MEMORANDUM

TO: CITY OF NOVI PLANNING COMMISSION

FROM: LINDSAY BELL, *AICP*, SENIOR PLANNER

THROUGH: BARBARA MCBETH, *AICP*, CITY PLANNER

SUBJECT: JSP22-56 HOME2 SUITES: PRELIMINARY SITE PLAN EXTENSION

DATE: JANUARY 7, 2026

This one-year extension is requested by the applicant Novi Elite Hospitality, LLC. The applicant received Preliminary Site Plan approval for a 141-room, five story hotel on January 11, 2023. The subject property is currently vacant and approximately 3.05 acres. It is located in the Adell Center Development, south of I-96 and west of Novi Road, which is covered by a PRO Agreement and Town Center District zoning.

The Planning Commission originally held a public hearing and approved the Preliminary Site Plan and Stormwater Management Plan at the January 11, 2023, meeting.

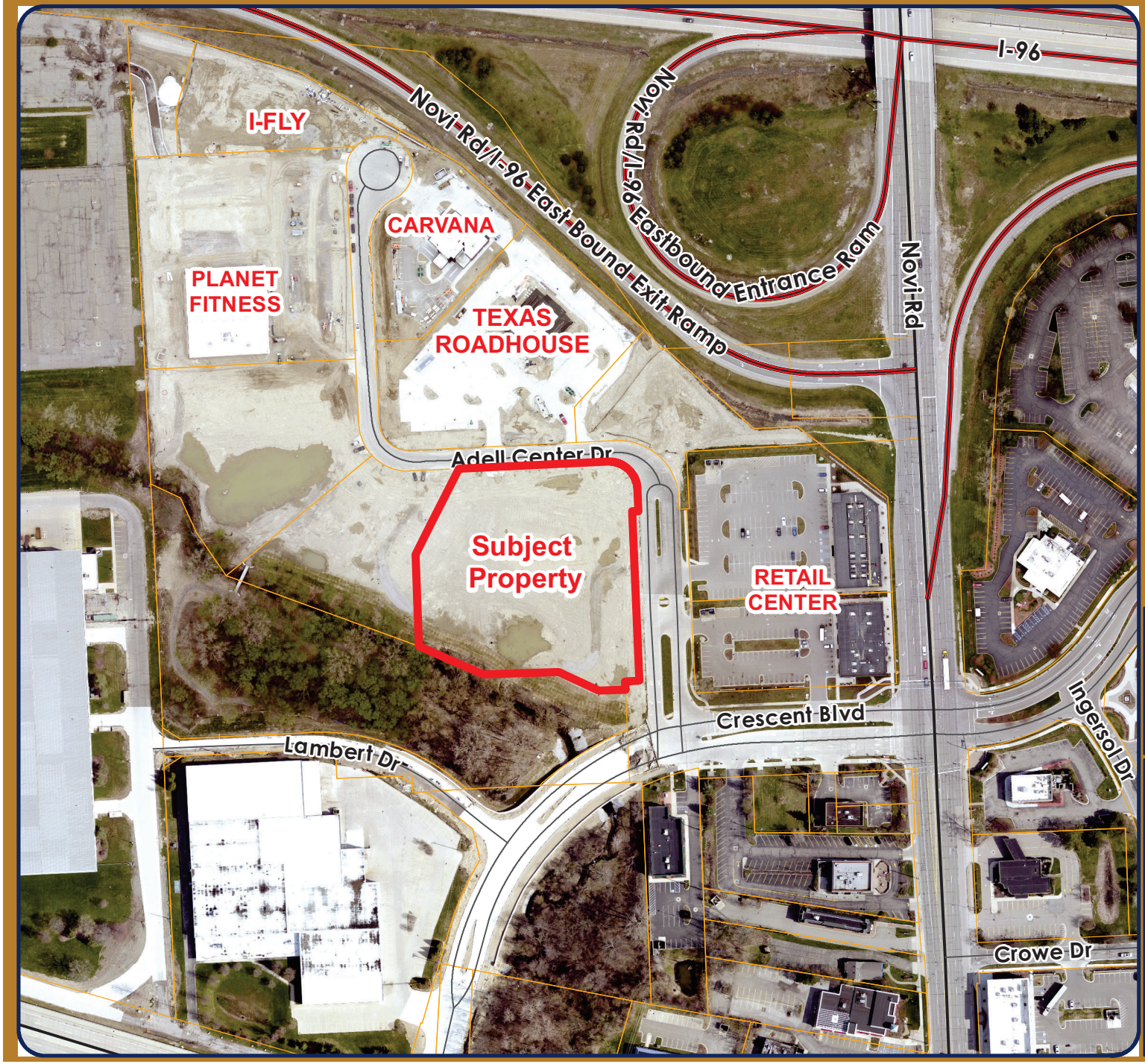
Preliminary Site Plan approval is valid for two years. The applicant is requesting their second one-year extension of their approvals, until January 11, 2027, as they needed additional time to get through the approval process, including FEMA for fill placed in the floodplain. The Zoning Ordinance allows for three, one-year extensions of Site Plan approvals.

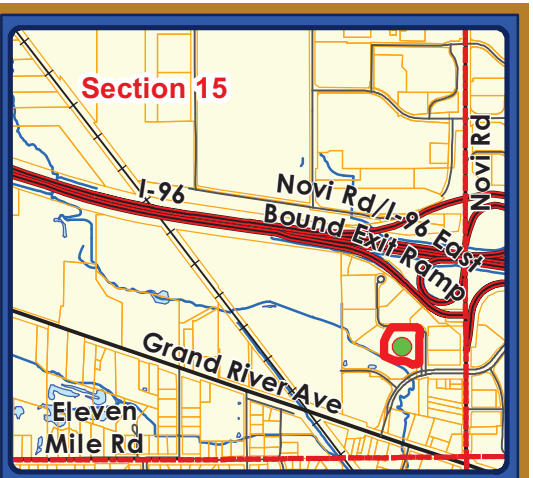
At this time, the Planning staff is not aware of any changes to the ordinances, or surrounding land uses, which would affect the approval of the requested extension for one year. Approval of the extension of is recommended.

Following list of items that are attached to this memo:
1. Letter of request for extension dated January 7, 2026 from Novi Elite Hospitality, LLC
2. A copy of the approved Preliminary Site Plan.
3. Minutes from January 11, 2023 Planning Commission meeting

MAPS

JSP22-56 HOME 2 SUITES
LOCATION





LEGEND

Subject Property

City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Lindsay Bell
Date: 12/28/22
Project: HOME 2 SUITES
Version #: 1

Feet
0 55 110 220 330

1 inch = 250 feet

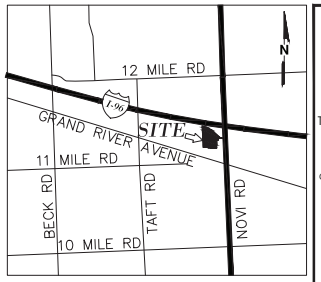
MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

SITE PLAN AND ELEVATIONS



THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.



LOCATION MAP (1"=4000' ±)

SITE INFORMATION

RE-ZONING:
TOWN CENTER (TC)

UNIT DATA:
ADELL CENTER PRO – UNIT 5
SITE AREA = 3.0 ACRES (GROSS) = 130,680 S.F.

BUILDING DATA:
GROSS FLOOR AREA = 19,656 S.F.
BUILDING HEIGHT = 60'-0" HIGHEST PARAPET
PERMITTED HEIGHT = 5-STORIES OR 65-FEET
BUILDING/LOT COVERAGE = 19,656 / 130,680 = 15.0%

OPERATIONAL DATA:
NUMBER OF EMPLOYEES IN LARGEST SHIFT: 8
NUMBER OF EMPLOYEES TOTAL: 18 (3 SHIFTS)
TOTAL COST OF BUILDING & SITE IMPROVEMENTS: 8 MILLION
CONSTRUCTION JOBS: 100 (APPROXIMATELY)
TOTAL EMPLOYEES: 25 (APPROXIMATELY)

LOADING ZONE:
DEDICATED LOADING ZONE IS LOCATED IN THE REAR OF THE BUILDING. THERE IS NO RESTAURANT AND ONLY CONTINENTAL BREAKFAST IS SERVED, THEREFORE FOOD SERVICE DELIVERIES ARE ONLY REQUIRED ON A WEEKLY BASIS. LAUNDRY SERVICES ARE NEEDED ON A BI-WEEKLY BASIS. DELIVERY TIMES ARE COORDINATED WITH NON-PEAK GUEST HOURS. TYPICAL DELIVERY TRUCKS ARE "BOX TRUCKS" THAT ARE OF SIMILAR SIZE TO UPS TRUCKS AND CAN UTILIZE STANDARD PARKING SPACE. DEVIATION FROM SECTION 3.27.1H IS REQUESTED.

PARKING DATA:
REQUIRED
0.85 SPACE PER ROOM + 1 SPACE PER EMPLOYEE IN LARGEST SHIFT
ROOMS = 141
NUMBER OF EMPLOYEES IN LARGEST SHIFT: 12
NUMBER OF EMPLOYEES IN OVERNIGHT SHIFT: 2
REQUIRED = (141 * 0.85) + 12 = 132 SPACES

PROVIDED
STANDARD SPACES = 127
BARRIER FREE SPACES = 5
TOTAL = 132 SPACES

OPEN AREA
REQUIRED
30 S.F. PER ROOM
REQUIRED = 141 * 30 = 4230 S.F.
PROVIDED
OPEN AREA = 531 + 522+ 1868 + 1633
OPEN AREA = 4554 S.F.

BICYCLE PARKING DATA:
REQUIRED = 4
PROVIDED = 6

PAVEMENT INFORMATION

BITUMINOUS PAVEMENT

CONCRETE PAVEMENT

STAMPED CONCRETE PAVEMENT

4" CURB ADJACENT TO 17' PARKING

CONCRETE CURB & GUTTER SHALL FOLLOW CITY OF NOVI DETAIL 7D WITH "W" = 1'-6"

PRIVATE PAVING QUANTITIES

BITUMINOUS PAVEMENT	=	51,282 S.F.
CONCRETE WALK	=	6,533 S.F.
STAMPED CONCRETE	=	1,242 S.F.
4" CONCRETE CURB	=	1,026 L.F.
6" CONCRETE CURB	=	1,887 L.F.

QUANTITIES PROVIDED FOR APPROVAL/PERMIT PURPOSES ONLY AND ACTUAL QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR(S).

GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS TO VERIFY BUILDING DIMENSIONS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION, OR ENSURE THAT ALL REQUIRED PERMITS AND BONDS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING MISS-DIG AT 1-800-482-7171 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
4. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE LOCATED BY HAND DIGGING.
5. DIMENSIONS ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING, EDGE OF PAVEMENT, CENTER OF STRUCTURE OR OTHERWISE INDICATED.
6. ALL PAVING MATERIALS AND OPERATIONS SHALL BE IN CONFORMANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION.
7. PARKING STALL SPACES TO BE 4" SOLID WHITE PAINT STRIPES. HANDICAP PARKING TO BE 4" SOLID BLUE PAINT STRIPES W/ BARRIER FREE STRIPPING OF 4" SOLID BLUE @ 2' O.C. ON 45° ANGLE.
8. FROM REVIEW OF THE CITY OF NOVI WOODLAND MAP, IT DOES NOT APPEAR THAT REGULATED WOODLANDS EXIST ON THE SITE.
9. FROM REVIEW OF THE CITY OF NOVI WETLANDS MAP, IT DOES APPEARS THAT REGULATED WETLANDS EXIST ON THE SITE.
10. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION OF FOUNDATION.
11. THE BUILDING ADDRESS SHALL BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS SHALL BE AT LEAST 3 INCHES HIGH ON A CONTRASTING BACKGROUND.
12. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
13. A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY AND/OR CITY EASEMENT.
14. DETECTABLE WARNING PLATES ARE REQUIRED AT ALL BARRIER FREE RAMPS, HAZARDOUS VEHICULAR CROSSINGS AND OTHER AREA WHERE THE SIDEWALK IS FLUSH WITH THE ADJACENT DRIVE OR PARKING PAVEMENT. THE BARRIER-FREE RAMPS SHALL COMPLY WITH CURRENT MDOT SPECIFICATIONS FOR ADA SIDEWALK RAMPS. CONTRACTOR SHALL PROVIDE THE MOST CURRENT APPROVED MDOT DETECTABLE SURFACES.
15. WHERE A STANDARD SPACE IS ADJACENT TO AN ACCESSIBLE SPACE, ABUTTING BLUE AND WHITE STRIPES SHALL BE INSTALLED.

CITY OF NOVI SIGNAGE NOTES

1. SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2LB U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSION GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3LB OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
2. THE SIGN SHALL BE MOUNTED 7-FEET FROM FINAL GRADE FOR ALL SIGNS INSTALLED.
3. ALL SIGNAGE SHALL BE PLACED 2-FEET FROM THE FACE OF THE CURB OR EDGE OF THE NEAREST SIDEWALK TO THE NEAR EDGE OF THE SIGN.
4. TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
5. TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.

TRAFFIC CONTROL SIGN TABLE

DESCRIPTION	MMUTCD	QUANTITY	SIZE
HANDICAP	R7-8	5	12x18
HANDICAP (VAN)	R7-8P	2	18x9
STOP SIGN	R1-1	2	30x30

NOTES:
1. ALL TRAFFIC SIGNAGE SHALL COMPLY WITH THE CURRENT MMUTCD STANDARDS.
2. A R7-8 SHALL ALWAYS BE PLACED WITH THE R7-8P SIGN.

LEGAL DESCRIPTION

PROPERTY IN THE CITY OF NOVI, COUNTY OF OAKLAND AND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

UNIT NO. 5, ADELL CENTER, A CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 52318, PAGE 378, OAKLAND COUNTY RECORDS, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 2254, AND ANY AMENDMENTS THERETO, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SET FORTH IN AFOREMENTIONED MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF MICHIGAN OF 1978, AS AMENDED.

PARCEL IDENTIFICATION NO: 22-15-478-005
26625 ADELL CENTER DRIVE

Know what's below. Call before you dig.

0' 30' 60' 90'
SCALE: 1" = 30'

TRIUMPH
Triumph Engineering & Design, Inc.
10775 S. SAGINAW ST. SUITE D
GRAND BLANC, MI 48439
(PH) 810.584.7364
(F) 810.584.7362

PREPARED UNDER THE DIRECTION OF:
ANDREW ANDRE, P.E.
MI #47380

APPLICANT:
NOVI ELITE HOSPITALITY, LLC
2400 AUBURN ROAD, SUITE 240
AUBURN HILLS, MI 48326
PH 248-419-5551
FX 248-553-4218

HOME2
ADELL CENTER - 26625 ADELL CENTER DRIVE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

HOME2 SUITES BY HILTON

© TRIUMPH ENGINEERING & DESIGN, INC.

ISSUED FOR	DATE
PRE-APPLICATION	01/30/20
FINAL SPA	04/29/20
FINAL SPA	11/08/22

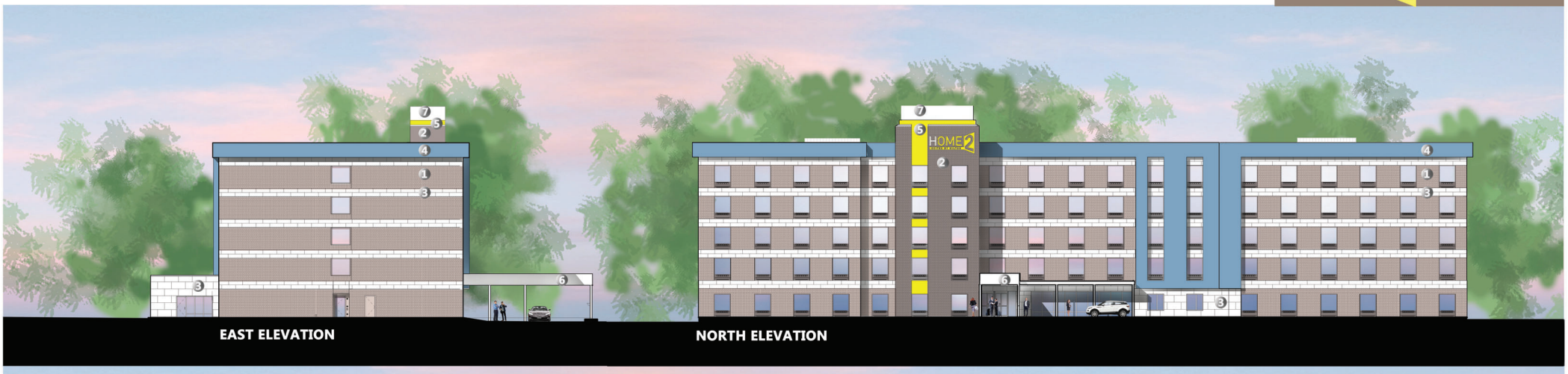
DATE :
DRAWN : ACA
CHECKED : ACA
SCALE : 1"=30'
JOB NO : SD-19-103

SHEET TITLE :
SITE LAYOUT AND PAVING PLAN

SHEET
C3.0

HOME2 SUITES BY HILTON

26625 Adell Center Drive
Novi, MI 48375



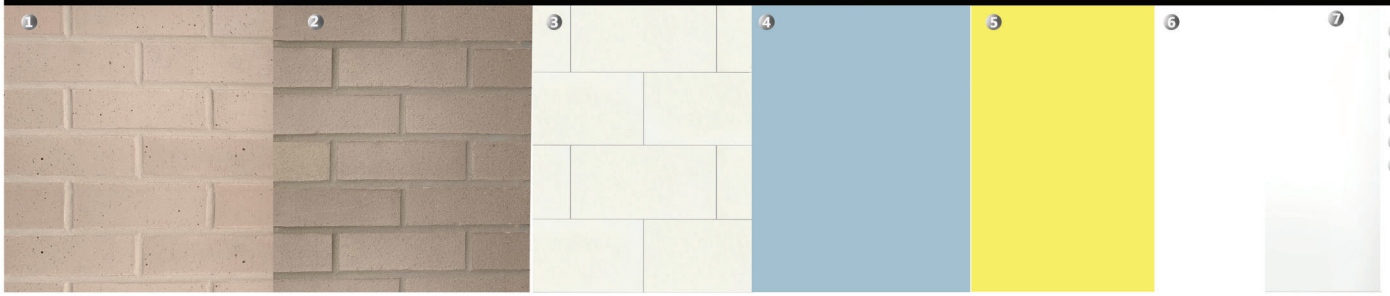
EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION



1. BRICK – 1 DOVE GREY SMOOTH MODULAR BRICK WITH MATCHING GROUT
2. BRICK – 2 CHARCOAL SMOOTH MODULAR BRICK WITH MATCHING GROUT
3. STONE – 1 WHITE SMOOTH CAST STONE MASONRY UNIT
4. FCB -1 FIBER CEMENT BOARD – BENJAMIN MOORE 838 DENIM WASH
5. FCB – 2 FIBER CEMENT BOARD – BENJAMIN MOORE 398 FLOWER POWER
6. STEEL – 1 PAINTED STEEL – BENJAMIN MOORE WHITE DOVE OC-17
7. GLASS – 1 TRANSLUCENT WHITE GLASS

THE THINK SHOP
ARCHITECTS

APPLICANT REQUEST FOR EXTENSION

NOVI ELITE HOSPITALITY, LLC
985 W. ENTRANCE DRIVE
AUBURN HILLS, MI 48326

January 7, 2026

Lindsay Bell, AICP
City of Novi
45175 Ten Mile Road
Novi, MI 48375
VIA EMAIL: lbell@cityofnovi.org

RE: JSP22-56 Home2 Suites @ Adell Center

In accordance with Article 6.1.7.F. of the City of Novi Zoning Ordinance, Novi Elite Hospitality, LLC is requesting a 1-year extension of the Preliminary Site Plan approval that was granted by the Planning Commission on January 11, 2023 and was extended for an additional year and is currently set to expire in January of 2026. During 2025, the owner ran into unforeseen development problems that arose as a result of technical review of the final site plan, and to a lesser extent unforeseen economical events.

Unforeseen Development Problems. During 2025, the Owner was able to overcome issues in building design approval by both Hilton and the City of Novi, as Hilton required the Owner to change its building plans to comply with the new prototypical design of the Home 2 by Hilton. The Owner was able to revise its plans and obtain approval (it is the Owner's understanding that once the FEMA issues, discussed below, are resolved, the City will issue the permits needed to construct the Home 2) of both Hilton and the City of Novi, which involved multiple modifications and revisions by both Hilton and the City of Novi. Once the building plans were approved by both Hilton and the City of Novi, the Owner sought to obtain its permits to commence construction, however, the Owner ran into unforeseen development problems resulting from the technical review of the final site plan, specifically relating to a need for a FEMA Letter of Map Change based on fill for the property, which was unbeknown to the Owner prior to receiving notice from the City of Novi, even though the Owner had obtained EGLE Approval (permit enclosed). Once the Owner was made aware of this issue, the Owner engaged its engineer and a surveyor that specializes in these matters to request the Letter of Map Change based on Fill for the property. A request was submitted for a Letter of Map Change based on Fill for the property, however, prior to a determination by FEMA, the government shut down occurred. This impacted the department that processes the Letter of Map Change based on Fill for the property. Once the shutdown ended and the FEMA re-opened, the FEMA processed the application and requested that the Owner provide documentation of compliance with the Endangered Species Act. In response, the Owner requested and obtained documentation of compliance from the US Fish and Wildlife on

NOVI ELITE HOSPITALITY, LLC
985 W. ENTRANCE DRIVE
AUBURN HILLS, MI 48326

December 11, 2025 (see enclosed). The Owner has submitted the determination from the U.S. Fish and Wildlife and is awaiting a response from FEMA.

