure to remove, alter, relocate or surrender the facilities pursuant to the order of the Board, the applicant agrees to reimburse the Board for its cost in doing same.
5. Nothing in this application shall be construed to grant any rights whatsoever to any public utilities whatsoever except as to the consent herein specifically given, nor to otherwise impair any existing rights granted in accordance with the constitution or laws of this State.
6. The obligation to construct, operate, use and/or maintain the facility to the satisfaction of the Board remains in force as long as the facility exists and is within the right-of-way under the jurisdiction of the Board. The applicant is obliged to repair any damage to the road and right of way which is a result of the facility and which occurs or appears after the permit licensee is released.
7. The necessary construction zone signing for the protection of traffic shall be in accordance with the most current edition of the Michigan Manual of Uniform Traffic Control Devices, Part 6. All such devices shall be furnished, installed and maintained by the Permit Holder. All construction signage shall have black lettering on a reflective fluorescent orange background, unless otherwise specified. The Permit Holder shall provide any additional signs, barricades and/or lights, at the Permit Holder's expense, required to protect the general motoring public and the work zone when requested by the Road Commission.
8. **ADDITIONAL CONDITIONS:** As will be identified in approved permit description.

SUPPLEMENTAL SPECIFICATIONS

1. **EXCAVATION AND DISPOSAL OF EXCAVATED MATERIAL:** The contractor and/or the utility company shall provide and place the necessary sheeting, shoring and bracing required to prevent caving, loss or settlement of foundation material supporting the pavement, or any other highway installation such as sewers, culverts, etc. The contractor and/or utility company shall assume the full responsibility for this protection. Excavated material shall be stocked in such locations that it does not obstruct vision on the traveled portion of the highway and in such a manner that it will not interfere with the flow of traffic. Sod and topsoil shall be stocked separately from other excavated material. The applicant shall dispose of all surplus and unsuitable material outside of the limits of the right-of-way unless the permit provides for, and with approval of abutting property owners, disposal at approved locations with the right-of-way. In the latter case, the material shall be leveled and trimmed in a manner approved by the Road Commission for Oakland County.
2. **BACKFILLING AND COMPACTING BACKFILL:** All trenches, holes, pits, and other excavations shall be filled with approved excavated earth or with MDOT Class II granular material if so provided, placed in successive layers not more than 9 inches in depth, loose measure, and each layer shall be thoroughly compacted by tamping and all backfill compaction will be subject to check by the Controlled Density Method (minimum 95%). Restoration shall be such that it will provide a condition equal to or better than the original condition and in accordance with current Road Commission for Oakland County standards. Any excavation within the right of way outside traveled portion of road must be maintained until all settlement has occurred and must be restored and seeded or sodded as directed. The permit will not be released until the Road Commission is satisfied that no further settlement will occur.
3. **CROSSING ROADBED BY TUNNELING, DIRECTIONAL BORE, JACK CASING AND BORE:** When the pipe is installed by tunneling without cutting the existing pavement, the tunnel shall be adequately sheeted or shored to prevent the sides and top from collapsing or the pavement from settling or cracking. Directional bore shall be at least 4 diameters under the pavement or 48 inches, whichever is greater. When the pipe is installed by boring and jacking, the leading edge of the pipe must always precede the auger. The tunnel backfill shall be made by tamping a dry mix of lean concrete into place so as to completely fill any voids remaining around the installation. The concrete shall be composed of one part of Portland cement and 10 parts of sand-gravel by volume. Tunnel and boring pits shall be at least 10 feet from the edge of the pavement unless otherwise approved.
4. **CROSSING BY CUTTING GRAVEL ROADS:** All trenches are to be backfilled with approved material to within 12 inches of surface within the limits of the roadbed. Backfill methods will be as described in paragraph 2 above. All surplus excavated material will be disposed of as described in paragraph 1. The top 12 inches within the roadbed will be backfilled with processed road gravel (MDOT 22A or 23A). Trenches outside of the roadbed will be backfilled in accordance with paragraph 2 above.
5. **CROSSING BY CUTTING PAVEMENT AND TRENCHING:** When this method is approved by the Road Commission, the pavement shall be cut so that the opening is a minimum of 5 feet wide and at least 1 foot wider on each side than the trench. In no case shall an open cut result in a remaining slab width of less than 5 feet from patch to an existing joint. The cut shall be made by sawing to a full pavement depth. Cuts in concrete residential and commercial drives shall be as above except that the patch width shall be a minimum of 3 feet and the remaining slab from patch to existing joint a minimum of 3 feet. Backfill shall be made with MDOT Class II granular material. After the backfill has been placed by control density method and thoroughly compacted, the pavement shall be replaced with a temporary surface of approved hot-mixed bituminous material and later replaced with new pavement of the original type and quality by the Permit Licensee unless other provisions are included in the permit.
6. **DEPTH OF COVER MATERIAL:** Pipes shall be placed to a depth that will provide not less than 4 feet of cover between the top of roadway surface and top of the pipe.
7. **TREE TRIMMING OR REMOVAL:** All trees that may be affected by the proposed construction shall be shown on the plans. The plan must clearly indicate which trees are proposed to be removed, trimmed and/or tunneled. This work, if approved, must be done in accordance with current Board standards, including advance notification of abutting property owners. Wood Disposal License Agreement(s) will be required for any tree work.
8. **DISPOSAL OF GROUND WATER:** Roadside drainage systems – open ditches, storm sewers, etc. – shall not be used for the disposal of water pumped from below the surface of the ground unless specifically allowed by the Road Commission. Details such as volume and frequency of discharge, erosion control, duration of use, NPDES permit and other pertinent information as may be required must be submitted with the application for such permission.
9. Any proposed operation in the right of way not covered by the above specifications, submitted with this application, shall be done in accordance with any additional specifications deemed necessary by the Board or as outlined in the Permit Rules, Specifications and Guidelines.

CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

RESOLUTION AUTHORIZING 2025 NOVI HIGH SCHOOL HOMECOMING PARADE

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on September 8th, 2025, at 7'o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers_____

ABSENT: Councilmembers_____

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

WHEREAS; the 2025 Novi High School Homecoming Parade event, presented by the Novi School District, will take place on Friday, September 26th, 2025, from 4:45 p.m. to 6:15 p.m.; and

WHEREAS; the parade route starts at Parkview Elementary School, proceeds east on Eleven Mile Road, and then heads south onto Taft Road, crossing Ten Mile Road, and ending at the Novi High School parking lot, located north of Addington Lane; and

WHEREAS; the City of Novi has been issued an annual permit, that is valid through January 5, 2025, permit number 64939, by the Road Commission for Oakland County to conduct civic events on roads under the jurisdiction of RCOC; and

WHEREAS; the validity of the permit is conditioned upon adoption of an Authorizing Resolution by the Novi City Council for the event and a statement agreeing to the terms of the permit.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Novi hereby support and authorize the 2025 Novi High School Homecoming Parade event and will fulfill all permit requirements, hold harmless, indemnify, and represent the Board of Road Commissioners against any and all claims for bodily injury or property damage, or any other claim arising out of or related to the 2025 Homecoming Parade

