

MEMORANDUM

TO: CITY OF NOVI PLANNING COMMISSION
FROM: LINDSAY BELL, AICP, SENIOR PLANNER
THROUGH: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: JSP18-66 TOWNEPLACE SUITES: PRELIMINARY SITE PLAN EXTENSION
DATE: JANUARY 9, 2026

This one-year extension is requested by the applicant Novi Superior Hospitality, LLC. The applicant received Preliminary Site Plan approval for a 120-room, five story hotel on December 13, 2023. The subject property is currently vacant and approximately 2.31 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 June 26, 2019, meeting when the project was known as Fairfield Inn. The Planning Commission reconsidered the project at the December 13, 2023 meeting when it had changed to the TownePlace Suites brand.

Preliminary Site Plan approval is valid for two years. The applicant is requesting a one-year extension of their approvals, until December 13, 2026, as they need additional time to get through the corporate and municipal approval process. 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.

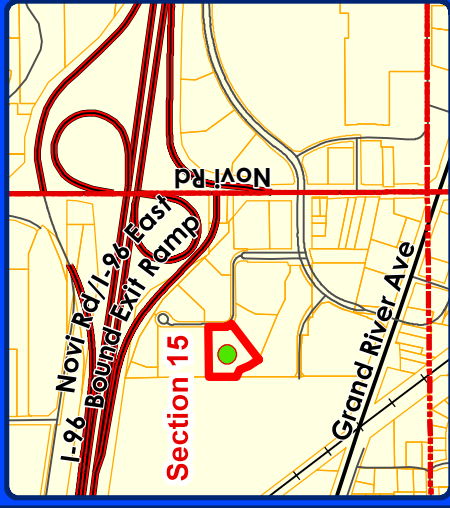
Following list of items that are attached to this memo:

1. Letter of request for extension dated December 3, 2025 from Novi Superior Hospitality, LLC
2. A copy of the approved Preliminary Site Plan.
3. Minutes from December 13, 2023 Planning Commission meeting

MAP

TOWNEPLACE SUITES (fka FAIRFIELD INN & 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: Ian Hegg
Date: 9/19/23
Project: TOWNEPLACE SUITES
Version #: 1

0 40 80 160 240
Feet
1 inch = 136 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

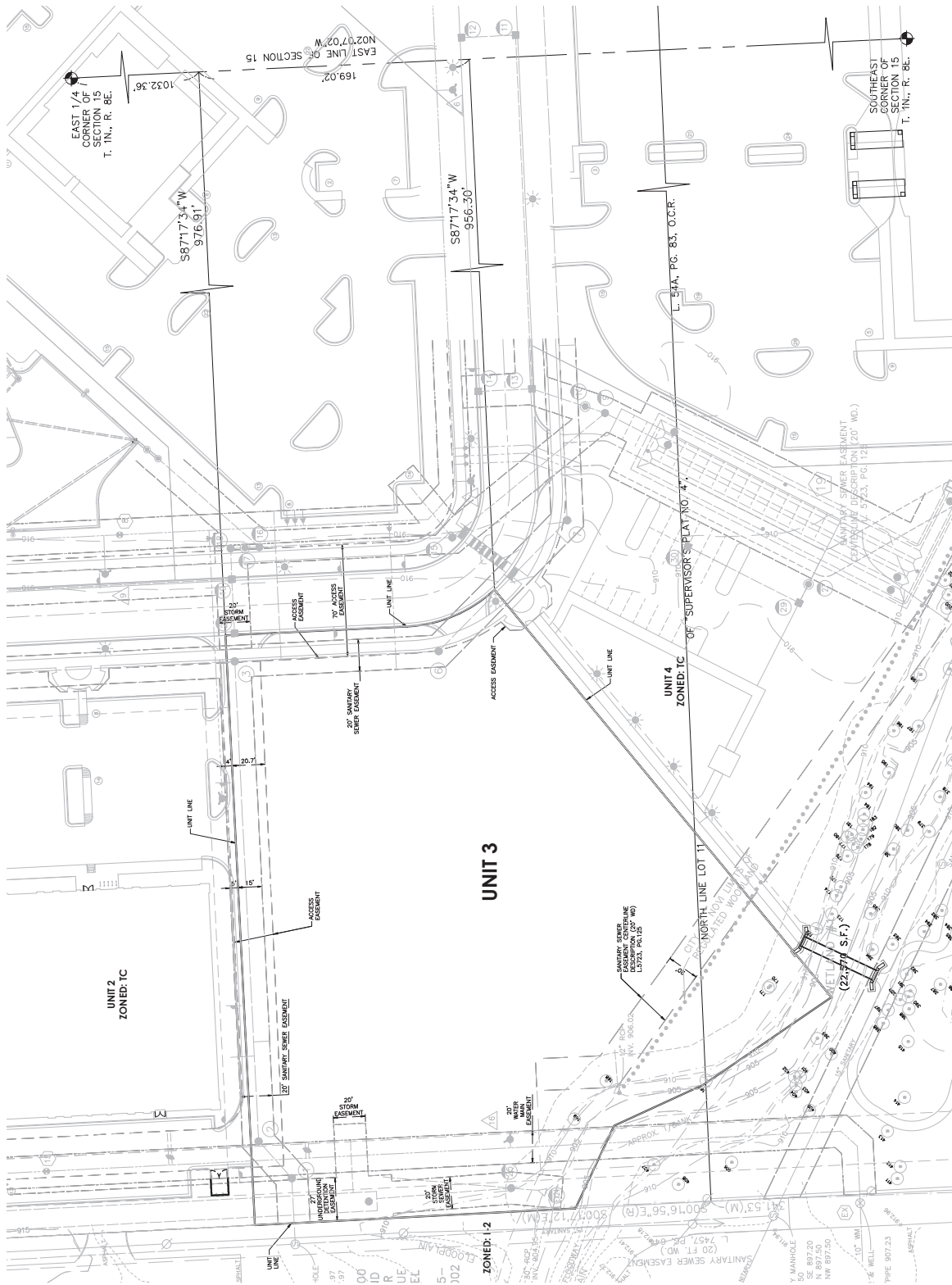


TOWNEPLACE SUITES
UNIT 3 ADELL CENTER - 26775 ADELL CENTER DRIVE
CITY OF NOV, OAKLAND COUNTY, MICHIGAN

CONCRETE TO THE TOP OF THE
STAIRCASE RAMP. APPROX. 50'

[illegible]C20
SHEET

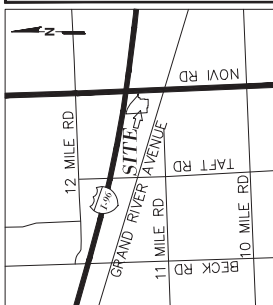
SCALE: 1" = 30'



COORDINATION NOTE

REFER TO "CONSTRUCTION PLANS (ROADS & UTILITIES)" DATED 03/25/2019 AS PREPARED BY GREENTECH ENGINEERING, INC. FOR DEVELOPER INSTALLED UTILITIES, INFRASTRUCTURE AND MASS GRADING.

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.



1. SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 17"X18" OR SMALLER IN SIZE SHALL BE PLACED 2'-FEET FROM THE FACE OF THE CURB OR EDGE OF THE ROADWAY. SIGNS WITH NOMINAL DIMENSIONS GREATER THAN 17"X18" SHALL BE MOUNTED ON A NOMINAL DIMENSION GREATER THAN 12"X18" SIGN POST. SIGNS SHALL BE MOUNTED ON A GALVANIZED 3LB OR GREATER U-CHANNEL POST AS DESIGNATED 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 SIGNAL.
4. TRAFFIC CONTROL SIGNS SHALL USE THE MINIMUM STANDARD ALPHABET SERIES.
5. TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY REFLECTIVE (HIR) SHEETING TO MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

TOWNEPLACE
— SUITES® —
MARRIOTT

PROPERTY IN THE CITY OF NEW CANAL OF CALIFORNIA AND STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

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



SCALE: 1" = 30'

0' 30' 60' 90'

Can rotate for ang.

03.0

[illegible]

55. FININGS
 TOWN CENTER (1%)
 ANT. DATA:
 AXELL CENTER PRO. - UNIT 3
 SITE AREA = 2.3 ACRES (S.F.)
 GROUND FLOOR AREA = 14,520 S.F.
 BUILDING HEIGHT = 62'-10" HIGHEST PARAPET
 BALCONY HEIGHT = 10'-0" HIGHEST PARAPET
 BALCONY AREA = 1,000 S.F.
 BALCONY/JOINT COVERAGE = 14,520 / 100,188 = 14.5%
 PERCENTUAL DATA:
 HOURS OF OPERATION: 24HR/DAY-360DAY/YEAR
 NUMBER OF EMPLOYEES: 12 (0 SHIFTS)
 TOTAL COST OF BUILDING TOTAL: \$11 (0 SHIFTS)
 TOTAL COST OF EMPLOYEES TOTAL: 12 (0 SHIFTS) 8 MILLION

OPEN SPACE: = = 30 S.F. / ROOM = 3,600 S.F.
 REQUIRED: = = 3,600 S.F.
 PROVIDED = = 3,600 S.F.

PARKING DATA:
 REQUIRED: PER ROOM 120
 PROVIDED: PER ROOM 120

NUMBER OF EMPLOYEES IN LARGEST SHIFT: 5
 NUMBER OF EMPLOYEES IN OVERNIGHT SHIFT: 1
 PARKING ALLOWANCE PER EMPLOYEE: 1
 PARKING ALLOWANCE PER EMPLOYEE: 1

STANDARD SPACES = 113
BARRIER FREE SPACES = 5
TOTAL = 118 SPACES

DESCRIPTION	MAINTCD	QUANTITY	SIZE
HANDICAP	R7-8	5	12x18
HANDICAP (VAN)	R7-8P	1	18x8
STOP SIGN	R1-1	2	30x30
NO PARKING FIRE LANE	R8-31	2	18x24

PAVING		TON
asphalt Pavement	1153	
aggregate Base for asphalt	5940	SY
concrete Curb and Gutter	2132	LF
concrete sidewalks, raised pads & brick pavers	6594	SF
aggregate Base for concrete sidewalks	733	SY
Reinforced Concrete (W/P or Fiber/Berglass)	220	SF
concrete Base for Reinforced Concrete	24	SY
curbing	2468	LF

NOTE - QUANTITIES ARE ESTIMATED FOR PERMIT/APPROVAL PURPOSES ONLY. NO GUARANTEE IS EITHER IMPLIED OR EXPRESSED TO THE CONTRARY. ACCURACY THEREOF.



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.

D-Series Size 1 LED Area Luminaire

Specifications

Item	Value
Length	18" x 18"
Height	12"
Weight	15 lbs
Beam Spread	120°
Color Temperature	4000K
Power Factor	0.95
Life Span	50,000 hours

5000+ Capable Luminaire

This luminaire is an LED luminaire, which has been designed to meet the requirements of the Illuminating Engineering Society (IES) for a luminaire that is capable of being used in a variety of applications. It is designed to be used in a variety of applications, including: outdoor lighting, indoor lighting, and landscape lighting. It is designed to be used in a variety of applications, including: outdoor lighting, indoor lighting, and landscape lighting.

Example: D-Series Size 1 LED Area Luminaire

Item	Value
Length	18" x 18"
Height	12"
Weight	15 lbs
Beam Spread	120°
Color Temperature	4000K
Power Factor	0.95
Life Span	50,000 hours

WPX2 LED Wall Pack

Specifications

Item	Value
Length	18" x 18"
Height	12"
Weight	15 lbs
Beam Spread	120°
Color Temperature	4000K
Power Factor	0.95
Life Span	50,000 hours

Example: WPX2 LED Wall Pack

Item	Value
Length	18" x 18"
Height	12"
Weight	15 lbs
Beam Spread	120°
Color Temperature	4000K
Power Factor	0.95
Life Span	50,000 hours

KBC8 LED Specification Ballast

Specifications

Item	Value
Length	18" x 18"
Height	12"
Weight	15 lbs
Beam Spread	120°
Color Temperature	4000K
Power Factor	0.95
Life Span	50,000 hours

Example: KBC8 LED Specification Ballast

Item	Value
Length	18" x 18"
Height	12"
Weight	15 lbs
Beam Spread	120°
Color Temperature	4000K
Power Factor	0.95
Life Span	50,000 hours

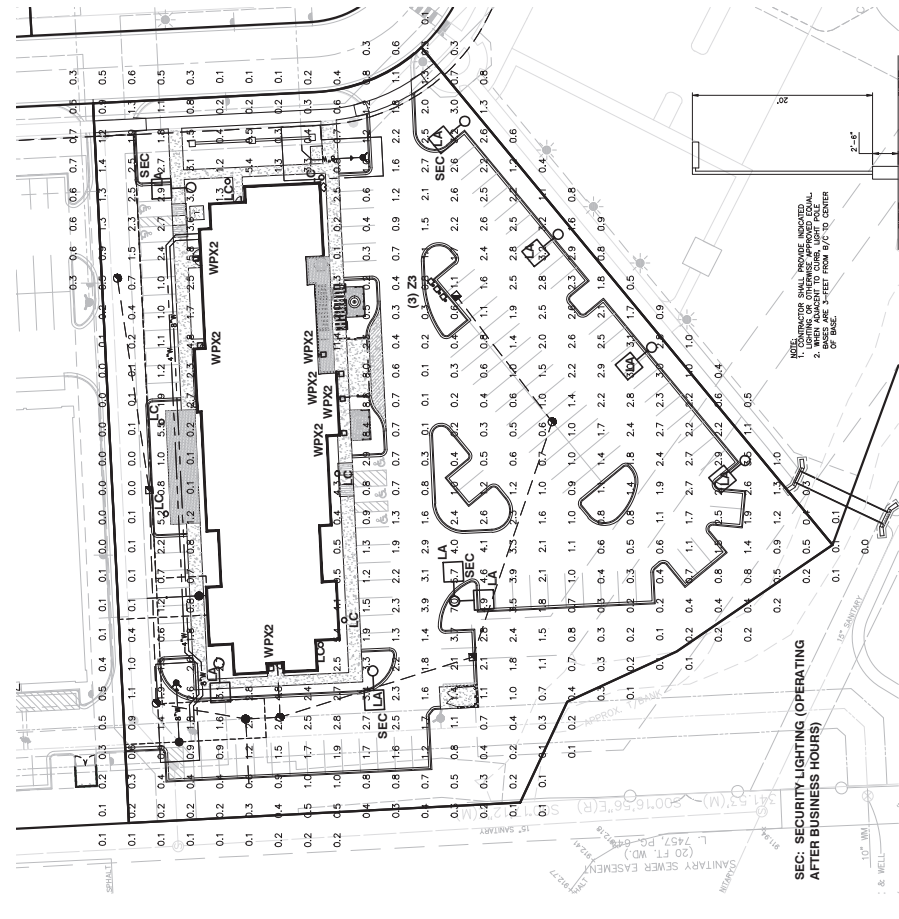
PARADOX 10 LED Architectural In-Grate

Specifications

Item	Value
Length	18" x 18"
Height	12"
Weight	15 lbs
Beam Spread	120°
Color Temperature	4000K
Power Factor	0.95
Life Span	50,000 hours

Example: PARADOX 10 LED Architectural In-Grate

Item	Value
Length	18" x 18"
Height	12"
Weight	15 lbs
Beam Spread	120°
Color Temperature	4000K
Power Factor	0.95
Life Span	50,000 hours



LIGHT POLE AND LAMP DETAIL

ANCHOR BOLT AS REQUIRED

1" CHAMFER

3-#3 REBAR @ 2"

POLE BASE DETAIL

NO SCALE

8ft

Know what's below. Call before you dig.