Additionally, unforeseen economic events have caused delays, specifically relating to construction costs. The past few years, construction have soared and outpaced inflation greatly. This caused lenders to tighten and to express concern in granting construction loans, especially with a project of this magnitude. However, recently construction costs, even though still elevated, have stabilized, and in a reducing interest rate environment, lenders have begun to loosen their restriction on granting construction loans and have expressed interest in granting construction loans once again, especially in the hospitality industry. The Owner now has three lenders that have provided verbal commitments and are working on written term sheets to finance the project. This is a great sign and the Owner is confident that construction financing will be secured within six (6) months.

The delays above were not anticipated and were caused by unforeseen development problems, being the biggest factor, and secondly by unforeseen economic events. The Owner is committed to building, developing, and opening this hotel, and will be able to do so if this extension is granted. . Enclosed are copies of the permits that have been obtained and are required for construction of the project, excluding the City of Novi permits. At this time, the Owner is only awaiting issuance of the City of Novi permits in order to commence construction

We appreciate your consideration of this request and we will continue to be a good company citizen within the City of Novi.

Sincerely,
NOVI ELITE HOSPITALITY, LLC

Joel Yono

By: Joel Yono
Its: Authorized Agent

EGLE

MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
WATER RESOURCES DIVISION
PERMIT

Issued To:

Malik Abdulnoor
985 W Entrance Drive
Auburn Hills, MI 483262722

Permit No:	**WRP045924 v.1**
Submission No.:	**HQC-EK5Z-25M56**
Site Name:	**63-26625 Adell Center Dr-Novi**
Issued:	**August 4, 2025**
Revised:	
Expires:	**August 4, 2030**

This permit is being issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, under the provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); specifically:

- ☐ **Part 301, Inland Lakes and Streams**
- ☐ **Part 303, Wetlands Protection**
- ☐ **Part 315, Dam Safety**
- ☐ **Part 323, Shorelands Protection and Management**
- ☐ **Part 325, Great Lakes Submerged Lands**
- ☐ **Part 353, Sand Dunes Protection and Management**
- ☒ **Part 31, Water Resources Protection (Floodplain Regulatory Authority)**

EGLE certifies that the activities authorized under this permit are in compliance with the State Coastal Zone Management Program and certifies without conditions under the Federal Clean Water Act, Section 401 that the discharge from the activities authorized under this permit will comply with Michigan's water quality requirements in Part 31, Water Resources Protection, of the NREPA and associated administrative rules, where applicable.

Permission is hereby granted, based on permittee assurance of adherence to State of Michigan requirements and permit conditions, to:

Authorized Activity:

This permit authorizes 294 cubic yards of fill within the 100-year floodplain of the Walled Lake Branch for the construction of a parking lot.

All work shall be completed in accordance with the attached approved plans and conditions of this permit.

Waterbody Affected: Walled Lake Branch
Property Location: Oakland County, Novi, City of, Town/Range/Section 01N08E15, Property Tax No. 50-22-15-478-005

EGLE
WRP045925 v1.0
Approved
Issued On:08/04/2025
Expires On:08/04/2030

Authority granted by this permit is subject to the following limitations:

A. Initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.
B. The permittee, in exercising the authority granted by this permit, shall not cause unlawful pollution as defined by Part 31 of the NREPA.
C. This permit shall be kept at the site of the work and available for inspection at all times during the duration of the project or until its date of expiration.
D. All work shall be completed in accordance with the approved plans and specifications submitted with the application and/or plans and specifications attached to this permit.
E. No attempt shall be made by the permittee to forbid the full and free use by the public of public waters at or adjacent to the structure or work approved.
F. It is made a requirement of this permit that the permittee give notice to public utilities in accordance with 2013 PA 174 (Act 174) and comply with each of the requirements of Act 174.
G. This permit does not convey property rights in either real estate or material, nor does it authorize any injury to private property or invasion of public or private rights, nor does it waive the necessity of seeking federal assent, all local permits, or complying with other state statutes.
H. This permit does not prejudice or limit the right of a riparian owner or other person to institute proceedings in any circuit court of this state when necessary to protect his rights.
I. Permittee shall notify EGLE within one week after the completion of the activity authorized by this permit by completing and forwarding the attached preaddressed postcard to the office addressed thereon.
J. This permit shall not be assigned or transferred without the written approval of EGLE.
K. Failure to comply with conditions of this permit may subject the permittee to revocation of permit and criminal and/or civil action as cited by the specific state act, federal act, and/or rule under which this permit is granted.
L. All dredged or excavated materials shall be disposed of in an upland site (outside of floodplains, unless exempt under Part 31 of the NREPA, and wetlands).
M. In issuing this permit, EGLE has relied on the information and data that the permittee has provided in connection with the submitted application for permit. If, subsequent to the issuance of a permit, such information and data prove to be false, incomplete, or inaccurate, EGLE may modify, revoke, or suspend the permit, in whole or in part, in accordance with the new information.
N. The permittee shall indemnify and hold harmless the State of Michigan and its departments, agencies, officials, employees, agents, and representatives for any and all claims or causes of action arising from acts or omissions of the permittee, or employees, agents, or representative of the permittee, undertaken in connection with this permit. The permittee's obligation to indemnify the State of Michigan applies only if the state: (1) provides the permittee or its designated representative written notice of the claim or cause of action within 30 days after it is received by the state, and (2) consents to the permittee's participation in the proceeding on the claim or cause of action. It does not apply to contested case proceedings under the Administrative Procedures Act, 1969 PA 306, as amended, challenging the permit. This permit shall not be construed as an indemnity by the State of Michigan for the benefit of the permittee or any other person.
O. Noncompliance with these terms and conditions and/or the initiation of other regulated activities not specifically authorized shall be cause for the modification, suspension, or revocation of this permit, in whole or in part. Further, EGLE may initiate criminal and/or civil proceedings as may be deemed necessary to correct project deficiencies, protect natural resource values, and secure compliance with statutes.
P. If any change or deviation from the permitted activity becomes necessary, the permittee shall request, in writing, a revision of the permitted activity from EGLE. Such revision request shall include complete documentation supporting the modification and revised plans detailing the

EGLE
WRP045925 v1.0
Approved
Issued On:08/04/2025
Expires On:08/04/2030

proposed modification. Proposed modifications must be approved, in writing, by EGLE prior to being implemented.

Q. This permit may be transferred to another person upon written approval of EGLE. The permittee must submit a written request to EGLE to transfer the permit to the new owner. The new owner must also submit a written request to EGLE to accept transfer. The new owner must agree, in writing, to accept all conditions of the permit. A single letter signed by both parties that includes all the above information may be provided to EGLE. EGLE will review the request and, if approved, will provide written notification to the new owner.

R. Prior to initiating permitted construction, the permittee is required to provide a copy of the permit to the contractor(s) for review. The property owner, contractor(s), and any agent involved in exercising the permit are held responsible to ensure that the project is constructed in accordance with all drawings and specifications. The contractor is required to provide a copy of the permit to all subcontractors doing work authorized by the permit.

S. Construction must be undertaken and completed during the dry period of the wetland. If the area does not dry out, construction shall be done on equipment mats to prevent compaction of the soil.

T. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, of the NREPA, or the need to acquire applicable permits from the County Enforcing Agent (CEA).

U. Authority granted by this permit does not waive permit requirements under the authority of Part 305, Natural Rivers, of the NREPA. A Natural Rivers Zoning Permit may be required for construction, land alteration, streambank stabilization, or vegetation removal along or near a natural river.

V. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.

W. Unless specifically stated in this permit, construction pads, haul roads, temporary structures, or other structural appurtenances to be placed in a wetland or on bottomland of the water body are not authorized and shall not be constructed unless authorized by a separate permit or permit revision granted in accordance with the applicable law.

X. For projects with potential impacts to fish spawning or migration, no work shall occur within fish spawning or migration timelines (i.e., windows) unless otherwise approved in writing by the Michigan Department of Natural Resources, Fisheries Division.

Y. Work to be done under authority of this permit is further subject to the following special instructions and specifications:

1. Authority granted by this permit does not waive permit or program requirements under Part 91 of the NREPA or the need to acquire applicable permits from the CEA. To locate the Soil Erosion Program Administrator for your county, visit https://www.michigan.gov/egle/about/organization/water-resources/soil-erosion/sesc-overview and select "Soil Erosion and Sedimentation Control Agencies".
2. The authority to conduct the activity as authorized by this permit is granted solely under the provisions of the governing act as identified above. This permit does not convey, provide, or otherwise imply approval of any other governing act, ordinance, or regulation, nor does it waive the permittee's obligation to acquire any local, county, state, or federal approval or authorization necessary to conduct the activity.
3. No fill, excess soil, or other material shall be placed in any wetland, floodplain, or surface water area not specifically authorized by this permit, its plans, and specifications.
4. This permit does not authorize or sanction work that has been completed in violation of applicable federal, state, or local statutes.

EGLE
WRP045925 v1.0
Approved
Issued On:08/04/2025
Expires On:08/04/2030

5. The permit placard shall be kept posted at the work site in a prominent location at all times for the duration of the project or until permit expiration.
6. This permit is being issued for the maximum time allowed and no extensions of this permit will be granted. Initiation of the construction work authorized by this permit indicates the permittee's acceptance of this condition. The permit, when signed by EGLE, will be for a five-year period beginning on the date of issuance. If the project is not completed by the expiration date, a new permit must be sought.

Submit to this office within 60 days of project completion "as-built" plans, signed and sealed by a qualified design professional licensed by the State of Michigan, certifying that the project, including any required compensating cut and fill, has been completed in accordance with this permit.