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 8th day of September 2025, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

Cortney Hanson, City Clerk
City of Novi



CITY OF NOVI CITY COUNCIL
SEPTEMBER 8, 2025

SUBJECT: Approval of the request from the builder of 41380 Eight Mile Road (parcel no. 50-22-36-353-002) for a variance from the Design and Construction Standards in Section 11-256 (b) to dismiss the sidewalk requirement along Meadowbrook Road, and pay into the City Sidewalk Fund.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- Variance requested to pay into sidewalk fund due to obstacles/constructability

BACKGROUND INFORMATION:

A builder, Cranbrook Custom Homes, is completing new home construction at 41380 Eight Mile Road (parcel no. 50-22-36-353-002). Section 11-256 (b) of the Code of Ordinances outlines the requirement to construct a sidewalk along the Meadowbrook Road side of the property. The ordinance states that the property owner/builder may request an administrative variance from this requirement. The petitioner is requesting this variance due to there being no existing sidewalk on the east side of Meadowbrook Rd within 500-feet and difficulty in constructing the sidewalk due to obstacles such as utility poles, ditches, brick entrance walls, signs, and trees along the road. The petitioner shall pay \$9,009.96 into the City Sidewalk Fund in lieu of constructing the sidewalk, and the property owner has been asked to provide a sidewalk easement to the City in case of future construction.

RECOMMENDED ACTION: Approval of the request from the builder at 41380 Eight Mile Road for a variance from the Design and Construction Standards in Section 11-256 (b) to dismiss the sidewalk requirement along Meadowbrook Road.

41380 8 Mile Rd.

Sidewalk Variance Map

Meadowbrook Rd

Variance requested to eliminate need for this sidewalk segment.

41380 8 Mile Rd.

Eight Mile Rd

Map Author: Jeff Van Curler
Date: 8/15/2024
Project: 41380 8 Mile Rd.
Version: 1.0

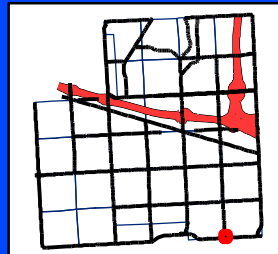
Amended By:
Date:
Department:

MAP INTERPRETATION NOTICE

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.

Legend

- Major Roads
- Minor Roads
- Sidewalk Location
- Development Location



City of Novi

Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

Feet
0 15 30 60 90
1 inch = 72 feet





CITY OF NOVI
Engineering Division

MEMORANDUM

To: Charles Boulard, Community Development Department
Ben Croy, PE; Department of Public Works

From: Jeff Van Curler; Department of Public Works

Date: May 15, 2024

Re: Variance from Design & Construction Standards
41380 Eight Mile Rd. Sidewalk Variance Request

Attached is a request for a Variance from the Design and Construction Standards. Please review for a future City Council Agenda. In accordance with Section 11-10 of the Ordinance, the following three conditions ***must be met*** for a variance to be granted by Council:

- 1) A literal application of the substantive requirement would result in exceptional, practical difficulty to the applicant.
- 2) The alternative proposed by the applicant would be adequate for the intended use and would not substantially deviate from the performance that would be obtained by strict enforcement of the standards; and,
- 3) The granting of the variance would not be detrimental to the public health, safety or welfare, nor injurious to adjoining or neighboring property.

Following review of the variance, check the appropriate box below and provide your signature. If you have no basis for recommending either approval or denial, please check the "No Exceptions Taken" box. If you are recommending approval or denial of the request, **please also complete the matrix on the reverse of this form.** Please return to my attention by **May 31, 2024.**

ROUTING

Delivered To	Returned On	RECOMMENDED ACTION			Signature
		Approval*	Denial*	No Exceptions Taken	
Ben Croy (Public Works)					
Charles Boulard (Comm. Development)				✓ *	<i>Charles Boulard</i>

* SEE REVERSE

* PROVIDER'S PAYMENT IS MADE.



CITY OF NOVI
Engineering Division

MEMORANDUM

To: Charles Boulard, Community Development Department
Ben Croy, PE; Department of Public Works

From: Jeff Van Curler; Department of Public Works

Date: May 15, 2024

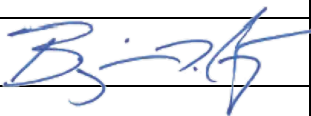
Re: Variance from Design & Construction Standards
41380 Eight Mile Rd. Sidewalk Variance Request

Attached is a request for a Variance from the Design and Construction Standards. Please review for a future City Council Agenda. In accordance with Section 11-10 of the Ordinance, the following three conditions ***must be met*** for a variance to be granted by Council:

- 1) A literal application of the substantive requirement would result in exceptional, practical difficulty to the applicant.
- 2) The alternative proposed by the applicant would be adequate for the intended use and would not substantially deviate from the performance that would be obtained by strict enforcement of the standards; and,
- 3) The granting of the variance would not be detrimental to the public health, safety or welfare, nor injurious to adjoining or neighboring property.

Following review of the variance, check the appropriate box below and provide your signature. If you have no basis for recommending either approval or denial, please check the "No Exceptions Taken" box. If you are recommending approval or denial of the request, **please also complete the matrix on the reverse of this form.** Please return to my attention by **May 31, 2024.**

ROUTING

Delivered To	Returned On	RECOMMENDED ACTION			Signature
		Approval*	Denial*	No Exceptions Taken	
Ben Croy (Public Works)	6/13/2024	X			
Charles Boulard (Comm. Development)					

*** SEE REVERSE**

If recommending approval or denial, please complete the following:

1. Would a literal application of the substantive requirement of the ordinance result in an exceptional, practical difficulty to the application? ☒ Yes ☐ No

Explain:

Yes, because there is not a contiguous pathway on the east side of Beck Rd in this area.

2. Would the alternative proposed by the applicant be adequate for the intended use and not deviate from the performance that would be obtained by strict enforcement of the standards? ☒ Yes ☐ No

Explain:

It would make more sense to collect funds now, and establish an easement now, then construct this segment in the future when the pathway network is expanded to this area.

3. Would granting the variance not be detrimental to public health, safety, or welfare, and not injurious to adjoining or neighboring property? ☒ Yes ☐ No

Explain:

Since there isn't a pathway in this area, it would not be creating a gap in the pathway network.



Request for Variance Design and Construction Standards

Applicant Information

Name: Clint Hall (Cranbrook Custom Homes)

Address: 13001 23 Mile Rd. Ste 200
Shelby Township, MI 48315

Phone No: 248-721-3438

Engineer Information

Name: Horizon Engineering

Address: PO Box 182158
Shelby Township, MI 48318

Phone No: 586-453-8097

Applicant Status (please check one):

- ☐ Property Owner ☒ Developer ☐ Developer / Owner Representative
☐ Other _____

Project Name Dabish

Project Address/Location 41380 Eight Mile Rd.