Scale: 1" = 30'

0' 30' 60' 90'

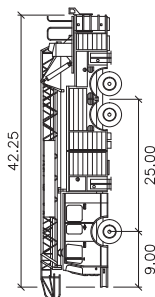
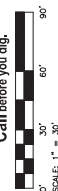
LED AREA LIGHT	LITHONIA	MAX TO MIN	AVG TO MAX	FC RATIO
EXTERIOR DOWN LIGHT <td>LITHONIA</td> <td>0.3 FC</td> <td>0.3 FC</td> <td>0.031</td>	LITHONIA	0.3 FC	0.3 FC	0.031
EXTERIOR BUILDING WALL MOUNT	LITHONIA	0.3 FC	0.3 FC	0.031
FLAGPOLE LIGHTING	LITHONIA	0.3 FC	0.3 FC	0.031

NOTE: CONTRACTOR SHALL PROVIDE INDICATED LIGHTING OR OTHERWISE APPROVED EQUIVALENT. DATE: 07/20/23

TOWNEPLACE
SUITES[®]
MARRIOTT[illegible][illegible]

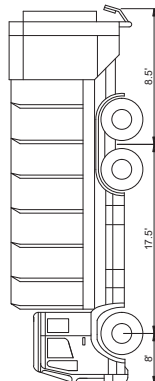
SHEET TITLE :
SITE CIRCULATION
PLAN

C3.2 SHEET



AERIAL FIRE TRUCK	46'
OVERALL LENGTH	42.25'
OVERALL WIDTH	8.20'
TRACK WIDTH	8.50'
LOCK-TO-LOCK TIME	6.00 sec
STEERING ANGLE	36.10

TRUCK SPECIFICATIONS FOR A 2001 AMERICAN
LAFRANCE AH100
TURNING RADII: 50' OUTSIDE AND 30' INSIDE



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.

TRIUMPH
Triumph Engineering
& Design, Inc.



10775 S. SAGINAW ST.
SUITE D
GRAND BLANC, MI 48439
(PH) 810.584.7364
(F) 810.584.7362

PROFESSIONAL ENGINEERING
MICHAEL ANDRE P.
MI 140780

APPLICANT:
NOVI SUPERIOR HOUSABILITY, LLC
2650 ALUMINUM ROAD, SUITE 240
GRAND BLANC, MI 48439
PH 248-419-3550
FX 248-553-4218

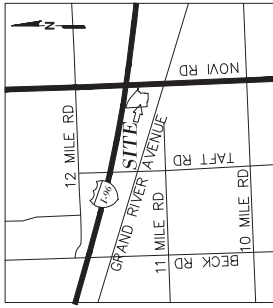
TOWNEPLACE SUITES
UNIT 3 ADELL CENTER - 26775 ADELL CENTER DRIVE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

**TOWNEPLACE
SUITES[®]**
MARRIOTT

[illegible][illegible]

DATE :	
DRAWN : ACA	
CHECKED : ACA	
SCALE : 1"=30'	
JOB NO : SD-18-103	
SHEET TITLE :	
GRADING PLAN	
SHEET	

C4.0



LOCATION MAP (1"=1000' ±)

Midwest Pollinator Seed Mix
by JF New

1.240 s.f. of Seed Area

BUFFER SEED MIX AND SITE PREPARATION

Botanical Name	Common Name	P.S.O./Acre
Perennial Grasses		
<i>Setaria verticillata</i>	Little Blue stem	36.00
<i>Sorghastrum nutans</i>	Indian Grass	2.00
<i>Sporobolus heterolepis</i>	Prairie Droser	6.00
	Total	44.00
Forbs		
<i>Azastache fenniculum</i>	Lavender Hyssop	2.00
<i>Amorpha canescens</i>	Lead Plant	2.00
<i>Asclepias syriaca</i>	Common Milkweed	11.00
<i>Ceanothus americanus</i>	Winterberry	2.00
<i>Berula racemosa</i>	Cranny Wild Indigo	1.00
<i>Chamaeneria fasciculata</i>	Partridge Pea	8.00
<i>Cnicus discolor</i>	Fried Thistle	2.50
<i>Dalea candida</i>	White Prairie Clover	2.50
<i>Erigeron philadelphicus</i>	White Purple Coneflower	2.50
<i>Erigeron philadelphicus</i>	White Purple Coneflower	8.00
<i>Eryngium yuccifolium</i>	Rattlesnake Master	4.00
<i>Liatris aspera</i>	Rough Blazing Star	1.00
<i>Luculia perennis</i>	Wild Lupine	4.00
<i>Monarda didyma</i>	Wild Bergamot	4.00
<i>Penstemon sp.</i>	Wild Bergamot Tongue	1.50
<i>Pycnanthemum virginicum</i>	Common Mountain Mint	0.50
<i>Silphium perfoliatum</i>	Cup Plant	0.50
<i>Solidago serotina</i>	Showy Goldenrod	2.00
<i>Symphoricarpos racemosa</i>	Heath Aster	1.50
<i>Thalictrum flavum</i>	Yellow Flower	1.50
<i>Trifolium alensiss</i>	Common Spidewort	2.00
<i>Verbena stricta</i>	Hearty Vervain	2.00
<i>Verbena alternifolia</i>	Wingstem	2.00
<i>Veronica fasciculata</i>	Common Ironweed	2.00
	Total	66.00

GRADING NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MONTECALM, MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
2. SPOT PLACEMENTS INDICATE TOP OF PAVEMENT UNLESS OTHERWISE INDICATED.
 - TC = TOP OF CURB
 - TP = TOP OF PAVEMENT
 - TW = TOP OF WALL
 - BW = BOTTOM OF WALL
3. CURB AND GUTTER LEGEND
 - (1) = STANDARD CURB AND GUTTER
 - (4) = REVERSE SLOPE CURB AND GUTTER
 - (5) = 5' TRANSITION FROM STANDARD TO REVERSE
 - (6) = CURB END TRANSITION
4. REFER TO LANDSCAPE PLAN FOR LANDSCAPE TREATMENT AND PLACEMENT.

BENCHMARKS

40° NORTH 88° EAST
 CITY OF NORTH RIVER SANITARY MANHOLE, 25° WEST OF
 BACK OF CURB NOW ROAD & 4.5' S. ELEV. 915.10 NAVD 88
 NOW ROAD.