All fill/backfill shall consist of clean inert material that will not cause siltation nor contain soluble chemicals, organic matter, pollutants, or contaminants. All fill shall be contained in such a manner so as not to erode into any surface water, floodplain, or wetland. All raw areas associated with the permitted activity shall be stabilized with sod and/or seed and mulch, riprap, or other technically effective methods as necessary to prevent erosion.

The permittee is hereby cautioned that any discharge of sediment into waters of the state is a violation of Part 31, Water Resources Protection, of the NREPA. Any sedimentation caused by the construction or use of the permitted structure, subjects the permittee to provisions of Part 31.

Fill shall not be placed to prevent surface water drainage across the site. Site runoff shall be directed to public or natural drainage ways and not unnaturally discharged onto adjacent properties.

Under Appendix G of the Michigan Building Code 2009, a local building permit is required for development located in flood hazard areas.

The project is located within a community that participates in the National Flood Insurance Program (NFIP). As a participant in the NFIP, the community must comply with the Michigan Building Code (including Appendix G and listed supporting materials); the Michigan Residential Code; and Title 44 of the Code of Federal Regulations, Part 60, Criteria for Land Management and Use. The community is also responsible to ensure that its floodplain maps and studies are maintained to show changes to flood elevations and flood delineations as described in 44 CFR, Part 65, Identification and Mapping of Special Hazard Areas.

Issued By: Pat Durack

Pat Durack
Warren District Office
Water Resources Division
586-256-7273

EGLE
WRP045925 v1.0
Approved
Issued On:08/04/2025
Expires On:08/04/2030

THIS PERMIT MUST BE SIGNED BY THE PERMITTEE TO BE VALID.

I hereby assure that I have read, am familiar with, and agree to adhere to the terms and conditions of this permit.

Permittee Signature

10/10/2025

Date

cc: Novi Clerk
Oakland County Drain Commissioner
Oakland County

EGLE
WRP045925 v1.0
Approved
Issued On:08/04/2025
Expires On:08/04/2030

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Michigan Ecological Services Field Office
2651 Coolidge Road Suite 101
East Lansing, MI 48823-6360
Phone: (517) 351-2555 Fax: (517) 351-1443

In Reply Refer To:
Project code: 2026-0025988
Project Name: Home2

12/11/2025 18:44:20 UTC

Subject: Technical Assistance letter for 'Home2' for specified threatened and endangered species that may occur in your proposed project location consistent with the Michigan Endangered Species Determination Key (Michigan DKey)

Dear Andrew Andre:

The U.S. Fish and Wildlife Service (Service) received on **December 11, 2025** your effect determination(s) for the 'Home2' (the Action) using the Michigan DKey within the Information for Planning and Consultation (IPaC) system. The Service developed this system in accordance with the Endangered Species Act of 1973 (ESA) (87 Stat.884, as amended; 16 U.S.C. 1531 et seq.).

Based on your answers and the assistance of the Service's Michigan DKey, you made the following effect determination(s) for the proposed Action:

Species	**Listing Status**	**Determination**
Eastern Massasauga (=rattlesnake) (*Sistrurus catenatus*)	Threatened	NLAA
Eastern Prairie Fringed Orchid (*Platanthera leucophaea*)	Threatened	No effect
Indiana Bat (*Myotis sodalis*)	Endangered	NLAA
Monarch Butterfly (*Danaus plexippus*)	Proposed Threatened	No effect
Northern Long-eared Bat (*Myotis septentrionalis*)	Endangered	NLAA

Coordination with the Michigan Ecological Services Office is complete. Thank you for considering federally listed species during your project planning.

Please provide sufficient project details on your project homepage in IPaC (Define Project, Project Description) to support your conclusions. Failure to disclose important aspects of your project that would influence the outcome of your effects determinations may negate your determinations and invalidate this letter. If you have site-specific information that leads you to

believe a different determination is more appropriate for your project than what the Dkey concludes, you can and should proceed based on the best available information.

The Service recommends that you contact the Service or re-evaluate the project in IPaC if: 1) the scope or location of the proposed Action is changed; 2) new information reveals that the action may affect listed species or designated critical habitat in a manner or to an extent not previously considered; 3) the Action is modified in a manner that causes effects to listed species or designated critical habitat; or 4) a new species is listed or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project changes are final or resources committedThe

Bats of Conservation Concern:

Implementing protective measures for bats, including both federally listed and unlisted species, indirectly helps to protect Michigan's agriculture and forests. Bats are significant predators of nocturnal insects, including many crop and forest pests. For example, Whitaker (1995) estimated that a single colony of 150 big brown bats (Eptesicus fuscus) would eat nearly 1.3 million pest insects each year. Boyles et al. (2011) noted the "loss of bats in North America could lead to agricultural losses estimated at more than $3.7 billion/year, and Maine and Boyles (2015) estimated that the suppression of herbivory by insectivorous bats is worth >1 billion USD globally on corn alone. In captive trials, northern long-eared bats were found to significantly reduce the egg-laying activity of mosquitoes, suggesting bats may also play an important role in controlling insect-borne disease (Reiskind and Wund 2009). Mosquitoes have also been found to be a consistent component of the diet of Indiana bats and are eaten most heavily during pregnancy (6.6%; Kurta and Whitaker 1998). Taking proactive steps to help protect bats may be very valuable to agricultural and forest product yields and pest management costs in and around a project area. Such conservation measures include limiting tree clearing during the bat active season (varies by location) and/or the non-volant period (June through July), when young bats are unable to fly, and minimizing the extent of impacts to forests, wetlands, and riparian habitats.

Monarch butterfly and other pollinators:

Monarch butterfly was proposed for listing as threatened on December 12, 2024. Through May 19, 2025, we are gathering input through an extended public comment period to encourage the submission of any new information. We will review these comments and then will ultimately issue a final rule. If listed, protections would only go into place after the final rule is published. Section 7 conferences are required if a federal action is likely to jeopardize the continued existence of a proposed species.

For all projects, we recommend the following best management practices (BMPs) to benefit monarch and other pollinators.

Monarch and Pollinator BMP Recommendations

Consider monarch and other pollinators in your project planning when possible. Many pollinators are declining, including species that pollinate key agricultural crops and help maintain natural plant communities. Planting a diverse group of native plant species will help support the nutritional needs of Michigan's pollinators. We recommend a mix of flowering trees, shrubs, and

herbaceous plants so that something is always blooming and pollen is available during the active periods of the pollinators, roughly early spring through fall (mid-March to mid-October). To benefit a wide variety of pollinators, choose a wide range of flowers with diverse colors, heights, structure, and flower shape. It is important to provide host plants for any known butterfly species at your site, including native milkweed for Monarch butterfly. Incorporating a water source (e.g., ephemeral pool or low area) and basking areas (rocks or bare ground) will provide additional resources for pollinators.Many pollinators need a safe place to build their nests and overwinter. During spring and summer, leave some areas unmowed or minimize the impacts from mowing (e.g., decrease frequency, increase vegetation height). In fall, leave areas unraked and leave plant stems standing. Leave patches of bare soil for ground nesting pollinators.Avoid or limit pesticide use. Pesticides can kill more than the target pest. Some pesticide residues can kill pollinators for several days after the pesticide is applied. Pesticides can also kill natural predators, which can lead to even worse pest problems. Planting native wildflowers can also reduce the need to mow and water, improve bank stabilization by reducing erosion, and improve groundwater recharge and water quality. Resources:

https://www.fws.gov/initiative/pollinators/save-monarch

https://www.fws.gov/initiative/pollinators

Bald and Golden Eagles:
Bald eagles, golden eagles, and their nests are protected under the Bald and Golden Eagle Protection Act (54 Stat. 250, as amended, 16 U.S.C. 668a-d) (Eagle Act). The Eagle Act prohibits, except when authorized by an Eagle Act permit, the "taking" of bald and golden eagles and defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb." The Eagle Act's implementing regulations define disturb as "…to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior."

If the Action may impact bald or golden eagles, additional coordination with the Service under the Eagle Act may be required. For more information on eagles and conducting activities in the vicinity of an eagle nest, please visit https://www.fws.gov/library/collections/all-about-eagles. In addition, the Service developed the National Bald Eagle Management Guidelines (May 2007) in order to assist landowners in avoiding the disturbance of bald eagles. The full Guidelines are available at https://www.fws.gov/media/national-bald-eagle-management-guidelines-0.

If you have further questions regarding potential impacts to eagles, please contact Chris Mensing, Chris_Mensing@fws.gov or 517-351-2555.

Wetland impacts:
Section 404 of the Clean Water Act of 1977 (CWA) regulates the discharge of dredged or fill material into waters (including wetlands) of the United States. Regulations require that activities permitted under the CWA (including wetland permits issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE)) not jeopardize the continued existence of species listed as endangered or threatened. Permits issued by the U.S. Army Corps of Engineers must also consider effects to listed species pursuant to section 7 of the Endangered Species Act.

The Service provides comments to the agencies that may include permit conditions to help avoid or minimize impacts to wildlife resources including listed species. For this project, we consider the conservation measures you agreed to in the determination key and/or as part of your proposed action to be non-discretionary. If you apply for a wetland permit, these conservation measures should be explicitly incorporated as permit conditions. Include a copy of this letter in your wetland permit application to streamline the threatened and endangered species review process.

Bat References

Boyles, J.G., P.M. Cryan, G.F. McCracken, T.H. Kunz. 2011. Economic Importance of Bats in Agriculture. Science 332(1):41-42.

Kurta, A. and J.O. Whitaker. 1998. Diet of the Endangered Indiana Bat (Myotis sodalis) on the Northern Edge of Its Range. The American Midland Naturalist 140(2):280-286.

Reiskind, M.H. and M.A. Wund. 2009. Experimental assessment of the impacts of northern long-eared bats on ovipositing Culex (Diptera: Culicidae) mosquitoes. Journal of Medical Entomology 46(5):1037-1044.

Whitaker, Jr., J.O. 1995. Food of the big brown bat Eptesicus fuscus from maternity colonies in Indiana and Illinois. American Midland Naturalist 134(2):346-360.

Summary of conservation measures for your project You agreed to the following conservation measures to avoid adverse effects to listed species and our concurrence is only valid if the measures are fully implemented. These must be included as permit conditions if a permit is required and/or included in any contract language.

Eastern Massasauga: Materials used for erosion control and site restoration must be wildlife-friendly. Do not use erosion control products containing plastic mesh netting or other similar material that could entangle eastern massasauga rattlesnake (EMR). Several products for soil erosion and control exist that do not contain plastic netting including net-less erosion control blankets (for example, made of excelsior), loose mulch, hydraulic mulch, soil binders, unreinforced silt fences, and straw bales. Others are made from natural fibers (such as jute) and loosely woven together in a manner that allows wildlife to wiggle free.

