MEMORANDUM

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: DAN COMMER, AICP – PLANNER

SUBJECT: 41870 CHATTMAN DRIVE

DATE: JANUARY 7, 2026

The applicant, Kingdom Construction, seeks approval of a Woodland Use Permit, PBR25-0394, to remove 6 regulated woodland trees ranging in size from 8 to 20 inches diameter-at-breast-height (DBH) from a lot located at 41870 Chattman Drive. The site is located west of Meadowbrook Road, and north of Nine Mile Road in Section 26 of the city. The applicant is requesting the removal of 6 regulated woodland trees to build an addition to a single-family home.

The City's Woodland Consultant reviewed the request and prepared a review letter dated November 10, 2025. Based on the plans provided, the applicant is proposing to remove 6 regulated woodland trees within an area mapped as city-regulated woodland. Replacement calculations require 11 replacement credits. The Woodland Consultant's review letter, which is attached, provides a detailed count and explanation of the required replacements. The proposed removals have no impact on any previously approved site plan, nor does it have any impact on any previous agreements. The proposed removals are not located within any recorded conservation or preservation easements. Please refer to the Woodland Consultant's review letter for additional information.

Per the City of Novi's Woodland Ordinance, where a proposed activity (i.e., home construction) does not otherwise require site plan or plat approval, the granting or denying of the (woodland) use permit shall be the responsibility of the Planning Commission. The applicant shall obtain approval of the Plan from the Planning Commission prior to issuance of any permits. The Planning Commission is asked to hold the public hearing and either approve or deny the requested woodland permit.

SUGGESTED MOTION:

Approval (Applicant Requested)

To approve Woodland Use Permit, PBR25-0394, for the removal of 6 regulated woodland trees within an area mapped as City Regulated Woodland at 41870 Chattman Drive to build an addition to a single-family home. The approval is subject to on-site planting to the extent possible of 11 required woodland replacement credits. If necessary, any outstanding credits may be paid into the City's Tree Fund. In addition, any other conditions as listed in the Woodland Consultant's review letter shall be addressed.

