



PLANNING COMMISSION AGENDA

CITY OF NOVI

July 22, 2026 | 7:00 PM

Council Chambers | Novi Civic Center

45175 Ten Mile Road, Novi, MI 48375

(248) 347-0475

COMMISSION MEMBERS: Avdoulos, Dismondy, Lynch, Pehrson, Reddi, Roney, Verma

The Planning Commission wishes to advise the general public that all remarks shall be limited to three minutes per person during both the Public Hearing and Audience Participation portions of the meeting. Petitioners' presentations shall be limited to ten minutes.

No person, other than a Commission member, shall address an issue for public hearing following the closing of that public hearing by the Chairperson (except during Audience Participation).

The above participation policy is outlined in Sections 3.4 and 3.8 of the Planning Commission By-Laws and Rules of Procedure.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

AUDIENCE PARTICIPATION

CORRESPONDENCE

COMMITTEE REPORTS

CITY PLANNER REPORT

CONSENT AGENDA - REMOVALS AND APPROVALS

PUBLIC HEARINGS

1. PSLU26-0004 ORANGETHEORY

Public hearing at the request of CHL Fitness Novi LLC for Special Land Use approval for a fitness center. The subject site is located at 41630 Ten Mile Road and consists of a portion of the approximately 11.02-acre site, situated north of Ten Mile Road and west of Meadowbrook Road (Section 23).

2. PSLU26-0002 MALLI'S KITCHEN

Public hearing at the request of Karmen Santourian for Special Land Use approval to operate a restaurant and food store. The subject site is located at 24059 Meadowbrook Road and consists of a portion of the approximately 2.68-acre site, situated south of Ten Mile Road and west of Meadowbrook Road (Section 26).

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE JULY 8, 2026 PLANNING COMMISSION MINUTES

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

SUPPLEMENTAL ISSUES/TRAINING UPDATES

AUDIENCE PARTICIPATION

ADJOURNMENT

SCHEDULED AND ANTICIPATED MEETINGS

All regular Planning Commission 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.

Full plan sets are available to view at the Community Development Department.

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.



ORANGETHEORY SPECIAL LAND USE PSLU26-0004

PSLU26-0004 ORANGETHEORY

Public hearing at the request of CHL Fitness Novi LLC for Special Land Use approval for a fitness center. The subject site is located at 41630 Ten Mile Road and consists of a portion of the approximately 11.02-acre site, situated north of Ten Mile Road and west of Meadowbrook Road (Section 23).

Required Action

Approval or denial of the Special Land Use Permit.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Recommended	06/25/26	• Public or private indoor and private outdoor recreational facilities greater than 2,000 square feet require Special Land Use approval in the B-3 General Business District

MOTION SHEET:

Approval – Special Land Use Permit

In the matter of Orangetheory PSLU26-0004, motion to **approve** the Special Land Use Permit based on and subject to the following:

- a. Relative to other feasible uses of the site:
 - i. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/ deceleration lanes, off street parking, off-street loading/unloading, travel times, and thoroughfare level of service *(The proposed use is being operated out of an existing building with sufficient parking available for the plaza);*
 - ii. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area *(No impacts to utilities are anticipated);*
 - iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats *(No impacts to existing natural features are proposed);*
 - iv. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood;
 - v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *(The proposed business fulfills one of the Master plan objectives to attract new businesses to the City of Novi);*
 - vi. The proposed use will promote the use of land in a socially and economically desirable manner *(The proposed business contributes to economic development and productive use of a vacant tenant space);*
 - vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located;
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Electronic Stamping Set submittal;
- c. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance)

– OR –

Denial – Special Land Use Permit

In the matter of Orangetheory PSLU26-0004, motion to **deny** the Special Land Use Permit *(because the use is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.*

MAPS

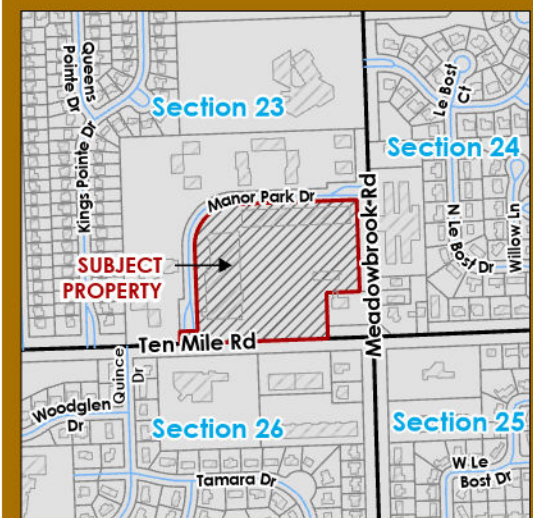
Location

Zoning

Future Land Use

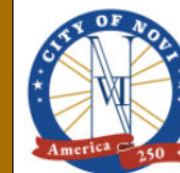
Natural Features

PSLU26-0004 ORANGETHEORY LOCATION MAP



LEGEND

 Subject Property



Map Author: Diana Shanahan
Project: 41630 Ten Mile Road

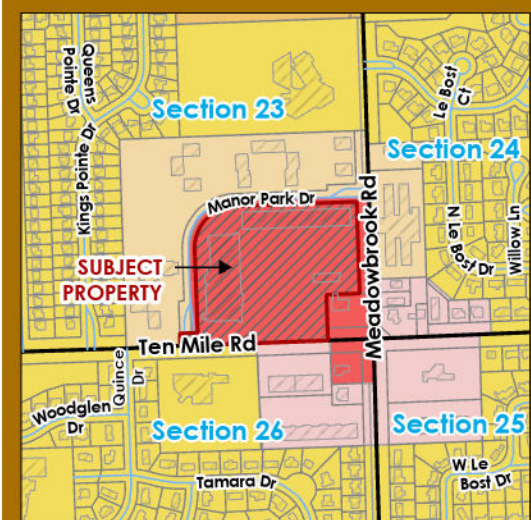
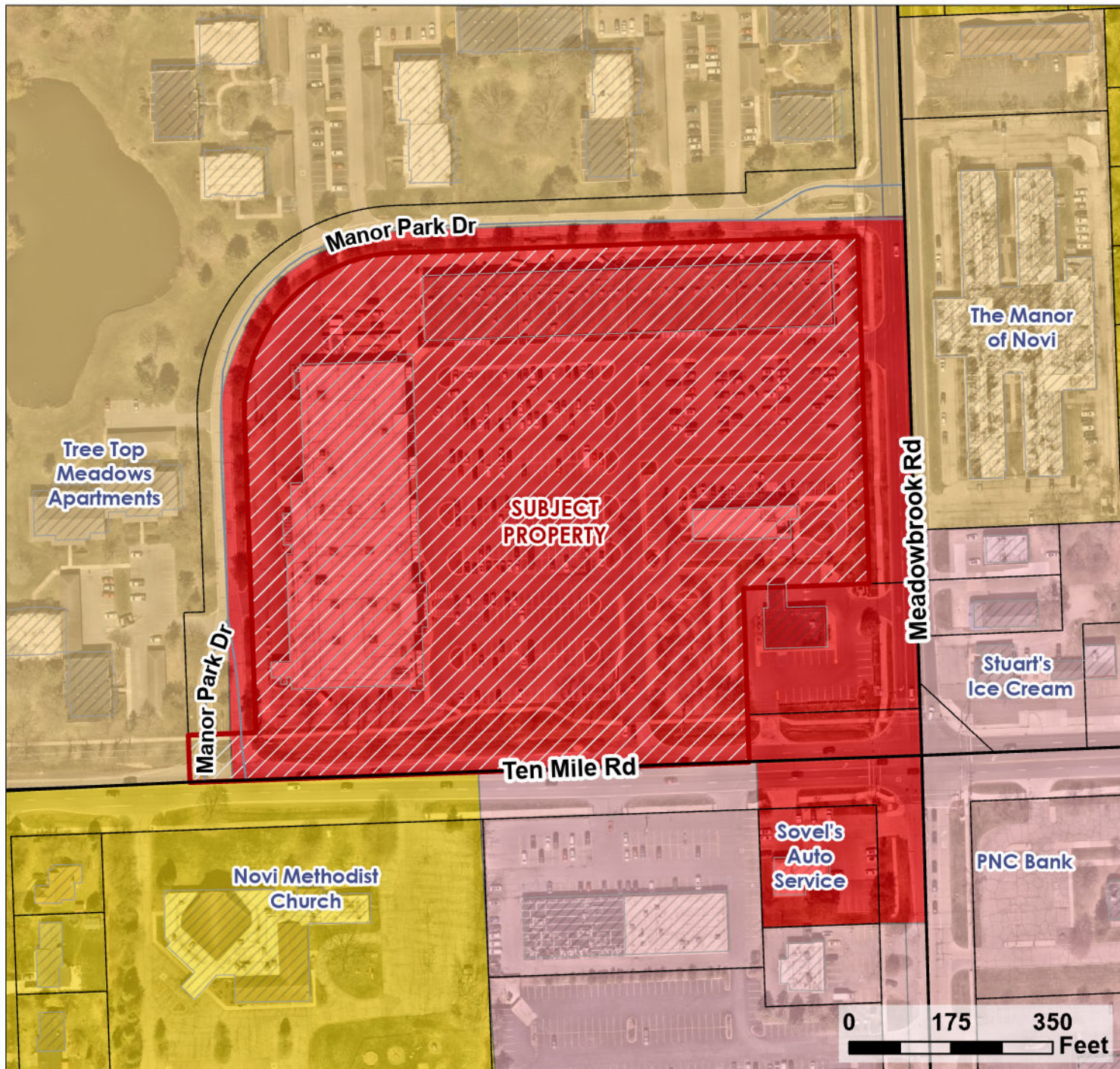
Date: 07/15/26
Version #: 1

City of Novi

Community Development Department
City Hall / Civic Center
45175 Ten Mile Road, Novi, MI 48375
cityofnovi.org



PSLU26-0004 ORANGETHEORY ZONING MAP



LEGEND

Subject Property

Zoning District

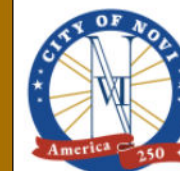
B-1: Local Business

B-3: General Business

R-4: One-Family Residential

RM-1: Low-Density Multiple-Family

RM-2: High Density Multiple Family



Map Author: Diana Shanahan
Project: 41630 Ten Mile Road

Date: 07/15/26
Version #: 1

City of Novi

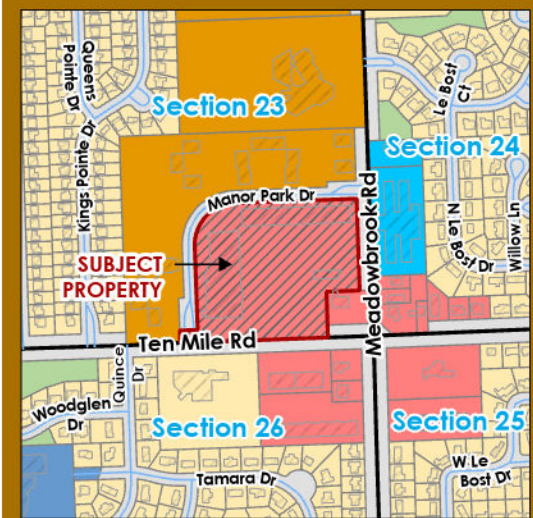
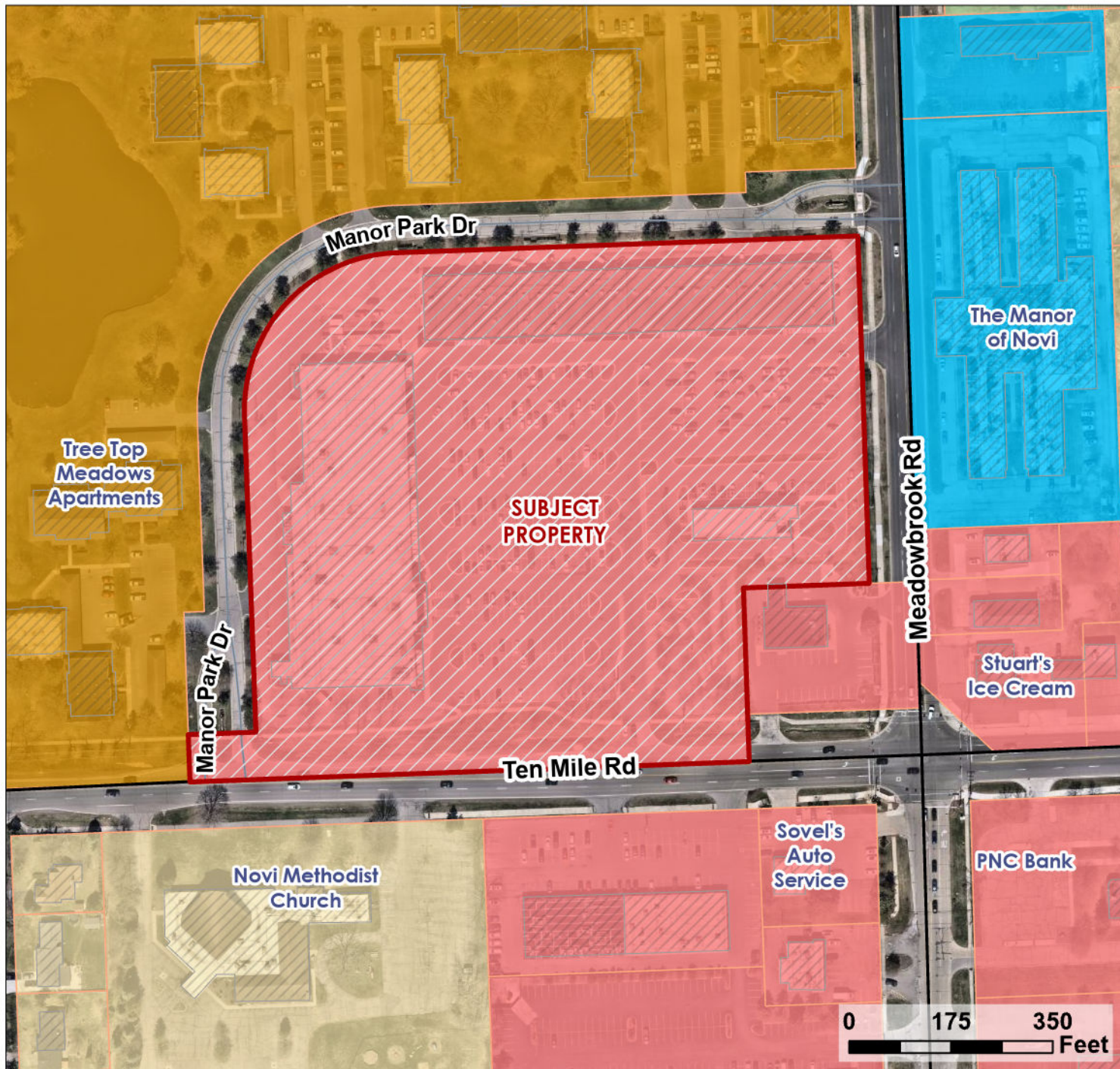
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0 175 350
Feet

PSLU26-0004 ORANGETHEORY

FUTURE LAND USE MAP



LEGEND

Subject Property

Future Land Use Category

Single Family

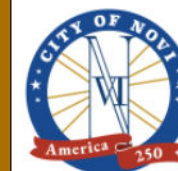
Multiple Family

Private Park

Public/Quasi-Public

Community Office

Neighborhood Commercial



Map Author: Diana Shanahan
Project: 41630 Ten Mile Road

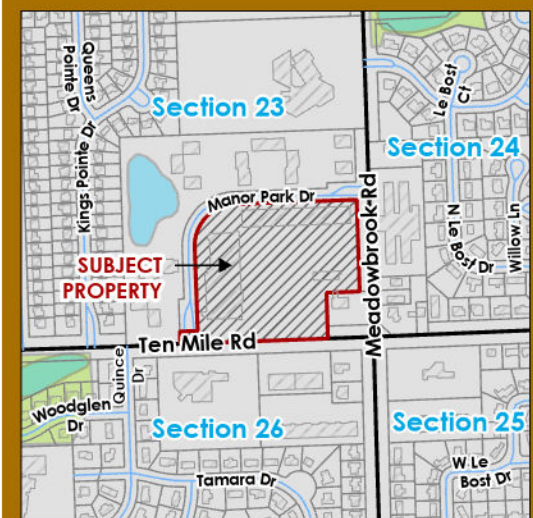
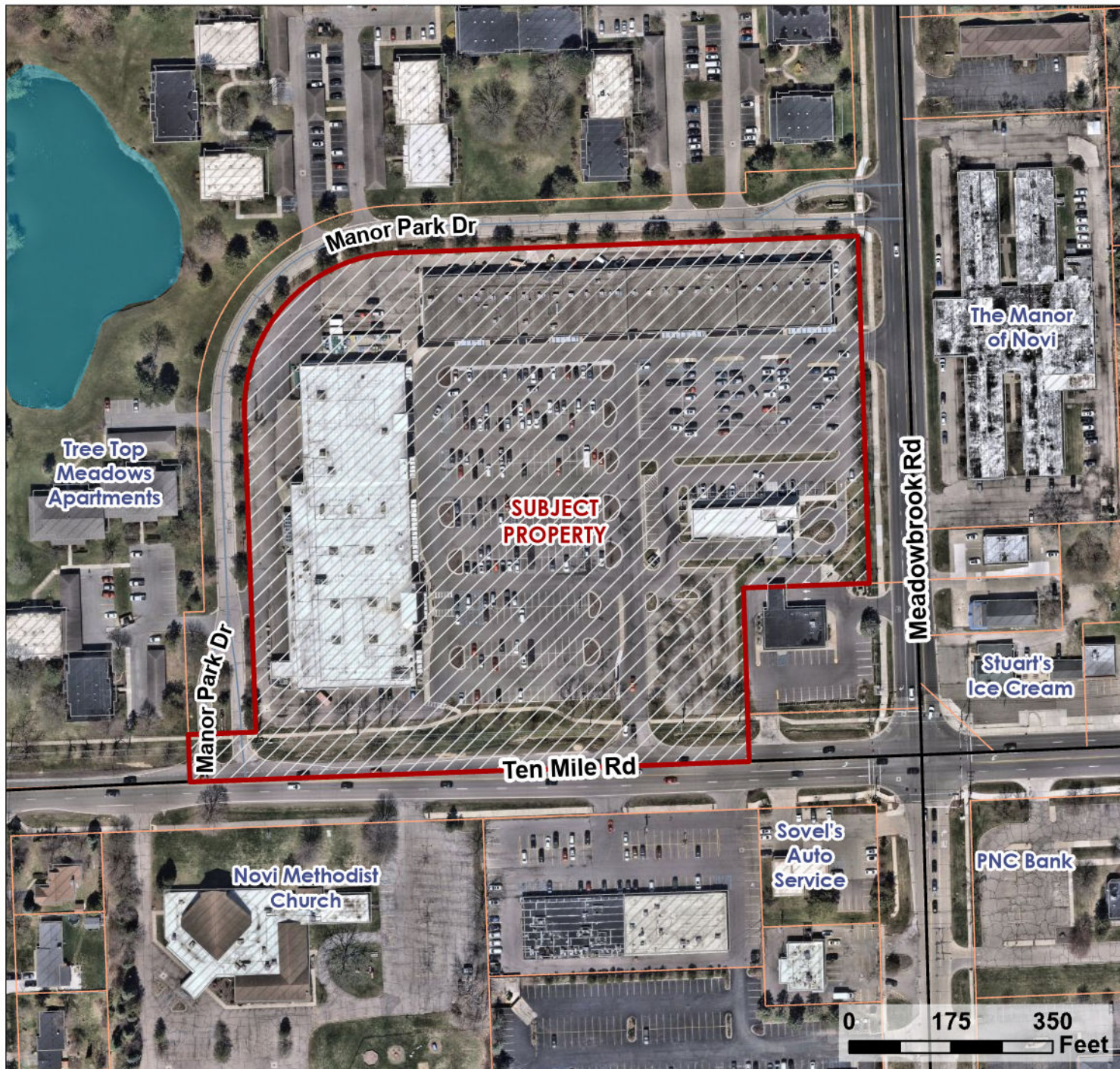
Date: 07/15/26
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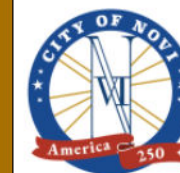