Eastern Massasauga: To increase human safety and awareness of EMR, those implementing the project must first review the EMR factsheet (available at https://www.fws.gov/media/eastern-massasauga-rattlesnake-fact-sheet), and watch MDNR's "60-Second Snakes: The Eastern Massasauga Rattlesnake" video (available at https://www.youtube.com/watch?v=-PFnXe_e02w).

Eastern Massasauga: During project implementation, report sightings of any federally listed species, including EMR, to the U.S. Fish and Wildlife Service within 24 hours.

Eastern Massasauga: The project will not result in permanent loss of more than one acre of wetland or conversion of more than 10 acres of EMR upland habitat (uplands associated with high quality wetland habitat) to other land uses.

Eastern Massasauga: The project will occur entirely within the EMR active season (April 15 through October 15 in the southern Lower Peninsula; in the northern Lower Peninsula May 1 through October 1).

Listed Bats: Project activities will not impact potential Indiana bat roost trees (trees ≥5 inches in diameter [at breast height] with cracks, crevices and/or exfoliating bark).

Listed Bats: When installing new or replacing existing permanent lights, you will use downward-facing, full cut-off lens lights (with same intensity or less for replacement lighting); or for those transportation agencies using the BUG system developed by the Illuminating Engineering Society, the goal is to be as close to 0 for all three ratings with a priority of "uplight" of 0 and "backlight" as low as practicable. You will direct temporary lighting away from suitable listed bat habitat during the active season.

Listed Bats: Project activities will not impact potential northern long-eared bat roost trees (trees ≥3 inches in diameter [at breast height] with cracks, crevices, cavities, and/or exfoliating bark).

Listed Bats: The project will not include the application or potential drift of insecticides, fungicides, or rodenticides into forested habitats.

Listed Bats: The action will not include tree cutting/trimming of any kind.

Listed Bats: The action will not include prescribed burning within or adjacent to (within 200 feet of) mature forest.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

Home2

2. Description

The following description was provided for the project 'Home2':

> A new hotel development that consists of a proposed building, parking and drives. A permit for the placement of 294 cubic yards of fill within the 100-year floodplain of the Walled Lake Branch Middle Rouge River was issued by Michigan Department of Environment, Great Lakes, and Energy (EGLE) Water Resources Division on 08/04/2025. A Conditional Letter of Map Revision for Fill (CLOMR-F) was submitted to FEMA and a response was received on 11/21/2025 that requires the project to "demonstrate compliance with the Endangered Species Act (ESA)."

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@42.48401175,-83.47861324383277,14z



QUALIFICATION INTERVIEW

1. Are there any possible effects to any listed species or to designated critical habitat from your project or effects from any other actions or projects subsequently made possible by your project?

   Note: select "**Yes**" even if the expected effects to the species or critical habitat are expected to be 1) extremely unlikely (discountable), 2) can't meaningfully be measured, detected, or evaluated (insignificant), or 3) wholly beneficial. Select "No" to confirm that the project details and supporting information allow you to conclude that listed species and their habitats will not be exposed to any effects (including discountable, insignificant, or beneficial effects) and therefore, you have made a "no effect" determination for all species. If you are unsure, select YES to answer additional questions about your project.

   Yes

2. This determination key is intended to assist the user in the evaluating the effects of their actions on Federally listed species in Michigan. It does not cover other prohibited activities under the Endangered Species Act (e.g., for wildlife: import/export, Interstate or foreign commerce, possession of illegally taken wildlife, purposeful take for scientific purposes or to enhance the survival of a species, etc.; for plants: import/export, reduce to possession, malicious destruction on Federal lands, commercial sale, etc.) or other statutes.

   Click **yes** to acknowledge that you must consider other prohibitions of the ESA or other statutes outside of this determination key.

   Yes

3. Is the action the approval of a long-term (i.e., in effect greater than 10 years) permit, plan, or other action?

   Note: For example, a new or re-issued hydropower license, a large-scale land management plan, or other kinds of documents that provide direction for projects or actions that may be conducted over a long term (>10 years) without the need for additional section 7 consultation.

   No

4. Is the action being funded, authorized, or carried out by a Federal agency?

   No

5. Does the action require a Michigan EGLE/Army Corps of Engineers joint permit?

   Yes

6. Does the action involve wind energy?

   No

7. Does the action involve solar energy?

   No

8. Are there at least 30 days prior to your action occurring?

   Endangered species consultation must be completed before taking any action that may have effects to listed species. **If you have already started some components of the project on the ground (e.g., removed vegetation) before completing this Dkey, answer "no" to this question.** The only exception is if you have received approval from the Michigan Field Office to use the Dkey less than 30 days before the action will occur. The U.S. Fish and Wildlife Service also needs time to review projects before we can verify conclusions in some dkey output letters.

   No, but I have approval.

   Select this option if you have received approval from the Michigan Ecological Services Field Office to use the Dkey without 30 days prior to the project occurring. Requires upload of documentation (i.e., copy of the email from FWS staff).

   SUBMITTED DOCUMENTS

   - *251211_FWS Phone Call.pdf https://ipac.ecosphere.fws.gov/project/KTW4VDW5V5HPNAUB2BOF4VNITA/projectDocuments/174065142*

9. Does the action involve constructing a new communications tower or modifying an existing communications tower?

   No

10. Does the activity involve aerial or other large-scale application of any chemical (including insecticide, herbicide, lampricide, etc.)?

    No

11. Does your project include water withdrawal (ground or surface water) greater than 10,000 gallons/day?

    No

12. Will your action permanently affect hydrology?

    No

13. Will your action temporarily affect hydrology?

    No

14. Will your project have any direct impacts to a stream or river (including Horizontal Directional Drilling (HDD) due to potential for frac out, hydrostatic testing, stream/road crossings, new storm-water outfall discharge, dams, other in-stream work, changes to water quality or hydrology, etc.)?

    No

15. Does your project have the potential to indirectly impact the stream/river or the riparian zone (e.g., cut and fill, horizontal directional drilling due to the potential for frac out, hydrostatic testing, construction, vegetation removal, discharge, changes to water quality or hydrology, etc.)?

    Yes

16. Are you applying for one of the following Michigan EGLE/Army Corps of Engineers joint permit application Minor Permit (MP) Categories:
MP 3 - Boat Hoist; MP 5 - Boal Wells; MP 7 - Completed Enforcement Actions; MP 13 - Dock;
MP 22 - Fish and Wildlife Habitat Structures;
MP 25 - Ford Stream Crossings for Commercial Forestry Operations;
MP 31 - Maintenance and Repair of Serviceable Structures;
MP 52 - Temporary Recreational Structures;
MP 54 - Wetland Habitat Restoration and Enhancement?

    Verify the MP category number and associated description matches your project/ application (https://www.michigan.gov/documents/egle/WRD-Minor-Project-Categories_733320_7.pdf). If you don't know what category applies for your project, answer no to this question.

    No

17. Are you applying for one of the following Michigan EGLE/Army Corps of Engineers joint permit application General Permit (GP) Categories:
GP A - Aids to Navigation;
GP C - Clear Span Bridge;
GP J - Dry Fire Hydrant;
GP O - Minor Permit Revisions and Transfers;
GP Q - Mooring Buoy;
GP W - Scientific Measuring Devices;
GP X - Snow Road Stream Crossings for Forestry Operations;
GP Z - Spring Piles and Piling Clusters?

    Verify the GP category number and associated description matches your project/ application (https://www.michigan.gov/documents/deq/wrd-general-permit-categories_555828_7.pdf). If you don't know what category applies for your project, answer no to this question.

    No

18. Will your action disturb the ground or existing vegetation?

    Note: This includes any off road vehicle access, soil compaction, digging, seismic survey, directional drilling, heavy equipment, grading, trenching, placement of fill, pesticide application, vegetation management (including removal or maintenance using equipment or chemicals), tree clearing, cultivation, development, etc.

    Yes

19. Does the action intersect the **monarch butterfly** species list area?

    Automatically answered
    Yes

20. Monarch butterfly was proposed for listing as threatened on December 12, 2024. Through May 19, 2025, we are gathering input through an extended public comment period to encourage the submission of any new information. We will review these comments and then will ultimately issue a final rule. If listed, protections would only go into place after the final rule is published. We encourage implementing measures that will remove or reduce threats to monarch. If your project will have no effect on monarch butterflies (for example, if your project won't affect their habitat or individuals), then you can make a "no effect" determination for this project.

    Are you making a "**no effect**" determination for monarch? Please note that the FWS does not provide concurrence on "no effect" determinations.

    Yes

21. Does the action intersect the **Eastern massasauga rattlesnake** species list area?

    Automatically answered

    Yes

22. Does your action involve prescribed fire?

    No

23. Will this action occur entirely in the Eastern massasauga rattlesnake inactive season (October 16 through April 14)?

    No

24. Will this action occur entirely in the Eastern massasauga rattlesnake active season (April 15 through October 15)?

    Yes

25. Will the action result in permanent loss of more than one acre of wetland or conversion of more than 10 acres of uplands of potential Eastern massasauga rattlesnake habitat (uplands associated with high quality wetland habitat) to other land uses?

    No

26. Will you use wildlife safe materials for erosion control and site restoration and eliminate the use of erosion control products containing plastic mesh netting or other similar material that could ensnare eastern massasauga rattlesnake? Please note that eastern massasauga rattlesnake have been ensnared in plastic erosion control netting outside known habitat.

    Yes

27. Will you watch MDNR's "60-Second Snakes: The Eastern Massasauga Rattlesnake (EMR)" video or review the EMR factsheet to increase human safety and awareness of EMR?

    Yes

28. Will all action personnel report any Eastern massasauga rattlesnake observations, or observation of any other listed threatened or endangered species, during action implementation to the Service within 24 hours?

    Yes

29. Does the action area intersect the **Eastern prairie fringed orchid** species list area?

    Automatically answered

    Yes

30. Does the action area intersect the **Indiana bat** species list area?

    Automatically answered

    Yes

31. Does the action area contain potential Indiana bat roost trees (trees ≥5 inches in diameter [at breast height] with cracks, crevices and/or exfoliating bark)?

    No

32. Does the action intersect the **tricolored bat** species list area?

    Automatically answered

    No

33. Does this project intersect the **Northern long-eared bat** species list area?

    Automatically answered

    Yes

34. Does the action area contain potential northern long-eared bat roost trees (trees ≥3 inches in diameter [at breast height] with cracks, crevices, cavities and/or exfoliating bark)?

    No

35. Does the action area contain any known or potential hibernacula (natural caves, abandoned mines, or underground quarries)?

