



**CITY OF NOVI CITY COUNCIL**  
**APRIL 26, 2021**

**SUBJECT:** Approval of request to transfer existing escrowed 2020 Class C and SDM licenses and permits from Sun Valley-MI Limited Partnership to JLZ Spigel Family Holdings, LTD, at the former Taipei 101 restaurant located at 44125 W. 12 Mile Road Ste. E-136 and 44375 W. 12 Mile Road Ste. G-147 in Novi, MI 48377 for escrow purposes.

**SUBMITTING DEPARTMENT:** City Clerk

**BACKGROUND INFORMATION:** The applicant, Julie Zimmermann, owns JLZ Spigel Family Holdings, LTD, which owns the 12 Mile Crossing retail center. The licenses were formerly held by Taipei 101, the previous tenant of those locations which has since closed. JLZ Spigel Family Holdings, LTD wishes to hold these licenses in escrow for future tenants. They do not intend to use these licenses for the sale of liquor.

The general licensing policy as stated in Chapter 3 of the City Code states, at Section 3-13, that an applicant must demonstrate in particular that the proposed facility:

- (a) Will provide a service, product, or function that is not presently available within the city or that would be unique to the city or to an identifiable area within the city.
- (b) Is of a character that will foster or generate economic development or growth within the city, or an identifiable area of the city, in a manner consistent with the city's policies.
- (c) Represents an added financial investment on the part of a long-term business or resident with recognized ties to the city and the local community.

More specific review criteria are set forth at subsection 3-15(g), and in addition to the general information regarding the applicant and the facility or building at issue, they require a review of the benefits to the community of the proposed use:

(3) **Benefits to community:**

- a. The effects that the issuance of a license would have upon the economic development of the city or the surrounding area.

- b. The effects that the issuance of a license would have on the health, welfare, and safety of the general public.
- c. Whether the applicant has demonstrated a public need or convenience for the issuance of the liquor license for the business facility at the location proposed, taking into consideration the following, together with other factors deemed relevant by the council:
  - 1. The total number of licenses for similar establishments and/or operations in the city, considered both in terms of whether such number of similar establishments is needed and whether there may be a need for other types of establishments that could go unmet if the requested license were granted.
  - 2. The proximity of the establishment to other licensed liquor establishments, the type of such establishments, whether such other establishments are similar to that proposed, and the anticipated impact of all such determinations.
  - 3. Whether the proposed location is in an area characterized as developed, redeveloping, or undeveloped, and the anticipated impact of approving the newly proposed establishment in light of such character, taking into consideration the need for any type of additional licensed establishment in the area, and the need the particular type of establishment proposed.
  - 4. The uniqueness of the proposed facility when contrasted against other existing or proposed facilities, and the compatibility of the proposed facility to surrounding architecture and land use.
  - 5. The permanence of the establishment in the community, as evidenced by the prior or proposed contributions to the city or community by the applicant or business, and the extent to which the issuance of the license will assist in the further investment of the applicant or business in the city or the community.
  - 6. The character and extent of investment in improvements to the building, premises, and general area.

**RECOMMENDED ACTION:** Approval of request to transfer existing license from Sun Valley Limited Partnership to JLZ Spigel Family Holdings, LTD, resulting Transfer Partnership Interest by dropping General Partner Spigel Properties, Inc. and Limited Partners Julie Zimmermann and Stuart Spigel; and as a result, existing Limited Partners Stanley Spigel and Barbara Spigel will each hold 50% Partnership Interest; Transfer Partnership Interest by dropping existing Limited Partner Stanley Spigel, deceased; and as a result new Limited Partner Stanley Spigel Marital Trust u/a/d 2/13/2019, Julie Zimmermann and Stuart Spigel Co-Trustees and existing Limited Partner Barbara Spigel; and as a result, new Limited Partner JLZ Spigel Family Holdings, Ltd./SPS Spigel Family Holdings, Ltd., will hold 100% Limited Partnership Interest, in conjunction with various escrowed 2020 Class C and SDM licenses and permits, located at various locations (2 locations) because applicant has a history of owning similar establishments, and this license will be held for escrow

purposes. The surrounding area is commercial, where alcohol is currently available for purchase, therefore the use is not incompatible with other uses in the area, the existing use will continue and has not adversely affected surrounding uses, and because the applicant appears to qualify for a license under the City's ordinance.

## MEMORANDUM



**TO:** DAWN SPAULDING, DEPUTY CITY CLERK  
**FROM:** DAVID E. MOLLOY  
DIRECTOR OF PUBLIC SAFETY / CHIEF OF POLICE *DM*  
**INITIATED BY:** ERIC LINDBLADE, DETECTIVE *EL*  
**SUBJECT:** TRANSFER OWNERSHIP / CLASS C LIQUOR LICENSE  
APPLICATION, JLZ SPIGEL FAMILY HOLDINGS, LTD  
**DATE:** APRIL 13, 2021

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### Liquor License Request:

JLZ Spigel Family Holdings, LTD, requests to transfer ownership of a 2020 Class C licensed business located at 44375 W. 12 Mile Suite G147 and 44125 W. 12 Mile Suite E136., Novi, Michigan (MI) 48377. These properties were formerly known as the restaurant Taipei 101 before its closing. The company that owns 12 Mile Crossing, JLZ Spigel Family Holdings, LTD, is merely seeking to place the LCC license into escrow and this license will not be used for the sale of liquor.