PSLU26-0004 ORANGETHEORY NATURAL FEATURES MAP



LEGEND

-  Subject Property
-  Wetlands
-  Woodlands



Map Author: Diana Shanahan
Project: 41630 Ten Mile Road

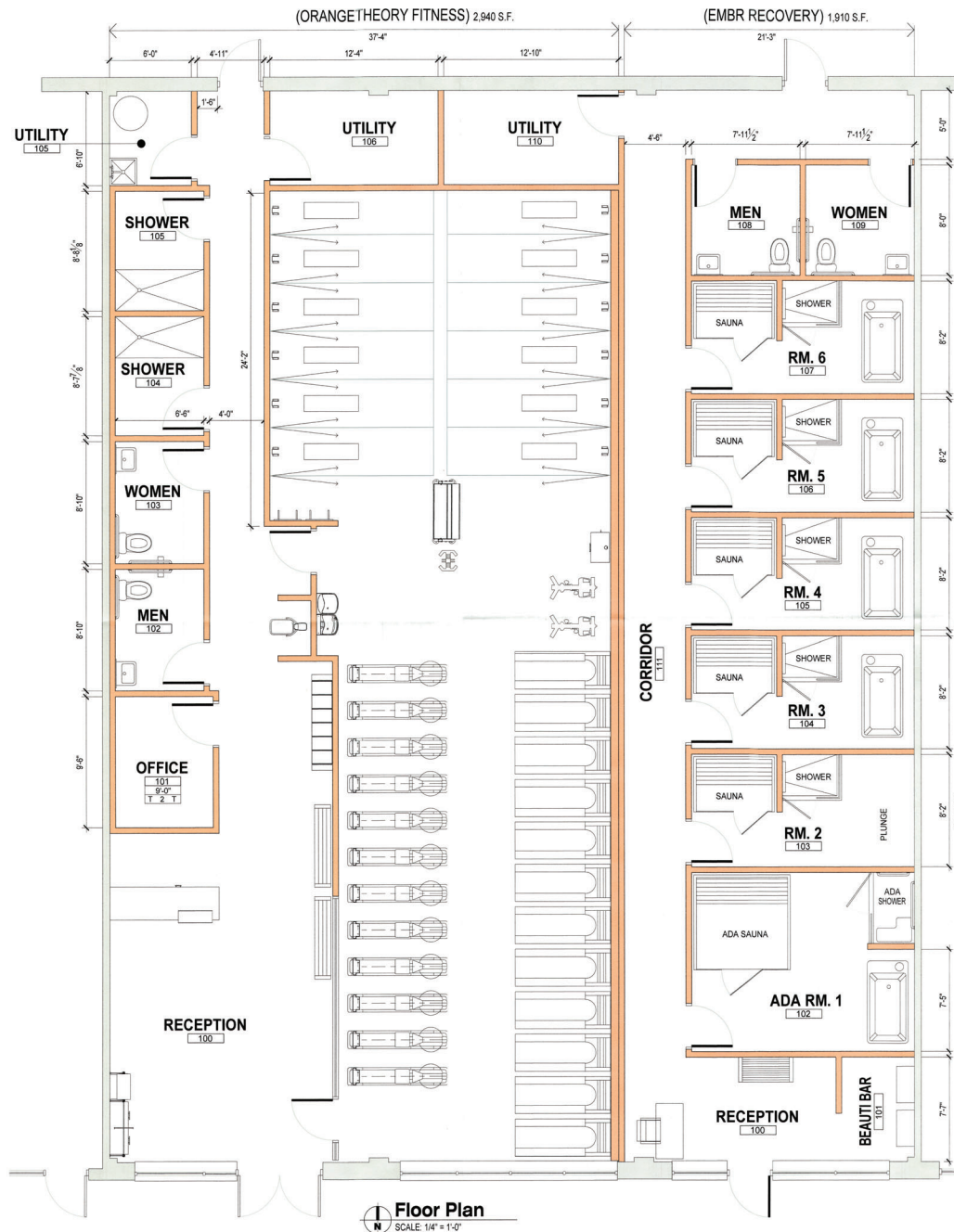
Date: 07/15/26
Version #: 1

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SITE PLAN



INTERIOR TENANT IMPROVEMENTS

41630 WEST 10 MILE ROAD, NOVI, MICHIGAN 48375

PROJECT NARRATIVE:

COMPLETE INTERIOR BUILD-OUT OF AN EXISTING RETAIL SPACE WITHIN THE NOVI 10 SHOPPING CENTER PLAZA. THE SPACE IS APPROXIMATELY 4,850 S.F. AND IS PRESENTLY OCCUPIED BY THE HATTIE'S HALLMARK SHOP. THE SPACE WILL BE SEPARATED INTO TWO SUITES. SUITE "A" (2,940 S.F.) WILL BE OCCUPIED BY ORANGETHEORY, AND SUITE "B" (1,910 S.F.) WILL BE OCCUPIED BY EMBR RECOVERY STUDIO.

ORANGETHEORY IS A MEMBER BASED GROUP FITNESS FRANCHISE THAT OFFERS COACH-LED, HEART RATE-BASED INTERVAL TRAINING WORKOUTS. CLASSES COMBINE TREADMILL CARDIO, ROWING, & STRENGTH TRAINING.

EMBR RECOVERY IS A MEMBER BASED WELLNESS AND RECOVERY STUDIO THAT OFFERS PRIVATE CONTRAST THERAPY SESSIONS FEATURING AN INFRARED SAUNA, COLD PLUNGE AND SHOWER. THE STUDIO IS DESIGNED TO PROMOTE RECOVERY, AND RELAXATION THROUGH ALTERNATING HEAT AND COLD EXPOSURE.

PERTINENT INFORMATION:

ZONING: B-3 (BUSINESS DISTRICT)

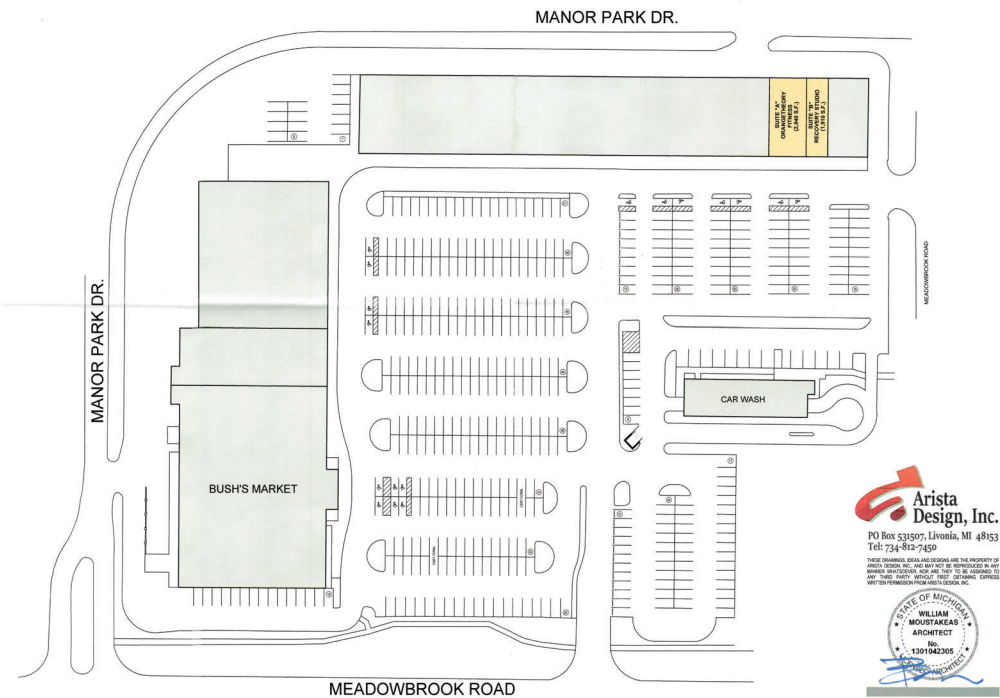
LEASE AREA: TOTAL - 4,850 S.F.

PROPOSED AREA - SUITE "A" (ORANGETHEORY FITNESS) = 2,940 S.F.

PROPOSED AREA - SUITE "B" (EMBR RECOVERY) = 1,910 S.F.

EXISTING USE CLASSIFICATION: "B" (BUSINESS)

PROPOSED USE CLASSIFICATION: "A" (ASSEMBLY - EXERCISE/GYMNASIUM)



PROJECT SCOPE OF WORK:

INTERIOR BUILD-OUT OF AN EXISTING RETAIL LEASE SPACE, INCLUDING SELECTIVE DEMOLITION, CONSTRUCTION OF NEW INTERIOR PARTITIONS, INSTALLATION OF FINISHES, LIGHTING, HVAC, PLUMBING, AND ELECTRICAL MODIFICATIONS. ALL RELATED WORK AS NECESSARY TO CREATE A FULLY FUNCTIONAL ENVIRONMENT IN ACCORDANCE WITH TENANT REQUIREMENTS AND APPLICABLE BUILDING CODE REGULATIONS.

Arista Design, Inc.
PO Box 531507, Livonia, MI 48153
Tel: 734-812-7450

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Issued:

RECEIVED
JUN 13 2018
CITY OF NOVI
COMMUNITY DEVELOPMENT

Drawing Title:
FLOOR PLAN

Drawing Scale: As Shown

Date:

Project Number:

Sheet #:

A1.0

PLANNING REVIEW



PLANNING REVIEW

Orangetheory Fitness
PSLU26-0004
June 25, 2026

PETITIONER:

CHL Fitness Novi LLC | Chad Layton

REVIEW TYPE:

Special Land Use – Indoor Recreation in B-3 District

PROPERTY CHARACTERISTICS

Section	26	
Site Location	41630 Ten Mile Road 50-22-23-426-017	
Site School District	Novi Community School District	
Site Zoning	B-3 General Business District	
Adjoining Zoning	North	RM-1 Single Family Residential
	East	RM-1 Single Family Residential
	West	RM-1 Single Family Residential
	South	B-1 Local Business and B-3 General Business
Current Site Use	Hallmark Tenant Space within Novi Ten Shopping Center	
Adjoining Uses	North	Residential
	East	Residential
	West	Tree Top Meadows Apartments
	South	Novi Plaza and Sovel's Auto Service
Site Size	11.02 Acres	
Plan Date	05/11/2026	

PROJECT SUMMARY

The applicant is requesting Special Land Use approval for an indoor recreational facility within the Novi Ten Shopping Center, which is zoned B-3 General Business District. The Orangetheory fitness center proposes interior tenant improvements to occupy an approximately 2,940 square feet tenant space.

The applicant's scope of work also includes interior tenant improvements for an adjacent 1,910 square foot tenant space for a permitted use in the B-3 district and is therefore not part of the Special Land Use approval request.

PLANNING RECOMMENDATION

Special Land Use approval is **recommended subject to Planning Commission approval.**

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Please address the items in **bold** below in the next submittal.

1. Private Indoor Recreational Facilities (Section 4.38): In the B-3 district, private indoor recreation facilities, including, but not limited to, health and fitness facilities and clubs greater than two

thousand (2,000) square feet in size, are permitted as a special land use. A noise impact statement is required subject to the standards of Section 5.14.10.B.

2. Noise Impact Statement Waiver (Section 5.14.10.B.iii): The Planning Commission may, upon request of the applicant, waive the noise analysis and/or noise impact statement requirement upon a demonstration by the applicant that a practical difficulty exists, or that the proposed use clearly meets the standards of Section 5.14.10.A

The applicant should provide a noise impact statement, or alternately, request a waiver from the requirement in a response letter.

SPECIAL LAND USE CONSIDERATIONS

Within the B-3 District, public or private indoor and private outdoor recreational facilities require Special Land Use approval. Section 6.1.2.C of the Zoning Ordinance outlines specific factors that the Planning Commission must consider in the review of a Special Land Use Permit request (**Staff comments in bold**):

1. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. **The proposed use of the existing tenant space is not anticipated to have detrimental impacts.**
2. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area. **There are no anticipated increases in public services expected.**
3. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats. **No woodland or wetland impacts are proposed.**
4. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. **The proposed business is compatible with existing uses.**
5. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use. **The proposed use is consistent with Future Land Use map which designates the property as Neighborhood Commercial.**
6. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner. **The proposed business will fill a vacant tenant space.**
7. Whether, relative to other feasible uses of the site, the proposed use is:
 - a. Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance. **Within the B-3 district, fitness facilities greater than 2,000 square feet are permitted as a Special Land use provided the conditions in Section 4.38 and Section 6.1.2.C of the Zoning Ordinance are met.**
 - b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located. **The proposed fitness facility conforms to the site design regulations of the B-3 district.**

NEXT STEP: PLANNING COMMISSION MEETING AND RESPONSE LETTER

A Special Land Use Request requires a Public Hearing and approval from the Planning Commission. Based on the submittal date of this request, the Public Hearing is scheduled for Wednesday, July 22, 2026 at 7 P.M.

Prior to this matter being reviewed by the Planning Commission, the applicant is requested to submit a response letter addressing all comments noted in this review letter. To be placed on the July 22, 2026 agenda, the response letter shall be submitted to the Planning Division no later than July 15, 2026 and the applicant should confirm that they can be in attendance on July 22, 2026 to represent the project.

FUTURE STEP: ELECTRONIC STAMPING SET REVIEW AND RESPONSE LETTER

Following Planning Commission approval, revised plans that address all comments from the review letters should be submitted electronically for informal review and approval prior to the submission of Stamping Sets. A letter prepared by the applicant or their representative is to be submitted with the electronic stamping set. This letter should address all comments in all review letters and associated charts and **refer to sheet numbers where the change is reflected.**

FUTURE STEP: STAMPING SET APPROVAL

Stamping sets will be required for this project. Following approval of the electronic stamping set from City staff, the applicant should submit **3 – 24" x 36" sets of plans with signature and seals on each sheet (seal may be electronic)**, to the Community Development Department for Final Stamping Set approval.

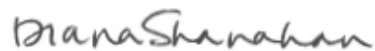
FUTURE STEP: BUILDING PERMITS AND REVIEW

Building permits will be required for this project. Please contact the Building Department at (248)347-0415 to determine what is required.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects to be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at (248)347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If you have any questions concerning the above review or the process in general, please do not hesitate to contact me at (248)347-0483 or dshanahan@cityofnovi.org.



Diana Shanahan – Planner

APPLICANT RESPONSE LETTER

Diana Shanahan

Planner

Community Development

City Of Novi

45175 Ten Mile Road

Novi, MI 48375

**RE: PSLU26-0004 – Orangetheory Fitness
41630 Ten Mile Road (Orangetheory)
Adjacent EMBR Wellness Space – 41616 Ten Mile Road**

Dear Ms. Shanahan,

This letter is submitted in response to the Planning Review Letter dated June 25, 2026, regarding Special Land Use Application PSLU26-0004. The review requests either the submission of a Noise Impact Statement or a request for a waiver of that requirement. On behalf of the applicant, we respectfully request that the Planning Commission grant a waiver of the Noise Impact Statement requirement. The proposed project consists of the interior build-out and operation of a fitness center within an existing commercial retail building. The facility will provide exercise equipment, group fitness classes, personal training, and related wellness services. No exterior modifications to the building or site are proposed that would increase off-site noise levels. No outdoor speakers, exterior fitness activities, loading operations, or other exterior noise-generating activities are proposed as part of this project.