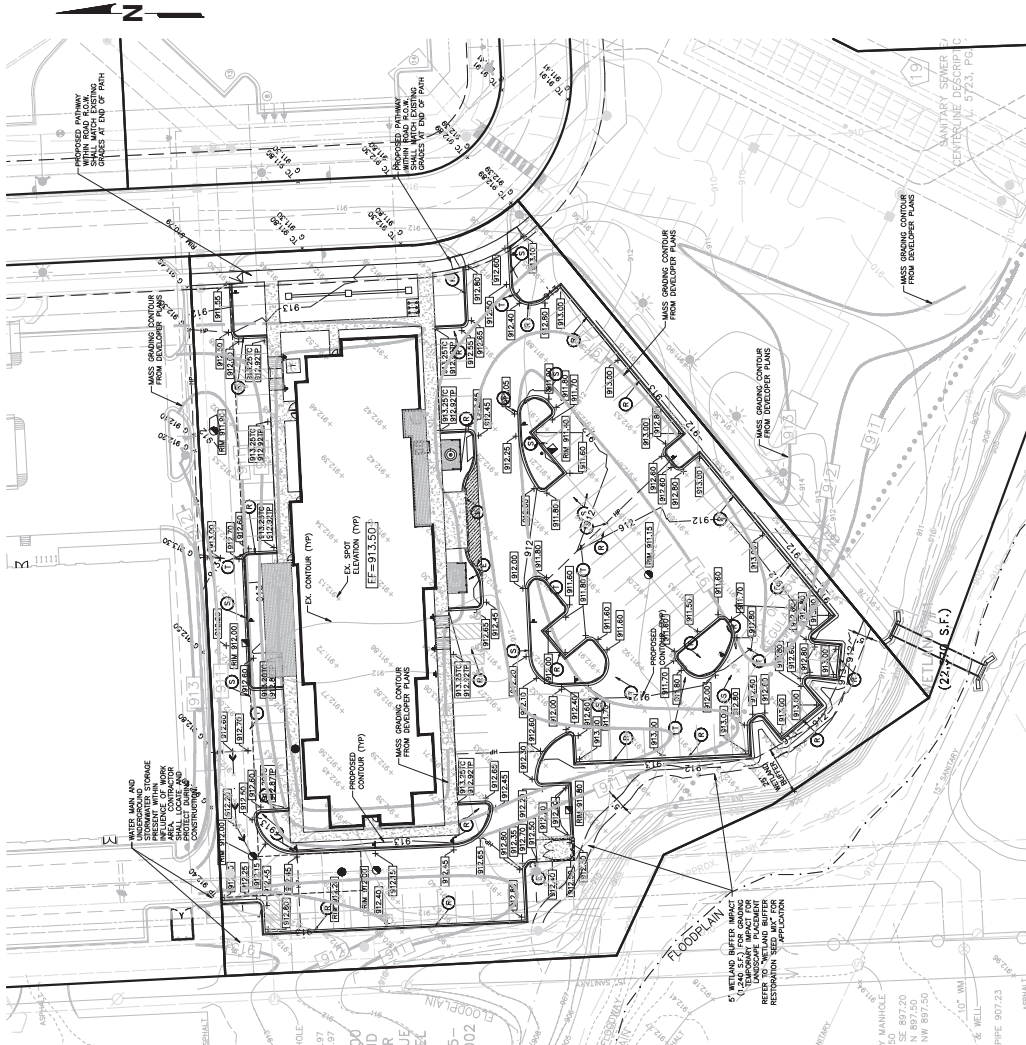
BLK #1 - ARROW ON HYDRANT, SOUTH SIDE OF CRESCENT
 CORNER, 24° EAST OF SOUTHEAST PROPERTY
 CORNER. ELEV. 915.58 NAVD 88

BLK #2 - ARROW ON HYDRANT, 260° WEST OF ECHO CENTER
 DRIVE, 65° SOUTH OF BUILDING FOUNDATION. ELEV. 912.13 NAVD 88

BLK #3 - ARROW ON HYDRANT NORTH SIDE OF SITE, 92.5°
 FROM NORTHWEST CORNER OF MAIN FENCE, 250° E. EAST OF
 ACQUA WATER TOWER. ELEV. 914.36 NAVD 88

GRADING NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MONTECALM, MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
2. SPOT LEVELS INDICATE TOP OF PAVEMENT UNLESS OTHERWISE INDICATED.
 - TC = TOP OF CURB
 - TS = TOP OF SLOPE
 - TW = TOP OF WALL
 - BW = BOTTOM OF WALL
3. CURB AND GUTTER LEGEND
 - (1) = STANDARD CURB AND GUTTER
 - (4) = REVERSE SLOPE CURB AND GUTTER
 - (5) = 5' TRANSITION FROM STANDARD TO REVERSE
 - (6) = CURB END TRANSITION
4. REFER TO LANDSCAPE PLAN FOR LANDSCAPE TREATMENT AND PLACEMENT.



INTIMITY CONTACTS

TELEPHONE

BEO
CONSULTEC ENERGY
10000 W. WILLOW CREEK
LAKESIDE, MI 48068
5048 489-0808

CONCRETE
CONCRETE WORLDWIDE INC.
10000 W. WILLOW CREEK
PORTLAND, MI 48068
5048 489-0808

CRANE
CRANE HILLS
5048 489-0808

ZONING
CITY OF NOVI
PLANNING & BUILDING
40000 W. WILLOW CREEK
NOVI, MI 48068
5048 487-0808

GAS AND ELECTRIC
CONSULTEC ENERGY
10000 W. WILLOW CREEK
LAKESIDE, MI 48068
5048 489-0808

WATER/SEWER
CITY OF NOVI
PUBLIC WORKS
40000 W. WILLOW CREEK
NOVI, MI 48068
5048 487-0808

CONCERNATION NOTE

REFER TO "CONSTRUCTION PLANS (ROADS & UTILITIES)" DATED 03/25/2019 AS
PREPARED BY GREENTECH ENGINEERING, INC. FOR DEVELOPER INSTALLED
UTILITIES, INFRASTRUCTURE AND MASS GRADING.

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.



TOWNEPLACE SUITES
UNIT 3 ADELL CENTER - 26775 ADELL CENTER DRIVE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

TOWNEPLACE
SUITES
MARRIOTT

CONFIDENTIAL TO THE EYES
OF PERSONS HAVING AUTHORITY

[illegible]

DATE :
DRAWN : ACA
CHECKED : ACA
SCALE : 1"=30'
JOB NO : SD-95-103
SHEET TITLE :

ENLARGED GRADING
PLAN

C4.1



**Know what's below.
Call before you dig.**

COORDINATION NOTE

REFER TO "CONSTRUCTION PLANS (ROADS & UTILITIES)" DATED 03/25/2019 AS PREPARED BY GREENTECH ENGINEERING, INC. FOR DEVELOPER INSTALLED

GRADING NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NOW AND MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

1. SPOT ELEVATIONS INDICATE TOP OF PAVEMENT UNLESS OTHERWISE INDICATED:
TC = TOP OF CURB
TP = TOP OF PAVEMENT

TW = TOP OF WALL
BW = BOTTOM OF WALL

⑤ = STANDARD CURB AND GUTTER

⑦ = 5' TRANSITION FROM STANDARD TO REVERSE

E = CURB END TRANSITION

REFERS TO : ANNUAL FOR ALL FOOD LABORATORIES THROUGHOUT

UTILITY CONTACTS

GAS AND ELECTRIC

CONSUMERS ENERGY

GAS INFORMATION MONITOR

TELEPHONE

NBC

RESEARCH/STUDIES RIMS

414 N. MILL ST.
 CHICAGO, IL 60648
 312/467-0808

690 W. WILLOW ST.
 LAURENS, MI 49069
 616/937-8008

<u>ZONING</u> CITY OF MOBILE ALABAMA & BUREAU OF	<u>WATER/SEWER</u> CITY OF MOBILE BUREAU OF MOBILE
--	--

48878 WEST 10 MILE RD
 NOW, MICHIGAN 48878
 (313) 847-0458

BENCHMARKS

CITY OF NEW SM 1542
"X" ON NORTH RM OF SANITARY MANHOLE, 25'± WEST OF
BACK OF CUBB MOUNT ROAD & 45'± SOUTH OF DRIVE 26179