MAPS

Location

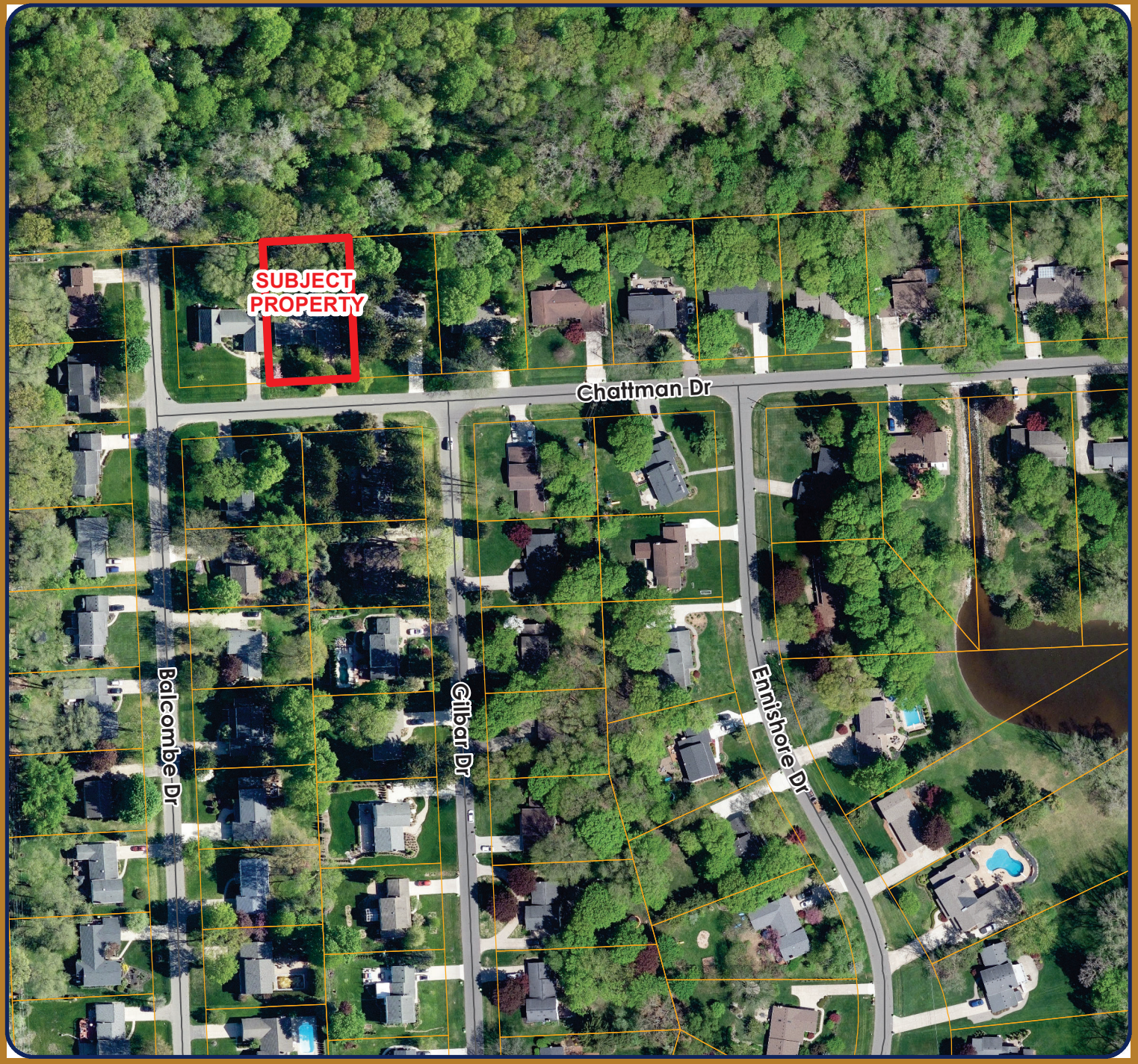
Zoning

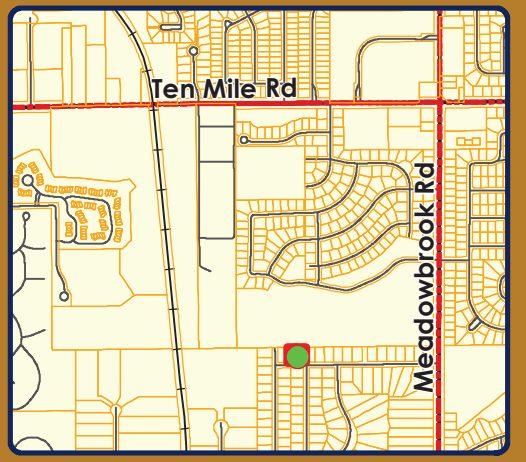
Future Land Use

Natural Features

PBR25-0394 41870 Chattman Drive

LOCATION





Legend

Subject Area

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

Map Author: Dan Commer
Date: 1/7/26
Project: PBR25-0394 41870 Chattman Drive
Version #: 1

Feet
0 35 70 140 210

1 inch = 167 feet

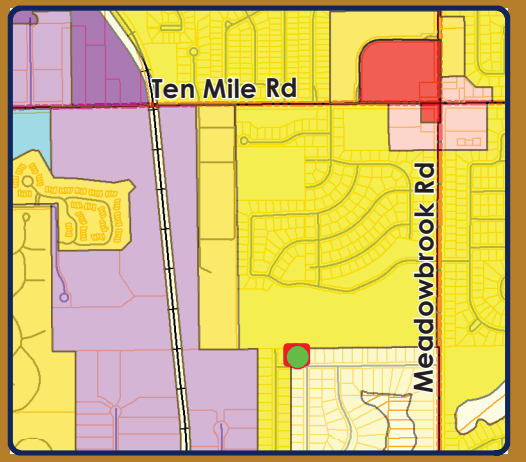
MAP INTERPRETATION NOTICE

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.

PBR25-0394 41870 Chattman Drive

ZONING





Legend

- R-3: One-Family Residential District
- R-4: One-Family Residential District
- Subject Area

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

Map Author: Dan Commer
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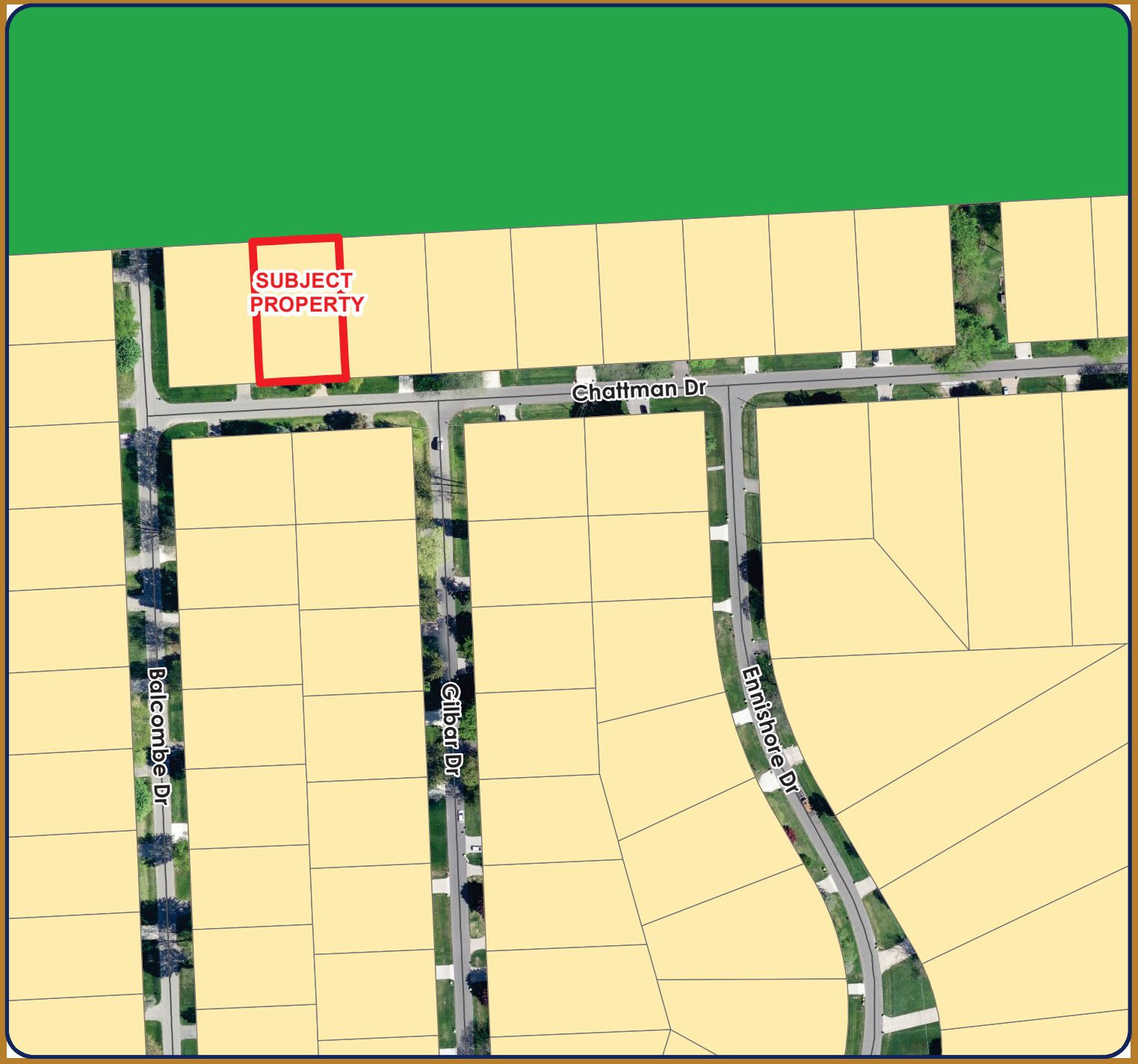
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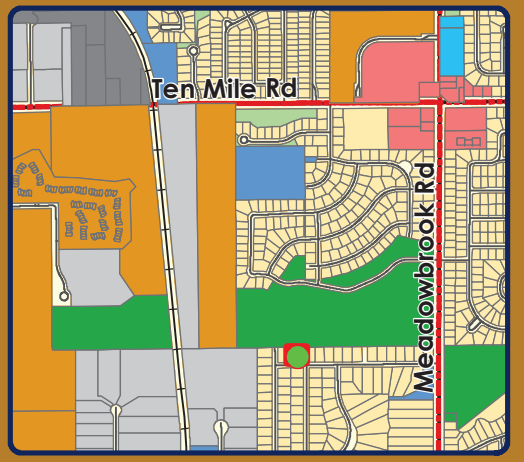
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PBR25-0394 41870 Chattman Drive

