MEMORANDUM

TO: CITY OF NOVI PLANNING COMMISSION

FROM: DIANA SHANAHAN, PLANNER

THROUGH: LINDSAY BELL, *AICP*, DIRECTOR OF PLANNING

SUBJECT: 50140 NINE MILE ROAD WOODLAND PERMIT PBR26-0350

DATE: NOVEMBER 13, 2026

The applicant, Angela Havristiuc, seeks approval of a Woodland Use Permit, PBR26-0350, to remove 11 regulated woodland trees ranging in size from 8 to 20 inches diameter-at-breast-height (DBH) from a single-family residential lot located at 50140 Nine Mile Road. The site is located on the north side of Nine Mile Road and west of Evergreen Court in Section 30 of the City. The applicant is requesting the removal of the 11 trees to construct a single-family residence.

The City's Woodland Consultant reviewed the request for conformance with the City's Woodland Protection Ordinance and prepared a review letter dated November 3, 2026. Replacement calculations require 16 replacement credits. The review letter (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 easement. Please refer to the review letter for additional information.

Per Chapter 37 of the Woodland Protection Ordinance, where a proposed activity (i.e., construction of a home) 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 (Section 37-30.(b). The applicant shall obtain approval 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)

In the matter of Woodland Use Permit, PBR26-0350, motion to approve the removal of 11 regulated woodland trees within an area mapped as City Regulated Woodland at 50140 Nine Mile Road for the purpose of constructing a single-family home. The approval is subject to on-site planting to the extent possible of 16 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.

– OR –

Denial

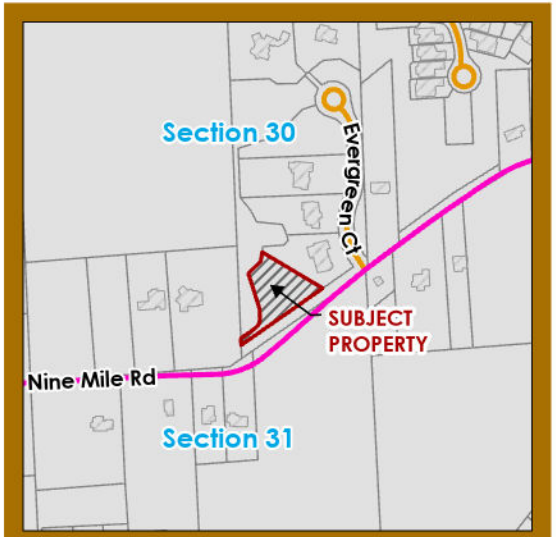
In the matter of Woodland Use Permit, PBR26-0350, motion to deny the removal of 11 regulated woodland trees within an area mapped as City Regulated Woodland at 50140 Nine Mile Road for the purpose of constructing a single-family home.