    No

36. Has a presence/absence bat survey or field-based habitat assessment following the USFWS Range-wide Indiana Bat and Northern Long-eared Bat Survey Guidelines been conducted within the action area?

    No

37. Does the action involve removal/modification of a human structure (barn, house or other building) known to contain roosting bats?

    No

38. Does the action include removal/modification of an existing bridge?

    No

39. Does the action include temporary or permanent lighting of roadway(s), facility(ies), and/or parking lot(s)?

    Yes

40. Will you apply the following Avoidance and Minimization Measures for bats? 1. When installing new or replacing existing permanent lights, use downward-facing, full cut-off lens lights (with same intensity or less for replacement lighting); or for those transportation agencies using the BUG system developed by the Illuminating Engineering Society, the goal is to be as close to 0 for all three ratings with a priority of "uplight" of 0 and "backlight" as low as practicable. 2. Direct temporary lighting away from suitable habitat during the active season.

    Yes

41. Does the action include the application or potential drift of insecticides, rodenticides, or fungicides (not including herbicides) into forested habitats?

    Answer "Yes" if the application may result in transport (e.g., in water) or aerial drift of the pesticide into forested areas.

    No

42. Does the action include tree cutting/trimming of any kind?

    No

43. Does the action include prescribed burning within or adjacent to (within 200 feet of) mature forest?

    No

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Andrew Andre
Address: 10775 S. Saginaw St., Suite D
City: Grand Blanc
State: MI
Zip: 48439
Email 22andyandre@gmail.com
Phone: 8104447815

NOTICE OF AUTHORIZATION

Permit Number: WRP045925 v. 1
Site Name: 63-26625 Adell Center Dr-Novi

Date Issued: August 4, 2025
Expiration Date: August 4, 2030

The Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, P.O. Box 30458, Lansing, Michigan 48909-7958, under provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended; specifically:

- ☒ Part 31, Floodplain Regulatory Authority of the Water Resources Protection.
- ☐ Part 301, Inland Lakes and Streams.
- ☐ Part 303, Wetlands Protection.
- ☐ Part 315, Dam Safety.
- ☐ Part 323, Shorelands Protection and Management.
- ☐ Part 325, Great Lakes Submerged Lands.
- ☐ Part 353, Sand Dunes Protection and Management.

Authorized activity:

This permit authorizes 294 cubic yards of fill within the 100-year floodplain of the Walled Lake Branch for the construction of a parking lot.

All work shall be completed in accordance with the attached approved plans and conditions of this permit.

To be conducted at property located in: Oakland County, Waterbody: Walled Lake Branch
Section 15, Town 01N, Range 08E, Novi

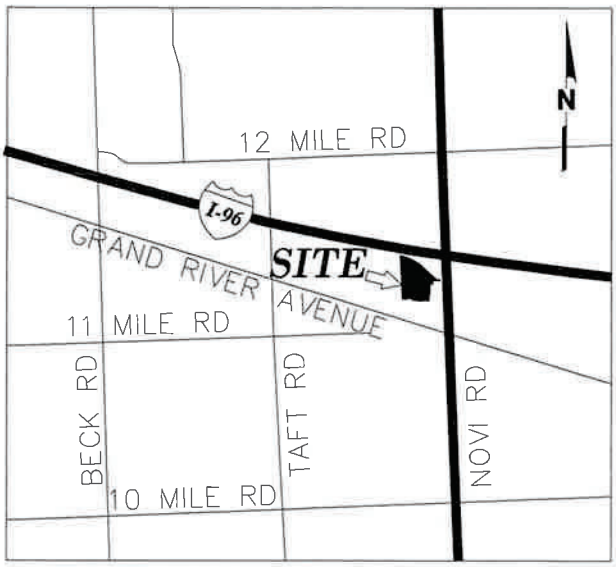
Permittee:

Malik Abdulnoor
985 W Entrance Drive
Auburn Hills, MI 48326-2722

Pat Durack
Warren District Office
Water Resources Division
586-256-7273

This notice must be displayed at the site of work.
Laminating this notice or utilizing sheet protectors is recommended.
Please refer to the above permit number with any questions or concerns.

EGLE
WRP045925 v1.0
Approved
Issued On:08/04/2025
Expires On:08/04/2030



LOCATION MAP (1"=4000' ±)

PROPERTY OWNER

NOVI ELITE HOSPITALITY, LLC
985 W. ENTRANCE DRIVE
AUBURN HILLS, MI 48326
PHONE: (248) 419-5550
FAX: (248) 498-4300

LEGAL DESCRIPTION

PROPERTY IN THE CITY OF NOVI, COUNTY OF OAKLAND AND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

UNIT NO. 5, ADELL CENTER, A CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 52318, PAGE 378, OAKLAND COUNTY RECORDS, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 2254, AND ANY AMENDMENTS THERETO, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SET FORTH IN AFOREMENTIONED MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF MICHIGAN OF 1978, AS AMENDED.

PARCEL IDENTIFICATION NO: 22-15-478-005
26625 ADELL CENTER DRIVE

FLOODPLAIN INFORMATION

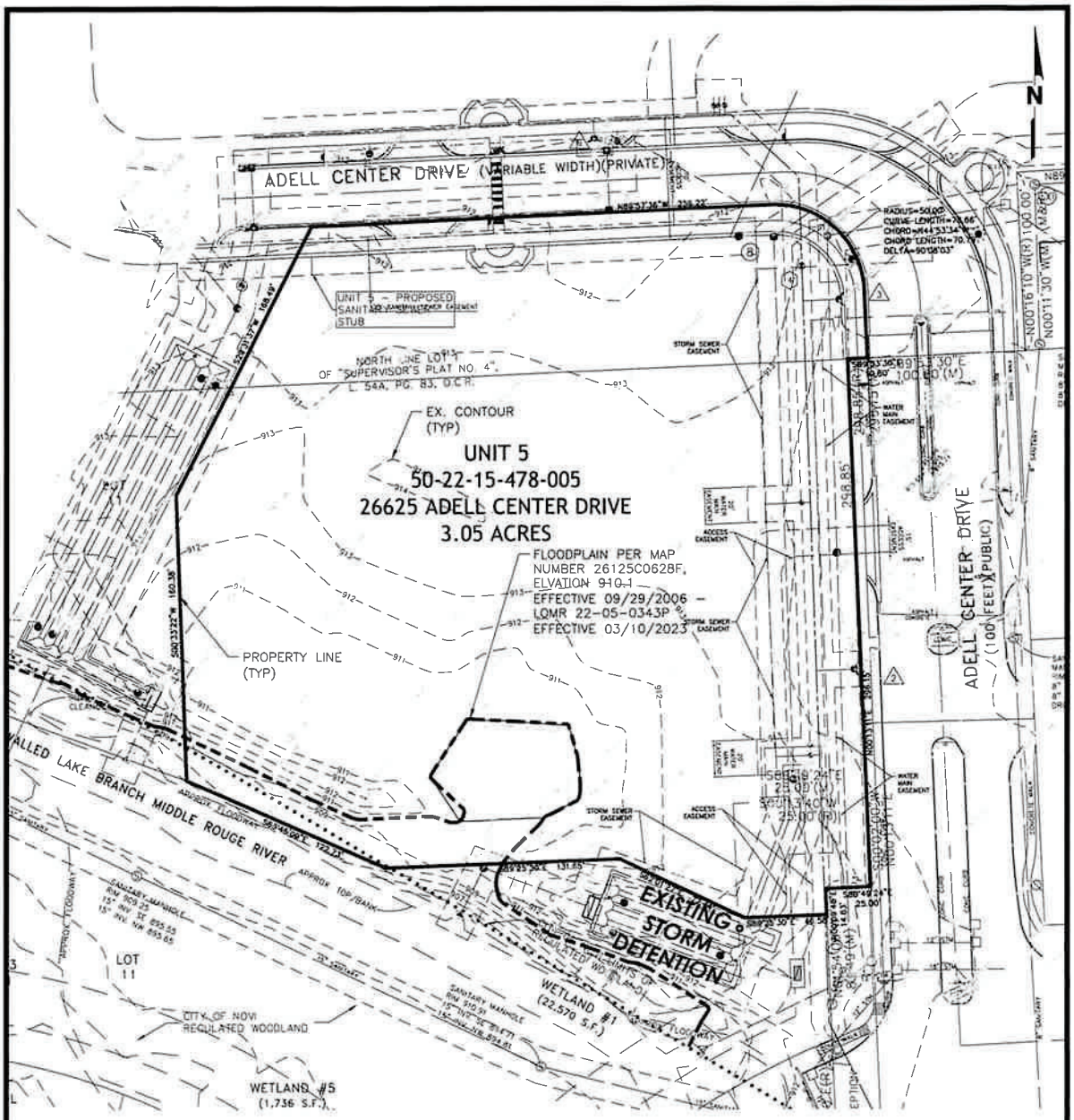
FLOODPLAIN PER MAP NUMBER 26125C0628F, EFFECTIVE 09/29/2006 – LOMR 22-05-0343P EFFECTIVE 03/10/2023

STATE OF MICHIGAN
ANDREW ANDRE
ENGINEER
No. 6201047380
LICENSED PROFESSIONAL ENGINEER

PROJECT: HOME2 HOTEL 26625 ADELL CENTER DRIVE NOVI, MI 48375	PROPERTY OWNER: NOVI ELITE HOSPITALITY, LLC 985 W. ENTRANCE DRIVE AUBURN HILLS, MI 48326 PHONE: (248) 419-5550 FAX: (248) 498-4300	ENGINEER: TRIUMPH ENGINEERING & DESIGN, INC. 10775 S. SAGINAW ST. SUITE D GRAND BLANC, MI 48439 PHONE: (810) 584-7364 FAX: (810) 584-7362 CONTACT: ANDY ANDRE, P.E.	DATE: 05/08/2025 SCALE: NTS JOB NO: SD-19-103 DRAWN BY: ACA SHEET 1 OF 5	PROJECT INFORMATION C-1

EGLE
WRP045925 v1.0
Approved
Issued On:08/04/2025
Expires On:08/04/2030

APPROVED EGLE PLANS 2 of 5



BENCHMARKS

CITY OF NOVI BM 1542
'X" ON NORTH RIM OF SANITARY MANHOLE, 25'± WEST OF BACK OF CURB NOVI ROAD & 45'± SOUTH OF DRIVE #26179 NOVI ROAD.
ELEV. 915.10 NAVD 88

B.M. #1 - ARROW ON HYDRANT, SOUTH SIDE OF CRESCENT BOULEVARD, 24'± EAST OF SOUTHEAST PROPERTY CORNER.
ELEV. 915.58 NAVD 88