FUTURE LAND USE





Legend

- Single Family
- Public Park
- Subject Area

City of Novi
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Novi, MI 48375
cityofnovi.org

Map Author: Dan Commer
Date: 1/7/26
Project: PBR25-0394 41870 Chattman Drive
Version #: 1

0 35 70 140 210 Feet

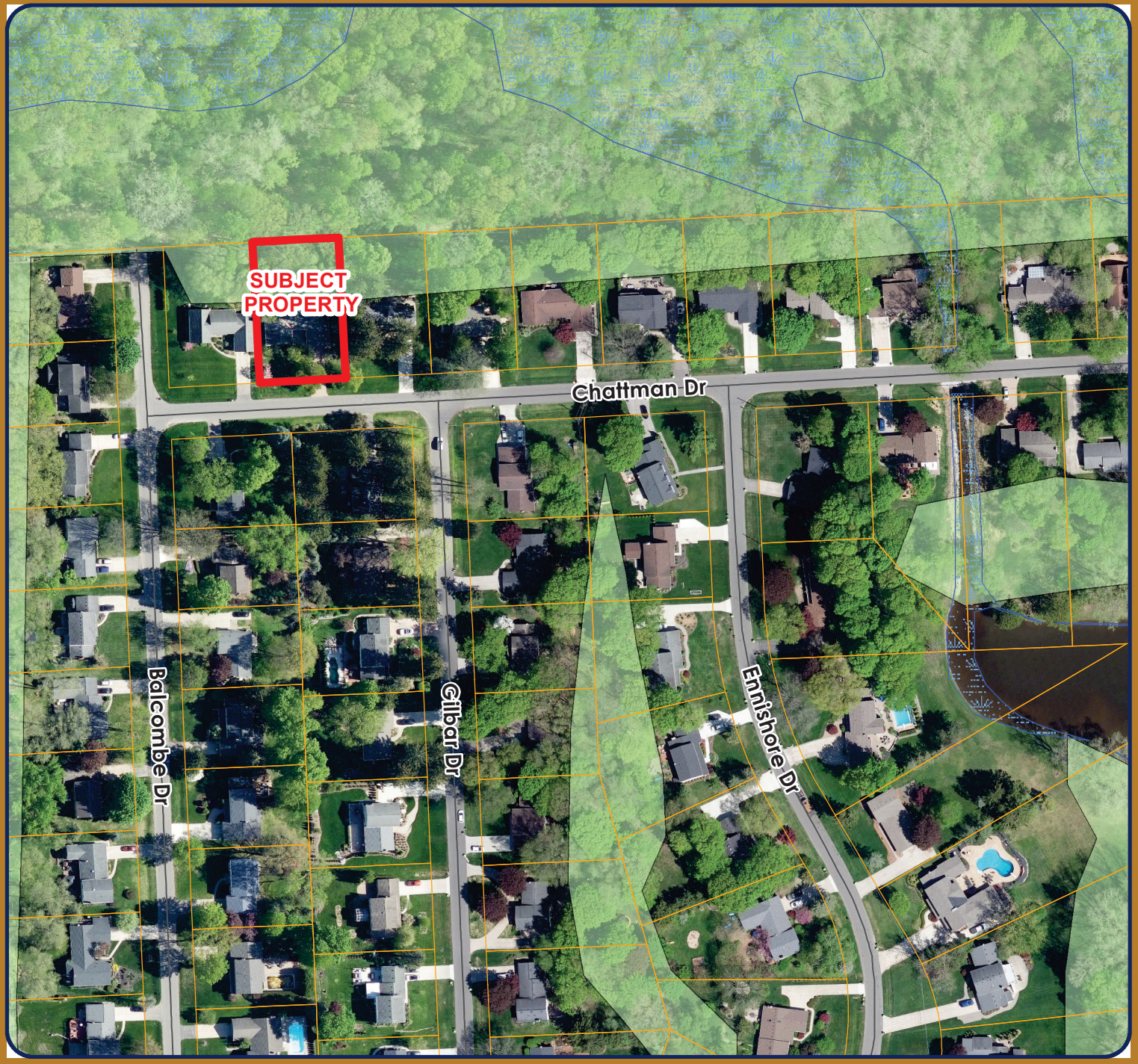
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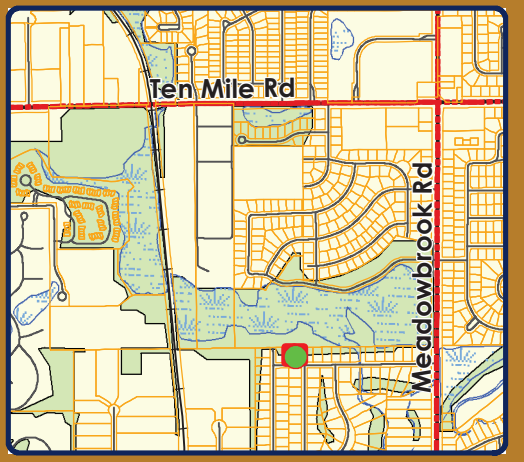
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PBR25-0394 41870 Chattman Drive