The primary sources of operational noise associated with the fitness center include:

- Patron conversations and normal occupant activity.
- Cardiovascular exercise equipment such as treadmills, rowing machines, and stationary bicycles.
- Strength training equipment, including a minimal amount of free weights.
- Background music utilized during normal operations and group exercise classes.
- Building mechanical systems (HVAC), which are existing building systems or equipment designed to comply with applicable noise standards.

The fitness center will incorporate the following measures to minimize noise transmission to adjacent tenant spaces:

- Exercise equipment will be installed on commercially manufactured rubber sport flooring designed to reduce impact noise.
- Speakers for background music will be oriented inward and maintained at moderate volume levels appropriate for indoor commercial use.
- Two insulated demising walls incorporating an air cavity and sound attenuation insulation will separate the fitness studio from adjacent tenant spaces to significantly reduce airborne noise transmission.

- Equipment will be routinely maintained to minimize mechanical noise and vibration.
- Staff policies will discourage the dropping of free weights and other unnecessary impact noise.

The proposed fitness center is located within an existing commercial retail building intended to accommodate a variety of commercial tenant uses. With the incorporation of vibration-isolation flooring, impact-absorbing materials, and standard operational practices, noise generated by the facility is expected to remain comparable to other commercial retail and service uses permitted within the building.

Orangetheory Fitness is a professionally operated, instructor-led fitness studio utilizing scheduled one-hour classes with controlled participant capacity. Music levels, instructor microphones, and member activities are managed by trained staff in a structured indoor environment. The facility is not operated as an open gym where uncontrolled lifting or recreational activities occur.

The operation of the fitness center is not anticipated to create excessive or objectionable noise that would adversely affect neighboring tenant spaces or surrounding properties beyond that typically associated with commercial occupancy.

Based on the nature of the proposed use, the existing commercial construction, and the incorporation of appropriate noise mitigation measures, the fitness center is not expected to generate significant adverse noise impacts. Operational noise will be contained within the building to the greatest extent practical and is anticipated to remain compatible with adjacent commercial uses. Therefore, the proposed fitness center is not expected to create a measurable increase in off-site noise levels or adversely impact neighboring tenants or the surrounding commercial environment.

For these reasons, the proposed Orangetheory Fitness studio satisfies the intent of Section 5.14.10.B and is not expected to generate adverse off-site noise impacts. Accordingly, the applicant respectfully requests that the Planning Commission grant a waiver of the Noise Impact Statement requirement and allow the Special Land Use application to proceed without preparation of a formal acoustical study.

Respectfully Submitted,



Chad Layton

CC: Arista Design, Inc



MALLI'S KITCHEN SPECIAL LAND USE PSLU26-0002

PSLU26-0002 MALLI'S KITCHEN

Public hearing at the request of Karmen Santourian for Special Land Use approval to operate a restaurant and food store. The subject site is located at 24059 Meadowbrook Road and consists of a portion of the approximately 2.68-acre site, situated south of Ten Mile Road and west of Meadowbrook Road (Section 26).

Required Action

Approval, postponement, or denial of the Special Land Use.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Not Recommended	06/02/26	• Certain sit-down and carry-out restaurants in the B-1 district are permitted as a Special Land Use under specified conditions

MOTION SHEET:

Approval – Special Land Use Permit

In the matter of Malli's Kitchen PSLU26-0002, motion to **approve** the Special Land Use Permit based on and subject to the following:

- a. Relative to other feasible uses of the site:
 - i. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/ deceleration lanes, off street parking, off-street loading/unloading, travel times, and thoroughfare level of service *(The proposed use is being operated out of an existing building with sufficient parking available for the plaza);*
 - ii. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area *(No impacts to utilities are anticipated);*
 - iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats *(No impacts to existing natural features are proposed);*
 - iv. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood;
 - v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *(The proposed business fulfills one of the Master plan objectives to attract new businesses to the City of Novi);*
 - vi. The proposed use will promote the use of land in a socially and economically desirable manner *(The proposed business contributes to economic development and productive use of a vacant tenant space);*
 - vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located;
- b. In the B-1 district, restaurants (sit-down and fast-food carryout) within a planned commercial center of at least 15,000 square feet of gross floor area are permitted as a Special Land Use subject to the following:
 1. No more than 20 (twenty) percent of the gross floor area of any such planned commercial center may be used for sit-down or carry-out restaurants, and no single restaurant use shall exceed 2,500 (two-thousand five hundred) square feet. *(The proposed 1,100 square foot restaurant meets the square footage limitation, however, additional information will be required from the applicant/property owner to determine 20 percent of gross floor area of the plaza currently attributed to restaurant use);*
 2. The hours of operation of any such restaurant shall not extend beyond the hours of 7 a.m. to 10 p.m., except that deliveries only may take place until 1 a.m. *(The proposed hours of operation will comply);*

3. There shall be no outdoor food preparation of any kind. All such activity must occur inside the building *(No outdoor food preparation is proposed)*;
 4. In addition to the provisions of the Special Land Use requirements found in Section 6.2.C, the Planning Commission shall consider the proximity of the proposed restaurant to any adjacent residential districts, and any adverse effects that may be expected to the residential districts due to potential smells, noise, or location of the trash receptacles *(The proposed restaurant is located approximately 220 feet from the nearest residential property line and will utilize the existing dumpster for the plaza located at the northwest boundary of the property)*; and
 5. Once established, a subsequent substantially similar restaurant may occupy the same tenant space, utilizing the same (or less) floor area without the need for the Planning Commission to again review a request for Special Land Use consideration *(This proposed tenant space has not previously received Special Land Use approval to operate a restaurant.)*.
- c. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Electronic Stamping Set submittal;
- d. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance)

– OR –

Postpone – Special Land Use Permit

In the matter of Malli's Kitchen PSLU26-0002, motion to **postpone** the Special Land Use Permit and leave the public hearing open until the applicant is prepared *(because additional information is required before the Planning Commission can accurately determine the amount of the shopping center's restaurant allocation that has been designated in Peach Tree Plaza under the ordinance's 20% limitation.)*

– OR –

Denial – Special Land Use Permit

In the matter of Malli's Kitchen PSLU26-0002, motion to **deny** the Special Land Use Permit *(because the use is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

MAPS

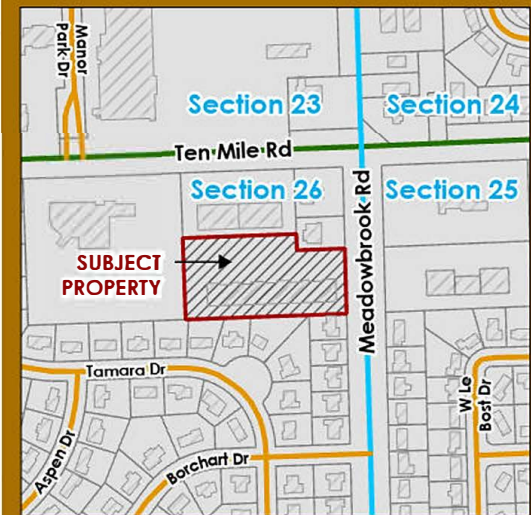
Location

Zoning

Future Land Use

Natural Features

PSLU26-0002 MALLI'S KITCHEN LOCATION MAP



LEGEND

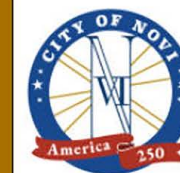
Subject Property

Thoroughfare Classification

Arterial

Minor Arterial

Local Residential Street



Map Author: Diana Shanahan
Project: Malli's Kitchen

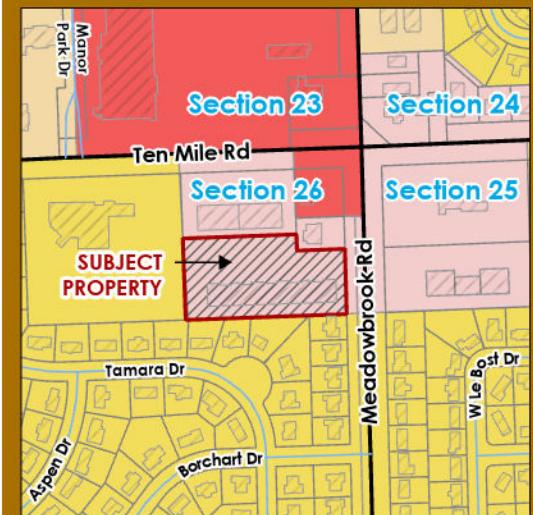
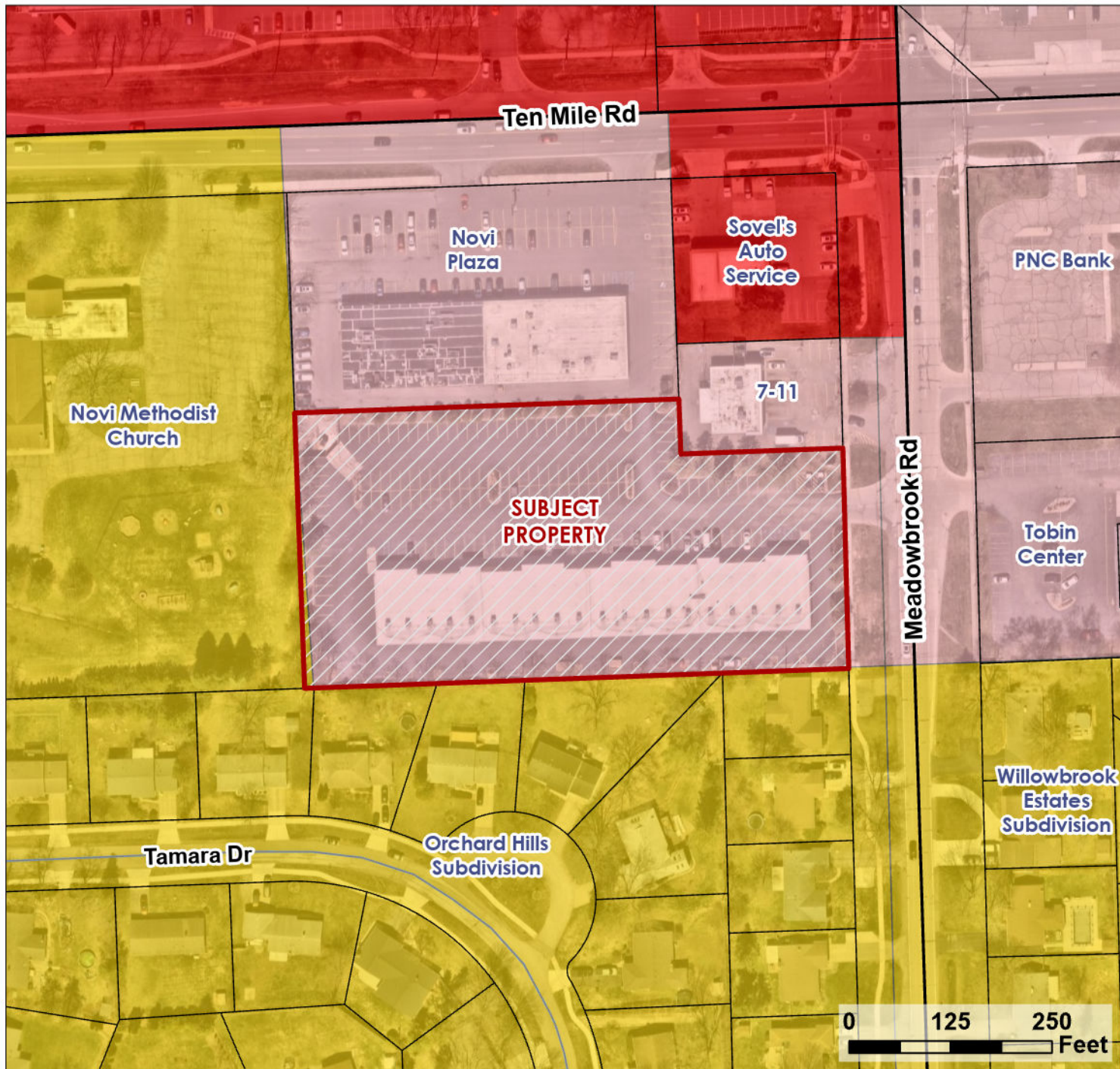
Date: 06/01/26
Version #: 1

City of Novi

Community Development Department
City Hall / Civic Center
45175 Ten Mile Road, Novi, MI 48375
cityofnovi.org



PSLU26-0002 MALLI'S KITCHEN ZONING MAP



LEGEND

Subject Property

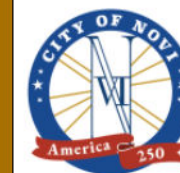
Zoning District

B-1: Local Business

B-3: General Business

R-4: One-Family Residential

RM-1: Low-Density Multiple-Family



Map Author: Diana Shanahan
Project: Malli's Kitchen

Date: 06/01/26
Version #: 1

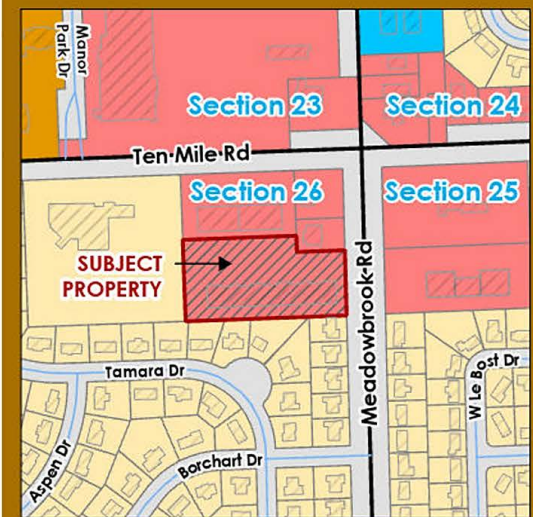
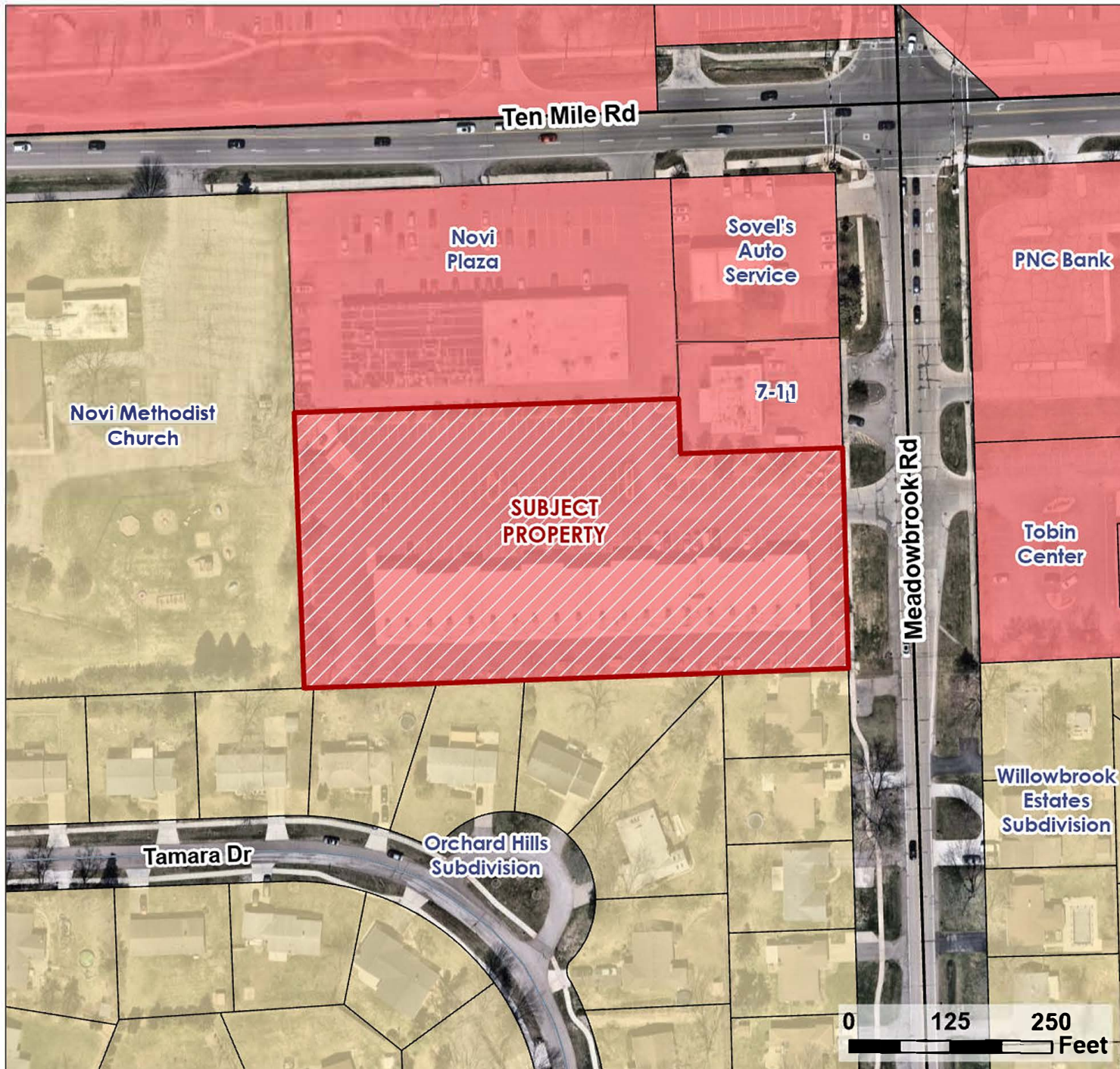
City of Novi