B.M. #2 -ARROW ON HYDRANT, 260'± WEST OF EXPO CENTER DRIVE, 68'± SOUTH OF BUILDING FOUNDATION.
ELEV. 912.13 NAVD 88

B.M. #3 -ARROW ON HYDRANT NORTH SIDE OF SITE, 12.5'± SOUTHWEST OF RIGHT OF WAY FENCE, 250'± EAST OF ADELL WATER TOWER.
ELEV. 914.36 NAVD 88

TOPOGRAPHIC SURVEY PROVIDED BY:

D&M SITE INC.
Surveying . Inspection . Testing . Engineering
401 BALSAM STREET PO BOX 159, CARROLLTON, MICHIGAN 48724
PHONE (989) 752-6500 • FAX (989) 752-6600

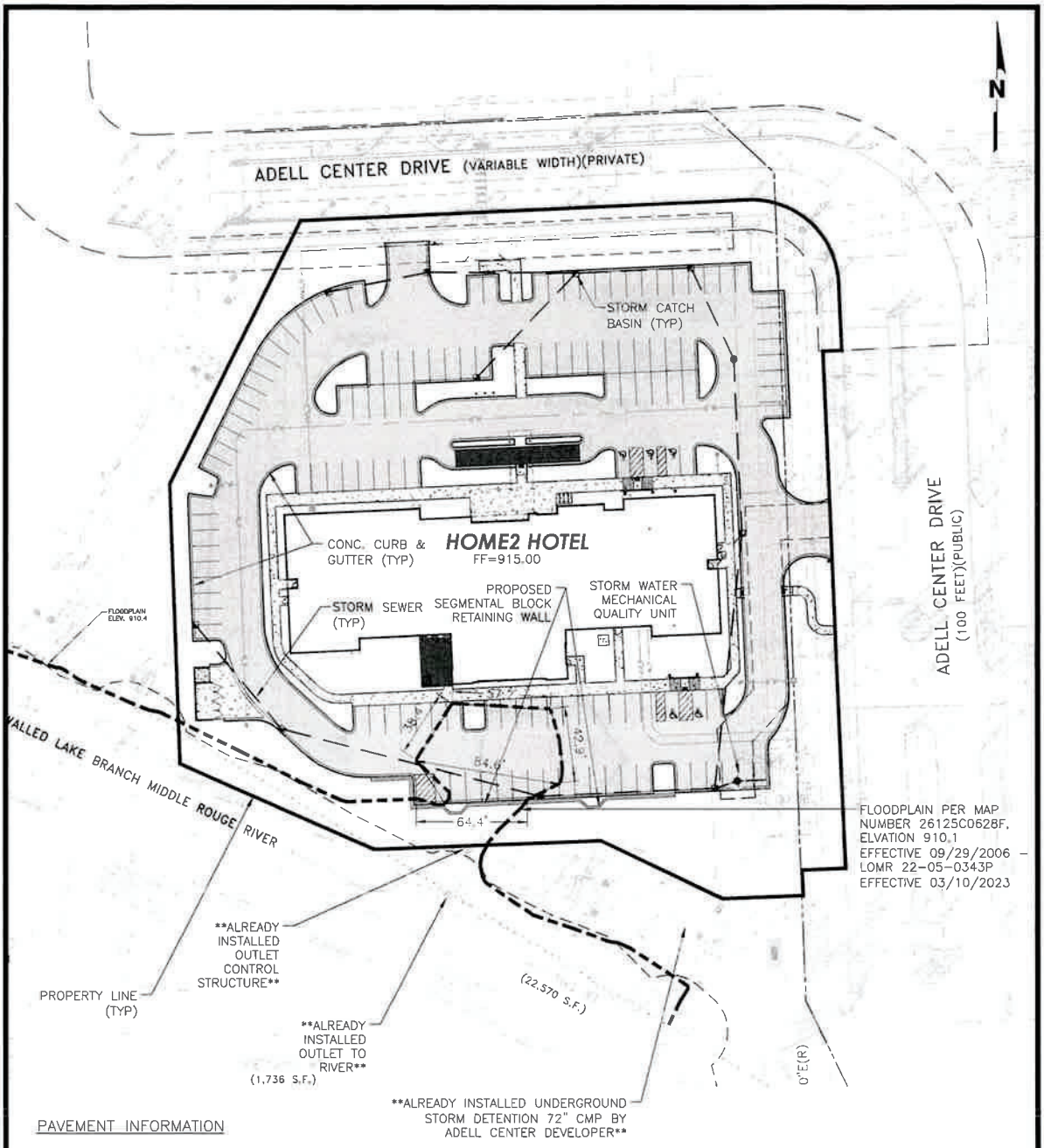
BACKGROUND INFORMATION PER GREENTECH ENGINEERING, INC.

STATE OF MICHIGAN
ANDREW ANDRE
ENGINEER
No. 6201047380
LICENSED PROFESSIONAL ENGINEER

PROJECT: HOME2 HOTEL 26625 ADELL CENTER DRIVE NOVI, MI 48375	PROPERTY OWNER: NOVI ELITE HOSPITALITY, LLC 985 W. ENTRANCE DRIVE AUBURN HILLS, MI 48326 PHONE: (248) 419-5550 FAX: (248) 498-4300	ENGINEER: TRIUMPH ENGINEERING & DESIGN, INC. 10775 S. SAGINAW ST. SUITE D GRAND BLANC, MI 48439 PHONE: (810) 584-7364 FAX: (810) 584-7362 CONTACT: ANDY ANDRE, P.E.	DATE: 05/08/2025 SCALE: 1"=60' JOB NO: SD-19-103 DRAWN BY: ACA SHEET 2 OF 5	EXISTING CONDITIONS C-2

EGLE
WRP048925 - 1.0
Approved
Issued On:05/04/2025
Expires On:05/04/2030

APPROVED EGLE PLANS 3 of 5



PAVEMENT INFORMATION

BITUMINOUS PAVEMENT

CONCRETE PAVEMENT

STAMPED CONCRETE PAVEMENT

DEVELOPMENT NOTE

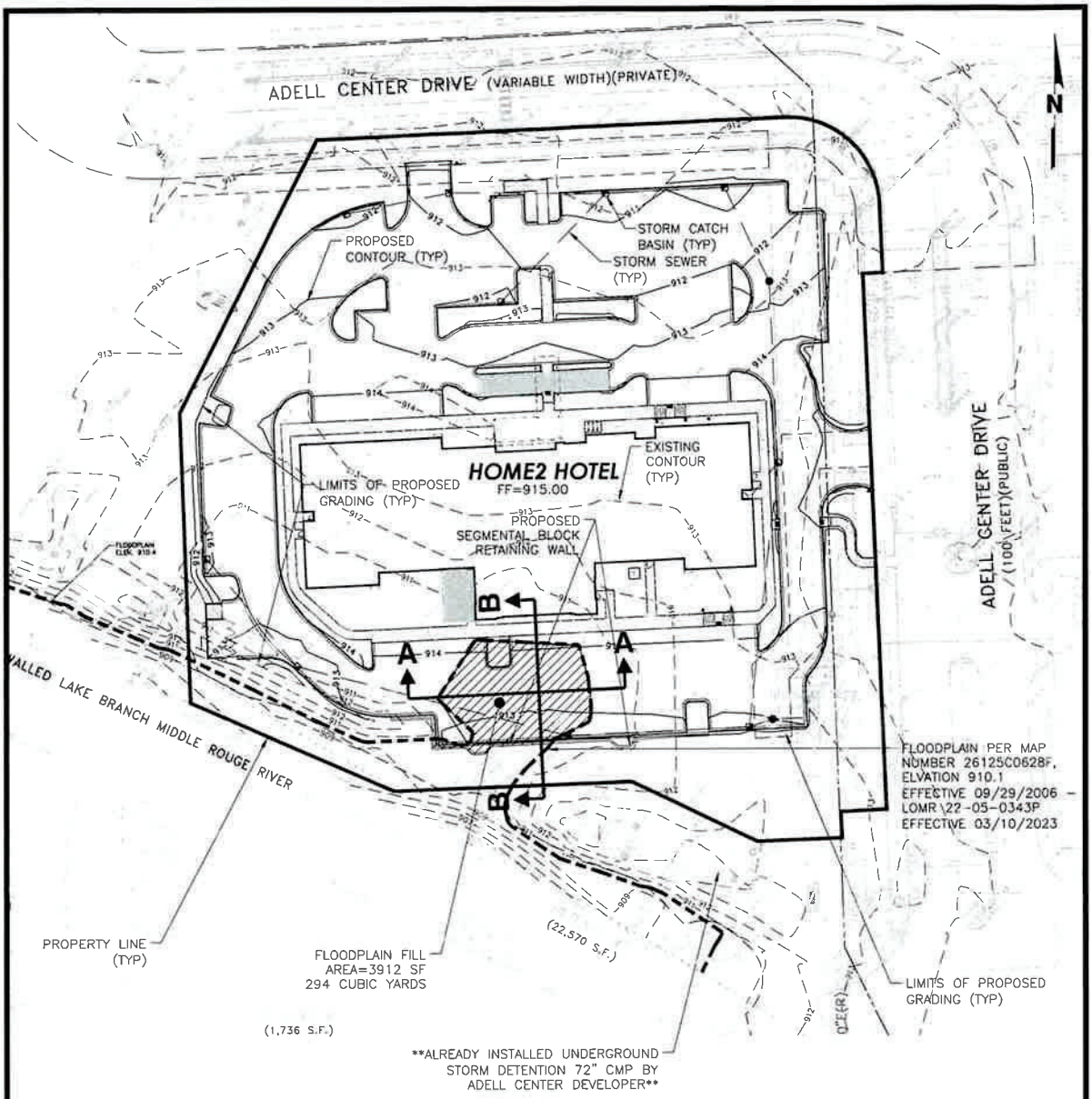
THE ROADWAYS, UTILITY MAINS, MASS GRADING, AND MAJOR INFRASTRUCTURE HAS PREVIOUSLY BEEN INSTALLED BY THE DEVELOPER OF THE ADELL CENTER CONDOMINIUM PROJECT PROJECT. THE HOME2 HOTEL PROJECT PROPOSES TO CONNECT TO THE ALREADY INSTALLED INFRASTRUCTURE, PARTICULARLY THE UNDERGROUND STORM DETENTION AND DISCHARGE SYSTEM.