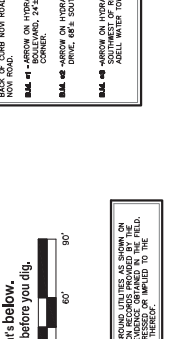
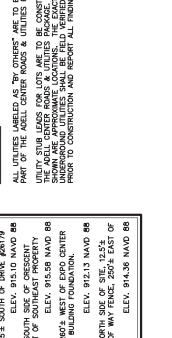
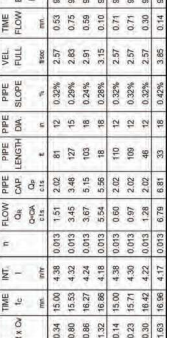
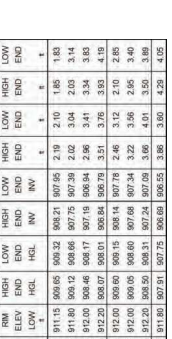
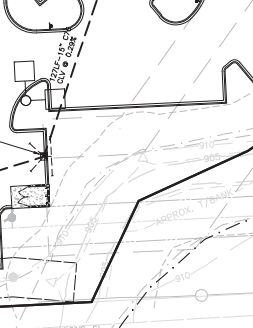
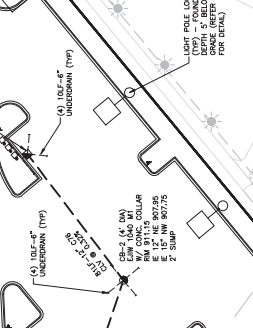
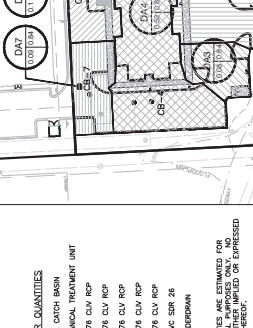
BLM #1 - ARROW ON HYDRANT, SOUTH SIDE OF CRESCENT
BOULEVARD 24th E. EAST OF SOUTHEAST CORNER
OF COR. NOW ROAD & 40 ± SOUTH OF DRIVE #20719
NOW ROAD.
ELEV. 915.10 NAVD 88

DATA **02** -ARROW ON HYDRANT, 280'± WEST OF EXPO CENTER
ELEV. 915.58 NAVD 88
SOUTHEAST CORNER, 29'± EAST OF SOUTHEAST PROPERTY

DRIVE, 68± SOUTH OF BUILDING FOUNDATION.
ELEV. 912.13 NAVD 88

990000 ON HYDRAULIC NORTH SIDE OF SILE, 12.5 ±
 SOUTHWEST OF RIGHT OF WAY FENCE, 250' ± EAST OF
 ADELL WATER TOWER.
 ELEV. 914.36 NAVD 88

NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.



Landscape Summary

Existing Zoning	PRO
Greenbelt	103'
Street Frontage Adjacent to Pkg.	50'
Net Frontage	2 Times (38' / 25')
Trails Required	4 Times
Onamental Trees Required	3 Times (36' / 15')
Onamental Trees Provided	0 Times
Street Frontage Not Adjacent to Pkg.	85'
Trails Required	3 Times (65' / 30')
Trails Provided	3 Times
Onamental Trees Required	4 Times (85' / 20')
Onamental Trees Provided	4 Times
Paving for Landscaping - "p"	50.072 ± f.
Trails Required	3.750 ± f. (50.000 ± f. x 7.5%)
Trails Provided	1 ± f. (72 ± f. x ±)
VIA Over 50,000 s.f.	1 ± f. (72 ± f. x ±)
VIA Over 50,000 s.f.	3.887 ± f.
Trails Required	19 Times (3.754 ± f. / 200)
Trails Provided	19 Times
Onamental Trees Required	17 Times (585' / 35')
Onamental Trees Provided	14 Times
Foundation Landscaping	696 ± f.
Trails Required	5.560 ± f. (695 ± f. x 8)
Landscaping Required	5.579 ± f.
Landscaping Provided	

Seal:



Title:

Landscape Plan

Project:

Towneplace Suites, Unit 3
Novi, Michigan

Prepared for:

Novi Superior Hospitality, LLC
2600 Auburn Road
Auburn Hills, Michigan 48326

Revision:

Review
Preliminary / Final SPA

Issued:

October 27, 2023
July 26, 2023

Job Number:

1900

Drawn By: _____
Checked By: _____

Drawn By

ic



Sheet No.