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PSLU26-0002 MALLI'S KITCHEN

FUTURE LAND USE MAP



LEGEND

Subject Property

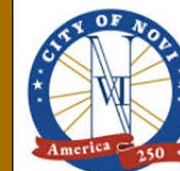
Future Land Use Category

Single Family

Multiple Family

Community Office

Neighborhood Commercial

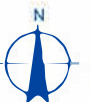


Map Author: Diana Shanahan
Project: Malli's Kitchen

Date: 06/01/26
Version #: 1

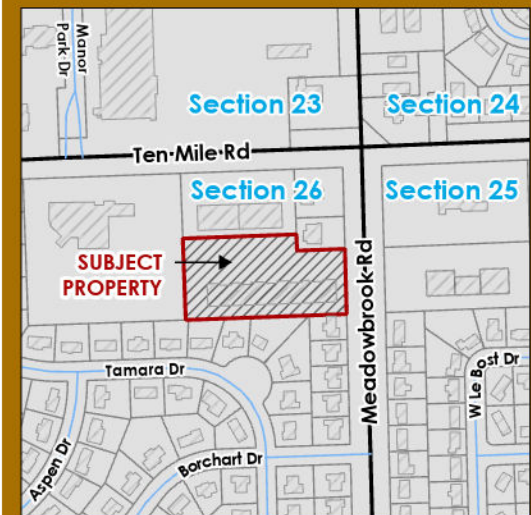
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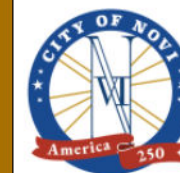
0 125 250 Feet

PSLU26-0002 MALLI'S KITCHEN NATURAL FEATURES MAP



LEGEND

-  Subject Property
-  Wetlands
-  Woodlands



Map Author: Diana Shanahan
Project: Malli's Kitchen

Date: 06/01/26
Version #: 1

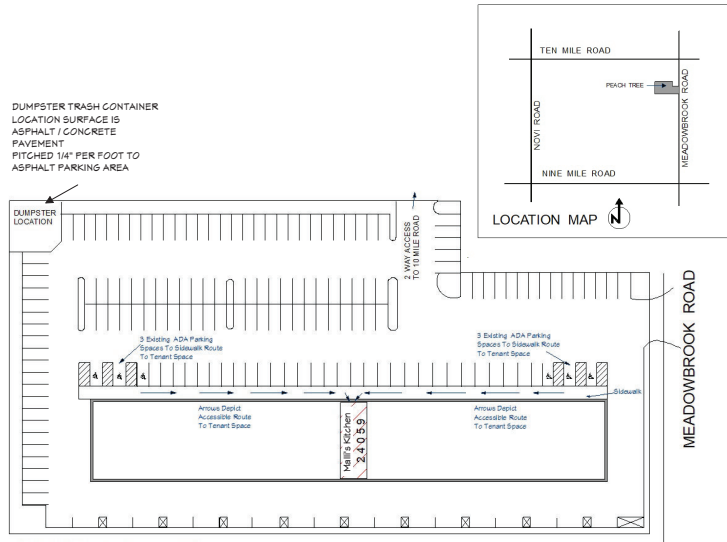
City of Novi

Community Development Department
City Hall / Civic Center
45175 Ten Mile Road, Novi, MI 48375
cityofnovi.org



SITE PLAN

PROJECT SUMMARY	
TENANT INTERIOR BUILD-OUT	
TENANT/ LOCATION	PROPOSED: MALLI'S KITCHEN-INDIAN FOOD & TREATS 2409 MEADOWBROOK ROAD NOVI, MI 48215
APPLICABLE CODES	2021 MICHIGAN BUILDING CODE (MBC) 2021 MICHIGAN REHABILITATION CODE (MRCEB) 2021 MICHIGAN PLUMBING CODE (MPC) 2021 MICHIGAN MECHANICAL CODE (MMC) 2023 NATIONAL ELECTRICAL CODE - [WITH MICHIGAN PART 2 AMENDMENTS (NEC)], 2011 BARRIER FREE DESIGN (ICC / ANSI A117.1) 2014 NFPA 17A- KITCHEN HOOD
LOCAL AUTHORITY HAVING JURISDICTION	CITY OF NOVI
HEALTH AUTHORITY	OAKLAND COUNTY HEALTH DIVISION
DESCRIPTION	488 SF INTERIOR RENOVATION OF EXISTING SPACE OF 1,200 SF SPACE FOR USE AS AN INDIAN RETAIL FOOD STORE AND BAKERY, INDIAN DELICACIES, DESSERTS & TREATS
USE GROUP	B BUSINESS GROUP
ACTUAL BUILDING HEIGHT	1 STORY EXISTING BUILDING - APPROXIMATELY 15'-0" HIGH
RENOVATED AREA	488 SF OF APPROXIMATELY 1,200 SF INTERIOR AREA OF TENANT SPACE
CONSTRUCTION TYPE	EXISTING BUILDING TYPE 3B (III-B)
FIRE / SMOKE PROTECTION	1 HOUR BARRIER BETWEEN TENANT SPACES
AUTOMATIC SPRINKLER SYSTEM	NOT REQUIRED, NOT PROVIDED
FIRE SUPPRESSION	NOT REQUIRED, NOT PROVIDED EXCEPT AT KITCHEN HOOD
PORTABLE FIRE EXTINGUISHERS	EVERY 15 FEET, 2 PROVIDED, AT NORTH AND SOUTH ENTRANCE / EXIT DOORS & PREPARATION AREA
OCCUPANT LOAD (SECTION MBC 1004.5) REVISION 2	TOTAL OCCUPANT LOAD = 8 AS FOLLOWS: MERCANTILE / CUSTOMER AREA = 328 SF/60 GROSS = 5 OCCUPANTS KITCHEN, COMMERCIAL / PREPARATION AREA = 488 SF/200 GROSS = 2 EMPLOYEES STORAGE, STOCK AREAS / STORE ROOM, UTILITY AREA, EMPLOYEE OFFICE EXISTING ADA LAVATORY = 369 SF/300 GROSS = 1 EMPLOYEE
MINIMUM NO OF EXITS	2 REQUIRED, 2 EXISTING EXITS PROVIDED
EXIT ACCESS TRAVEL DISTANCE NON-SPRINKLED	B - 200 FT - ACTUAL TOTAL BUILDING LENGTH IS 60'-0"
MINIMUM EXIT CORRIDOR WIDTH	36 INCHES
PLUMBING FIXTURE	1 NEW SERVICE SINK REQUIRED, 1 PROVIDED 1 EXISTING UNISEX BARRIER FREE LAVATORY PROVIDED



SITE PLAN (no scale)
PEACH TREE SPECIALTY CENTER
NOVI, MICHIGAN

[illegible]

NOTE: NOT ALL ABBREVIATIONS MAY BE USED FOR THIS PROJECT

ACT =	ACOUSTICAL CEILING TILE
AFF=	ABOVE FINISHED FLOOR
CFM	CUBIC FEET PER MINUTE
CKT =	CIRCUIT
CLING. =	CEILING
CONC. =	CONCRETE
CONTOP =	COUNTERTOP
DN =	DIAMETER
DN =	DOWN
DWG(S) =	DRAWINGS
EA =	EACH
EL =	ELEVATION
EP =	ELECTRICAL PANEL
EXIST. =	EXISTING
EXP =	EXPOSED
EXT =	EXTENDING
FIN =	FINISH OR FINISHED
GA =	GAUGE
GYP BD. =	GYPSUM BOARD
G.C. =	GENERAL CONTRACTOR
GL =	GLASS
HGT =	HEIGHT
HVAC=	HEATING, VENTILATION, AIR CONDITIONING
INT =	INTERIOR
J.B. =	JUNCTION BOX
K =	DEGREE KELVIN
LAV =	LAVATORY
LED=	LIGHT EMITTING DIODE
LF =	LINEAL FOOT
MAX. =	MAXIMUM
N.G. =	NATURAL GAS
N.I.C. =	NOT IN CONTRACT
NO =	NUMBER
O.G =	ON CENTER
O.D. =	OUTSIDE DIMENSION
OPENG =	OPENING
PEX=	CROSSLINKED POLYETHYLENE
PVG =	POLYVINYL CHLORIDE PIPE
RAD =	RADIUS
REF =	REFERENCE
REQD =	REQUIRED
TYP =	TYPICAL
U.N.O. =	UNLESS NOTED OTHERWISE
VCT =	VINYL COMPOSITION TILE
W =	WIDTH
W.D =	WATER HEATER
W.H =	AT

- KARMEN SANTOURIAN

KAS DESIGN LLC
4075 AUTUMN RIDGE
WEST BLOOMFIELD, MI 48323
248-884-4549 Direct Line
KAS_Design@outlook.com

WORK SHALL NOT COMMENCE
PRIOR TO RECEIPT OF
ALL APPROVED PERMITS

DO NOT SCALE DRAWINGS

KAS DESIGN LLC
COMMON LAW COPYRIGHT 2026
RESERVED BY THE ARCHITECT

PROJECT # 108-7-

PROPOSED
INTERIOR ALTERATION
MALLI'S KITCHEN
24059 MEADOWBROOK ROAD
NOVI, MI 48375

SHEET TITLE

PROJECT GENERAL COVER SHEET

[illegible]

DATE:
05/11/2026

SHEET:

**S-1
Existing
Architectural
Site Plan**

REVISION 1

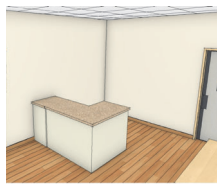
Room Finish Schedule				
Room Name	Wall Finish	Floor & Floor Base Finish	Ceiling Finish	Remarks
Customer Area	Existing Drywall, Painted With Non-Toxic Gloss Enamel Or An Epoxy-Base Paint.	Vinyl Plank Tile, 3" Wide, Birch Tone with 4" High Vinyl Cove Base Molding, or Approved Equal Materials	Existing 2' x 2' Acoustical Tile and Grid - White to Remain Unchanged	
Preparation Area	All Walls To Receive 4'-0" Wide x 8'-0" High, Fiberglass-Reinforced Plastic (FRP) or Stainless Steel Panels Per Oakland County Health Department Requirements	Apply 12" x 12" Vinyl Composition, Commercial Grade Floor Tile With 4" High Vinyl Cove Base. The Juncures Between Walls And Floors Must Be Coved And Sealed.	Existing 2' x 2' Acoustical Grid - White to Remain Unchanged 2' x 2' Washable Vinyl Glad Acoustical Ceiling Tiles - White	Existing 2' x 4' Lighting Fixtures With Acrylic Lenses to Remain Unchanged
Existing Store Room	Existing Drywall - Apply Smooth, Easily Cleanable, Light In Color Non-Toxic Gloss Enamel Or An Epoxy-Based Paint.	Apply 12" x 12" Vinyl Composition, Commercial Grade Floor Tile With 4" High Vinyl Cove Base. The Juncures Between Walls And Floors Must Be Coved And Sealed.	Existing 2' x 2' Acoustical Grid - White to Remain Unchanged Install 24" x 24" Non-Perforated Vinyl Coated Drywall, Lay-In Ceiling Tile.	
Existing Employee Office Closet Area and Utility Area	Existing Drywall - Apply Smooth, Easily Cleanable, Light In Color Non-Toxic Gloss Enamel Or An Epoxy-Based Paint NOTE: Apply at Mop Floor Sink Area, 4'-0" Wide x 8'-0" High, Fiberglass-Reinforced (FRP) or stainless Steel Panels Per Oakland County Health Department Requirements.	Apply 12" x 12" Vinyl Composition, Commercial Grade Floor Tile With 4" High Vinyl Cove Base. The Juncures Between Walls And Floors Must Be Coved And Sealed.	Existing 2' x 2' Acoustical and Grid - White to Remain Unchanged	NOTE: Ceiling Tile at Refrigeration Area to Receive 24" x 24" Non-Perforated Vinyl Coated Drywall, Lay-In Ceiling Tile
Existing ADA Lavatory	Existing Drywall, Painted With Non-Toxic Gloss Enamel Or An Epoxy-Base Paint	Existing Vinyl Plank Tile and Matching Base to Remain Unchanged	Existing 2' x 2' Acoustical Tile and Grid - White to Remain Unchanged	

Door Schedule			
Number	3D Interior Elevation	Qty	Description
D01		1	Existing Exterior 3660 Metal Door to Remain
D02		2	Existing Interior 3060 Wood Door to Remain
D03		1	Existing Exterior 3060 Glass Panel Door To Remain
D05		2	New 3060 Service Door by Ellison Corporation Or Approved Equal. Aluminum, Satin Anodized Finish with 12" x 18" Viewing Window To Swing In Both Directions. Provide Minimum Double 2" x 4" Non-Combustible Lumber At Jamb

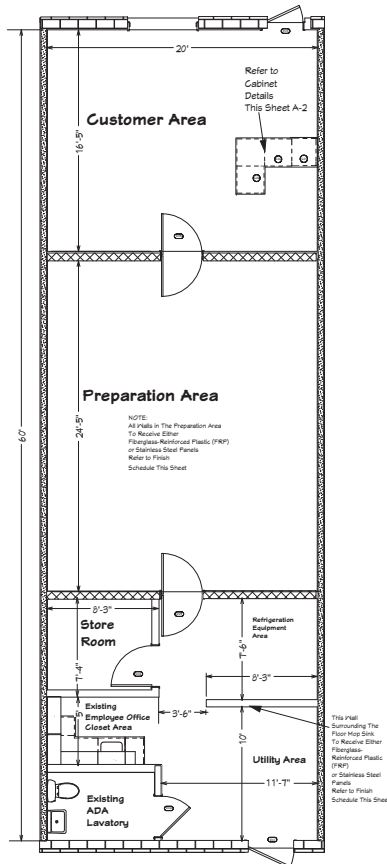
Cabinet Schedule				
Number	3D Elevation Label	Qty	Description	Comments
C01		1	Base Cabinet	Shaker Design Satin White Rigid Thermofol (RTF) by American Woodmark Corp., Hampton Bay Cabinets Or Approved Equal Non-porous Finish With Matching Toe Kick Molding Style & Knobs or Pull Selection By Tenant Plastic Laminate Counter Selection By Tenant
C02		2	Base Cabinet	Shaker Design Satin White Rigid Thermofol (RTF) by American Woodmark Corp., Hampton Bay Cabinets Or Approved Equal Non-porous Finish With Matching Toe Kick Molding Style & Knobs or Pull Selection By Tenant Plastic Laminate Counter Selection By Tenant



CABINET DETAILS:
View Toward Existing North Exterior Wall
No Scale



CABINET DETAILS:
View Toward Existing Interior Walls
No Scale



FLOOR PLAN
Scale: 1/4" = 1'-0"

ROOM FINISH NOTES

IN ANY AREAS OF WALLS OR FLOORS WHERE THE ORIGINAL CONDITION HAS BEEN CUT OR DISTURBED (DRYWALL PATCHING, CONCRETE FLOOR CUTTING, AND MORE) CONTRACTOR SHALL RESTORE TO ORIGINAL CONDITION BEFORE APPLYING FINISH MATERIALS

GENERAL CONTRACTOR SHALL COORDINATE ALL FINISH MATERIALS WITH TENANT

GENERAL CONTRACTOR TO SUBMIT SAMPLES, AS REQUIRED TO TENANT FOR APPROVAL PRIOR TO APPLICATION

ALL FINISHES SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 76-200, AND SMOKE DENSITY RATING OF LESS THAN 0-450, - CLASS "C" RATING. ALL MATERIALS AND FINISHES IN THE PREPARATION AREA ARE SUBJECT TO HEALTH DEPARTMENT APPROVAL

WALL TYPES

DENOTES EXISTING EXTERIOR WALL WITH GLAZING TO REMAIN UNCHANGED. NORTH AND SOUTH EXTERIOR WALLS ARE 12" CONCRETE BLOCK/BRICK CONSTRUCTION.

DENOTES EXISTING DEMISING ONE HOUR RATED PARTITION WALL THAT EXTENDS TO ROOF DECK TO REMAIN UNCHANGED.

DENOTES EXISTING INTERIOR PARTITION 1'-6" FROM FLOOR TO REMAIN UNCHANGED

DENOTES EXISTING INTERIOR PARTITION 9'-3" FROM FLOOR TO REMAIN UNCHANGED

DENOTES CONTINUATION ON TOP OF EXISTING INTERIOR PARTITION STARTING AT APPROXIMATELY 1'-6" FROM FLOOR AND ENDING AT APPROXIMATELY 9'-3" TO UNDERSIDE OF EXISTING CEILING GRID. THIS PARTITION CONTINUATION IS APPROXIMATELY 1'-9" IN HEIGHT OVER THE EXISTING WALL WITH 1/2" GYPSUM BOARD ON BOTH SIDES WITH 3-5/8", 25 GAUGE METAL STUDS, 16" ON CENTER WITH DRYWALL FINISHED, PRIMED AND PAINTED TO MATCH EXISTING WALL SURFACES

K · A · S DESIGN



KARMEN SANTOURIAN

KAS DESIGN LLC
4075 AUTUMN RIDGE
WEST BLOOMFIELD, MI 48323
248-884-4549 Direct Line
KAS_Design@outlook.com

WORK SHALL NOT COMMENCE

PRIOR TO RECEIPT OF

ALL APPROVED PERMITS

DO NOT SCALE DRAWINGS

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PROJECT # 100-T-1

PROPOSED
INTERGALERATION
MALL'S KITCHEN
24051 HEADBROOK ROAD
NOVI, MI 48225

SHEET TITLE:

PROPOSED
FLOOR PLAN
Notes, Door and
Finish Schedule

NUMBER	DATE	REVISION	FILE	DESCRIPTION	NEEDED BY
1	5/16/25			KAS	FINISH SPECIFICATIONS BY OAKLAND COUNTY HEALTH DIVISION

DATE:

05/11/2026

SHEET:

A-1

PLANNING REVIEW



PLANNING REVIEW

Malli's Kitchen
PSLU26-0002
June 2, 2026

PETITIONER:

KAS Design LLC | Karmen Santourian

REVIEW TYPE:

Special Land Use – Restaurant in B-1 District

PROPERTY CHARACTERISTICS

Section	26	
Site Location	24059 Meadowbrook Road 50-22-26-228-028	
Site School District	Novi Community School District	
Site Zoning	B-1 Local Business District	
Adjoining Zoning	North	B-1 Local Business District
	East	B-1 Local Business District
	West	R-4 Single Family Residential
	South	R-4 Single Family Residential
Current Site Use	Vacant Tenant Space within Peach Tree Plaza	
Adjoining Uses	North	Novi Plaza (retail) and 7-11
	East	Tobin Center
	West	Novi Methodist Church
	South	Orchard Hills Subdivision
Site Size	2.68 Acres	
Plan Date	05/11/2026	

PROJECT SUMMARY

On behalf of the tenant, Malli's Kitchen, the applicant/property owner is requesting Special Land Use approval for a kitchen/food establishment within the Peach Tree Plaza, which is zoned B-1 Local Business District. The proposed restaurant would occupy an approximately 1,200 square foot tenant space within the existing 24,949 square foot commercial plaza.