NATURAL FEATURES





Legend

- Wetlands
- Woodlands
- Subject Area

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Dept. of Community Development
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Date: 1/7/26
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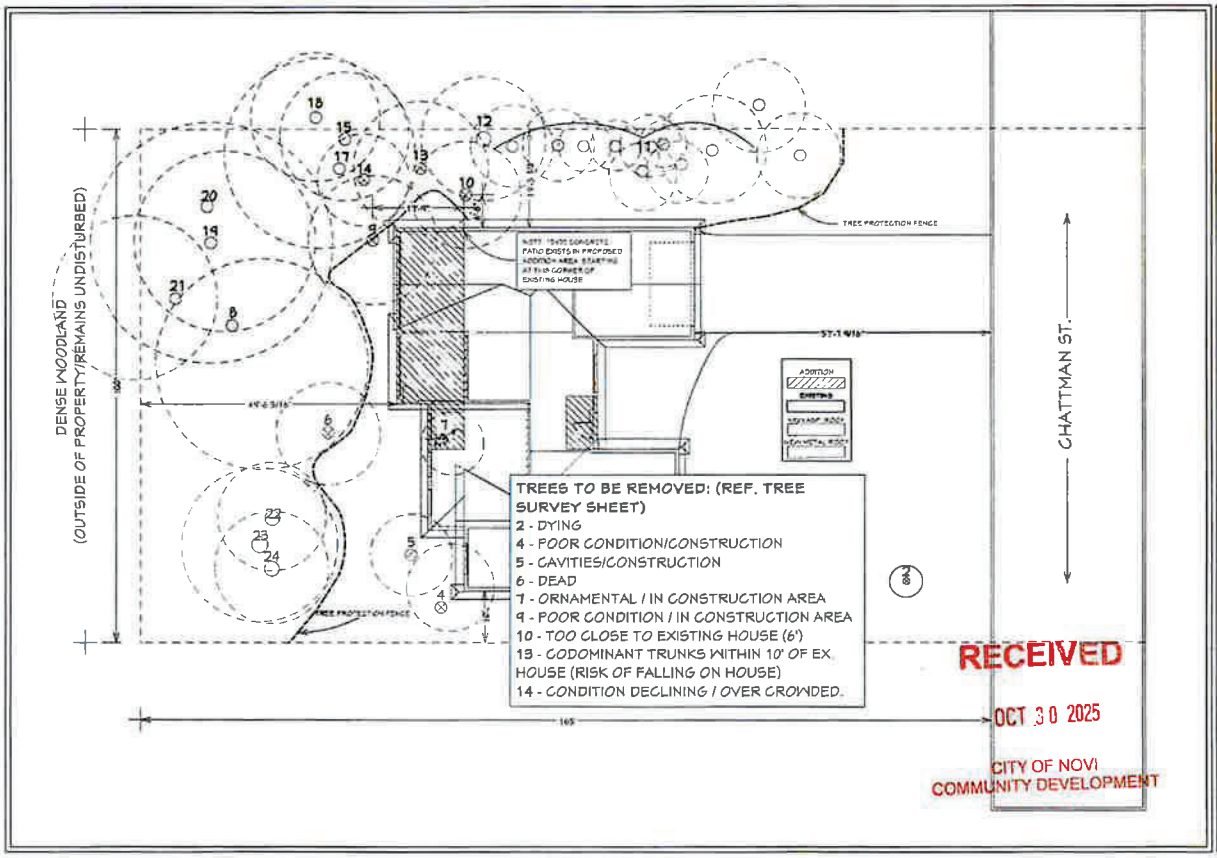
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PLOT PLAN



KINGDOM

Kingdom Construction

Karen Vernuri
41870 Chattman st. Novi MI.
(106)-347-4888 -- karenvernuri@gmail.com