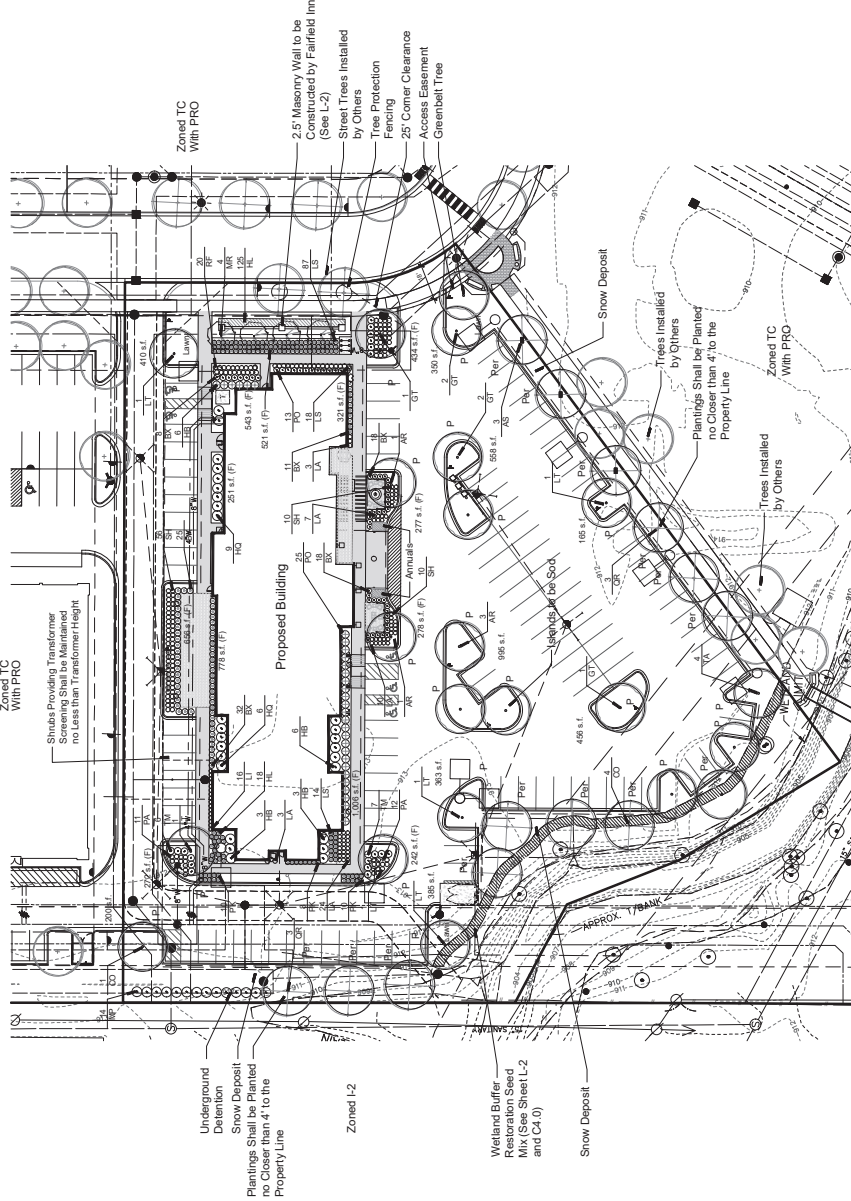
1

.JSP 18-0066



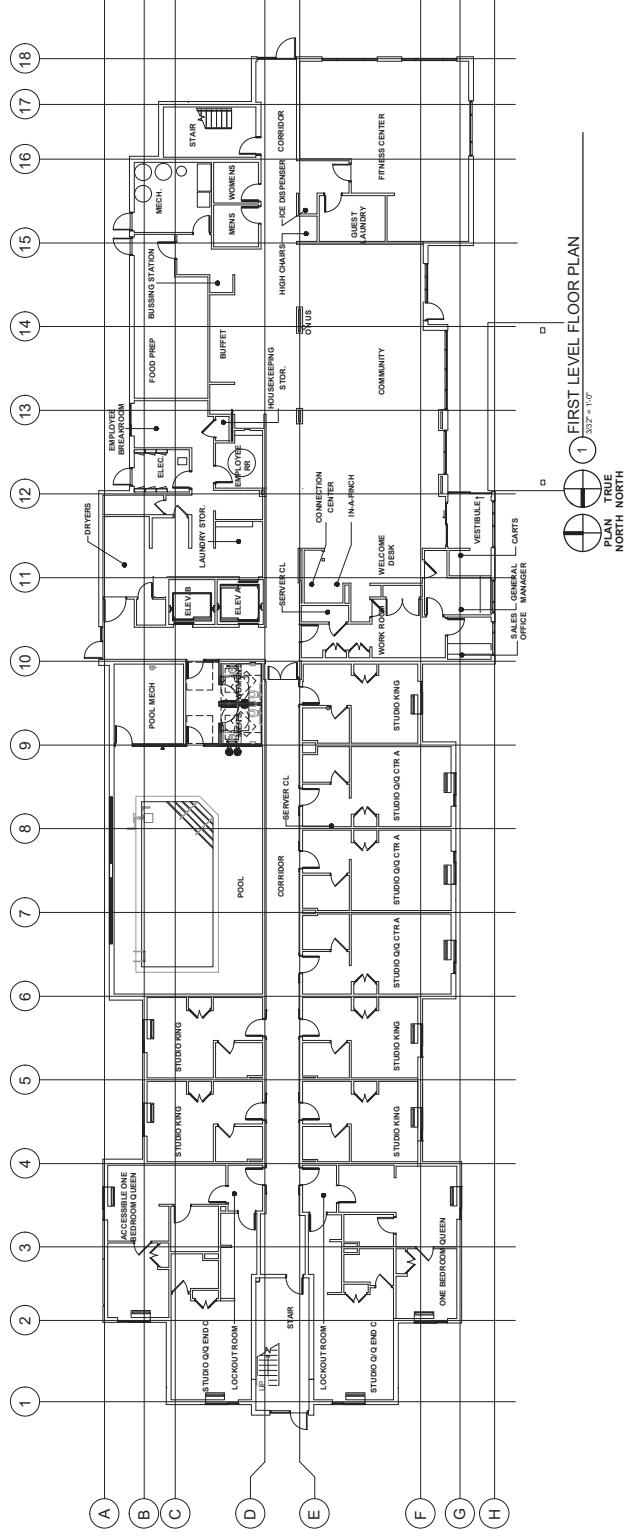
TREE PROTECTION DETAILS

LINE
NO SCALE



Plant List

[illegible]



APPLICANT REQUEST FOR EXTENSION

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

December 3, 2025
Via E-Mail

Lindsay Bell, AICP
City of Novi
45175 Ten Mile Road
Novi, MI 48375
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 Superior Hospitality, LLC is requesting a 1-year extension of the Preliminary Site Plan approval that was granted by the Planning Commission on December 13, 2023 and is set to expire on December 13, 2025.

Good cause exists in granting this extension request because of the following reasons:

1. **Brand Change and Redesign Requirements.** The hotel brand was changed from a Fairfield by Marriott to a TownePlace Suites by Marriott, due to Marriott losing the TownePlace Suites flag in the market, which involved re-drawing both civil and architectural plans.
2. **Marriott Plan Review Process.** Given the scope of this project and a globally recognized hotel brand, Marriott mandates multiple rounds of plan submissions at defined stages. Each submission involves review time, comments, at times video conferences, and revisions by the Owner's civil engineer and/or architect, along with subsequent resubmissions. Marriott also requires a higher degree of details than the City of Novi, including furniture layout, appliance layout, and concealing features. Review cycles were very time consuming and often exceeded two months. Additionally, during this review period, Marriott was updating the TownePlace Suites prototype, resulting in numerous additional revisions to ensure the project meets the newest design standards. While ultimately beneficial, this significantly extended the design schedule.
3. **Foundation Design.** Soil conditions required the use of Geopiers rather than standard footings. The Geopier provider had to design the system so the architect could redesign the building footings, causing further delays.
4. **Status of Architectural Plans and Engineering Approvals.** Architectural plans have been approved and engineering approval is currently pending.
5. **Condominium Document Amendments.** This property is part of a condominium and amendment to the condominium documents was requested. Adell required time to review and approve amendments, and the engineer who prepared the condominium



PERMIT FOR WATER SUPPLY SYSTEMS

(Construction – Alteration – Addition or Improvement) as Described Herein

*Required under the Authority of 1976 PA 399, as amended (Act 399)**

Water System Project:

Water Supply Name: NOVI, CITY OF

Public Water Supply ID: MI0004870

Project Name: TownePlace Suites

Project Purpose: New Development

Project Location: Novi

Project County: Oakland

Permit Number: **ACT-309552**

Issued Date: 5/3/2024

Expiration Date: 5/3/2026

This permit only authorizes the construction and/or alteration of the waterworks system as described below and detailed in the approved drawings and specifications in accordance with Part 13 of the Administrative Rules of Act 399.

ISSUED UNDER THE AUTHORITY OF THE DIRECTOR OF THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

Reviewed by: Shamsul Fahim

Issued by: Yunfeng Li

This permit expires if construction or alteration has not commenced by the expiration date, 5/3/2026, in accordance with R 325.11306.

Requests for extension of this permit may be made in [MiEHDWIS](#) Construction Permit Activity ACT-309552 or by contacting your EGLE representative.

Facilities Description:

Addition of Water Main and Hydrants to serve the new buildings.

Proposed 58LF of 8-inch CL54 ductile iron water main, 13LF of 6-inch CL54 ductile iron water main, two (2) 8"x6" reducers and three (3) fire hydrants within a 20-foot wide public easement.