This request is being reviewed pursuant to Text Amendment 18.236, adopted in 2018, which permits certain sit-down and carry-out restaurants in the B-1 district as a Special Land Use under specified conditions.

PLANNING RECOMMENDATION

Special Land Use approval is **not recommended** until the property owner can provide additional information on the existing restaurant uses in the plaza.

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Please address the items in **bold** below in the next submittal.

1. Restaurants (Sit-down and Fast-Food Carryout) Within a Planned Commercial Center (Section 4.91): In the B-1 district, restaurants (sit-down and fast-food carryout) within a planned commercial center of at least 15,000 square feet of gross floor area are permitted as a Special Land Use subject to the following:

- a) No more than 20 (twenty) percent of the gross floor area of any such planned commercial center may be used for sit-down or carry-out restaurants, and no single restaurant use shall exceed 2,500 (two-thousand five hundred) square feet;

The Peach Tree Plaza contains 24,949 square feet. Based on the ordinance limitation, a maximum of approximately 4,990 square feet (20%) may be devoted to restaurant uses within the plaza.

Existing restaurant uses within the plaza:

Anu Sushi	2,400 sq ft	10%	Special Land Use approval for 1,100 sq ft (10/14/20)
Markhor Tea	2,489 sq ft	10%	No Special Land Use approval
	<u>4,889 sq ft</u>	20%	

Proposed restaurant use within the plaza:

Malli's Kitchen	1,200 sq ft	5%
-----------------	-------------	----

Anu Sushi was granted Special Land Use approval for a carry-out restaurant within the B-1 district by the Planning Commission on October 14, 2020 (JSP20-25). At the time of approval, Anu Sushi occupied a single tenant space; however, the business appears to have expanded into an adjoining unit and is now occupying 2,400 square feet. Special Land Use approval is required for the additional tenant space; however, the property owner has indicated that Anu Sushi is no longer operating as a restaurant.

Additionally, the property owner/applicant has leased space within the plaza to Markhor Tea, which is currently operating as a restaurant use. At this time, neither the property owner nor Markhor Tea has applied for or received Special Land Use approval for restaurant operations.

Based on the existing restaurant square footage within the center, the cumulative restaurant area may already exceed the maximum twenty (20) percent allocation permitted by ordinance for restaurant uses within the plaza. The Planning Commission should consider the existing conditions as part of its review of the proposed Special Land Use request for Malli's Kitchen.

The applicant/property owner is asked to clarify the use for existing tenants. If Anu Sushi is no longer operating as a restaurant, the property owner should clarify how the current use fits the B-1 district. The property owner should also ensure that Markhor Tea applies for and is granted Special Land Use approval to operate in Peach Tree Plaza.

- b) The hours of operation of any such restaurant shall not extend beyond the hours of 7 a.m. to 10 p.m., except that deliveries only may take place until 1 a.m.;

The applicant indicates hours of operation will be 9:00 AM to 9:00 PM.

- c) There shall be no outdoor food preparation of any kind. All such activity must occur inside the building;

The applicant indicates there will be no outdoor food preparation.

- d) In addition to the provisions of the Special Land Use requirements found in Section 6.2.C, the Planning Commission shall consider the proximity of the proposed restaurant to any adjacent residential districts, and any adverse effects that may be expected to the residential districts due to potential smells, noise, or location of the trash receptacles;

The applicant is proposing to use the existing dumpster located at the northwest boundary of the property which is approximately 220 feet from the nearest residential property line. The kitchen preparation area includes a gas fryer, stove, and griddle. This has the potential to generate smell to nearby residents when the back door is being used. A 12' Type 1 exhaust hood system is proposed above this equipment, which the applicant indicates will minimize smells.

- e) Once established, a subsequent substantially similar restaurant may occupy the same tenant space, utilizing the same (or less) floor area without the need for the Planning Commission to again review a request for Special Land Use consideration.

The proposed tenant space has not previously been granted Special Land Use approval.

- 2. Off-Street Parking: Please indicate if there will be a designation of curbside pickup parking spaces and if any signage is proposed for these spaces.

SPECIAL LAND USE CONSIDERATIONS

Within the B-1 District, restaurants (sit-down and fast-food) require Special Land Use approval as outlined above. Section 6.1.2.C of the Zoning Ordinance outlines specific factors that the Planning Commission must consider in the review of a Special Land Use Permit request (**Staff comments in bold**):

1. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/ deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. **The proposed use is not anticipated to have detrimental impacts.**
2. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area. **There are no anticipated increases in public services expected.**
3. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats. **No woodland or wetland impacts are proposed.**
4. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. **Provided the applicant can demonstrate the Plaza does not exceed 20% of the gross floor area for restaurant use, the proposed restaurant business is compatible with existing uses.**
5. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use. **The proposed use is consistent with Future Land Use map which designates the property as Neighborhood Commercial.**
6. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner. **Provided the applicant can demonstrate the Plaza does not exceed 20% of the gross floor area for restaurant use, the proposed restaurant business will fill a vacant tenant space.**
7. Whether, relative to other feasible uses of the site, the proposed use is:
 - a. Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance. **Within the B-1 district, restaurant uses are permitted as a Special Land use provided the conditions in Section 4.91 of the Zoning Ordinance noted above are met.**
 - b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located. **Provided the applicant can demonstrate the Plaza does not exceed 20% of the gross floor area for restaurant use, the proposed restaurant business conforms to the site design regulations of the B-1 district.**

NEXT STEP: PLANNING COMMISSION MEETING AND RESPONSE LETTER

A Special Land Use Request requires a Public Hearing and approval from the Planning Commission. Based on the submittal of this request, the tentative date for Public Hearing is Wednesday, July 8, 2026 at 7 P.M.

Prior to this matter being reviewed by the Planning Commission, the applicant is requested to submit a response letter addressing all comments noted in this review letter. To be placed on the July 8, 2026 agenda, the response letter shall be submitted to the Planning Division no later than June 9, 2026 and the applicant should confirm that they can be in attendance on July 8, 2026 to represent the project.

FUTURE STEP: ELECTRONIC STAMPING SET REVIEW AND RESPONSE LETTER

Following Planning Commission approval, revised plans that address all comments from the review letters should be submitted electronically for informal review and approval prior to the submission of Stamping Sets. A letter prepared by the applicant or their representative is to be submitted with the electronic stamping set. This letter should address all comments in all review letters and associated charts and **refer to sheet numbers where the change is reflected.**

FUTURE STEP: STAMPING SET APPROVAL

Stamping sets will be required for this project. Following approval of the electronic stamping set from City staff, the applicant should submit **3 – 24" x 36" sets of plans with signature and seals on each sheet (seal may be electronic)**, to the Community Development Department for Final Stamping Set approval.

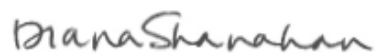
FUTURE STEP: BUILDING PERMITS AND REVIEW

Building permits will be required for this project. Please contact the Building Department at (248)347-0415 to determine what is required.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects to be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at (248)347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If you have any questions concerning the above review or the process in general, please do not hesitate to contact me at (248)347-0483 or dshanahan@cityofnovi.org.



Diana Shanahan – Planner

APPLICANT RESPONSE LETTER

KAS Design LLC
4075 Autumn Ridge
West Bloomfield, MI 48323
KAS_design@outlook.com
Direct Phone 248-884-4549

June 18, 2026

To: Planner Diana Shanahan and the City of Novi Planning Commission

We were requested to submit a response addressing all comments noted in the June 2, 2026 Planning Review, PSLU26-002 for the proposed Malli's Kitchen. Here is our response:

Regarding section labeled as ORDINANCE REQUIREMENTS, we respond as follows:

Item 1. a)

Existing business use within the plaza:

Anu Sushi 2,200 sq ft (*not 2,400 sq ft as indicated*) [24045 Meadowbrook]
Special Land Use approved for 1,100 sq ft (10/14/2020) but Anu Sushi **no longer** operates as a carry-out restaurant.

Please see Exhibit A- Explanation of Anu Sushi operation within the B-1 district.

Existing restaurant uses within the plaza:

Markhor Tea 2,489 sq ft 9.97% [24095 Meadowbrook]
Was approved for construction by the City of Novi Building Department and Oakland County Health Division and granted final City of Novi Building Department and Oakland County Health Division endorsements for operations on December 17, 2025 and will pursue approval for Special Land Use.

Proposed restaurant uses within the plaza:

Malli's Kitchen 1,200 sq ft 4.80% [Proposed 24059 Meadowbrook]
Has already been approved for construction by the City of Novi Building Department and the Oakland County Health Division and is presently requesting final approval for Special Land Use.

Item 1. b) The hours of operation for Malli's Kitchen will be 9:00 AM to 9:00 PM.

Item 1. c) There will be no outdoor food preparation.

Item 1. d) The existing dumpster location located at the northwest boundary of the property which is approximately 220 feet from the nearest residential property line to the south and approximately 230 feet to the Church building on the west side of the property line.

The preparation area containing the required exhaust hood is in the center of the proposed store, the furthest point from the front or rear entrance doors. It is a self-contained room sealed by its own doors. Additionally, another layer of separation from the centrally located preparation room is planned with approximately 18 feet of distance to the back door in the rear of the store. Whenever food production occurs the exhaust hood system will be in use which has highly efficient filters, washed and sanitized at the end of each day that are designed to minimize any aromas.

Please see Exhibit F- Floor Plan Showing Self-Contained Preparation Area.

1. e) This proposed tenant space has not previously received Special Land Use approval.

2. Off-Street Parking: There is ample off-street parking at the plaza so no exclusive parking spaces for this proposed use will be needed.

Regarding section labeled as SPECIAL LAND USE CONSIDERATIONS,

1. The proposed use, located in the middle of the shopping plaza building, will not cause any detrimental impact on existing roadway volume, capacity, safety, vehicle turning patterns, intersections, or obstruct any views. Existing line of sight, ingress, egress, accelerating or decelerating lanes, off street parking, off street loading/unloading or impacts to travel times and existing throughfare service will not be affected.

2. There is adequate existing water, sanitary and storm sewer services for the entire plaza, including this proposed use. The use will not alter how police and fire protection serve the area.

3. There are no designated woodlands, wetlands, or water features at this plaza site. The existing mature trees of the plaza landscaping provide habitat for small birds.

4. The proposed use of 1,200 sq ft is only 4.80% of the allowable 20% (4,990 sq ft) of special land use for restaurants calculated as follows:

Proposed Malli's Kitchen	1,200 sq ft	4.80%
Markhor Tea	<u>2,489 sq ft</u>	9.97%
Total Special Land use =	3,689 sq ft	14.77% of the allowable 20% total of 4,990 sq ft.

5. The proposed use is consistent with the Future Land Use map which designates the plaza as Community Commercial.

6. and 7. The plaza does not exceed the 20% restaurant use threshold and this proposed use will fill a vacant space in Novi. The proposed Malli's Kitchen for restaurant use will conform to the site design regulations in the B-1 district.

Regarding sections labeled as NEXT STEP and FUTURE STEP

I respectfully request to be placed on the July 22, 2026 Planning Commission agenda and I confirm that I can be in attendance on July 22, 2026 to represent the project.

Three sets of 24" x 36" signed and sealed drawings will be submitted.

The building permit has been approved for Malli's Kitchen, and the fee has been paid.

Please see attached Exhibit G - Building Department Receipt.

Regarding section labeled as CHAPTER 26.5

I am aware of the timeline required for project completion.

Attached is Exhibit A - Explanation of Anu Sushi permitted operation within the B-1 district. Anu Sushi has always operated as a specialty wholesale food processor.

Anu Sushi is not a fast-food carry-out operation. There are no sales directly to individual consumers or patrons nor does Anu Sushi function as a fast-food carryout restaurant. Each year, part of the Anu Sushi income supports worldwide programs to help children facing family instability.

Anu Sushi is part of an exclusive market where it is necessary to have special training and knowledge to manage and prepare sushi products. They often depend on a diverse international staff, and the State of Michigan recognizes this business as a specialized non-retail food processor selling only wholesale and not to individual patrons.

Please see attached Exhibit B- Anu Sushi Wholesale Food Processor Licenses.

In June of 2020 Anu Sushi relied and made a commitment to locate in Novi based on the information provided by the City of Novi including Mr. Victor Cardenas, then Assistant City Manager that the **“operation for food preparation and delivery offsite most closely resembles a catering business and would therefore be allowed by right”** at the Peach Tree Plaza. The instruction was that if the door dash delivery service were added, even though no food would be sold to patrons at the premises Anu Sushi would be considered a fast-food carry-out restaurant and would need to apply for Special Land Use approval. Application was made in October 2020 and special land use permission was granted for that aspect.

Please see attached Exhibit C- Email Correspondence.

However, the focus has always been developing new markets for the catering wholesale food processing operation so the carryout feature and requirement to be considered a fast-food carryout restaurant use was unsustainable and was quickly discontinued in 2021. Anu Sushi is not open to the public and is not a restaurant. There are no posted hours of operation on the front door as they do not engage with the public.

There are posts on social media (Yelp) that Anu Sushi is not open for food sales to individual patrons.

Please see attached Exhibit D – Social Media.

As Mr. Cardenas previously explained, Anu Sushi remains a permitted business use that has been in operation as a wholesale food processor for nearly six years. Recently additional square footage was required. Now Anu Sushi has the original 1,100 sq ft for wholesale sushi processing and 1,100 sq ft for product storage which is an allowed accessory use, for a total of approximately 2,200 sq ft.

Again, your attention is directed to Exhibit E- Letter from Anu Sushi.

Exhibit B - Anu Sushi Wholesale Food Processor License

State of Michigan Department of Agriculture & Rural Development Food and Dairy Division

License FFPL-209538 obtained at business opening and renewed each year.

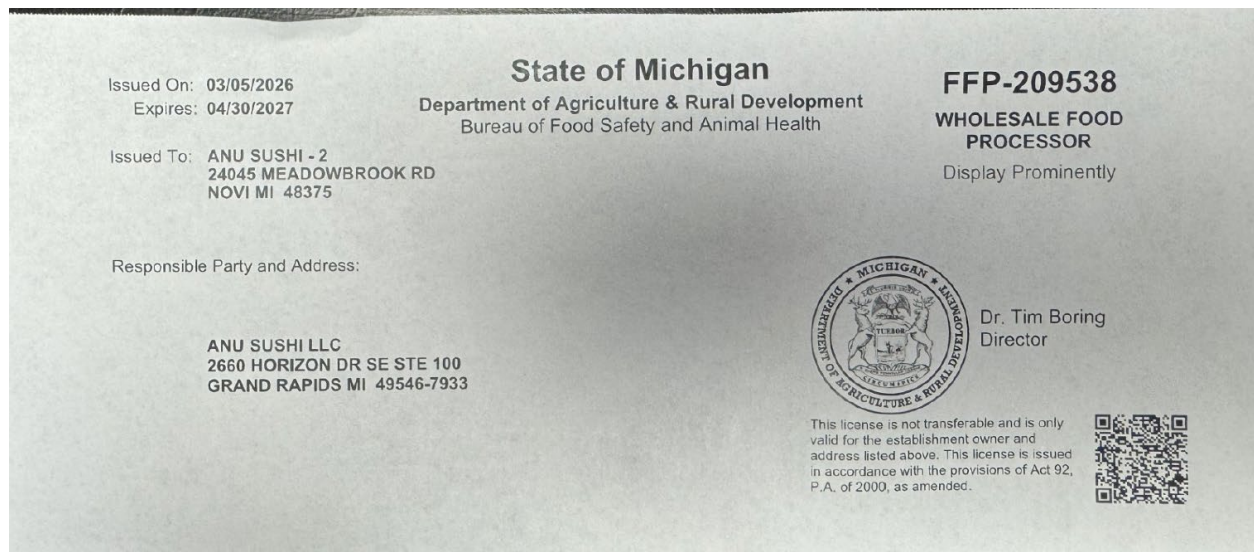
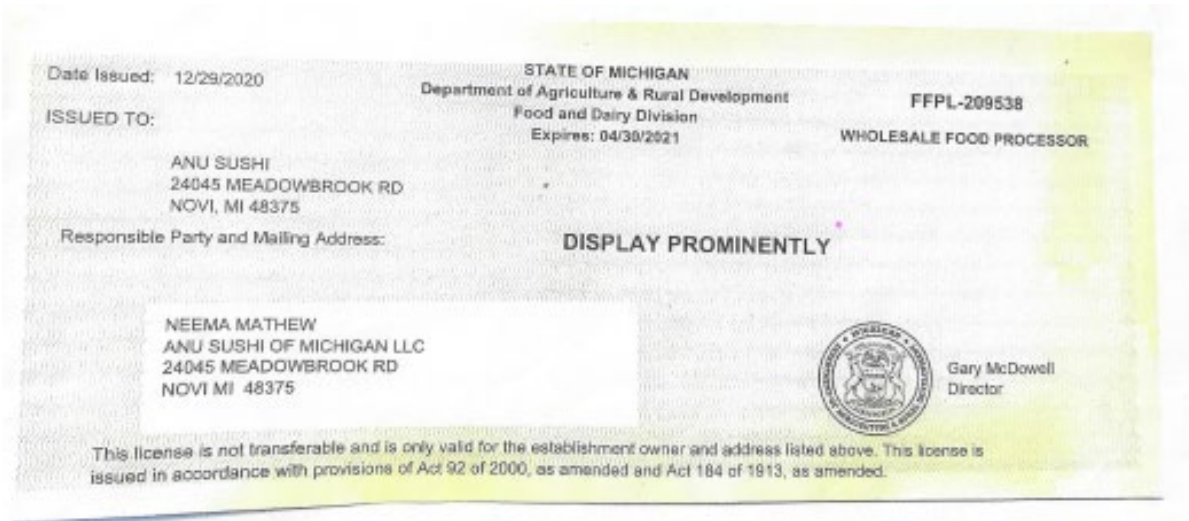


Exhibit C – Email correspondence that the

“operation for food preparation and delivery offsite most closely resembles a catering business and would therefore be allowed by right” at the Peach Tree Plaza.