Variance Request Sidewalk deferral

Justification (attach additional pages if necessary)

- * No connection walk within 500' of property
- * Not connecting in foreseeable future
- * Several obstacles in installing city sidewalk on East side of Meadowbrook Rd. Utility poles, ditches, grade, brick entrance walls, signs, and trees.

INTERNAL USE

Date Submitted: _____

Code Section from which variance is sought: _____

Submittal Checklist: ☐ One (1) copy of plan on 8.5 x 11 size paper
☐ \$100 Filing Fee (No fee for driveway width variance requests)

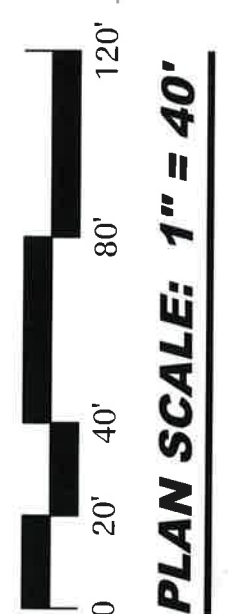
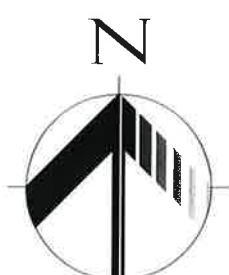
Request Status: ☐ APPROVED ☐ DENIED

Authorized By: _____

Authorization Date: _____

Plot Plan

Page 1 of 2



CLIENT: BENINATI POOL & SPA INC.
6991 AUBURN ROAD
UTICA, MI 48317

REVISIONS:
2-23-24 REVISED PER CITY

JOB NO: 19-037
DATE: 2-8-24
DRAWN BY: N.P.R.

HORIZON
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097



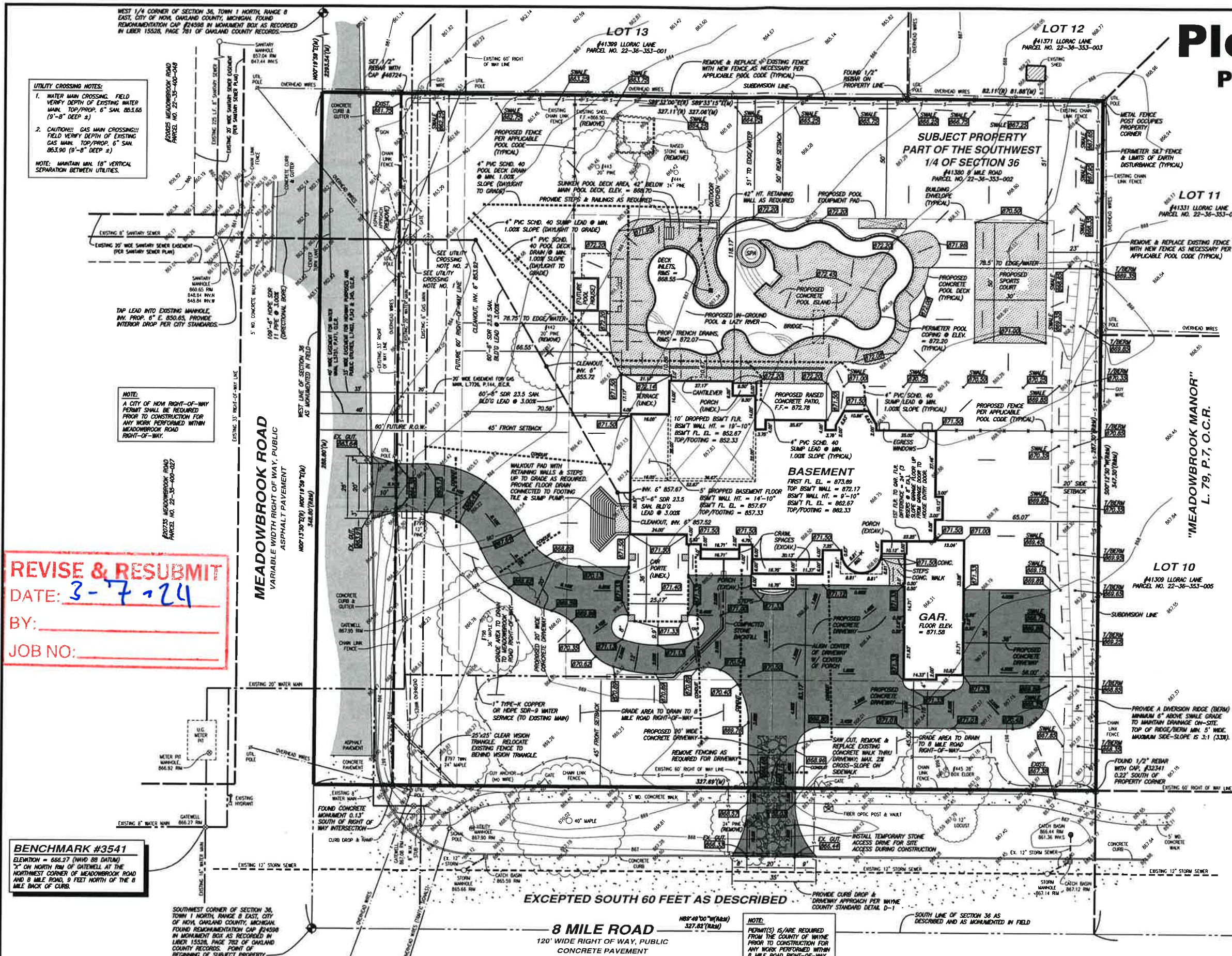
RECEIVED
FEB 26 2024
CITY OF NOVI
COMMUNITY DEVELOPMENT

NOTE
REFER TO PAGE 2
FOR ADDITIONAL
NOTES AND DETAILS.

SOUTH 1/4 CORNER OF SECTION 36,
TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.
FOUND REMONUMENTATION CAP #24598 IN MONUMENT BOX AS
RECORDED IN LIBER 15526, PAGE 786 OF OAKLAND COUNTY RECORDS.

Dabish Residence
#41380 8 MILE ROAD
PARCEL 22-36-353-002

PART OF THE SW 1/4 OF SECTION 36, T.1N., R.8E.
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



UTILITY CROSSING NOTES:

1. WATER MAIN CROSSING: FIELD VERIFY DEPTH OF EXISTING WATER MAIN. TOP/PROP. 6" SAN. 863.65 (9'-8" DEEP ±)
2. CAUTION!!! GAS MAIN CROSSING!!! FIELD VERIFY DEPTH OF EXISTING GAS MAIN. TOP/PROP. 6" SAN. 863.90 (9'-8" DEEP ±)

NOTE: MAINTAIN MIN. 18" VERTICAL SEPARATION BETWEEN UTILITIES.

NOTE:
A CITY OF NOVI RIGHT-OF-WAY PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION FOR ANY WORK PERFORMED WITHIN MEADOWBROOK ROAD RIGHT-OF-WAY.