MAPS

Location
Natural Features

50140 NINE MILE ROAD WOODLAND PERMIT
LOCATION MAP





LEGEND

- Subject Property

Thoroughfare Classification

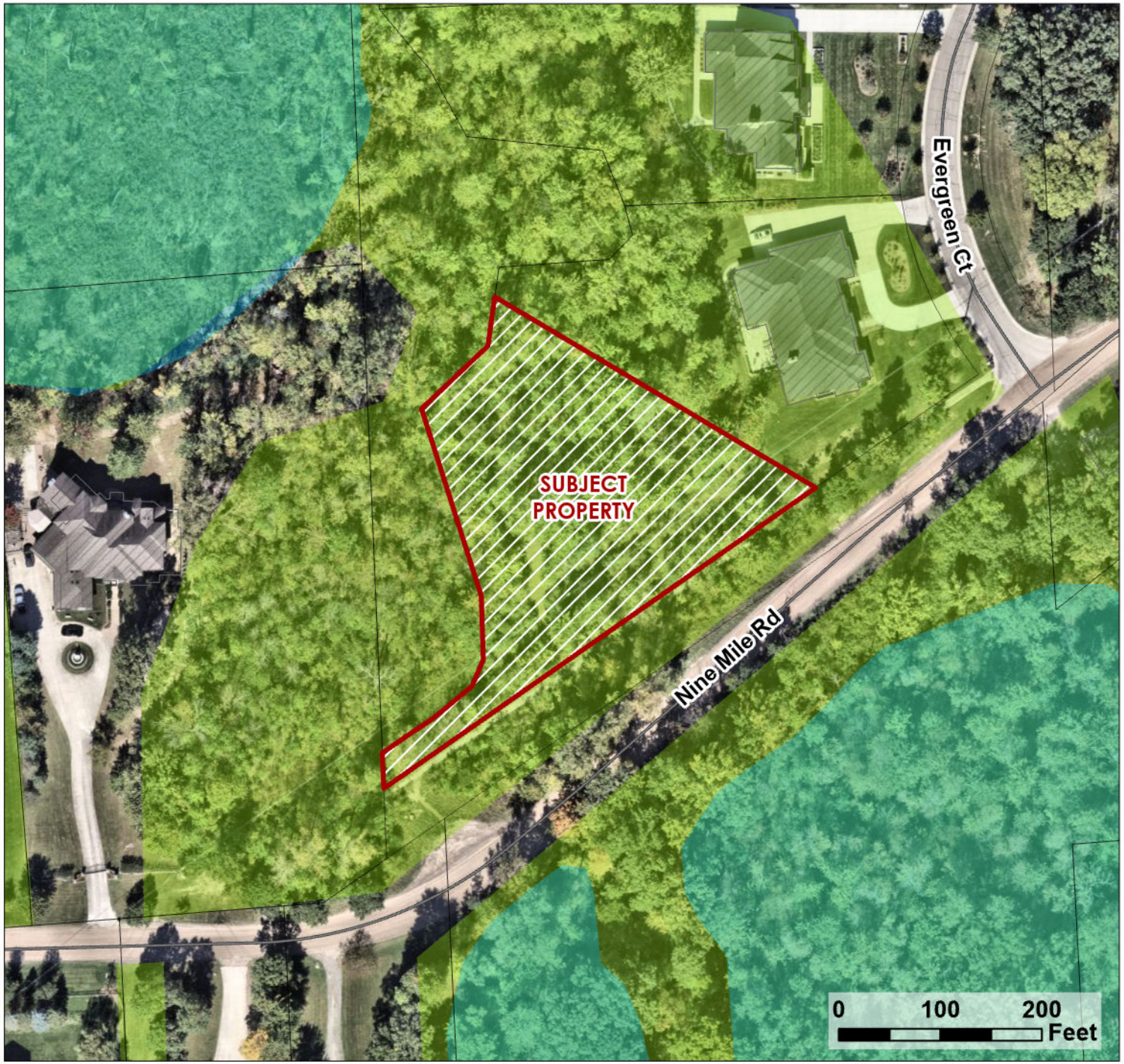
- Local Residential Street
- Scenic Drive Road

Map Author: Diana Shanahan
Project: PBR26-0350

Date: 11/04/26
Version #: 1

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

50140 NINE MILE ROAD WOODLAND PERMIT
NATURAL FEATURES MAP





LEGEND

- Subject Property
- Wetlands
- Woodlands

Map Author: Diana Shanahan
Project: PBR26-0350

Date: 11/04/26
Version #: 1

City of Novi
Community Development Department
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45175 Ten Mile Road, Novi, MI 48375
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WOODLAND REVIEW

merjent

p 612.746.3660 ▪ f 612.746.3679 ▪ www.merjent.com

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

November 3, 2026

Nina Schaffrath
Community Development Technician II
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Submitted electronically to nschaffrath@cityofnovi.org

Re: 50140 Nine Mile Road – Woodland and Wetland Review (PBR26-0350)

Dear Nina,

Merjent, Inc. (Merjent) has conducted a preliminary review of the single-family residential plot plan for 50140 Nine Mile Road (site) prepared by Jekabson & Associates, P.C. (dated July 28, 2026). Merjent reviewed the plan for conformance with the City of Novi's (City) Woodland Protection Ordinance, Chapter 37. The site (parcel 22-30-451-001; Section 30) contains City-regulated woodlands and wetlands (**Figure 1**).

Woodlands

Woodland Recommendation: Merjent **recommends approval** of the 50140 Nine Mile Road Residential Plot Plan, subject to satisfaction of the tree replacement and tree protection requirements identified below. 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])	Not Required

Woodland Review Comments

1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are present on-site. Note that both the woodlands and property limits depicted on the City map are considered approximations (Figure 1). Merjent conducted a site visit on September 15, 2026.