From: Cardenas, Victor <vcardenas@cityofnovi.org>
Sent: Wednesday, August 5, 2020 10:02 AM
To: Sam Mathew <sam.mathew@anususushi.com>
Cc: Tim Schierbeek <tim.schierbeek@anususushi.com>; Brad Oostindie <brad@anususushi.com>; Boulard, Charles <cboulard@cityofnovi.org>; Bell, Lindsay <lbell@cityofnovi.org>
Subject: RE: FW: 5/7/20 - follow-up: Anu Sushi and Oakland County / City of Novi contact information

Good morning Sam,

We do suggest you engage the services of a licensed engineer or architect to prepare drawings based on the scope that includes a hood, cooler and kitchen equipment. New rooftop equipment requires screening. Permits would be required. Dept. of Ag. or Oakland County Health Department approval would also be required.

At your proposed location the former Cottage Inn was allowed under a ZBA Use variance from 1992 that was specific to that business only. The preparation of the food and delivery offsite most closely resembles a catering business and would therefore be allowed by right. If you want to add the desired takeout/individual to-go/door dash component in the future a Special Land Use would be needed in per the recent amendment : <https://www.cityofnovi.org/Reference/Code-of-Ordinances-and-City-Charter/18-288AmendmentRestaurantsAdoptedOrdinance.aspx>

Sorry for the delay. Please let me know if you have additional questions.

Regards,

Victor



Victor Cardenas | Assistant City Manager

City of Novi | 45175 Ten Mile Road | Novi, MI 48375 USA

T: 248.347.0450 | C: 248.756.4143

cityofnovi.org | info@novi.org | vmcardenas@cityofnovi.org

To receive monthly e-news from Novi or follow us on social media, [click here](#).

Exhibit D - Excerpt from Social Media Posts - Anu Sushi is not open to patrons.

2 reviews for Anu Sushi that are not currently recommended

Note: The reviews below are not factored into the business's overall star rating.

Mark S.

Novi, MI

0 friends

3 reviews

8 photos

5/24/2024

The place is closed down

The place is closed down

The place is closed down

The place is out of business

It's listed as 24 hours

But the place is closed down

Eva D.

Walden, NY

0 friends

42 reviews

22 photos

12/10/2021

NOT open 24/7... We are visiting town and stopped by at Midnight, definitely not open!!

Page 1 of 1

Exhibit E- Letter from Anu Sushi.



2660 Horizon Drive SE Suite 100
Grand Rapids, Michigan 49546

June 15, 2026

RE : Anu Sushi
24045 Meadowbrook Road
Novi, MI 48375

Anu Sushi originally occupied 1,100 square feet in 2020 and is currently occupying approximately 2,200 square feet.

We are licensed by Michigan Department of Agriculture and Rural Development as a wholesale food processor. During the pandemic (2020) we briefly operated as a retail establishment, but that was quickly discontinued. Our operations are 100 percent wholesale, serving institutional partners in healthcare, higher education and industry. As such we do not operate as a restaurant and our doors are not open to the public.

Anu Sushi is a certified minority-owned company who donates a generous portion of its income to support programs helping children at risk.

State of Michigan

County of kent

The foregoing instrument was acknowledged before me on this June 17 2026
[Date]

by [Signature] [Signature], Tim Schierbeek, member of
Anu Sushi LLC, a Michigan limited liability company.

Notary Public Signature: Lauren Avalos

Notary Printed Name: Lauren Avalos

Acting in the County of: kent

My Commission Expires: 3-11-2033



Proposed:
Malli's Kitchen
24059 Meadowbrook Road
Novi, MI 48375

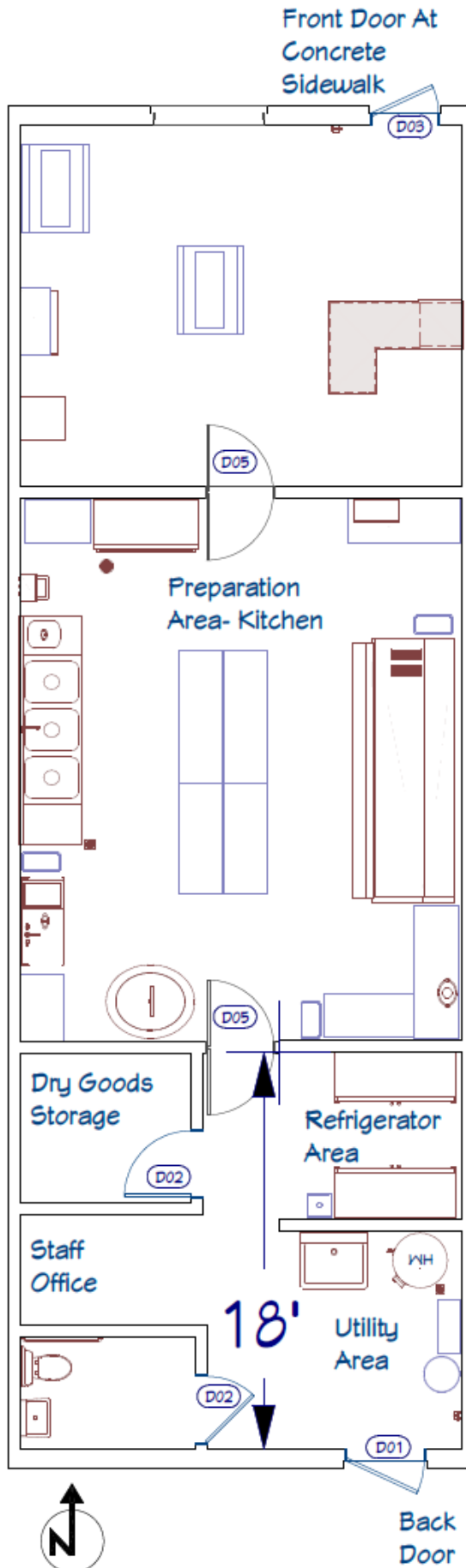


Exhibit F-Plan Showing 18'-0" of Separation From Self Contained Sealed Preparation Area and South Back Door.

**Exhibit G- Paid Receipt May 26, 2026 for City of Novi Approved Building Permit
PBC26-0016 for Malli's Kitchen - Ready To Start Construction.**



Dear Malli Balla

Thank you for your payment to City of Novi MI.

Your payment has been successfully processed and your account has been updated. **This payment is accepted only as a conditional payment. If not honored by the bank, invoice is unpaid and subject to penalty and a \$25.00 return deposit fee.**

You will continue to receive an email each time a bill is ready for your review. This is an easy way to access, review and pay your bills.

If you have any questions regarding your account, please contact us at 248-347-0440.

Thank you for being a valued City of Novi MI customer.

Please Note: To ensure delivery of account-related email notifications, please add this email to your safe senders list.

Payment Confirmation

Account Number:

PBC26-0016

Invoice Number:

INV-PBC26-0016

Payment Amount:

\$1,180.26

Message:

PAYMENT PROCESSED
157254

CORRESPONDENCE



CITY OF NOVI
RESPONSE FORM

RECEIVED

JUL 17 2026

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

MALLI'S KITCHEN, PSLU26-02, FOR SPECIAL LAND USE APPROVAL

You are invited to attend the public hearing on July 22, 2026 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: schoi@cityofnovi.org

Return via mail or fax: Community Development Department
45175 Ten Mile Road, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

Information regarding the project will be available the Saturday prior to the meeting date at:
<https://www.cityofnovi.org/agendas-minutes/planning-commission/2026/>.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, 8:00 AM to 5:00 PM, at the Community Development Department.

☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

The existing retail area near our homes, though not fully occupied, is
already somewhat noisy — even at night and in the early morning
(garbage collection, lawn mowing, snow removal very early etc.). It is not
a good idea to allow such a large construction project there. A grocery
store and restaurant will bring significant traffic and additional business
activity that will negatively impact our nice and quiet living environment...

SIGNATURE: 
PRINT NAME: Andrew Lebedev
ADDRESS: 41620 Tamara St, Novi, MI 48375

***** IN ACCORDANCE WITH MCL 125.3103:**

- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.
- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.

Choi, Stacey

From: Praveena Kumar <praveenakkumar@gmail.com>
Sent: Sunday, July 12, 2026 12:35 PM
To: Choi, Stacey
Subject: Re: Special Land Use -Malli's Kitchen - PSLU26-0002

RECEIVED

JUL 14 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT

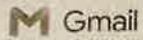
Dear Honorable Members of the Novi Planning Commission and City Council,

This letter serves as our enthusiastic support for the special land use proposed for Malli's Kitchen at 24059 Meadowbrook Road.

As residents of Novi, we are excited to welcome a healthy, unique, freshly prepared food option that beautifully complements our neighborhood's vibrant character. This business will also be an incredible asset to our local senior citizens, offering them accessible, wholesome, freshly prepared meals close to home. This wonderful new business is spearheaded by a dedicated, first-time minority entrepreneur who lives right here in our community with her family. By approving this special land use, the city directly aligns with its long-term planning goals—fostering local job creation, strengthening our shared economic foundation, and enriching Novi's cultural fabric.

We eagerly anticipate the opening of Malli's Kitchen and kindly urge your approval, which would truly echo the desires and supportive spirit of our community.

I've attached a signed copy of this letter.



Praveena Kumar <praveenakkumar@gmail.com>

Re: Special Land Use -Malli's Kitchen - PSLU26-0002

Praveena Kumar <praveenakkumar@gmail.com>
Draft To: schol@cityofnovi.org

Sat, Jul 11, 2026 at 11:35 AM

Dear Honorable Members of the Novi Planning Commission and City Council,

This letter serves as our enthusiastic support for the special land use proposed for Malli's Kitchen at 24059 Meadowbrook Road.

As residents of Novi, we are excited to welcome a healthy, unique, freshly prepared food option that beautifully complements our neighborhood's vibrant character. This business will also be an incredible asset to our local senior citizens, offering them accessible, wholesome, freshly prepared meals close to home. This wonderful new business is spearheaded by a dedicated, first-time minority entrepreneur who lives right here in our community with her family. By approving this special land use, the city directly aligns with its long-term planning goals—fostering local job creation, strengthening our shared economic foundation, and enriching Novi's cultural fabric.

We eagerly anticipate the opening of Malli's Kitchen and kindly urge your approval, which would truly echo the desires and supportive spirit of our community.

Sincerely,

Praveena and Katikineni Ashok Kumar
25008 Hadlock Dr.
Novi, MI 48374

Sincerely,

Praveena and Katikineni Ashok Kumar
25008 Hadlock Dr.
Novi, MI 48374



CITY OF NOVI RESPONSE FORM

RECEIVED

JUL 08 2026

CITY OF NOVI

COMMUNITY DEVELOPMENT

MALLI'S KITCHEN, PSLU26-02, FOR SPECIAL LAND USE APPROVAL

You are invited to attend the public hearing on July 22, 2026 and voice your support or objection.

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Return via email: schoi@cityofnovi.org

Return via mail or fax: Community Development Department
45175 Ten Mile Road, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

*Too much traffic already; I live right
behind this complex.*

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

Gina A. Tibault
Gina Tibault
24011 Meadowbrook Rd. Novi, MI 48185

*** IN ACCORDANCE WITH MCL 125.3103:

- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.
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Madhavi Raju
47071 Northumberland St
Novi, MI, 48374

RECEIVED

JUL 16 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT

July 11, 2026

RE: Special Land Use – Malli's Kitchen PSLU26-0002

To:
City of Novi
Community Development Department/Planning Division
45175 Ten Mile Road
Novi, MI, 48375

Dear Honorable Members of the Novi Planning Commission and City Council,

This letter is in support of the proposed Special Land Use approval for Malli's Kitchen, located at 24059 Meadowbrook Road, Novi, Michigan 48375.

Malli's Kitchen will offer freshly prepared, high-quality food, providing Novi residents with a healthy and unique dining option that will enhance the community's culinary choices.

This new business is being established by a first-time minority entrepreneur who is a permanent resident of Novi and lives here with her family. The proposed use aligns well with the City's planning goals by supporting local entrepreneurship, creating employment opportunities, expanding the local tax base, and contributing to the continued economic vitality of the community.

We look forward to the opening of Malli's Kitchen and respectfully request your approval of this Special Land Use application. Your favorable consideration would reflect the interests and support of the community and would be sincerely appreciated.

Best Regards,



(Madhavi Raju)

Prasad M. Koppolu
36842 W 12 Mile Road
Farmington Hills, MI 48331
&
25437 Orwell Street
Novi, MI 48375
+1 (248) 719-6737 (M)

RECEIVED

JUL 07 2026

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

July 06, 2026

RE: Special Land Use - Malli's Kitchen - PSLU26-0002

To:
City of Novi Community Development Department / Planning Division
45175 Ten Mile Road
Novi, Michigan 48375
schoi@cityofnovi.org

Dear Honorable Members of the Novi Planning Commission and City Council,

This letter is in support of the special land use proposed for Malli's Kitchen at 24059 Meadowbrook Road, Novi, Michigan 48375. The freshly prepared food will offer an additional healthy and unique choice for Novi residents.

This new food store business will be operated by a first-time minority entrepreneur, who permanently resides with her family in Novi. This use is compatible with the planning goals of the city. It will create jobs, increase the tax base and add to the overall economic vibrancy.

We are looking forward to the opening of Malli's Kitchen. Your consideration to approve this special land use affirms the desires of the community and would be greatly valued.

Sincerely,
Prasad M. Koppolu

Choi, Stacey

RECEIVED

From: Rahul Yadav <n.rahul5544@gmail.com>
Sent: Tuesday, July 14, 2026 9:41 PM
To: Choi, Stacey
Subject: Special Land Use -Malli's Kitchen - PSLU26-0002

JUL 14 2026

CITY OF NOVI

COMMUNITY DEVELOPMENT

Dear Honorable Members of the Novi Planning Commission and City Council,

I am writing to express my strong support for the Special Land Use request for **Malli's Kitchen**, proposed at **24059 Meadowbrook Road, Novi, Michigan 48375**.

Malli's Kitchen will provide Novi and neighboring city residents with a fresh, healthy, and unique **carry-out** food option featuring freshly prepared meals. This locally owned business will expand convenient, high-quality food choices for the community while complementing the existing businesses in the area.

The business is being established by a first-time minority entrepreneur who is a permanent resident of Novi and is committed to serving the local community. The proposed use is consistent with the City's planning goals by supporting small business development, creating local employment opportunities, strengthening the tax base, and contributing to Novi's economic vitality.

We look forward to the opening of Malli's Kitchen and respectfully request your favorable consideration of this Special Land Use application. Approving this request would support a locally owned small business that reflects the needs and interests of the community while providing a valuable new carry-out food option for Novi residents.

Thank you for your time and thoughtful consideration. Thank you for your time and thoughtful consideration.

Best Regards,
Rahul Nethi.
(248) 516-9202



**CITY OF NOVI
RESPONSE FORM**

RECEIVED

JUL 17 2026

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

MALLI'S KITCHEN, PSLU26-02, FOR SPECIAL LAND USE APPROVAL

You are invited to attend the public hearing on July 22, 2026 and voice your support or objection.

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Return via email: cd@cityofnovi.org

Return via mail or fax: Community Development Department
45175 Ten Mile Road, Novi, Michigan 48375
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I SUPPORT



I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

It will create more jobs for Novi residents.

SIGNATURE:

PRINT NAME:

ADDRESS:

REDONNA GARCIA
41447 GLYME ST.

*** IN ACCORDANCE WITH MCL 125.3103

NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY

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Choi, Stacey

From: Shravanti Cheeti <shravanti.cheeti@yahoo.com>
Sent: Monday, July 6, 2026 10:27 PM
To: Choi, Stacey
Subject: RE: Special Land Use -Malli's Kitchen - PSLU26-0002

To,
City of Novi
45175 Ten Mile Road

Community Development Department / planning division
Novi Michigan 48375

Dear Honorable Members of the Novi Planning Commission and City Council,

This letter is in support of the special land use proposed for Malli's Kitchen at 24059 Meadowbrook Road, Novi, Michigan 48375. The freshly prepared food will offer an additional healthy and unique choice for Novi residents. This new food store business will be operated by a first-time minority entrepreneur, who permanently resides with her family in Novi. This use is compatible with the planning goals of the city. It will create jobs, increase the tax base and add to the overall economic vibrancy.

We are looking forward to the opening of Malli's Kitchen. Your consideration to approve this special land use affirms the desires of the community and would be greatly valued.

Sincerely,
Shravanti

RECEIVED

JUL 07 2026

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

Sreekanth Raju
47071 Northumberland St
Novi, MI, 48374

RECEIVED

JUL 16 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT

July 11, 2026

RE: Special Land Use – Malli's Kitchen PSLU26-0002

To:
City of Novi
Community Development Department/Planning Division
45175 Ten Mile Road
Novi, MI, 48375

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This letter is in support of the proposed Special Land Use approval for Malli's Kitchen, located at 24059 Meadowbrook Road, Novi, Michigan 48375.

Malli's Kitchen will offer freshly prepared, high-quality food, providing Novi residents with a healthy and unique dining option that will enhance the community's culinary choices.

This new business is being established by a first-time minority entrepreneur who is a permanent resident of Novi and lives here with her family. The proposed use aligns well with the City's planning goals by supporting local entrepreneurship, creating employment opportunities, expanding the local tax base, and contributing to the continued economic vitality of the community.