REVISE & RESUBMIT
DATE: 3-7-24
BY: _____
JOB NO: _____

BENCHMARK #3541
ELEVATION = 866.27 (NAVD 88 DATUM)
7" ON NORTH RM OF GATEWELL AT THE NORTHWEST CORNER OF MEADOWBROOK ROAD AND 8 MILE ROAD, 9 FEET NORTH OF THE 8 MILE BACK OF CURB.

SOUTHWEST CORNER OF SECTION 36,
TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.
FOUND REMONUMENTATION CAP #24598 IN MONUMENT BOX AS RECORDED IN LIBER 15526, PAGE 786 OF OAKLAND COUNTY RECORDS. POINT OF BEGINNING OF SUBJECT PROPERTY.

NOTE:
PERMITS (S) ARE REQUIRED FROM THE COUNTY OF WAYNE PRIOR TO CONSTRUCTION FOR ANY WORK PERFORMED WITHIN 8 MILE ROAD RIGHT-OF-WAY.

SOILS FROM COUNTY SOILS MAP

"15B" - SPINKS LOAMY SAND, 0 TO 6 PERCENT SLOPES.

SOIL EROSION NOTES

1. INSTALL SOIL EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION AND EARTH MOVEMENT.
2. A TEMPORARY CRUSHED STONE ACCESS DRIVE SHALL BE PROVIDED FOR CONSTRUCTION ACCESS TO THE SITE. ACCESS TO THE BUILDING SITE SHALL BE LARGE ENOUGH TO ACCOMMODATE FOR ALL CONSTRUCTION TRAFFIC. SITE ACCESS SHALL BE MAINTAINED THROUGHOUT ALL CONSTRUCTION PHASES.
3. MAINTAIN ALL CONTROL MEASURES UNTIL EARTH MOVEMENT IS COMPLETED.
4. RIGHT-OF-WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
5. ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND 10' AROUND STORM STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
6. AFTER PERMANENT EARTH STABILIZATION IS COMPLETED, REMOVE EROSION CONTROL MEASURES.

SOIL EROSION MAINTENANCE & SEQUENCE OF CONSTRUCTION

1. INSTALL ALL TEMPORARY SOIL EROSION CONTROL MEASURES AS PER PLAN.
2. BEGIN NEW HOUSE CONSTRUCTION.
3. INSTALL UNDERGROUND UTILITIES TO NEW HOUSE.
4. INSTALL DRIVEWAY AND PAVED AREAS.
5. COMPLETE HOUSE CONSTRUCTION AND ESTABLISH FINISH GRADE ON ALL DISTURBED AREAS AND STABILIZE WITH VEGETATIVE COVER.
6. REMOVE TEMPORARY SOIL EROSION CONTROL MEASURES.

NOTE: THE SOIL EROSION MEASURES WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY THE BUILDER. ANY DAMAGED SOIL EROSION MEASURES SHALL BE IMMEDIATELY REPAIRED.

CONTRACTOR'S NOTE

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.

3 WORKING DAYS
**BEFORE YOU DIG
CALL MISS DIG**
1-800-482-7171
(TOLL FREE) for the location
of underground utilities

PROPERTY DESCRIPTION

PARCEL NO. 22-36-353-002
PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36, THENCE NORTH 00 DEGREES 13 MINUTES 30 SECONDS EAST 348.80 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 00 SECONDS EAST 327.11 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 30 SECONDS WEST 347.30 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST 327.82 FEET TO THE POINT OF BEGINNING, EXCEPTING THE SOUTH 60 FEET FOR ROAD PURPOSES.

LEGEND

	EXISTING GRADE		EXISTING ASPHALT PAVEMENT TO REMAIN
	EXISTING CONTOURS, 1' INTERVAL		EXISTING CONCRETE PAVEMENT TO REMAIN
	PROPOSED GRADE		PROPOSED PAVED DRIVING SURFACES
	AS-BUILT GRADE		PROPOSED PAVED WALKING SURFACES
	DIRECTION OF SURFACE DRAINAGE		SILT FENCE & LIMITS OF EARTH DISTURBANCE

BENCHMARK

CITY OF NOVI BENCHMARK #3541
ELEVATION = 666.27 (NAVD 88 DATUM)
"X" ON NORTH RIM OF GATEWELL AT THE NORTHWEST CORNER OF MEADOWBROOK ROAD AND 8 MILE ROAD, 9 FEET NORTH OF THE 8 MILE BACK OF CURB.

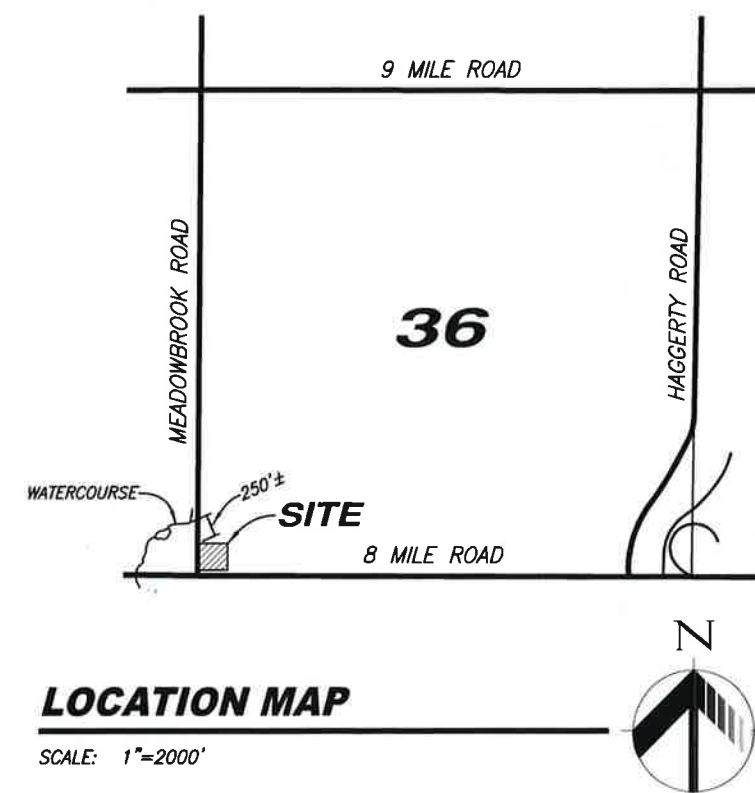
NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES AND CONTACT "MISS DIG" PRIOR TO START OF CONSTRUCTION.
2. ALL CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY, COUNTY, AND STATE.
3. THE CONTRACTOR SHALL VERIFY HOUSE DIMENSIONS & FINISH FLOOR ELEVATIONS WITH FINAL APPROVED BUILDING CONSTRUCTION DRAWINGS.
4. THE OWNER AND/OR BUILDER SHALL REVIEW THIS PLAN WITH THE SUBDIVISION ASSOCIATION, IF APPLICABLE, AND OBTAIN THEIR APPROVAL PRIOR TO THE START OF CONSTRUCTION.
5. SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NUMBER 26125C0629F, DATED SEPTEMBER 29, 2006, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