2. Photos from the site visit are included in **Attachment B**.

3. The plan has listed/displayed a semi-accurate representation of trees on-site; the tree survey may have been conducted more than one year ago which has resulted in additional tree growth. Pursuant to Section 37-28(4)(c), a woodland survey plan should be provided on the plan identifying all trees eight inches in diameter at breast height (DBH) and greater by size, common name, species name, and condition.

4. A **Woodland Use Permit** is required to perform construction on any site proposing to impact regulated woodlands. The permit for this site would require Planning Commission approval because there are more than three trees proposed to be impacted or have already been impacted.

5. **Woodland Replacement**. Pursuant to Section 37-28, a summary of all proposed removals and replacements should be provided in the plan. Below is an example table of how to summarize proposed removals for this project.

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	6	1	**6**
12-20	4	2	**8**
21-29	0	3	**0**
30+	0	-	**0**
Multi-stem	1	Sum of Stem DBH/8 (rounded up)	**2**
Total	**11**	**-**	**16**

A detailed replacement plan and cost estimate for the tree replacement will be necessary prior to final approval by the City **and should be added to the plot plan**. Woodland replacement credits can be provided by:

   a. Planting the woodland tree replacement credits on-site.
   b. *Non-refundable* payment to the City of Novi Tree Fund at a rate of $500/woodland replacement credit.
   c. Combination of on-site tree planting and payment into the City of Novi Tree Fund ($500/woodland replacement credit).

6. For tree replacement credits that will be planted on-site, a financial guarantee at a rate of $500/tree replacement credit is required to ensure the planting of the on-site woodland replacement credits. The financial guarantee will be released after trees have been planted and approved by the City of Novi. The applicant must request a tree planting inspection.
   a. The applicant will be required to pay a financial guarantee of **$8,000**, and will be returned to the applicant once it has been verified that all trees have been planted and are healthy.

7. If replacements are planted on-site, 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, will be required to ensure the continued health of the trees following acceptance (Chapter 26.5, Section 26.5-37).
   a. The applicant will be required to pay a two-year maintenance guarantee of **$2,000** and will be returned to the applicant after it has been confirmed that all trees are alive and healthy two-years after planting.

8. If the applicant intends to satisfy tree replacements with payment into the City of Novi Tree fund, a payment of **$8,000** will be required.

9. **Woodland Replacement Inspection** – The Applicant is responsible for walking the entire site to confirm that all woodland replacement trees/shrubs have been planted on site according to the approved site plan stamping set. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. The applicant should also provide an as-built landscape plan if the trees planted do not match the species and/or location shown on the approved site plan stamping set. Once this occurs the Applicant should contact the Bond Coordinator to schedule the inspection (Angie Sosnowski at asosnowski@cityofnovi.org; 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant.
    a. Woodland replacement inspection fees may range between **5-10%** of the value of the plant material, with a minimum of $500.

10. **Woodland Guarantee Inspection –** Prior to requesting the 2-year woodland guarantee inspection, the Applicant is responsible for walking the entire site to confirm that all plant material has survived and is healthy. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. Once this occurs the Applicant should contact the Bond Coordinator to schedule the 2-year guarantee inspection (Angie Sosnowski at asosnowski@cityofnovi.org / 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant. Based upon a successful inspection for the 2-year warranty the Landscape/Woodland/Street trees financial guarantee will be returned to the Applicant.

    If the woodland replacements, street trees, or landscaping guarantee period is scheduled to end during the period when inspections are not conducted (November 15th – April 15th) the Applicant is responsible for contacting the Bond Coordinator and Woodland/Landscape Inspector in the late summer/early fall prior to the 2-year expiration to schedule an inspection.
    a. Woodland guarantee inspection fees may range between **5-10%** of the value of the plant material, with a minimum of $500.

11. The Applicant may be required to provide **preservation/conservation easements** as directed by the City of Novi Community Development Department for any areas of woodland replacement trees. The applicant shall demonstrate that all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. Any associated easement boundaries shall be indicated on the Plan.
    a. Merjent understands that conservation easements are typically not required for single-family residential projects.
    b. **It should be noted that** there is a conservation easement directly bordering the parcel (**Attachment C**).

12. 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. Locations of tree protection fence should be added to the plot plan.