We look forward to the opening of Malli's Kitchen and respectfully request your approval of this Special Land Use application. Your favorable consideration would reflect the interests and support of the community and would be sincerely appreciated.

Best Regards,

R. Sreekanth

(Sreekanth Raju)



CITY OF NOVI
RESPONSE FORM

RECEIVED

JUL 17 2026

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

MALLI'S KITCHEN, PSLU26-02, FOR SPECIAL LAND USE APPROVAL.

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I SUPPORT



I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I believe there is need in our area for business like this

~~This will help who don't have time to cook and looking for homemade food~~

SIGNATURE: _____

PRINT NAME: Srinivas Bayana

ADDRESS: 24265 Myrtle Ct, Novi MI 48375

***** IN ACCORDANCE WITH MCL 125.3103:**

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PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting
July 8, 2026 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Chair Pehrson, Member Reddi, Member Dismondy, Member Roney, Member Verma

Absent Excused: Member Avdoulos, Member Lynch

Staff: Lindsay Bell, Director of Planning; Elizabeth Saarela, City Attorney; Brad Doane, Planner; Humna Anjum, Project Engineer

PLEDGE OF ALLEGIANCE

Chair Pehrson led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Verma and seconded by Member Roney to approve the July 8, 2026, Planning Commission Agenda.

ROLL CALL ON MOTION TO APPROVE THE JULY 8, 2026, PLANNING COMMISSION AGENDA MADE BY MEMBER VERMA AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward.

Ms. Anne Brouwer at 43647 Westridge Lane stated she would like to address the Committee regarding a petition that has been signed by households within the Westridge Downs subdivision. We request a project pause, neighborhood consultation, and a phased approach for the Westridge Downs sidewalk repair and tree removal. We are the undersigned residents and homeowners of the Westridge Downs subdivision comprising Galway Drive and Westridge Lane formally submit this petition regarding the upcoming sidewalk repair and tree removal project scheduled to begin in the middle of July 2026. While we fully support maintaining safe, accessible, and ADA compliant sidewalks we are deeply concerned by the very sudden notification of the imminent removal of mature healthy canopy trees that define the character, environment, and property values of the neighborhood. As the City Council is the governing body responsible for these infrastructure decisions, we respectfully request the following actions before any physical work commences: An immediate administrative pause, a temporary hold on tree removal to allow residents to assess the forestry and engineering reports, community consultation, exploration of alternative remedies, collaborative review of alternative engineering solutions, and a phased stretched out timeline if removal is deemed necessary.

Ms. Sarah Lucas at 43614 Westridge Lane stated that she has been a resident of the Westridge Downs

subdivision for twenty-five years. Thirteen mature maple trees in the subdivision are scheduled to be removed for sidewalk repair. She expressed that she is not opposed to sidewalk repairs but is opposed to the removal of fifty- to sixty-year-old trees for new concrete. These trees cool homes, clean air, shelter children and pets, and save the City money every single year. These are not just ornamental trees they are working infrastructure. According to the United States Forest Service mature maples reduce air temperatures by two to nine degrees Fahrenheit through shade and evaporative cooling. This translates directly into lower air conditioning bills for every household in the subdivision. The i-Tree analysis projects over five thousand dollars in combined energy savings across just these thirteen trees over twenty years. Beyond utility bills when our trees are gone Westridge Downs becomes a heat corridor. Parents will think twice about letting their children play outside in the summer. Dog walkers cross to the shaded side of the street except there will no longer be a shaded side. Shade is not a luxury; it is a public health resource and once a mature tree is gone it will take twenty to thirty years to get it back. These thirteen trees remove ozone, nitrogen dioxide, carbon monoxide, and fine particulate matter from the air on our block every single day. i-Tree data projects over seventy-two thousand pounds of carbon dioxide equivalent absorbed and measurable reductions in the pollutants linked to asthma and heart disease. The trees intercept more than seven hundred thousand gallons of rainfall over twenty years. This is water that would otherwise run off into storm drains and strain the City's infrastructure, this has real dollar value to public works. Replacing these trees is expensive, the cost of removal and purchasing/maintaining new plantings is a significant public expenditure. The fiscally responsible question is not just what the removal costs today, but what will it cost the City over the next thirty years. It was stated a FOIA request was submitted for the forestry and engineering assessments but as of today these documents have not been seen. Additionally, no documentation has been seen that root pruning, flexible panel replacement, sidewalk rerouting, or other standard alternatives have been formally addressed and rejected at each tree location. It was requested before a permanent decision regarding irreplaceable public assets that work needs to happen and the public needs to see it. Tonight, the Committee is asked to issue an immediate work halt on any planned tree removal in the subdivision, initiate a collaborative review of alternative sidewalk solutions that preserve mature root systems while eliminating trip hazards, and to convene a meeting with City Council members, the City Forester, the City Engineer, and Westridge Downs residents before any final decision is made.

Mr. Sean Lucas at 43614 Westridge Lane stated that he here to discuss the Westridge Down sidewalk repair and the process of decision making. Currently, only one solution has been suggested regarding tree roots that produce gaps between the cement sections and that is the removal of the trees. It would be good to revisit the decision-making process or at least provide transparency to that decision. It was noted that other municipalities have chosen not to remove trees and have implemented alternatives such as root bridging. The cities of East Lansing, Ann Arbor, Birmingham, and Grand Rapids have all taken this approach. Approximately four to five years ago the City replaced sections of sidewalk in the Westridge Downs subdivision by shaving tree roots and keeping those trees intact. It was suggested that the Committee revisit that decision for repair and establish a way to monitor the decision-making process so that future decisions can be made with the support of data.

Mr. Robert Lewandaski at 43548 Westridge Lane stated that prior to living in the Westridge Downs subdivision he resided in Royal Oak, which is famously named after their many trees. During the span of living in Royal Oak the city went through a sidewalk repair program, and they did not remove any trees which was impressive. It was expressed that the residents would appreciate a further review of the sidewalk repair including the proposal of alternatives. He noted that city staff came out and were helpful in answering questions. Mature trees add property value and provide beauty. It was stated if we can avoid removing the trees, that is what residents prefer and would like to see.

Ms. Martha Ryznar at 44875 Yorkshire Drive relayed that she has been a Novi resident for twenty-three years. She stated that the Providence Meadows project is not on the agenda this evening, however, she would like to urge the Commission to deny the request to rezone the property. The developer Roberson Brothers is requesting approval to rezone the property from light industrial to high density residential. The property is currently twenty-four sized football fields of wildlife, wetlands, and woodland. Roberson Brothers is stuck as there is no interest in light industrial property. We are asking the Commission to keep them there and say no to their rezoning request. Due to decisions made by City leadership including approvals and favoritism

to developers our City is about to lose 6,100 mature trees by the names of The Grove, City West, and Central Park Apartments and we claim to be a tree city. Providence Meadows is fraught with legal problems and haven't we seen enough of those lately. There is a large clerical error with the tree count, and this could result in a liability for our City with 750 trees in question. The City's environmental consultant determined this and recommended against this development. The development is a Master Plan violation, nor does it follow the City's own PRO Ordinance standards. Attorneys at this same podium stand up and give warnings and speeches and then file lawsuits. Ms. Ryznar expressed that she does not desire tax dollars going toward another avoidable lawsuit. The public benefits of Providence Meadows do not outweigh the harm. Four hundred Novi residents have sent opposition forms and have voiced their objection to increased traffic, loss of green space, loss of wildlife, and more townhomes. It was requested when the project comes before the Commission that the vote be no.

Ms. Julie Gold at 22032 Greentree Road stated that she is not here to speak about one development but would like to speak on development proposals in general and the importance of trees. The proposals to clear mature woodlands and wetlands in favor of more town-home development is not in the best interest of Novi residents. The developments are unnecessary, unwanted, conflict with the Master Plan, and put existing neighborhoods at greater risk. Preserving natural features is not only for aesthetic reasons, but they are also functional infrastructure that protect residents from flooding, heat, pollution, and rising public costs. Natural features absorb stormwater, reduce runoff, filter pollutants, cool neighborhoods, and protect downstream residents. Replacing absorbent land with rooftops, driveways, and roads increases runoff and flood risk. Air quality is reduced and concrete heavy neighborhoods are significantly hotter. Tree canopy loss directly affects public health, particularly for seniors and children. Additionally, long term costs are shifted to taxpayers by increasing energy bills and health care costs. Removing woodlands and wetlands removes the natural systems that keep our community safe. Houston Texas offers a real-world example of what happens when natural features are treated as expendable. Over the course of decades Houston paved over the natural floodplain to make room for rapid development. Engineers later confirmed that this loss of natural land significantly increased flooding during storms such as Hurricane Harvey. Homes built on former wetlands flood repeatedly as rooftops and concrete shed water far faster than the land can handle. Houston's example shows that once natural systems are destroyed engineered solutions cannot fully replace them. Novi should not repeat Houston's mistakes, especially not when it is estimated that over 6,000 trees are slated for removal across current development proposals. That number alone should give us pause as trees are one of the most effective tools for stormwater absorption. Removing thousands of trees while simultaneously increasing hard surfaces is a direct recipe for future flooding concerns. Another concern is the long-term cost that will be passed on to Novi residents, once the natural systems are destroyed residents will be forced to pay for expensive engineered solutions to fix problems that did not exist before the land was altered. Developers will make their profit and leave and the financial burden of long-term consequences of over development will fall entirely on the people who live here. It was requested that the woodlands and wetlands be protected and the principles that have guided Novi's planning for decades be upheld. Natural features are part of what makes Novi exceptional, and they deserve to be preserved.

Ms. Ann Nelke at 48646 Windfall Road stated she is voicing objection to the Providence Meadows proposal. She noted that she is a resident volunteer of the Novi 2050 project and became involved in maintaining the health and quality of the three percent of our natural features and environment that have not been developed. That number might be high given all the recent developments that have been built and approved. Ms. Nelke stated as a resident it is her hope to be an advocate for the benefit of current residents and future generations. It was noted that Novi's population is already at levels projected for 2045. Additionally, Novi's air quality number is getting worse, often stating unhealthy levels for certain individuals. Upon further research as to the cause, this is due in large part to the increase in pollutant particles in the air mainly due to high traffic volume on Grand River Avenue and I-96 now that it is completely open. One mature healthy tree can mitigate one half cubic half ton of carbon dioxide from the air. As we continue to destroy many of these trees the resulting air quality will continue to worsen. To destroy another 537 mature healthy trees to construct another 161 three-story townhomes is not a public benefit to residents. Merjent, the independent agency utilized by the City for years, conducted an on-site survey of the trees on these parcels and determined that the areas to the south, east, and west were mistakenly not included

in the City's regulated woodland map from day one. They found that the diversity, density, and health of the trees in addition to uncontaminated soil and vernal pools to be major factors in determining to not approve this project. Regarding the ELGE wetland permit senior EGLE staff members stated that the permit is in no way superseding local zoning or ordinances. The mitigation area, even with a sixty-foot allowance, is not a sufficient buffer from the neighbors to the south and will result in woodlands being needlessly destroyed. The claim that the townhomes are favored by hospital staff is false. As for the missing middle housing, a City Council member pointed out that these are more like a floating island and incongruous with the area and hospital campus. Should the hospital wish to provide on-site housing there are many acres available south of Staybridge Suites with minimal trees to be destroyed. The missing middle housing will be met with the approved City West project which Cranes of Detroit recently reported has doubled in scope from 200 million to over 400 million with a plethora of townhomes and other housing options. As for making sure our classrooms remain filled, there are many other approved projects with hundreds of units. The Future Land Use map of Novi states that the corridor south of Grand River Avenue and west of Beck Road should maintain a rural character. Another City Council member stated that the property is not conducive to a medical complex because the campus has ample acreage. It was proposed that a benefit to the community would be to extend the ITC trail to Grand River Avenue, this is not needed as there are plenty of trails around the campus, Rose Senior Living, and Wildlife Woods Park. When a developer seeks rezoning along with eighteen ordinance deviations it is apparent that this is like trying to put a square peg in a round hole. This area is what 89% of Novi residents who were surveyed wish to remain part of our landscape as a healthy environment with enduring natural features. Healthy woodlands, wetlands, vernal pools, and wildlife signal stability. Even if ranch options are proposed on the end units this area is not suited for 161 units, especially with the only access being off Providence Parkway. Private campus police are already parked along the corridor as a deterrent to speeding. Ms. Nelke thanked the Commission for their service to the community and their commitment to the Master Plan, zoning, and ordinances to keep Novi a tree city as best possible both now and with 2050 in mind.

Seeing no one else, Chair Pehrson closed the first audience participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee reports.

PLANNING DIRECTOR REPORT

Director of Planning Lindsay Bell stated that she would like to take a moment to welcome Planner Brad Doane. He is a graduate of Michigan State University and most recently comes from Wade Trim.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. JF26-04 TAWHEED DUMPSTER ENCLOSURE

Approval at the request of Peake Asphalt, Inc. for Section 9 Façade Waiver approval. The subject property is located at 24101 Novi Road, situated south of Ten Mile Road and west of Novi Road (Section 27). The property is zoned OS-1 (Office Service). The applicant proposes to construct a dumpster enclosure on the southwest corner of the site.

Motion to approve the JF26-04 Tawheed Dumpster Enclosure Section 9 Façade Waiver made by Member Dismondy and seconded by Member Roney.

In the matter of Tawheed Dumpster Enclosure JF26-04, motion to approve the Section 9 Façade Waiver based on and subject to the following:

- 1. A Section 9 Façade is granted under Section 5.15.9 for:**
 - Overage of Precast/CMU on the rear, right side, and left side (100% proposed, 0% permitted)**
 - Overage of Wood Panel on the front side (100% proposed, 25% permitted)**

The proposed dumpster enclosure material is not listed in the Façade Materials Chart; however, the visual appearance is similar to CMU or Precast. This is consistent with the existing building which predates the Façade Ordinance.

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

ROLL CALL ON MOTION TO APPROVE THE JF26-04 TAWHEED DUMPSTER ENCLOSURE SECTION 9 FAÇADE WAIVER MADE BY MEMBER DISMONDY AND SECONDED BY MEMBER RONEY. Motion carried 5-0.

PUBLIC HEARINGS

1. JSP26-09 MARIELLA ESTATES

Public hearing at the request of Braciolo Brothers, Inc. for Preliminary Site Plan with Site Condominium, Woodland Permit and Storm Water Management Plan. The subject property is zoned R-1 with a Planned Rezoning Overlay (PRO). The applicant is proposing to develop 10 single family lots and associated roads and utilities.

Director of Planning Lindsay Bell stated that the applicant has received approval to rezone 9.4 acres north of Eight Mile Road, west of Garfield Road, utilizing the Planned Rezoning Overlay option. The zoning of the property is now R-1 One-Family Residential with PRO. The properties to the north, east and west are zoned RA, but have developed under the Residential Unit Development option, or RUD. The Future Land Use Map identifies this property and those around it as Single Family. The density map shows a maximum planned density of 0.8 dwellings per acre.

The natural features map does not show any regulated features on the property, however current and historic aerial photos show a pond feature in the southeast corner of the property, which is a City-regulated wetland. The tree survey also indicates a few trees that are greater than 36-inches in diameter, which are regulated by the woodland ordinance. The removal of 5 regulated trees requires a Woodland permit. 6 non-regulated trees are to be protected, and 22 credits are proposed to be planted on-site to mitigate the removals. There is a small wetland area that will be preserved in the southeast portion of the property.

The site plan is consistent with the PRO Plan, with 10 single family lots to be developed in a site condominium. Staff and consultants are recommending approval of the Preliminary Site Plan as it conforms to the approved PRO Agreement and the Zoning Ordinance. Stormwater is to be retained in an underground detention system.

Tonight, the Planning Commission is asked to hold the public hearing, and to consider the Preliminary Site Plan with Site Condominium, Woodland Permit, and Storm Water Management Plan. The applicant Dan Naurato from Braciolo Brothers, as well as Chris Rothhaar from Atwell, are here representing the project tonight. Staff are available to answer any questions you may have.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. Dan Naurato stated that Ms. Bell gave a great overview of the project. It was noted that the Planning Commission has seen this plan previously and he is available to answer any questions.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium. Seeing no one, Chair Pehrson requested Member Roney read into the record the correspondence received. Member Roney relayed that correspondence was received from Ms. Annette Zywiol at 22545 Moorgate who is in support, and Ms. Jennifer Frangakis at 20864 Farrier Place who objects due to increased traffic, destruction of mature trees, destruction of wetland habitat, and destruction of

vernal pools.

Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission.

Member Reddi stated she had no comment.

Member Dismondy stated this project has come before the Planning Commission several times and thanked the applicant for working with staff.

Member Verma stated he had no comment.

Member Roney thanked the applicant for working with the City and noted it will be a good project.

Motion to approve the JSP26-09 Mariella Estates Preliminary Site Plan made by Member Roney and seconded by Member Dismondy.

In the matter of Mariella Estates, JSP26-09, motion to approve the Preliminary Site Plan and Site Condominium based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters, as well as all of the terms and conditions of the PRO Agreement as approved, with any outstanding items being addressed on the revised Final Site Plan.**

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance, as well as the terms of the PRO Agreement.

ROLL CALL ON MOTION TO APPROVE JSP26-09 MARIELLA ESTATES PRELIMINARY SITE PLAN MADE BY MEMBER RONEY AND SECONDED BY MEMBER DISMONDY. *Motion carried 5-0.*

Motion to approve the JSP26-09 Mariella Estates Woodland Permit made by Member Roney and seconded by Member Dismondy.

In the matter of Mariella Estates, JSP26-09, motion to approve the Woodland Permit based on and subject to the following:

- a. The total woodland impact being authorized is the removal of 5 regulated trees, with mitigation in accordance with City standards.**
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the revised Final Site Plan.**

This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.