Plot Plan

Page 2 of 2



LOCATION MAP

SCALE: 1"=2000'

SITE CRITERIA

• PARCEL SUMMARY:

ADDRESS: #41380 8 MILE ROAD
PARCEL ID NO.: 22-36-353-002
EXISTING ZONING: R-A (RESIDENTIAL ACREAGE)
AREA OF PARCEL: 94,300 S.F. (2.165 ACRES.)
AREA OF EARTH DISTURBANCE: 1.85 ACRE
TOTAL PROPOSED BUILDING FOOTPRINT: 10,676 S.F.
TOTAL POOL FOOTPRINT (WATER SURFACE): 3,115 S.F.
ALLOWABLE LOT COVERAGE: 25%
PROPOSED LOT COVERAGE (HOUSE ONLY): 11.3%
PROPOSED LOT COVERAGE (HOUSE AND POOL): 14.6%
DISTANCE TO NEAREST BODY OF WATER: 250' ± TO WATERCOURSE TO THE NORTHWEST (REFER TO LOCATION MAP ABOVE).

• SETBACK SUMMARY:

FRONT: 45'
REAR: 50'
SIDE: 20' MIN., 50' TOTAL

REVISIONS:
2-23-24 REVISED PER CITY.

CLIENT:
BENINATI POOL & SPA INC.
6991 AUBURN ROAD
UTICA, MI 48317

JOB NO: 19-037
DATE: 2-8-24
DRAWN BY: N.P.R.

HORIZON
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318

Phone 586.453.8097

PROJECT:

Dabish Residence

#41380 8 MILE ROAD

PARCEL 22-36-353-002

PART OF THE S.W. 1/4 OF SECTION 36, T.1N., R.8E.,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



CITY OF NOVI CITY COUNCIL
SEPTEMBER 8, 2025

SUBJECT: Approval of claims and warrants – Warrant 1187

SUBMITTING DEPARTMENT: Finance

BACKGROUND INFORMATION:

Per Section 8.10 of the City's charter all funds drawn by the treasury department must be approved by City Council. This approval occurs through a warrant system and appears on all City Council's agenda. The most recent Warrant, #1187 comes before City council for approval.

RECOMMENDED ACTION: Approval of claims and warrants – Warrant 1187

CITY OF NOVI
Warrant 1187
Monday, September 8, 2025

Check	Vendor Name	Description	Amount
199067	BORIEO, SANDRA	PROFESSIONAL SERVICES	2,340.00
199068	COMCAST BUSINESS	ACCOUNT 8529 10 205 0785285	404.37
199069	ENTERPRISE FM TRUST	INVOICE FBN4142137-A	12,793.16
199070	LAWNET-MICHIGAN DEPT OF STATE	LAWNET 2024 RENT	21,870.02
199071	SOUTHWEST ENFORCEMENT TEAM	DEBACHER TRAINING EXPENSES	3,756.98
199072	STATE OF MICHIGAN	INVOICE 551-661309	4,618.52
199073	STRUNK, MICHAEL	REIMBURSE REMOVAL OF ITEMS	150.00
199074	TRANSUNION RISK AND ALTERNATIVE	ACCOUNT 2556421 INVOICE 2556421-202507-	1,084.00
199075	VERIZON WIRELESS	ACCOUNT 242662063-00001 INVOICE 6117365	40.01
199076	WEST MICHIGAN ENFORCEMENT TEAM	REIMBURSE SUPPLIES - PLAQUES	2,790.70
199077	WEX BANK	ACCOUNT 0496-00-896440-8 INVOICE 10662	10.00
199078	WEX BANK	ACCOUNT 0496-00-369029-4	119.85
199079	D AND D WATER AND SEWER INC	WATER SERVICE INSTALLATIONS	20,365.60
199080 - 199124	DTE ENERGY	ELECTRICITY	46,227.45
199125	ACTIVE911, INC	INVOICE 635875	324.00
199126	BAY AREA NARCOTICS ENFORCEMENT TEAM	LOCAL OFFICERS JUNE OVERTIME	10,772.95
199127	CELLEBRITE, INC.	INVOICE INVUS287880	10,200.00
199128	CHADWICK, COREY	REIMBURSE TESTING FEES	88.00
199129	COMCAST BUSINESS	ACCOUNT 8529 10 205 1346764	323.80
199130	ENTERPRISE FM TRUST	STATEMENT 551078-080525	12,613.55
199131	FITZGERALD WOODSHOP LLC	INVOICE 102	400.00
199132	LAWNET-MICHIGAN DEPT OF STATE	NOVEMBER - DECEMBER RENT 2025	1,020.82
199133	MACDONALD, CRAIG	REIMBURSE TRAVEL EXPENSES	978.03
199134	MICHIGAN PUBLIC HEALTH INSTITUTE	INVOICE 90063032	67,354.04
199135	MID-WEST TRUCK ACCESSORIES INC	INVOICE 03-98109	1,598.99
199136	MONTROSE CHARTER TOWNSHIP	JANUARY 2025 FLINT AREA NARCOTICS GROUP	7,695.19
199137	OLECH, KIMBERLY	REIMBURSE TESTING FEES	88.00
199138	SOUTHWEST ENFORCEMENT TEAM	MSP NOVEMBER 2024 OVERTIME	9,179.52
199139	STATE OF MICHIGAN	INVOICE 551-649453	4,727.72
199140	VERIZON WIRELESS	ACCOUNT 242662063-00001 INVOICE 6119886	40.01
199141	WEST MICHIGAN ENFORCEMENT TEAM	JULY 2025 OVERTIME	3,071.19
199142	4 IMPRINT INC	COMMUNITY PROMOTION	2,388.40
199143	A AND R PLUMBING LLC	BUILDING MAINTENANCE	3,165.86
199144	ACCUFORM PRINTING & GRAPHICS INC	PRINTING AND PUBLISHING	288.90
199145	ACE CUTTING EQUIPMENT INC	WATER LINE MAINTENANCE	853.00
199146	ADVANCE AUTO PARTS	VEHICLE MAINTENANCE	383.84
199147	AECOM GREAT LAKES, INC	CE SRVS: 2024 CAPITAL PREVENTATIVE MAINT	16,500.00
199148	ALLIANCE HEALTH AND LIFE	EMPLOYEE INSURANCE	18,480.00
199149	ALLIE BROTHERS INC	SUPPLIES UNIFORMS	58.00
199150	ALLIED BUILDING SERVICE COMPANY	BUILDING MAINTENANCE	1,700.00
199151	AMAZON	COMMUNITY PROMOTION	512.97
199152	AMERICAN GENERATORS SALES AND	BUILDING MAINTENANCE	447.00
199153	ANAGO OF METRO DETROIT	BUILDING MAINTENANCE	420.00
199154	ANIMAL EMERGENCY CENTER	OPERATING SUPPLIES	918.00
199155	APPLIED INNOVATION	INTERNAL TECHNOLOGY COMMUNITY RELATION	9.27
199156	AQUATIC SOURCE LLC	SPLASH PAD SUPPLIES	734.00
199157	ARAMARK REFRESHMENT SERVICES	OPERATING SUPPLIES	781.06
199158	ARROWHEAD FORENSICS	OPERATING SUPPLIES	501.17
199159	ASCENSION MICHIGAN EMPLOYER	MEDICAL SERVICES	1,144.00
199160	ASCENSION PROVIDENCE HOSPITAL	OPERATING SUPPLIES	305.00
199161	ASTI ENVIRONMENTAL	SHAWOOD ISLAND	4,120.00
199162	AT & T	OPERATING SUPPLIES	95.00
199163	AUNTIE ANNE'S PRETZELS	2025 SUM TAX REFUND 50-99-00-022-217	972.24
199164	AUTUMN PARK HOMEOWNERS ASSOCIATION	BLDG. BOND REFUND (ESCROW)	500.00
199165	AVTECH SOFTWARE, INC.	BUILDING MAINTENANCE	1,220.14
199166	B & B LANDSCAPING	ROUTINE MAINTENANCE	18,460.00
199167	B&M ASHMAN	BLDG. BOND REFUND (ESCROW)	1,000.00
199168	BAHAR-COOK, REBECCA	REIMBURSE FOOTBALL TICKETS	1,104.00
199169	BAK, AMY	REFUND PARKS	405.00
199170	BAKER & TAYLOR, LLC	AUDIO VISUAL MATERIALS	49.46
199171	BALDRIDGE, TRENDIA	CHORALAIRES	160.00
199172	BARNHILL III, JOHN H.	ADULT SOFTBALL	75.00
199173	BENTON HARBOR, CITY OF	CONFERENCE	1,800.00
199174	BERTIN, KENNETH M.	ADULT SOFTBALL	150.00
199175	BOUND TREE MEDICAL LLC	OPERATING SUPPLIES	2,068.30