Conditions:

- Hydrant shall meet AWWA standard C502 and any weep/drain holes shall be plugged.
- Automatic air relief valves shall not be used in situation where flooding of the manhole or chamber may occur unless equipped with an inflow preventer which conforms to AWWA C514

TownePlace Suites Facilities

Mains

Length (ft)	Size (in)	Material	Construction Type	Comments
58	8	DI	Water Main Expansion	on site
13	6	DI	Water Main Expansion	on site

Tanks

Volume (GL)	Tank Type	Construction Type	Comments
-------------	-----------	-------------------	----------

Wells

Diameter (in)	Depth (ft)	Capacity (GPM)	Pump Type	Construction Type	Comments
---------------	------------	----------------	-----------	-------------------	----------

Pumps

Total Dynamic Head (TDH)	Capacity at TDH (GPM)	Pump Type	Number of Pumps	Construction Type	Comments
--------------------------	-----------------------	-----------	-----------------	-------------------	----------

Treatment Processes

Construction Type	Treatment	Comments
-------------------	-----------	----------

Other Facilities

Type of Facility	Description
------------------	-------------

** This Act 399 Permit is issued under the authority of the Director of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and allows the construction and/or alteration of the water system as described herein in accordance with Part 13 of the Administrative Rules of Act 399.*

The issuance of this permit does not authorize violation of any federal, state, or local laws or regulations, nor does it obviate the necessity of obtaining such permits, including any other EGLE permits, or approvals from other units of government as may be required by law.

This permit expires if construction or alteration has not commenced by the expiration date indicated above in accordance with R 325.11306. Requests for extension of this permit can be made through MiEHDWIS or by contacting your EGLE representative.

Revisions of the approved plans and specifications must be done in accordance R325.11309.

Noncompliance with the conditions of this permit and the requirements of Act 399 constitutes a violation of the Act.

Intentionally providing false information in this application constitutes fraud which is punishable by fine and/or imprisonment.

Where applicable for water withdrawals, the issuance of this permit indicates compliance with the requirements of Part 327 of Act 451, Great Lakes Preservation Act.

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

drawings was unavailable. The Owner had to locate and engage an engineer that was willing to provide amended condominium drawings. These drawings along with the amendment required creation, circulation, review, revisions, and final approval, all of which added significant time.

6. **Permitting Process.** The following permits have been submitted for and/or obtained for this project:
- a. EGLE Permit for Water Supply Systems;
 - b. Engineering permits to commence site work has been submitted and the Owner is awaiting Municipal review comments or approval; and
 - c. Architectural plans have been approved and a building permit will be issued once the engineering review is completed.

The delays described above were not anticipated. They stem for the brand change, extensive architectural and engineering coordination, franchisor review cycles (including prototype updates), municipal review process, and the condominium amendments process. The Owner remains fully committed to constructing this hotel as expeditiously as possible and is contractually obligated by Marriott to proceed without delay. The above factors have raised unforeseen development problems and unforeseen conditions that have caused delays, nothing has been provided by the City indicating that the site plan does not comply with current site plan criteria, ordinances, laws, codes, and regulations, and the Owner has not been provided with any information from the City indicating a pending zoning ordinance change that would substantially change the requirements of the approved plan, thereby satisfying the good cause requirement in section 6.1.7.F of the City of Novi Zoning Ordinance.

We appreciate your consideration of this request and look forward to continuing our positive relationship with the City of Novi, as well as providing a service to its citizens and guests.

Sincerely,
NOVI SUPERIOR HOSPITALITY, LLC


By: Joel Yono
Its: Authorized Agent

**PLANNING COMMISSION MINUTES – EXCERPT
DECEMBER 13, 2023**

basically a planning concept review. That is what Robertson was shooting for. They had to spend a ton of money just to get to this point to even understand if there's any willingness whether to allow residential. Mr. Loughrin thinks he hears some willingness both ways. He understands density and hears those comments loud and clear. Public benefits will certainly be vetted out and Mr. Loughrin would like to work with staff and the Planning Commission on some of those things. As far as future development goes, Mr. Loughrin is going to continue to bang the drum. Industrial is not what you want to see in the City; and while he shouldn't tell the Commissioners what it is that you want to see in your city, he believes this is going to turn over to better development.

To the last point regarding senior housing, Robertson would love to build senior housing and 100% agrees there's a demand for it. They cannot build single-story senior housing on the site as they cannot build a project to lose money. The economics won't work especially with a single level type of housing. They build a lot of single-story senior housing and would love to find a site in Novi to do that type of housing. It's very tough because you just can't get the density to make the numbers work.

Jim Clark added Robertson has heard the Planning Commission clearly that they don't want to encumber the future uses of neighbors, as well as the need for benefits, and there are some fundamental issues with the 52 units laid out. Robertson recognizes there is still a lot of work to do, but they needed to get something in front of the Planning Commission to get a read of whether there is support for residential development.

This agenda item was discussed, but a motion on the item was not required.

MATTERS FOR CONSIDERATION

1. TOWNPLACE SUITES JSP18-66

Consideration at the request of Novi Superior Hospitality, LLC for Planning Commission's approval of Preliminary Site Plan and Final Site Plan and Storm Water Management plan. The applicant is proposing a 5-story hotel with 120 rooms on Unit 3 of Adell Center Development. The proposed site plan proposes associated parking and other site improvements. The subject property is part of a Planned Rezoning Overlay (PRO) development for Adell Center.

Planner Ian Hogg relayed the subject parcel is part of the Adell Center Development, referred to as Unit 3. This is the fifth development, out of the nine proposed that is being presented to 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 of Adell Center Drive. It is currently zoned Town Center with a PRO, with the same zoning on all sides except for Heavy industrial which is to the west. There are a few regulated wetlands along the Southern boundary. A temporary impact of 1240 square feet will occur within the 25-foot wetland buffer.

The applicant is proposing a 5-story hotel with 120 rooms on Unit 3 of the Adell Center Development. The proposed site plan proposes associated parking and other site improvements.

The PRO agreement was approved by City Council on October 22, 2018. An amendment to the PRO agreement was approved on June 17, 2019. This project is subject to the conditions of the PRO agreement and the amendment. The Planning Commission initially approved the Preliminary Site Plan on June 26, 2019, but that approval has now expired. The Stamping Set approval expired in June 2023 and now the Site Plan once again requires Planning Commission approval.

The original approval and the amendment noted that certain deviations from the Ordinance requirements can be approved by the Planning Commission. The first one is to allow a reduction of loading zone area. The applicant stated that their typical delivery trucks are 'box-size' trucks, and a regular parking space is sufficient. The second item is to allow a transformer in the interior side yard instead of being required in the rear yard. It is located in the location shown due to its proximity to the electrical room. And finally, a landscape waiver to allow shrubs in lieu of required perimeter parking lot trees along the western property line, due to conflicts with the proposed underground storm water detention system.

The applicant has worked closely with staff to address all major concerns. All reviews are recommending approval with some comments to be addressed with the Electronic Stamping Set. The Planning Commission is asked tonight to consider the Preliminary site plan and storm water management plan. Engineer Andy Andre is present to represent the applicant and staff is available to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Andy Andre, 10775 S Saginaw Road, Grand Blanc, MI relayed he is here on behalf of the applicant, Novi Superior Hospitality. Planner Hogg did a good job summarizing the project. There is going to be some familiarity to members of the Planning Commission because, as mentioned, there was already a final stamping set approval that had gone through. A change in the brand is what really facilitated us coming back. The project was previously approved as a Fairfield Inn and Suites, which is a Marriott product but has now transitioned to TownePlace Suites. The reason behind that is TownePlace Suites has a stronger market presence overall. The applicant has 40+ hotels in their portfolio and TownePlace is very well performing. Everything coming out of post-COVID is seeking the extended stay and this is an extended stay version of a hotel.