DATE:
10/29/2025

SCALE:

SHEET:
A-6

PBR25-0394

merjent

p 612.746.3660 ▪ f 612.746.3679 ▪ www.merjent.com

1 Main Street SE ▪ Suite 300 ▪ Minneapolis, Minnesota ▪ 55414

November 10, 2025

Nina Schaffrath
Account Clerk – Community Development
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Submitted electronically to nschaffrath@cityofnovi.org

Re: 41870 Chattman Drive – Woodland Review (PBR25-0394)

Dear Nina,

Merjent, Inc. (Merjent) has conducted a review of the single-family residential plot plan for 41870 Chattman Drive (site) prepared by Kingdom Construction (rev. date 10/25/2025). Merjent reviewed the plan for conformance with the City of Novi's (City) Woodland Protection Ordinance, Chapter 37. The site (parcel 50-22-26-426-002) contains City-regulated woodlands (Figure 1). The applicant proposes tree removal due to stated potential safety issues on Nine Mile Road.

Woodlands

Woodland Recommendation: Merjent r**ecommends approval** of the 41870 Chattman Drive Residential Plot Plan pending planning commission approval. A list of comments is provided below to meet the requirements of the Woodland Protection Ordinance. The following Woodland Regulations apply to this site:

Woodland Regulation	Required
Woodland Permit (Chapter 37, Section 37-26)	YES
Tree Replacement (Chapter 37, Section 37-8)	YES
Tree Protection (Fence; Chapter 37, Section 37-9)	YES
Woodland Conservation Easement (Chapter 37-30[e])	YES, if feasible

Woodland Review Comments

1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are present onsite. Note that both the woodlands and property limits depicted on the City map are considered approximations (**Figure 1**).

2. The plan has proposed the removal of six regulated trees. Pursuant to Chapter 37, Section 37-28, the number of trees to be cut that have a diameter at breast height (DBH) of eight inches or more should be listed on the plan, which is provided in detail in the plot plan.

A **Woodland Use Permit** is required to perform construction on any site containing regulated woodlands. The permit for this site would require Planning Commission approval because there are more than three trees proposed to be impacted/removed by construction.

3. **Woodland Replacement**. Based on review of the plan, the following woodland replacements are required:

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	2	1	2
12-20	3	2	6
21-29	-	3	-
30+	-	4	-
Multi-stem	1	(sum of DBH of trunks)/8 (rounded up)	3
Total	**6**	**-**	**11**

4. A replacement plan and cost estimate for the tree replacement will be necessary prior to final site plan approval by the City. Woodland replacement credits can be provided by:
    a. Planting the woodland tree replacement credits on-site.
        i. For tree replacement credits that will be planted on-site, a financial guarantee of $400/tree replacement credit is required to ensure the planting of the on-site woodland replacement credits. The financial guarantee would be released after trees have been planted and approved by the City of Novi. The financial guarantee will be released after trees have been planted and approved by the City of Novi, and applicants must request a tree planting inspection.
        ii. Woodland replacements shall be guaranteed for two growing seasons after the applicant's installation and the City's acceptance. A two-year maintenance bond in the amount of 25% of the value of the trees, but in no case less than $1,000, shall be required to ensure the continued health of the trees following acceptance. Based on a successful inspection two years after installation of the on-site Woodland Replacement trees, the Woodland Replacement Performance Guarantee shall be returned to the Applicant. The Applicant is responsible for requesting this inspection. See Chapter 26.5, Section 26.5-37 for additional information.
    b. Payment to the City of Novi Tree Fund at a rate of $400/woodland replacement credit.
    c. Combination of on-site tree planting and payment into the City of Novi Tree Fund ($400/woodland replacement credit).

5. The applicant has noted on the plot plan that 11 additional trees (noted as Tree 11) may be impacted by construction but are not noted to be removed. These trees are outside of the regulated woodland area and are composed of trees that are not typically found in woodlands across the City of Novi.

6. Prior to final approval, the site plan should include existing general soil conditions throughout the parcel (Section 37-28, City of Novi Zoning Ordinance). Example soil resources have been provided in **Attachment A**.

7. A financial guarantee, in the amount of **$750** is required for tree protection fencing maintenance per Chapter 26.5-37. This guarantee shall be paid prior to issuance of the City of Novi Woodland Use Permit.

8. If feasible, retained woodlands or newly replaced/planted woodlands should be preserved. The applicant can provide the City a conservation easement for such an area in such a form as is acceptable to the City engineer and City attorney. Per Section 37-30, a condition would be added to the Woodland Use Permit that the applicant erect and maintain signage on the property indicating areas of regulated woodland.

Should you have any questions or concerns with this review, please contact me via email at jason.demoss@merjent.com or via phone at (619) 944-3835.

Sincerely,

Merjent, Inc.