199176	BRIGHTSOURCE LIGHTING SOLUTIONS LLC	BUILDING MAINTENANCE	631.18
199177	BRODART CO.	LIBRARY BOOKS	4,909.13
199178	BULLFROG GROUP, LLC	TECHNOLOGY LIBRARY EXPENSE	29,766.00
199179	CADILLAC ASPHALT LLC	STORM SEWER MAINT	729.71
199180	CANFIELD EQUIPMENT SERVICES INC.	VEHICLE MAINTENANCE	373.96
199181	CANON FINANCIAL SERVICES INC	PRINTING AND PUBLISHING	1,475.33
199182	CAPITAL TITLE INSURANCE AGENCY	2025 SUM TAX REFUND 50-22-34-126-001	5.00
199183	CAREY, STEPHEN & MICHELLE TRUST	2025 SUM TAX REFUND 50-22-21-251-006	20.00
199184	CARLISLE WORTMAN ASSOCIATES, INC.	BUILDING, TRADE, & PLAN REVIEW SERVICES	7,155.00
199185	CARTER'S CEMETERY PRESERVATION	CEM MAINT COUNCIL GOAL REPAIRS	4,420.00
199186	CASH SOD FARM	WATER LINE MAINTENANCE	150.00
199187	CATALIS PUBLIC WORKS & CITIZEN	INTERNAL TECHNOLOGY	337.08
199188	CATERPILLAR FINANCIAL SERV. CORP.	LIBRARY BOOKS	633.02
199189	CDW GOVERNMENT LLC	WI-FI ACCESS POINT REPLACE	9,025.67
199190	CENTER POINT LARGE PRINT	LIBRARY BOOKS	49.14
199191	CHALLENGER SPORTS TEAMWEAR, LLC	YOUTH SOCCER	9,709.50
199192	CHARTER COMMUNICATIONS	BLDG. BOND REFUND (ESCROW)	1,600.00
199193	CHILTON, KIMBERLY S.	OLDER ADULT FITNESS	3,456.00
199194	CINTAS CORP	SUPPLIES UNIFORMS	561.89
199195	COUGAR SALES & RENTAL INC	OPERATING SUPPLIES	1,138.94
199196	CRAIGIE, ALYSSA	TUITION REIMBURSEMENT	347.84
199197	CRANBROOK CUSTOM HOMES	BLDG. BOND REFUND (ESCROW)	5,100.00
199198	CRANDALL-WORTHINGTON INC	CUSTODIAL SUPPLIES	112.50
199199	CRAWFORD, KATHY	REIMBURSEMENT	99.17
199200	CSM MECHANICAL, LLC	EMERGENCY REPAIR: FULL REWORK- SS DRAKE	80,983.75
199201	CUTMYTREEDOWN.COM	FORESTRY MAINTENANCE	14,160.00
199202	DELL MARKETING L.P.	INTERNAL TECHNOLOGY POLICE	11,690.49
199203	DMW SALES & SERVICE, INC	VEHICLE MAINTENANCE	861.49
199204	DORNBOS SIGN & SAFETY INC	ROUTINE MAINTENANCE	763.00
199205	DPT SPORTS PERFORMANCE	SPORTS CAMPS	772.80
199206	ECKENROTH, NOAH	REIMBURSEMENT	50.00
199207	ED FITZGERALD CONSULTING	CONFERENCE	2,000.00
199208	ELLSWORTH INDUSTRIES INC.	DETENTION BASIN MAINTENANCE	1,550.23
199209	EMPIRE PRINTING, LLC	ADULT SOFTBALL	1,249.16
199210	ETNA SUPPLY	STORM SEWER MAINTENANCE	346.88
199211	EVANSKI, JACKIE	TUITION REIMBURSEMENT	990.00
199212	EVERON LLC	BUILDING MAINTENANCE	149.70
199213	FAIRVIEW CONSTRUCTION INC	BLDG. PAYMENT REFUND (ESCROW)	750.00
199214	FERGUSON WATERWORKS #3386	WATER METERS	244.31
199215	FIFTH THIRD BANK	PRINCIPAL AND INTEREST EXPENSE	1,031,679.00
199216	FIREPENNY	VEHICLE MAINTENANCE	477.42
199217	FIRST CENTENNIAL TITLE AGENCY INC	UB REFUND 24018 GLEN RIDGE CT	99.38
199218	FLEETPRIDE INC.	VEHICLE MAINTENANCE	591.96
199219	FLOR DRI SUPPLY CO INC	BUILDING MAINTENANCE	677.40
199220	FLYNN, JACK	REFUND LIBRARY	195.00
199221	FUN TIME SPORTS LLC	SPORTS CAMPS	5,160.00
199222	GALE/CENGAGE LEARNING	LIBRARY BOOKS	29.59
199223	GANNETT MICHIGAN LOCALIQ	PRINTING AND PUBLISHING	2,357.00
199224	GLOWKA, SCOTT	REIMBURSEMENT	43.00
199225	GRANICUS LLC	INTERNAL TECHNOLOGY CITY CLERK	12,359.66
199226	GREAT LAKES ACE	OPERATING SUPPLIES	22.99
199227	GREAT LAKES POWER & LIGHTING INC.	BUILDING MAINTENANCE	16,075.33
199228	GREAT LAKES WATER AUTHORITY	IWC CHARGES	1,063,177.96
199229	GREEN OAK TIRE INC.	VEHICLE MAINTENANCE	4,578.82
199230	GRUENWALD, KRISTIE	REIMBURSEMENT AIR TRAVEL	442.97
199231	HAVENER TECH	STORM SEWER MAINT	339,040.00
199232	HAWAIIAN DANCERS LLC	THEATRE PROGRAMS	1,215.00
199233	HEALTH ALLIANCE PLAN	EMPLOYEE INSURANCE	27,230.68
199234	HIGHWAY MAINTENANCE & CONSTRUCTION	CONSTRUCT: 2024 CAPITAL PREVENTATIVE MAINT	372,106.75
199235	HOME DEPOT	BUILDING MAINTENANCE	144.57
199236	HOME DEPOT CREDIT SERVICES	OPERATING SUPPLIES	784.52
199237	HULBERT, RACHEL	WITNESS	13.00
199238	IMPERIAL DADE	BUILDING MAINTENANCE	1,326.49
199239	INTRADO LIFE & SAFETY, INC	TELEPHONE MAINTENANCE	440.19
199240	JAKUBIEC, ANNA	REIMBURSEMENT	18.94
199241	JOCZ WARREN S & ANN MARIE	BLDG. BOND REFUND (ESCROW)	500.00
199242	JOHN'S SANITATION SERVICE	SPORTS FIELD	1,859.71
199243	JOHNSON III, DAVID C	REIMBURSEMENT	18.37
199244	KENNEDY INDUSTRIES INC	LIFT STATION MAINTENANCE	3,600.00
199245	KENWHIRL APPLIANCE SERVICE	BUILDING MAINTENANCE	159.00
199246	KIMBALL MIDWEST	VEHICLE MAINTENANCE	909.30
199247	KNIGHTSBRIDGE GATE HOA	BLDG. BOND REFUND (ESCROW)	1,000.00
199248	LASALLE TECHNOLOGY CENTER LLC	BLDG. BOND REFUND (ESCROW)	5,204.00