ROLL CALL ON MOTION TO APPROVE JSP26-09 MARIELLA ESTATES WOODLAND PERMIT MADE BY MEMBER RONEY AND SECONDED BY MEMBER DISMONDY. *Motion carried 5-0.*

Motion to approve the JSP26-09 Mariella Estates Stormwater Management Plan made by Member Roney and seconded by Member Dismondy.

In the matter of Mariella Estates, JSP26-09, motion to approve the Stormwater Management Plan, based on and subject to:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the revised Final Site Plan.**

This motion is made because it is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

ROLL CALL ON MOTION TO APPROVE JSP26-09 MARIELLA ESTATES STORMWATER MANAGEMENT PLAN MADE BY MEMBER RONEY AND SECONDED BY MEMBER DISMONDY. Motion carried 5-0.

2. AMENDMENT TO THE MASTER PLAN'S FUTURE LAND USE MAP RELATING TO CITY-OWNED PARCELS

Public hearing on proposed amendments to the Future Land Use Map of the 2025 Master Plan, so as to classify the land that is a portion of Ella Mae Power Park for a transfer of land between the City and Novi Community Schools, and three other parcels acquired by the City for public purposes, to Public/Quasi-Public.

Director Bell stated the Novi Community School District is planning improvements to its High School campus that will include a new field house, new athletic practice field, and a competition pool, among other improvements. These major improvements will increase stormwater runoff and require additional storm drain basin capacity. The School District has asked the City to transfer ownership of the City-owned stormwater basin at the southwest corner of Ella Mae Power Park to the School District so that the District can expand it and use it to accommodate the current and future drainage needs of both the city and the District. The basin is directly adjacent to the high school campus and is located south of Ten Mile Road and east of Taft Road.

On the June 22, City Council unanimously approved a Purchase Agreement by and Between the City and the Novi Community School District. The Agreement includes a due diligence period to address issues raised by the transfer of the basin. One of those issues is whether the City can convey the basin to the School District, as it is technically within the boundaries of Ella Mae Power Park. This is the issue that is meant to be addressed by the Planning Commission tonight.

The Home Rule Cities Act states that a City may not sell land that is a park except where the park is not required under an official Master Plan of the city. The City property that is being conveyed to the School is designated as "public park" on the Future Land Use Map. The City is therefore asking the Commission to open up the Master Plan for review and amendment with respect to the land designated as "Public Park" that is being conveyed.

An amendment to the Master Plan shall, in accordance with the Michigan Planning Enabling Act, follow similar procedures to adopting an entire Master Plan such as mailing a notice explaining the Planning Commission's intentions to neighboring communities and other relevant entities, distributing the proposed amendment for review and comment to those same or similar entities and holding at least one public hearing on the proposed amendment. Shown on the screen is a map of the piece of land to be conveyed at Ella Mae Power Park with the proposed Future Land Use designation overlaid.

The Planning Commission is asked first to consider the request as detailed in this packet, hold a public hearing, and to consider passing the attached Suggested Resolution to authorize the opening of the Master Plan review process. Due to the nature of this amendment and the land exchange already in process, the Planning Commission is simultaneously asked to consider proposed amendments to the Master Plan's Future Land Use map. These amendments would change the designated land use from "Public Park" to "Public/Quasi-Public" consistent with the intent of the Purchase Agreement.

As a separate matter, the Commission is being asked to consider some other Future Land Use map changes. The City purchased several parcels of land for future development of public facilities. During the process of updating the Master Plan, the Future Land Use map was updated to show all properties owned by the city and other public entities, including school districts, as "Public/Quasi-Public." The three parcels were acquired after the process of identifying publicly owned parcels had been completed, otherwise they would have been shown as "Public/Quasi-Public" on the map. Therefore, the properties purchased for public facilities should also be similarly designated as the City moves forward with plans to

develop the properties for public safety facilities.

Director Bell stated in summary the proposed amendments would reclassify the land as follows. A map reclassification of land to be transferred to the School District from Public Park to Public/Quasi-Public, a map reclassification of land at 42000 Thirteen Mile Road from Single Family to Public/Quasi-Public (future Fire Station No. 2), a map reclassification of land at 26125 Lee BeGole Drive from Industrial/Office to Public/Quasi-Public (future Public Safety Headquarters), a map reclassification of land at 22700 Venture Drive from Industrial/Office to Public/Quasi-Public (future Fire Station No. 3), and a map or text statement that the land being swapped to the school district is not required for park purposes by the City.

Director Bell stated the requested action is adoption of the Suggested Resolution authorizing the opening of the Master Plan review process and recommendation of approval to the City Council of the amendment of the Future Land Use Map as presented for purposes of distribution.

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

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium. Seeing no one, Chair Pehrson requested Member Roney read into the record the correspondence received. Member Roney relayed that correspondence was received from Floyd Peterson at 42525 W. 11 Mile Road who is in support.

Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission.

Member Reddi requested clarification on whether the proposed amendment encompasses multiple projects.

Director Bell clarified that the multiple projects are involved.

Member Dismondly stated he has no comment.

Member Verma stated he has no comment.

Member Roney stated most of the Commission knew this was coming due to the election last fall.

Motion to approve the Suggested Resolution of an Amendment to the Master Plan's Future Land Use Map relating to City Owned Land made by Member Roney and seconded by Member Dismondly.

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

ROLL CALL ON MOTION TO APPROVE THE SUGGESTED RESOLUTION OF AN AMENDMENT TO THE MASTER PLAN'S FUTURE LAND USE MAP MADE BY MEMBER RONEY AND SECONDED BY MEMBER DISMONDLY. *Motion carried 5-0.*

Motion to recommend approval to the City Council to approve the proposed amendments to the Future Land Use Map for the purposes of distribution to begin the Master Plan Amendment process made by Member Roney and seconded by Member Dismondly.

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

- a. A map reclassification of land to be transferred to the School District from Public Park to Public/Quasi-Public,
- b. A map reclassification of land at 42000 Thirteen Mile Road from Single Family to Public/Quasi-Public (future Fire Station No. 2),
- c. A map reclassification of land at 26125 Lee BeGole Drive from Industrial/Office to Public/Quasi-Public (future Public Safety Headquarters),
- d. A map reclassification of land at 22700 Venture Drive from Industrial/Office to Public/Quasi-Public (future Fire Station No. 3),
- e. A map or text statement that the land being conveyed to the school district is not required for park purposes by the City.

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

1. The Home Rule Cities Act states that a city may not sell park land except where: the park is not required under an official Master Plan of the city (MCL117.5(e)). Since the City land that is being conveyed to the school district is designated as “public park” on the Future Land Use Map, opening up the plan for review and amendment is appropriate to ensure that the Home Rule City Act is complied with (even though the City land is not technically being “sold”).
2. The identified property designated as “Public Park” on the City’s Future Land Use Map is not used as parkland available to the City’s residents, but rather is used as a stormwater detention facility that serves both the City parkland and other City property as well.
3. The terms of the property transfer confirm that if the property is transferred it will still be available for use by the City (including continuing to be available as drainage to serve the park) while also helping the Novi Community School District meet the overall needs of the community members it serves.
4. The other properties at issue, the three parcels purchased by the City for public facility purposes, are to be redesignated Public/Quasi-Public consistent with other properties in the City owned by governmental, school districts, and other public entities.

ROLL CALL ON MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL TO APPROVE THE PROPOSED AMENDMENTS TO THE FUTURE LAND USE MAP FOR THE PURPOSES OF DISTRIBUTION TO BEGIN THE MASTER PLAN AMENDMENT PROCESS MADE BY MEMBER RONEY AND SECONDED BY MEMBER DISMONDY. Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. JSP26-17 FIRE STATION No. 2

Consideration at the request of HED | BRW Architects on behalf of the City of Novi for Fire Station No.2 JSP26-17 for Preliminary Plan and Stormwater Management Plan review and approval of the location, character, and extent of the proposed improvements. The subject property is zoned RA Residential Acreage and is located north of Thirteen Mile Road and east of Novi Road (Section 2). The City proposes to develop a new fire station on the currently vacant 2.15-acre parcel.

Director Bell stated that the applicant, on behalf of the City of Novi, proposes a new Fire Station No. 2 on a 2.15-acre parcel on the north side of Thirteen Mile Road, between Novi Road and Meadowbrook Road. The property is zoned Residential Acreage and is currently vacant. The Future Land Use map indicates Single Family. An amendment to the Master Plan has been proposed to change the Future Land Use designation to Public/Quasi-Public to reflect the municipal ownership of the site. There are no regulated natural features on the site.

Section 61 of the Michigan Planning Enabling Act requires a planning commission to review the “location, character, and extent” of a municipality’s proposed construction projects. Since case law has determined a local government is not subject to its own zoning ordinance when performing a governmental function, the review of a project by the planning commission is to focus on whether the proposal is consistent with the adopted master plan. The purpose of the review is to determine if the project fits within the future direction for the community.

The adopted 2025 Master Plan designates the subject property for Single Family use, which is consistent with the current Residential Acreage zoning district.

The Public/Quasi Public land use category proposed is intended for "non-park facilities and properties under the ownership of public municipalities, non-profits, utility companies, public and private schools, and religious institutions." This would include uses such as government offices, schools, essential services, and cemeteries. During the 2025 Master Plan process, all properties owned by the City and other governmental entities or public utilities were designated as Public/Quasi Public or Public Park, as we discussed earlier with the proposed Future Land Use amendments.

While the master plan does not specifically recommend new public facilities, one of the Guiding Principles in the Master Plan action plan is "Novi is a community that builds on its assets" (Page 127). Further, when community survey respondents were asked what they liked about Novi, one of the top four responses was the quality of municipal services. "These assets are foundational for a community sought after as a place to reside and attract business." The Public Safety Bond approved by voters, and the new Fire Station projects proposed as a result, will build on the City's assets.

Another of the Guiding Principles in the Action Plan is the statement: "A community that promotes welfare, health, and safety for its residents" (Page 128). The Master Plan talks about the Novi Fire Department's 2022-2027 Strategic Plan, and the effort to seek accreditation. The new Fire Station proposed promotes the welfare, health and safety of both Novi residents and the emergency personnel that will serve the community from the station. As described by the designers, the new facilities will have greatly improved operational efficiencies to better serve the community as well as a focus on the health and wellness of everyone that works there. For example, there will be a decontamination zone for after-event cleaning to help reduce exposure to carcinogens.

The Master Plan lists the goals and specific actions to achieve the City's desired outcomes and initiatives. The following statements from the Action Plan apply to the proposed Fire Station No. 2 project: Goal B Community Identity: "The City's identity is largely based on its high-quality residential neighborhoods and schools, destination retail and convention space, and its parks. The City should supplement that identity by enhancing preservation of its historic resources and expanding its cultural opportunities. New development of land should continue to be of high-quality design and materials." The proposed new Fire Station No. 2 appears to be consistent with this goal, with elevations showing a mix of brick, stone, and asphalt shingles. Action Item B1: "Encourage the use of high-quality right-of-way plantings, site landscaping, and building materials to enhance the appearance of the community." The landscaping plan shows an attractive landscape design with foundation plantings, greenbelt accents, and street trees. Goal D Infrastructure: Invest wisely in the ongoing maintenance and improvements to existing infrastructure, including utilities and the transportation network...." The proposed new Fire Station No. 2 appears to be consistent with this goal as the City is investing in new public safety facilities that will serve the community for decades to come. Action Item D7: "Implement the recommendations of the Active Mobility Plan." The proposed plan includes bike parking facilities which are recommended in the AMP.

Tonight the Planning Commission is asked to approve of the location, character, and extent of the proposed fire station and related improvements under the Planning Enabling Act. Kelli Herman and Nick Brass from the consultant team are here to represent the project.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. Nick Brass and Ms. Kelli Herman stated they are available to answer any questions.

Chair Pehrson turned the matter over to the Planning Commission.

Member Reddi stated she had no comment.

Member Dismondy stated the renderings look great and he looks forward to viewing the full plans when available.

Member Verma inquired if the existing Fire Station No. 2 is being replaced.

Chair Pehrson confirmed the existing Fire Station No. 2 is being replaced.

Member Verma inquired where Fire Station No. 2 is currently located.

Chair Pehrson stated Fire Station No. 2 is currently located at 13 Mile Road and Paramount Street.

Member Roney stated he has no comment.

Motion to approve the location, character, and extent of the proposed Fire Station No. 2 JSP26-17 made by Member Roney and seconded by Member Dismondy.

In the matter of Fire Station No. 2 JSP26-17, motion to approve the location, character, and extent of the proposed Fire Station No. 2 improvements as reflected in the Preliminary Plan and Stormwater Management Plan based on the following:

- 1. Pursuant to Section 61 of the Michigan Planning Enabling Act (MCL 125.3861), the finding of "location, character, and extent" is appropriate;**
- 2. The project is consistent with the goals, policies, and future land use direction established in the Master Plan, and fits within the future direction of the community as contemplated by the Master Plan as detailed in the Planning Review.**

ROLL CALL ON MOTION TO APPROVE THE LOCATION, CHARACTER, AND EXTENT OF THE PROPOSED FIRE STATION NO. 2 JSP26-17 MADE BY MEMBER RONEY AND SECONDED BY MEMBER DISMONDY. Motion carried 5-0.

2. JSP26-18 FIRE STATION No. 3

Consideration at the request of HED | BRW Architects on behalf of City of Novi for Fire Station No.3 JSP26-18 for Preliminary Plan and Stormwater Management Plan review and approval of the location, character, and extent of the proposed improvements. The subject property is zoned I-1 Light Industrial and is located north of Nine Mile Road and east of Venture Drive (Section 26). The City proposes to develop a new fire station on the currently vacant 3.65-acre parcel.

Director Bell stated the applicant, on behalf of the City of Novi, proposes a new Fire Station No. 3 on a 3.65-acre parcel on the east side of Venture Drive, north of Nine Mile Road. The property is zoned I-1 Light Industrial and is currently vacant. The Future Land Use map indicates Industrial/Office. An amendment to the Master Plan has been proposed to change the Future Land Use designation to Public/Quasi-Public to reflect the municipal ownership of the site. There are regulated woodlands on the site.

The adopted 2025 Master Plan designates the subject property for Industrial/Office use, which is consistent with the current Light Industrial zoning district.

While the master plan does not specifically recommend new public facilities, One of the Guiding Principles in the Master Plan is the statement "Novi is a community that builds on its assets". Further, when community survey respondents were asked what they liked about Novi, one of the top four responses was the quality of municipal services. "These assets are foundational for a community sought after as a place to reside and attract business." The Public Safety Bond approved by voters, and the new Fire Station projects proposed as a result, will build on its assets.

Like Station 2, the new Fire Station 3 proposed promotes the welfare, health and safety of both Novi residents and the emergency personnel that will serve the community from the station. As described by the designers, the new facilities will have greatly improved operational efficiencies to better serve the

community as well as a focus on the health and wellness of everyone that works there. For example, there will be better sleeping quarters for first respondents to get the rest they need in between calls at all times of day.

Like Fire Station No. 2, Fire Station No. 3 also is consistent with the Master Plan's list of the goals and specific actions.

Director Bell noted that the City did reach out to property owners directly adjacent to the fire station property, specifically about the screening of the property since they will be most impacted. When given Option 1 to preserve the existing natural screening and maintaining the berm, or Option 2 remove the trees to raise the berm to 10 feet with new plantings, all three responses indicated they preferred option 1.

Tonight the Planning Commission is asked to approve of the location, character, and extent of the proposed fire station and related improvements under the Planning Enabling Act. Kelli Herman and Nick Brass from the consultant team are here to represent the project.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. Nick Brass and Ms. Kelli Herman stated they are available to answer any questions.

Chair Pehrson turned the matter over to the Planning Commission.

Member Reddi stated she has no comment.

Member Dismondy stated he has no comment.

Member Verma stated that there is a gate shown on the renderings and inquired if the gate will be closed at all times.

Chair Pehrson stated the gate will only be opened by the members of the Fire Department.

Member Roney stated he has no further comments.

Motion to approve the location, character, and extent of the proposed Fire Station No. 3 JSP26-18 made by Member Roney and seconded by Member Dismondy.

In the matter of Fire Station No. 3 JSP26-18, motion to approve the location, character, and extent of the proposed Fire Station No. 3 improvements as reflected in the Preliminary Plan and Stormwater Management Plan based on the following:

- 1. Pursuant to Section 61 of the Michigan Planning Enabling Act (MCL 125.3861), the finding of "location, character, and extent" is appropriate; and**
- 2. The project is consistent with the goals, policies, and future land use direction established in the Master Plan, and fits within the future direction of the community as contemplated by the Master Plan as detailed in the Planning Review.**

ROLL CALL ON MOTION TO APPROVE THE LOCATION, CHARACTER, AND EXTENT OF THE PROPOSED FIRE STATION NO. 3 JSP26-18 MADE BY MEMBER RONEY AND SECONDED BY MEMBER DISMONDY. Motion carried 5-0.

3. APPROVAL OF THE JUNE 10, 2026 PLANNING COMMISSION MINUTES

Motion to approve the June 10, 2026 Planning Commission Minutes.

ROLL CALL ON MOTION TO APPROVE THE JUNE 10, 2026 PLANNING COMMISSION MINUTES MADE BY MEMBER VERMA AND SECONDED BY MEMBER DISMONDY. Motion carried 5-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

Director Bell stated typically in July one of the orders of business is the Committee appointments. Since the City Council has determined that new appointments will now occur in January, it is proposed that the Committee assignments are also moved to January. A meeting of the Rules Committee may need to be scheduled to amend the rules.

Chair Pehrson stated that the proposed change makes sense.

Director Bell stated the Michigan Association of Planning has an open seat for an elected or appointed official which is an ex officio non-voting position. If interested in being considered as a candidate, additional information can be provided.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing no one, Chair Pehrson closed the final audience participation.

Member Roney stated there was discussion regarding sidewalk repair in the Westridge Downs subdivision and requested the item be included on the agenda at the next Mobility Committee meeting.

ADJOURNMENT

Motion to adjourn the July 8, 2026, meeting made by Member Roney and all in favor said aye.

Meeting adjourned at 7:54 PM.