Jason DeMoss, PWS
Environmental Consultant

Enclosures:

Figure 1 – City of Novi Woodlands Map
Attachment A – Soil Resource Documents
Attachment B – Site Photos
Attachment C – Plot Plan

CC:
Barb McBeth, City of Novi, bmcbeth@cityofnovi.org
Rick Meader, City of Novi, rmeader@cityofnovi.org
Angie Sosnowski, City of Novi, asosnowski@cityofnovi.org
Matt Pudlo, Merjent, matt.pudlo@merjent.com



Figure 1. City of Novi Regulated Woodlands Map
Approximate Site boundary is shown in Red.
Regulated Woodland areas are shown in Green

merjent

Attachment A
Soil Resources

merjent



Map Scale: 1:442 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 20 40 80 120

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Oakland County, Michigan
Survey Area Data: Version 24, Sep 4, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 9, 2022—Oct 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

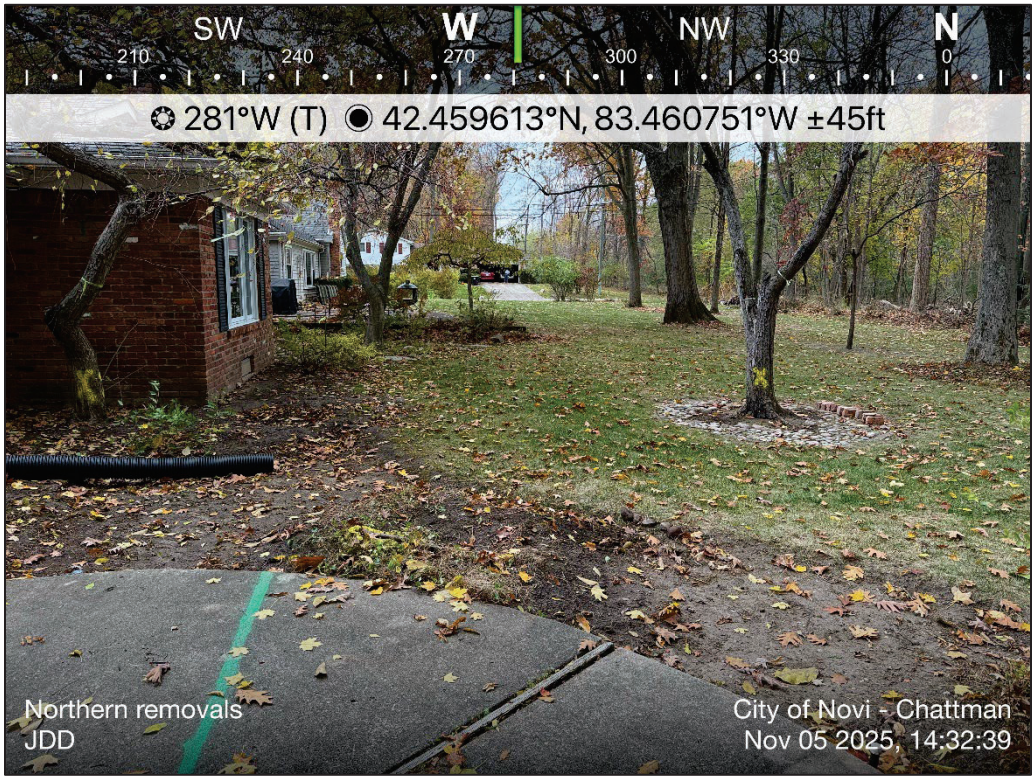
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18B	Fox sandy loam, till plain, 2 to 6 percent slopes	0.1	11.6%
60B	Urban land-Marlette complex, 0 to 8 percent slopes	0.8	88.4%
Totals for Area of Interest		**0.9**	**100.0%**