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EGLE
WRP045925 v1.0
Approved
Issued On:08/04/2025
Expires On:08/04/2030

APPROVED EGLE PLANS 4 of 5



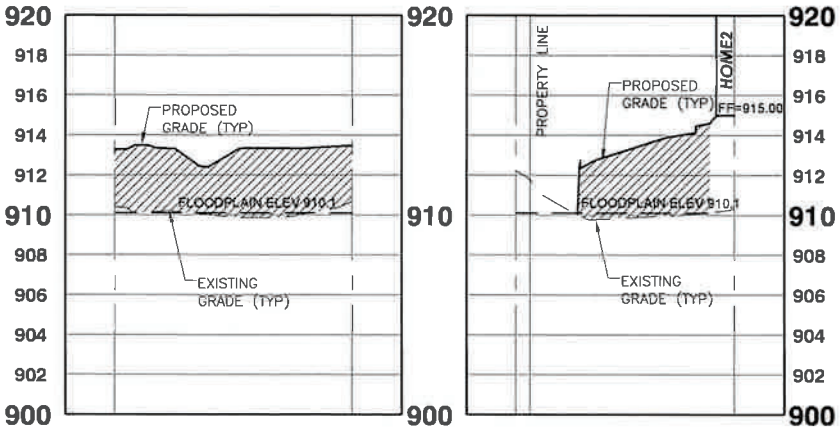
Floodplain Cut/Fill Summary

Name	2d Area	Cut	Fill	Net
Floodplain	3912 SF	0 Cu. Yd.	294 Cu. Yd.	294 Cu. Yd.<Fill>
Totals	3912 SF	0 Cu. Yd.	294 Cu. Yd.	294 Cu. Yd.<Fill>

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WRP045725 v1.0
Approved
Issued On 05/04/2025
Expires On 05/04/2030



SECTION A-A
SCALE: 1"=60' HOR / 1'=6' VERT

SECTION B-B
SCALE: 1"=60' HOR / 1'=6' VERT

FLOODPLAIN FILL

STATE OF MICHIGAN
ANDREW ANDRE
ENGINEER
No. 6201047380
LICENSED PROFESSIONAL ENGINEER

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EGLE
WRP045925 v1.0
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Issued On:08/04/2025
Expires On:08/04/2030

PLANNING COMMISSION MINUTES – EXCERPT
JANUARY 11, 2023

PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting
January 11, 2023 7:00 PM
Council Chambers | Novi Civic Center
45175 W. Ten Mile (248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present:	Member Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney, Member Verma
Staff:	Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect, Adam Chludzinski, Plan Review Engineer

PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Verma.

VOICE VOTE TO APPROVE THE JANUARY 11, 2023 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER VERMA.

Motion to approve the January 11, 2023 Planning Commission Agenda. *Motion carried 7-0.*

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing that nobody wished to participate, Chair Pehrson closed the first public participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

City Planner McBeth announced the next Master Plan meeting will be on Thursday, January 26, 2023.

CITY PLANNER REPORT

City Planner McBeth had nothing to report.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were not any consent agenda items.

requirement, as *the intent of the ordinance is achieved and plantings closer to the deck would suffer when snow is plowed from the roof,* which is hereby granted.

c. Approval of variances to be requested from the Zoning Board of Appeals as follows:
   i. Building height of the parking garage exceeds the 35 foot limit (42 feet proposed).
   ii. Athletic field light poles exceeds the 35-foot limit (80 feet proposed).
   iii. Lack of end islands within the parking garage structure.

d. 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 Final Site Plan.

ROLL CALL VOTE TO APPROVE THE PRELIMINARY SITE PLAN AND PHASING PLAN FOR JSP22-37 CATHOLIC CENTRAL NORTH CAMPUS MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to approve the Preliminary Site Plan and Phasing Plan for JSP22-37 Catholic Central North Campus. *Motion carried 7-0.*

Motion made by Member Avdoulos and seconded by Member Lynch.

In the matter of Catholic Central North Campus JSP22-37, motion to approve the Woodland Permit based on and subject to 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 Final Site Plan.

ROLL CALL VOTE TO APPROVE THE WOODLAND PERMIT FOR JSP22-37 CATHOLIC CENTRAL NORTH CAMPUS MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to approve the Woodland Permit for JSP22-37 Catholic Central North Campus. *Motion carried 7-0.*

Motion made by Member Avdoulos and seconded by Member Lynch.

In the matter of Catholic Central North Campus JSP22-37, motion to approve the Stormwater Management Plan, based on and subject to 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 Final Site Plan.

ROLL CALL VOTE TO APPROVE THE STORMWATER MANAGEMENT PLAN FOR JSP22-37 CATHOLIC CENTRAL NORTH CAMPUS MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to approve the Stormwater Management for JSP22-37 Catholic Central North Campus. *Motion carried 7-0.*

MATTERS FOR CONSIDERATION

1. **HOME 2 SUITES AT ADELL CENTER JSP22-56**
   Consideration at the request of Novi Elite Hospitality, LLC for Planning Commission's approval of Preliminary Site Plan and Storm Water Management plan. The applicant is proposing a 5–story hotel with 141 rooms on Unit 5 of the Adell Center Development located north of Grand River Avenue and west of Novi Road. The site plan proposes associated parking and other site improvements. The subject property zoned TC Town Center is part of the Planned Rezoning Overlay (PRO) for Adell Center.

Senior Planner Bell stated the subject parcel is known as Unit 5 of the Adell Center Development. This is the sixth development, out of the nine units, that has come before the Planning Commission for site plan approval.

Adell Center is located on the south side of the I-96 exit ramp and west of Novi Road. This unit is located south and west of Adell Center Drive and is just over 3 acres in size. It is zoned Town Center with a PRO, with the same on all sides. There is a regulated wetland south of the parcel, but the limits of disturbance for this project are outside of the wetland buffer area. No impacts are being proposed. There are no regulated trees on the site.

The applicant is proposing a 5–story hotel with 141 rooms. The site plan also proposes associated parking and other site improvements.

The PRO Agreement was approved by City Council at their October 22, 2018 meeting. An amendment to the PRO Agreement was approved on June 17, 2019. This project is subject to conditions of the PRO Agreement and any amendments. The original approval and the amendment noted that certain deviations from the Ordinance requirements that can be approved by the Planning Commission.

One requested waiver is to allow a reduction of loading zone area. The applicant states that their typical delivery trucks are 'box' trucks, and a regular parking space is sufficient. They have indicated a 17-foot by 12-foot loading area at the rear of the building. Deliveries are anticipated once per week for convenience-type foods and twice per week for laundry.

The second item is a landscaping waiver for 17-consecutive parking spaces without a landscaped island. There is an island, but since it has a 6-foot sidewalk that connects pedestrians to the building there is not room to plant a canopy tree. The applicant's response letter indicates they will widen this island, so we anticipate there will at least be space to plant bushes there. A third waiver would allow some of the building foundation landscaping to be located away from the building. This is supported by staff because the alternate location is in close proximity to the entrance and meets the intent of the ordinance.

All reviews are recommending approval of the Preliminary Site Plan with remaining comments to be addressed with a revised final site plan. The Planning Commission is asked tonight to consider the Preliminary site plan and storm water management plan.

Engineer Andy Andre is representing the project and staff is here to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Andy Andre, on behalf of the applicant Novi Elite Hospitality, relayed this project was considered pre-pandemic. The plan is essentially the same as proposed a couple of years ago with some enhancements and the applicant has no issues with any of the Staff or consultant comments. This is a Home2 Suites hotel, an extended stay version hotel, meaning there are amenities that come with the rooms such as kitchenettes. There has been more of a demand coming out of the pandemic for this type of accommodation that brings these amenities into the room. Regarding the loading waiver, there is not a full-service restaurant at the hotel, just a continental breakfast, so similar to their other hotels there is a once per week delivery of food and a twice per week delivery of laundry. These deliveries typically are scheduled at off peak times.

Mr. Andre relayed the applicant has tried to address all the Staff and consultant items and feels very comfortable with the Preliminary Site Plan and conveyed any remaining requirements will be very manageable. The façade has very durable materials and all façade requirements were met. Mr. Andre is happy to answer any questions the Planning Commission may have.

Chair Pehrson thanked Mr. Andre and turned the matter over to the Planning Commission for consideration.

Member Lynch relayed it looks like a great project and remembers the previous submission. One thing that stands out is the fire department concern. Mr. Andre stated three hydrants are located on the property and another on Adell Center Drive and felt that coverage was adequate when they made

the submission. The applicant has no issue with adding a fourth hydrant, which would provide one on each corner of the building.

Member Becker had no comments.

Member Dismondy had no comments.

Member Verma had no comments.

Member Roney stated that it looks like a nice project.

Member Avdoulos inquired about the location of the deliveries as he did not see a floor plan. Mr. Andre indicated that there is a rear access and noted where it is located on the rear elevation. This entrance is adjacent a corridor for interior access. Member Avdoulos relayed he has no additional comments and appreciates the applicant coming before the City.

Motion made by Member Avdoulos and seconded by Member Lynch.

In the matter of request of Novi Elite Hospitality, LLC, for the Home2 Suites JSP22-56, motion to approve the Preliminary Site Plan based on and subject to the following:

1. **The following items are subject to Planning Commission's approval at the time of Preliminary Site Plan approval, as noted in the PRO agreement:**
   a. **Landscape waiver from Section 5.5.3.D. to allow some of the building foundation landscaping to be located away from the building foundation, *because the alternate location is still located in close proximity to the building entrance*, which is hereby granted.**
   b. **Landscape waiver from Section 5.5.3.C. to allow a total of 17 parking spaces without a landscaped island, *as the island provided contains the main pedestrian sidewalk into the site leaving no room for a tree,* which is hereby granted.**
   c. **Planning waiver to allow for reduction of minimum required loading area (approximately 2,490 sf required, 204 sf provided) based on the largest truck information the applicant has provided, which is hereby granted.**
2. **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 Final Site Plan;**
3. **At the time of final site plan review hydrant spacing shall comply with the Fire safety requirements.**
4. **Compliance with the terms and conditions of the Adell Center PRO Agreement, as amended.**

ROLL CALL VOTE TO APPROVE THE PRELIMINARY SITE PLAN FOR JSP22-56 HOME2 SUITES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to approve the Preliminary Site Plan for JSP22-56 Home2 Suites. *Motion carried 7-0.*

Motion made by Member Avdoulos and seconded by Member Lynch.

In the matter of request of Novi Elite Hospitality, LLC, for the Home2 Suites JSP22-56, motion to approve the Stormwater Management Plan based on and subject to 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 Final Site Plan.

ROLL CALL VOTE TO APPROVE THE STORMWATER MANAGEMENT PLAN FOR JSP22-56 HOME2 SUITES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to approve the Stormwater Management Plan for JSP22-56 Home2 Suites. *Motion carried 7-0.*