There were some slight changes that went along with the site plan in adjusting the buildings. Those are really where it goes to some of the deviations requested. The applicant feels that it's a really good project, it is a great looking building, and will fit well within there. They are excited to get moving on this and are happy to answer any questions the Planning Commission might have.

Chair Pehrson turned the matter over to the Planning Commission for consideration.

Member Avdoulos relayed this proposal is relatively easy. It is consistent with the prior approved plan. Staff is recommending approval all the way down.

Motion to approve the TownePlace Suites Preliminary JSP18-66 Site Plan made by Member Avdoulos and seconded by Member Lynch.

In the matter of request of Novi Superior Hospitality, LLC, for the TownePlace Suites JSP18-66, 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.C.(3) Chart footnote for allowing landscape shrubs in lieu of required perimeter parking lot trees along western property line, due to conflicts with proposed underground storm water detention system, which is granted.
 - b) *Planning deviation to allow placement of transformers in alternate locations instead of required rear yard, provided proposed locations conform to other code requirements and appropriate screening is provided at the time of Preliminary Site Plan review, subject to review and approval by the Planning Commission. This is applicable for Units 1, 2, 3, 5, 6, 7 and 8. Planning Commission's approval to allow transformer in an alternate location (Rear yard location required, interior side yard location proposed.) due to the location of the electrical room.*
 - c) The applicant shall provide supporting data to justify the proposed loading area square footages, to be reviewed and approved by Planning Commission at the time of Preliminary site plan approval; Planning Commission's approval to allow.
2. The following deviations listed below are applicable for this site plan as noted in the approved PRO agreement:
 - a) Planning deviation from section 5.12 to allow lack of required frontage on public road for Units 1 through 8. Frontage for such units shall be in the private drive as shown in the PRO Plan, which shall be built to City Standards.

- b) Planning deviation from section 3.1.25.D to allow reduction of minimum required front parking setback of 20 feet, from the proposed access easement. A minimum of 18 feet shall be permitted.
 - c) Planning deviation from section 3.1.25.D to allow reduction of minimum required interior side parking setback of 20 feet for the following units as shared access is proposed between parking lots:
 - i) Unit 3: minimum 15 feet along west and 5 feet along south
 - d) Planning deviation to allow placement of loading areas in alternate locations instead of required rear yard or interior side yard for double frontage lots, as listed below, provided proposed locations do not conflict with traffic circulation and appropriate screening will be provided at the time of Preliminary site plan review:
 - i) Unit 3: interior side yard (no double frontage)
 - e) The applicant shall provide supporting data to justify the proposed loading area square footages, to be reviewed and approved by Planning Commission at the time of Preliminary site plan approval.
 - f) Planning deviation from standards of Sec. 5.12 for up to 5% reduction in minimum required parking (to be established by staff after reviewing the calculations provided) for each unit within the development subject to the individual users providing satisfactory justification for Planning Commission's approval of the parking reduction at the time of respective site plan approval.
 - g. Planning deviation to allow proposing the minimum required Open Space for each Unit as Common element spread within the development boundaries as shown in the Open Space Plan, provided the applicant restores the wetland/woodland on the southerly portion of the site pursuant to a plan meeting City ordinance requirements is submitted and approved at the time of Wetland permit/preliminary site plan approval, and provides the pedestrian walkway through the open space as proposed. (A minimum of 153 of total site area designed as permanently landscaped open areas and pedestrian plazas is required per section 3.27.I.F.).
 - h. Planning deviation from Section 5.7.3.K. to allow exceeding the maximum spillover of 1 foot candle along interior side property lines provided the applicant submits a photometric plan that demonstrates that the average to minimum light level ratio is kept to the maximum allowable 4:1.
 - i. Planning deviation to allow exceeding the maximum spillover of 1 foot candle and approvable increase of the average to minimum light level ration from 4:1 within the Adell Drive pavement areas as listed in Section 5.7.3.K. along access easements along Adell Drive, at the time of or Preliminary Site Plan review for the individual units.
 - j. Planning deviation to allow placement of transformers in alternate locations instead of required rear yard, provided proposed locations conform to other code requirements and appropriate screening is provided at the time of Preliminary Site Plan review, subject to review and approval by the Planning Commission. This is applicable for Units 1, 2, 3, 5, 6, 7 and 8.
 - k. Lighting and Photometric plans for all site plans for units within the development shall conform to the light levels indicated in the overall photometric plan and related deviations included in the PRO Agreement.
3. 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.

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

Member Lynch relayed that the whole Adell property is one of the things done by the Planning Commission that he would consider a win-win. He does not see any major concerns and understands the issues with the trees. Mr. Andre elaborated on that point. The developer installed the roadway and utilities at the beginning as part of the overall development. When they were stubbing and making connections into it as part of the stormwater management that was approved, there is underground detention that

runs along the westerly end which is pretty shallow and has easements over it. Member Lynch relayed the changes are minor and he does not have an issue. He thinks the development will be beautiful.

Member Becker clarified his understanding of where the Home2 Suites and unit 5 is located on the overall plan, as shown on the screen.

Member Dismondy is in support.

Member Verma inquired as to what the studies indicate about occupancy rates. Mr. Andre responded it is strong, well over the 70% mark. That is good consistency and what they are seeing is that extended stay is the model moving forward and is going to have higher occupancy than what you see as a traditional standard stay such as the Holiday Inn Express or such. The overall general marketplace is strong. The market studies come back are still projecting strong occupancy within the market.

Member Verma inquired as to how many rooms the hotel will have. Mr. Andre responded there will be 120 rooms in a five-story building.

Member Verma inquired as to whether the rooms will have kitchens. Mr. Andre responded that will be kitchenettes as it is not long-term stay, rather extended stay. Typically, three to five days is what people stay so it just gives it a little bit more feeling of home to the travel, whether that's for business or leisure, it has those amenities that are more attractive.

Member Verma noted the close proximity to the Suburban Collection Showplace and inquired if there will be a shuttle. Mr. Andre responded that is fairly typical and would make sense, especially given that the future Home2 Suites will have common ownership. A shuttle could be not just for the Suburban Collection Showplace, but also for shopping destinations.

ROLL CALL VOTE TO APPROVE THE TOWNPLACE SUITES JSP18-66 STORMWATER MANAGEMENT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion carried 7-0.

Motion to approve the TownePlace Suites JSP18-66 Stormwater Management Plan made by Member Avdoulos and seconded by Member Lynch.

In the matter of request of Novi Superior Hospitality, LLC, for the TownePlace Suites JSP18-66, 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.

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

ROLL CALL VOTE TO APPROVE THE TOWNPLACE SUITES JSP18-66 STORMWATER MANAGEMENT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion carried 7-0.

2. APPROVAL OF THE 2023 PLANNING COMMISSION ANNUAL REPORT

City Planner McBeth relayed it's that time of year again where staff provides the Planning Commission with the annual report that talks about the 18 meetings held in 2023, including tonight's meeting.

There were six zoning ordinance text amendments considered and 22 significant site plans that are reflected in the report. There was the Master Plan amendment that facilitated the land swap between the schools and the city that took place this year. There were five rezoning requests. As usual, there was