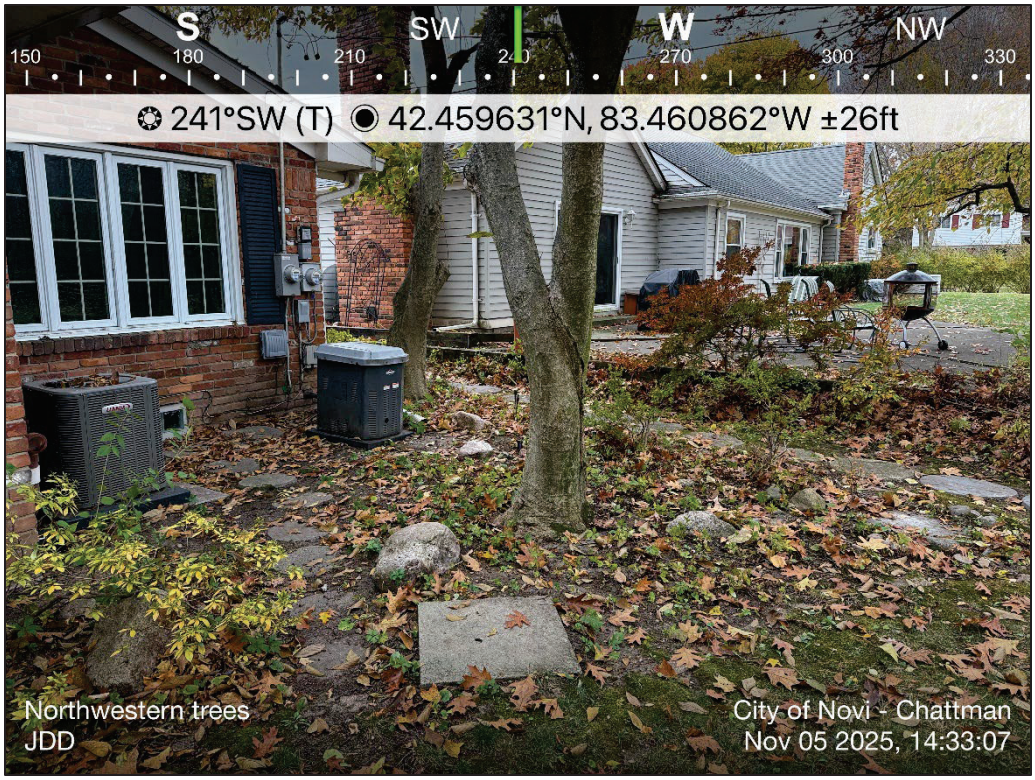
Attachment B
Site Photos



Overview of eastern (southeastern woodland boundary) tree removals

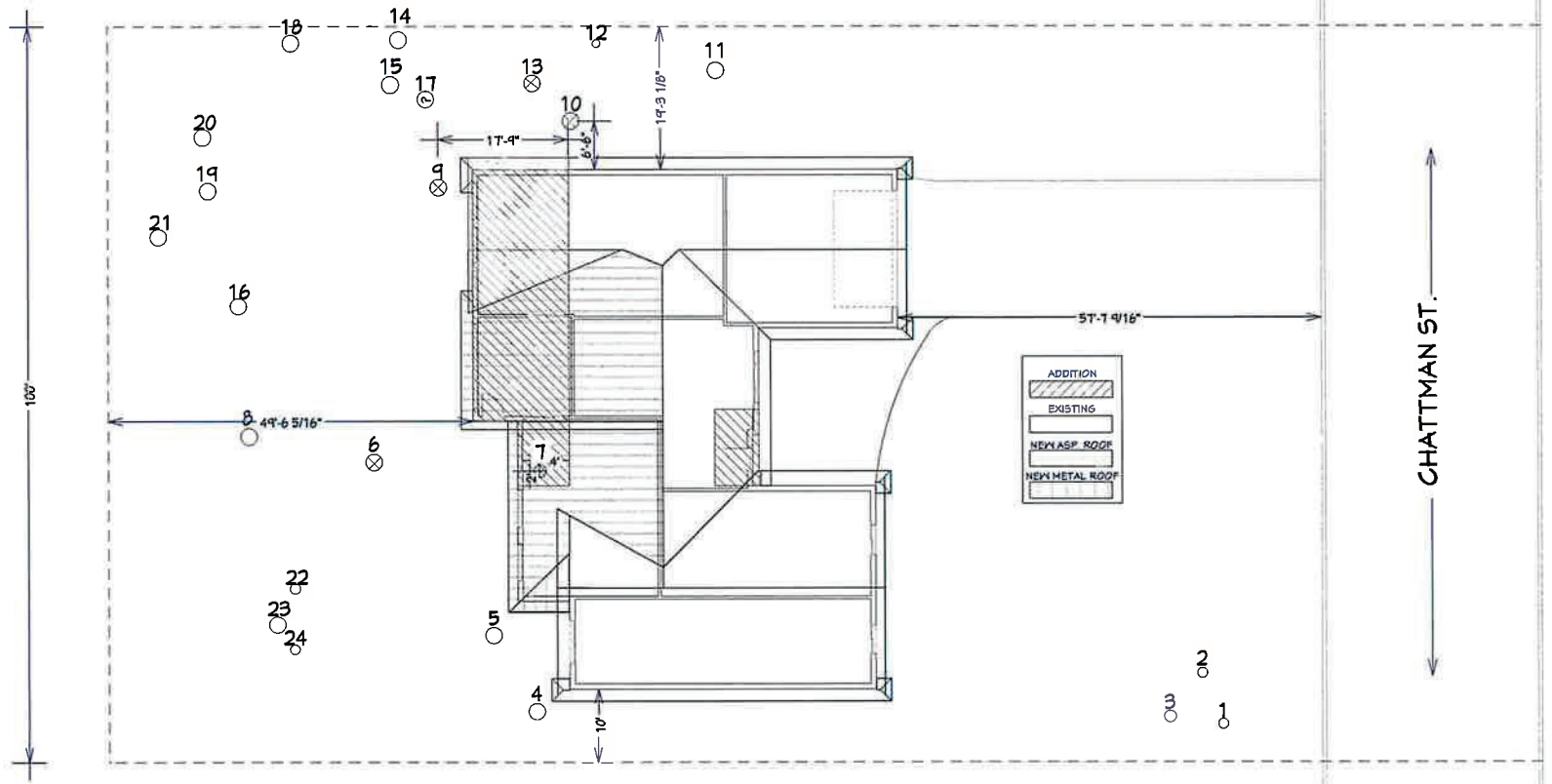


Overview of extent of expansion (green line) and northern tree removals



Northwestern trees

Attachment C
Plot Plan



RECEIVED
OCT 27 2025
CITY OF NOVI
COMMUNITY DEVELOPMENT

KINGDOM
CONSTRUCTION & REMODEL

Kingdom Construction

Karen Vemuri
41870 Chattman st, Novi MI.
(706)-347-4888 -- karenvemuri@gmail.com

DATE:
10/25/2025

SCALE:

SHEET:
A-6

PBR25-0394

41870 Chattman, Novi
Karen Vermuri

RECEIVED
OCT 27 2025
CITY OF NOVI
COMMUNITY DEVELOPMENT

TREE #	COMMON NAME	SPECIES	DBH in inches	CONDITION	COMMENTS	REASON FOR REMOVAL
1	crabapple	*Malus. sp*	7	Almost dead		poor
2	crabapple	*Malus sp.*	6	poor		poor
3	weeping crab	*Malus sp.*	8	good	heavy scab	undesirable
4	saucer magnolia	*Magnolia soulangeana*	10,11	good	clearance pruned	construction possibly
5	saucer magnolia	*Magnolia soulangeana*	13	fair	cavities	construction possibly
6	crabapple	*Malus sp.*	7,9	dead		dead
7	crabapple	*Malus sp.*	8	good		construction
8	pignut hickory	*Carya glabra*	12	fair	codominant leads	construction possibly
9	saucer magnolia	*Magnolia soulangeana*	6			construction
10	white spruce	*Picea abies*	18	good	within 6' of house	undesirable
11	4 spruce, 3 hemlock, 4 kousa dogwood E side				desirable, but may be impacted by construction	
12	white spruce	*Picea abies*	19	good		
13	white spruce	*Picea abies*	22	good		
14	white spruce	*Picea abies*	13	falr	crowded	
15	white spruce	*Picea abies*	19	good		
16	Eastern hemlock	*Tsuga candensis*	8	good		
17	sugar maple	*Acer saccharum*	20	excellent		
18	white spruce	*Picea abies*	19	fair	crowded	
*19	red oak	*Quercus rubrum*	27	good	possible base rot	
20	sugar maple	*Acer saccharum*	21	good	trunk scar at 15'-20'	
21	red oak	*Quercus rubrum*	20	good	trunk lean due to crowding	
22	pignut hickory	*Carya glabra*	15	fair	codominant trunks	
*23	red oak	*Quercus rubrum*	29	good		
*24	pignut hickory ?	*Carya glabra*	22	fair	codominant limbs, possible trunk rot	

* Recommend a Tree Risk Assessment to check for decay in the lower trunk.

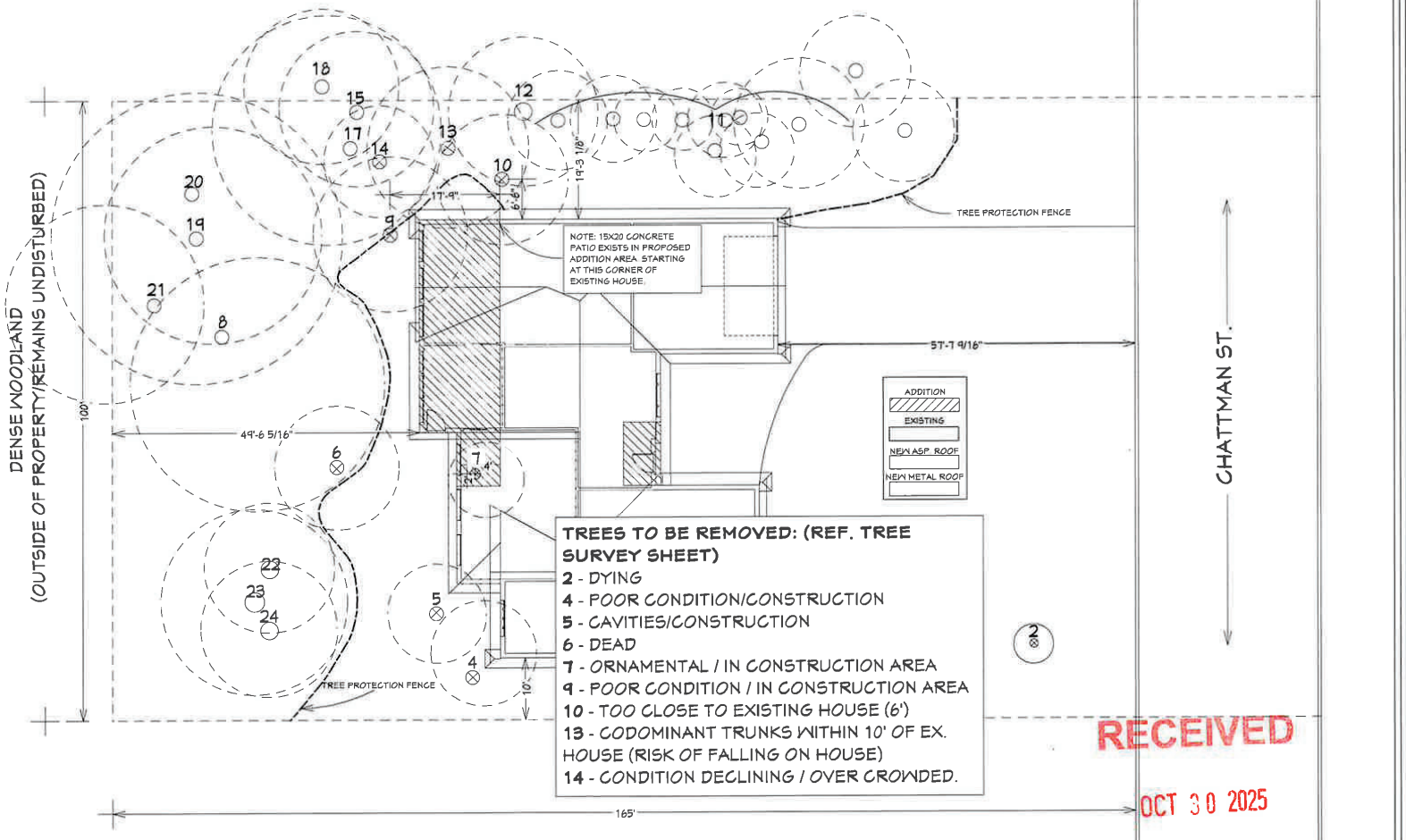
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41870 Chattman, Novi
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COMMUNITY DEVELOPMENT



PBR25-0394



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