199249	LIBERTY TITLE AGENCY	2025 SUM TAX REFUND 50-22-24-451-068	121.45
199250	LIBRARY DESIGN ASSOCIATES, INC.	BUILDING IMPROVEMENTS	41,532.00
199251	LIBRARY NETWORK, THE	TLN AUTOMATION SERVICES	36,284.89
199252	LIMB WALKERS TREE & SNOW	FORESTRY MAINTENANCE	4,822.50
199253	LOCHMOOR VILLAGE HOA	ENTRYWAY SIGNAGE GRANT	3,603.00
199254	LYON TOWNSHIP PUBLIC LIBRARY	COMMUNITY PROMOTION	23.66
199255	M-2 AUTO PARTS, INC.	VEHICLE MAINTENANCE	322.30
199256	MACK, DARREN & STEPHANIE	BLDG. BOND REFUND (ESCROW)	500.00
199257	MAJOR CONSTRUCTION GROUP, INC	ROUTINE MAINTENANCE	55,784.27
199258	MANCHESTER 13 MILE ROAD, LLC	BLDG. PAYMENT REFUND (ESCROW)	4,172.00
199259	MASTERCARE INSTITUTE DBA	EDUCATION AND TRAINING	518.00
199260	MATTIOLI CEMENT CO., LLC	CONSTRUCT: 2025 NEIGHBORHOOD ROADS PROGRAM	204,534.96
199261	MCCREE, DERRICK	2025 SUM TAX REFUND 50-22-23-153-004	7,402.44
199262	MCKENNA ASSOCIATES INC	HCD	1,721.25
199263	MICHALEK, GREGORY	21525 BECK RD WATER MAIN EASEMENT PAYMENT	9,323.16
199264	MIDWEST TAPE, LLC	AUDIO VISUAL MATERIALS	1,539.70
199265	MISSION COMMUNICATIONS, LLC	SEWER LINE MAINTENANCE	608.40
199266	MPARKS	ADULT SOFTBALL	375.00
199267	NAK4FIT	SPORTS CAMPS	6,292.80
199268	NATIONAL EXPRESS WASH HOLD CO LLC	HYDRANT DEPOSIT REFUND 24-31 EL CAR WASH	1,893.00
199269	NOVI, CITY OF	CITY'S SHARE OF FEES COLLECTED	26,453.17
199270	VOID		-
199271	O'REILLY AUTO PARTS	VEHICLE MAINTENANCE	216.43
199272	OAKLAND COUNTY REGISTER OF DEEDS	RESOLUTION FOR TERMINATION WATER SYSTEM	30.00
199273	OAKLAND COUNTY REGISTER OF DEEDS	REGENCY - SDFMEA	30.00
199274	OAKLAND COUNTY REGISTER OF DEEDS	GODDARD - SDFMEA	30.00
199275	OAKLAND COUNTY REGISTER OF DEEDS	CVS - SDFMEA	30.00
199276	OAKLAND COUNTY REGISTER OF DEEDS	SLI MEDICAL - SDFMEA	30.00
199277	OAKLAND COUNTY REGISTER OF DEEDS	21525 BECK RD WSE	30.00
199278	OAKLAND COUNTY REGISTER OF DEEDS	FOUNTAIN VIEW WARRANTY DEED	35.00
199279	OAKLAND COUNTY REGISTER OF DEEDS	SLI - WARRANTY DEED ROW	35.00
199280	OAKLAND COUNTY REGISTER OF DEEDS	SLI - SIDEWALK EASEMENT	30.00
199281	OAKLAND COUNTY REGISTER OF DEEDS	SAKURA - SIDEWALK EASEMENT	30.00
199282	OAKLAND COUNTY REGISTER OF DEEDS	CROSS ACCESS EASEMENT - FVPC	30.00
199283	OAKLAND COUNTY REGISTER OF DEEDS	FVPC - WATER SYSTEM EASEMENT	30.00
199284	OAKLAND COUNTY REGISTER OF DEEDS	FVPC - OFF SITE SANITARY SEWER SYS EASEMENT	30.00
199285	OAKLAND COUNTY REGISTER OF DEEDS	FVPC - ON SITE SANITARY SEWER SYS EASEMENT	30.00
199286	OAKLAND COUNTY REGISTER OF DEEDS	TRANSFER TAX	34.40
199287	OAKLAND COUNTY REGISTER OF DEEDS	SAKURA EMERGENCY ACCESS EASEMENT	30.00
199288	OAKLAND COUNTY TREASURERS	PROFESSIONAL SERVICES	2,060.06
199289	OCCUPATIONAL HEALTH CENTERS OF	MEDICAL SERVICES	33.00
199290	ORIENTAL TRADING CO INC	LIBRARY PROGRAMMING	374.83
199291	ORKIN	BUILDING MAINTENANCE	648.00
199292	OSCAR W. LARSON CO.	GASOLINE AND OIL	685.73
199293	OVERDRIVE, INC.	ELECTRONIC MEDIA	1,575.06
199294	PARK PLACE SOUTH OF NOVI LLC	BLDG. BOND REFUND (ESCROW)	1,700.00
199295	PEOPLE'S EXPRESS	OLDER ADULTS TRANSPORTATION	6,084.00
199296	PHOENIX SAFETY OUTFITTERS	SUPPLIES UNIFORMS	225.00
199297	PIVOT POINT PARTNERS LLC	INTERNAL TECHNOLOGY ASSESSING	7,080.00
199298	PRINTING SYSTEMS	ELECTION SUPPLIES	4,797.23
199299	PRIORITY WASTE LLC	EQUIPMENT RENTAL	570.00
199300	PROQUEST LLC	ELECTRONIC RESOURCES	2,246.77
199301	PROSCREENING, LLC	RECRUITMENT	312.00
199302	QUILL CORPORATION	OFFICE SUPPLIES	1,444.40
199303	R.S. THOMAS & ASSOCIATES, INC.	BECK RD WIDEN	8,350.00
199304	RAY'S WELL DRILLING	GROUND'S MAINTENANCE	452.00
199305	REHMANN	INDEPENDENT AUDIT	23,000.00
199306	RHINO SEED & LANDSCAPE	WATER LINE MAINTENANCE	1,182.50
199307	RICHMOND, GLENN	REIMBURSEMENT WORK BOOTS	100.65
199308	RIVERBANK GOLF CLUB	OLDER ADULTS GOLF LEAGUE	6,694.00
199309	RIVERBANK GOLF CLUB	OLDER ADULTS GOLF LEAGUE	8,835.00
199310	RIVERBANK GOLF CLUB	OLDER ADULTS GOLF LEAGUE	5,347.00
199311	RKA PETROLEUM COS., INC	GASOLINE AND OIL	22,844.47
199312	ROAD COMMISSION FOR OAKLAND COUNTY	TRAFFIC SERVICES	3,859.31
199313	ROSS, MICHAEL	ADULT SOFTBALL	150.00
199314	RUDOLFI, ADRIANA	REIMBURSEMENT	240.00
199315	RYL FLEXIBILTY THERAPIES LLC	OLDER ADULTS MASSAGE	1,365.00
199316	SAKOGUCHI, KHAELLA	REFUND LIBRARY	30.00
199317	SAM'S CLUB DIRECT	LIBRARY PROGRAMMING	813.22
199318	SENG TIRE CO	VEHICLE MAINTENANCE	219.00
199319	SERVICE EXPRESS, INC.	OPERATING SUPPLIES	1,638.00
199320	SHANAHAN, DIANA	TUITION REIMBURSEMENT	3,500.00
199321	SITEONE LANDSCAPE SUPPLY, LLC	WATER LINE MAINTENANCE	975.79