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 Regulated Woodlands Map
Attachment A – Plot Plan
Attachment B – Site Photographs
Attachment C – Conservation Easement Map

CC:
Lindsay Bell, City of Novi, lbell@cityofnovi.org
Angie Sosnowski, City of Novi, asosnowski@cityofnovi.org
Matt Pudlo, Merjent, matt.pudlo@merjent.com

Figure 1. City of Novi Regulated Wetland and Woodlands Map
Approximate Site boundary is shown in red.
(Approximate) Regulated Woodland areas are shown in green
(Approximate) Regulated Wetland areas are shown in blue



Date Printed: 9/17/2026

Map Author:

Scale: 1 inch = 77 feet

Woodland and Wetland Map

ft

0 15 30 60

City of Novi
Civic Center
45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Attachment A
Plot Plan

LEGAL DESCRIPTION #50-22-30-401-033

UNIT 1 OF "EVERGREEN ESTATES" RESIDENTIAL SITE CONDOMINIUMS, A PART OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 30, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.

confirm minimum setbacks with municipality

Zoning: R-A Residential Acreage

Setbacks:

Front	- 45'
Side	- 20'
Side total	- 50'
Rear	- 50'

Check title policy for subdivision deed restrictions that may affect setback requirements.

STATE OF MICHIGAN
I. JOHN JEKABSON
PROFESSIONAL SURVEYOR
No. 4001019836
LICENSED PROFESSIONAL SURVEYOR

GRADING PLAN

Prepared For: Angela Havristiuc
22535 Evergreen Ct.
Novi, MI 48374
(248) 470-9804

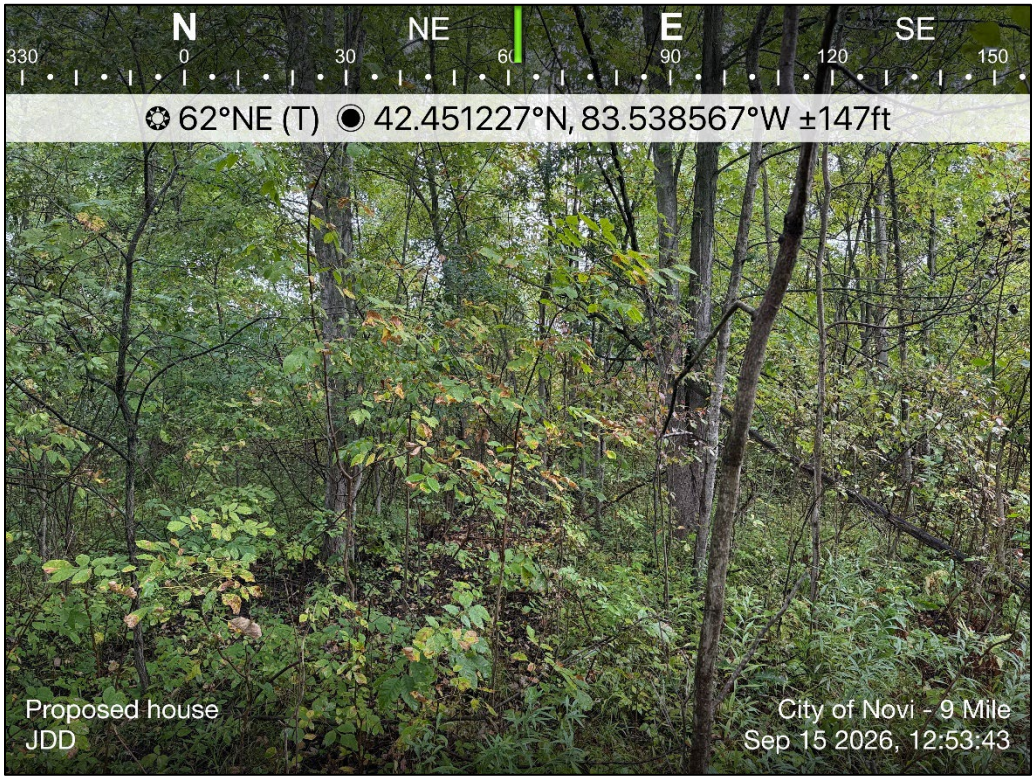
Jekabson & Associates, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200 (734) 455-8000
by:

Date	28 July 2026
Job No.	23-01-006
Scale	1" = 40'
Drawn	AAH
Checked	JGE
Sheet	1 OF 1