199322	SMART BUSINESS SOURCE LLC	OFFICE SUPPLIES	405.19
199323	SMITH, KYLE	DRONE LICENSE REIMBURSEMENT	175.00
199324 - 199328	SPALDING DE DECKER	PROFESSIONAL SERVICES	55,347.98
199329	STANTE EXCAVATING CO INC	REFUND HYDRANT DEPOSIT 25-11	1,321.00
199330	STATE OF MICHIGAN	COST SHARE: FOUNTAIN WALK AVE RECON	37,322.25
199331	STEMPIEN, JEREMY	TUITION REIMBURSEMENT	964.54
199332	SUBURBAN LANDSCAPE SUPPLY	WATER LINE MAINTENANCE	78.00
199333	SUTTLE ENTERPRISES LLC	PROFESSIONAL SERVICES	3,400.00
199334	SYSTEMP CORPORATION	BUILDING MAINTENANCE	8,765.99
199335	SZELAP, CHRISTINE E. HEFFERNAN	KARATE	2,264.50
199336	TOLL NORTHEAST V CORP	BLDG. BOND REFUND (ESCROW)	5,000.00
199337	TOLL NORTHEAST V CORP	BLDG. BOND REFUND (ESCROW)	5,000.00
199338	TOLL NORTHEAST V CORP	BLDG. BOND REFUND (ESCROW)	5,000.00
199339	TRAVELERS	INSURANCE DEDUCTIBLES	3,170.00
199340	TRAVELERS PROPERTY CASUALTY	PROPERTY & LIABILITY INSURANCE	258,637.00
199341	TRENDSET COMMUNICATIONS GROUP, LLC	WATER METERS	1,300.00
199342	TRUCK & TRAILER SPECIALTIES, INC.	VEHICLE MAINTENANCE	316.74
199343	TRUE BLUE INVESTGATIONS LLC	RECRUITMENT	850.00
199344	UNIFIRST FIRST AID & SAFETY	SUPPLIES UNIFORMS	107.85
199345	VARIPRO	FLEXIBLE SPENDING	4,943.43
199346	VARSITY LINCOLN, INC	VEHICLE MAINTENANCE	50.60
199347	VIRTUAL ACADEMY	VEHICLE MAINTENANCE	5,500.00
199348	VITTI CONSTRUCTION INC	BLDG. BOND REFUND (ESCROW)	500.00
199349	WEBER, CHRISTOPER	REIMBURSEMENT WORK BOOTS	93.28
199350	WEINGARTZ SUPPLY CO INC	OPERATING SUPPLIES	1,179.00
199351	WHEELER, STACEY	REFUND PARKS	405.00
199352	WIXOM COLLISION	VEHICLE MAINTENANCE	7,364.85
199353	WOODLANDS LIBRARY COOPERATIVE	PRINTING, GRAPHIC DESIGN	30.00
199354	ZINK, STEPHANIE	OLDER ADULTS FITNESS	144.00
199355	ZURMUEHLEN, MARYANN	REIMBURSEMENT	56.84

GRAND TOTAL

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GENERAL FUND	101	460,349.60
MAJOR STREET FUND	202	56,052.25
LOCAL STREET FUND	203	616,616.70
MUNICIPAL STREET FUND	204	22,330.50
PARKS, REC & CULTURAL SVCS FUND	208	74,843.09
DRAIN FUND	211	365,934.30
TREE FUND	213	19,124.50
LIBRARY FUND	271	71,723.75
LIBRARY CONTRIBUTION FUND	272	66,217.84
COMMUNITY DVLPMNT BLOCK GRANT FUND	274	1,721.25
2008 LIBRARY CONSTRUCTION DEBT FUND	371	126.00
CAPITAL IMPROVMENT PRGRM (CIP) FUND	401	4,404.00
SPECIAL ASSESSMENT REVOLVING FUND	418	174.00
ICE ARENA FUND	570	6,879.59
SENIOR HOUSING FUND	574	1,032,596.00
WATER AND SEWER FUND	592	1,233,071.18
SELF INSURANCE - HEALTH CARE FUND	677	18,480.00
AGENCY FUND	701	118,766.69
CURRENT TAX COLLECTION FUND	703	8,521.13
MI HIDTA	725	180,453.42

GRAND TOTAL

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