Attachment B
Site Photographs



Overview of the northeastern site



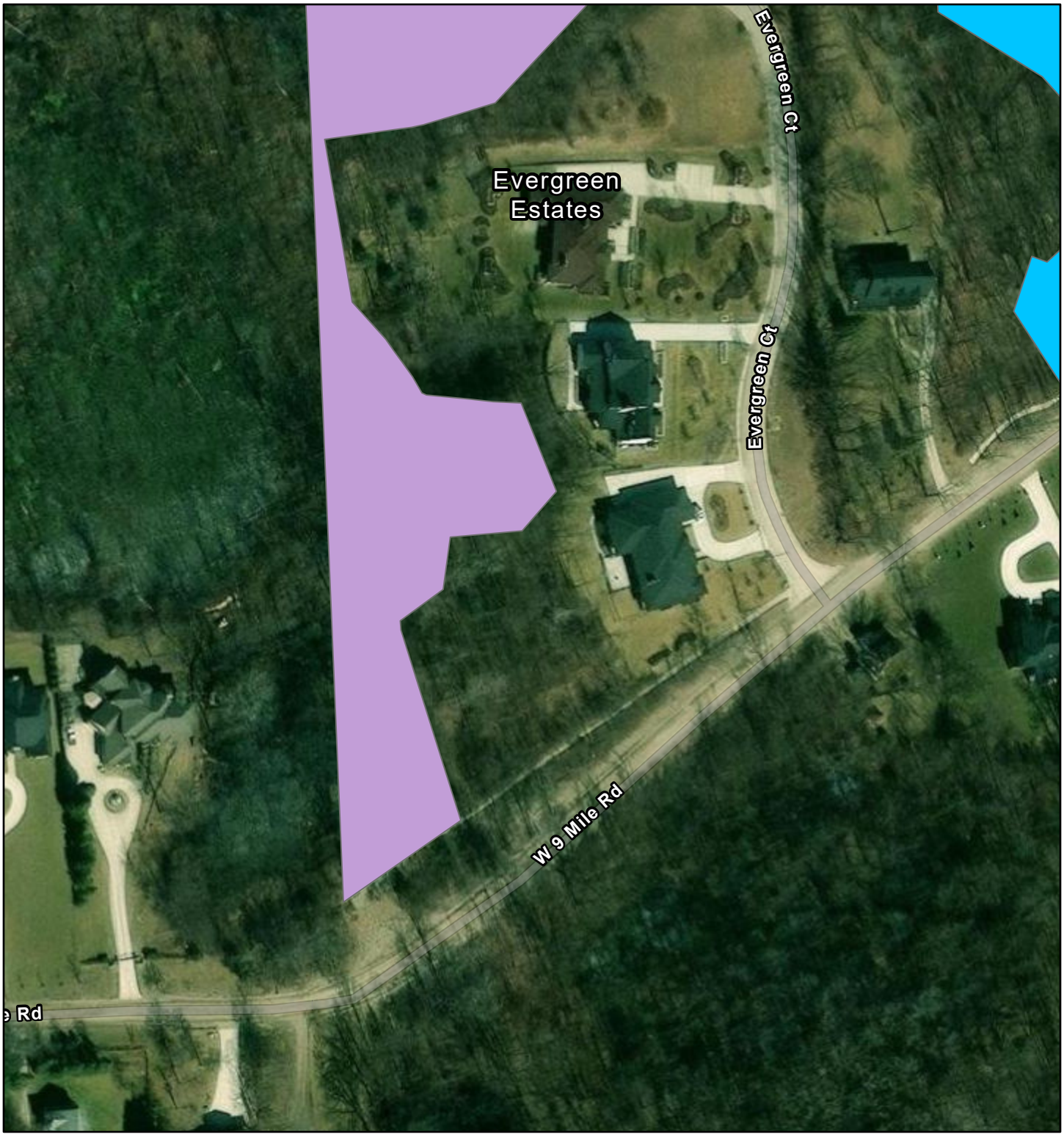
Overview of the proposed house location



Overview of Tree 447 which has a partially engulfed tree tag and is slightly larger than noted in the plot plan

Attachment C
Conservation Easement Map

Conservation Easement Map



9/17/2026

1:2,261

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Conservation Easement

- Wetland
- Wetland & Woodland

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, This data is provided by the City of Novi and derived from data collected by the City of Novi Community Development Department., Microsoft, Vantor