### Applicant/Background Information:

Julie Zimmerman, owner of JLZ Spigel Family Holdings, LTD, currently owns retail centers across the United States, including several in Michigan.

### Criminal History/Police Contacts:

Zimmerman does not have any contacts in CLEMIS with any police departments. Zimmerman's ICHAT check was clear.

### Civil History:

Zimmerman does not have any civil history. I ran Zimmerman through Accurint and did not find any bankruptcies or liens.

### Oakland County Treasurer's Office

Contact was made with the Oakland County Treasurer's Office and there are no prior delinquent taxes at these locations.

### Michigan Liquor Control Commission (MLCC):

No contact was made with the MLCC due to the license being held in escrow.

Financial Review by the City of Novi Finance Department:

There was no financial data provided by the applicant and the applicant's company owns the retail center.

Summary:

Based on the information provided and the subsequent liquor investigation, I find no reason to deny the applicant's request. This request requires the approval of the Novi City Council.

C: Peter Auger, City Manager



March 25, 2021

**CITY COUNCIL**

**Mayor**

Bob Gatt

**Mayor Pro Tem**

Dave Staudt

Andrew Mutch

Laura Marie Casey

Hugh Crawford

Justin Fischer

Julie Maday

**City Manager**

Peter E. Auger

**City Clerk**

Cortney Hanson

TO: Cortney Hanson, City Clerk

FROM: Fire Marshal – Kevin Pierce

SUBJECT: Renewal of Liquor Business License –  
Vacant (Taipei Bar)

A fire inspection has been conducted at the above business located at 44125 Twelve Mile #E136, Novi MI 48377 and the business has been found to be in compliance with the adopted fire prevention code. Transfer of the Liquor License for 2021 is recommended.

**Novi Public Safety Administration**

45125 Ten Mile Road

Novi, Michigan 48375

248.348.7100

248.347.0590 fax

[cityofnovi.org](http://cityofnovi.org)



## MEMORANDUM

**TO:** DAWN SPAULDING, DEPUTY CITY CLERK  
**FROM:** CHARLES BOULARD, BUILDING DIRECTOR *cm*  
**SUBJECT:** LIQUOR LICENSE TRANSFER  
**DATE:** 04/06/2021

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The property located at **44375 TWELVE MILE RD G147** has received Special Inspection permit **PSI21-0020** for the purpose of:

- Auctions
- Liquor License: Transfer of Class C Liquor License to be held in escrow by JLZ Spiegel Family Holdings for currently vacant space.**
- Arcade License
- Massage License
- Outdoor Gathering
- Outdoor Seating
- Other:

From building safety standpoint, the Building Division does not object to the proposed license. Should you have any further questions with regards to this matter please feel free to contact me at (248) 347-0423.



# **CITY OF NOVI, MICHIGAN**

## **Liquor License Application**

### **Questionnaires A and B**

**Questionnaires A and B are to be  
completed and returned to the  
Novi City Clerk's Office**



## Licensing Policy

This article establishes an application and review process for the issuance of both new licenses and the transfer of existing licenses into the city or between or among applicants. The process is intended to ensure that the individuals and entities seeking licenses from, or charged with operating licensed establishments within, the city meet certain minimum requirements as to criminal history, past conduct, and ongoing business operation standards. It requires city council review of application information in light of certain criteria that is established for purposes of identifying the kinds of facilities that qualify for a license. It reserves to the city any and all discretion afforded it under applicable law relating to the issuance of licenses.

As a general matter of policy, applicants for a license will need to demonstrate an identifiable benefit to the city and its inhabitants resulting from the granting of the license. While all of the criteria set forth in this article are relevant to the decision whether to grant a license, an applicant must demonstrate in particular that the proposed facility:

- (a) Will provide a service, product, or function that is not presently available within the city or that would be unique to the city or to an identifiable area within the city;
- (b) Is of a character that will foster or generate economic development or growth within the city, or an identifiable area of the city, in a manner consistent with the city's policies; or,
- (c) Represents an added financial investment on the part of a long-term business or resident with recognized ties to the city and the local community.

The weight to be given to each item of the criteria identified in this article, and the determination whether a particular applicant meets or satisfies those criteria is intended to be within the sole discretion of the city council.

## **Requirements and Procedures**

1. Complete the Michigan Liquor Control Commission Application. Contact M.L.C.C. in Lansing at 517-322-1400 or toll free 1-866-813-0011.
2. Fully complete the **Novi Liquor License Application Questionnaires A and B** and return them to the City of Novi Clerk's Office within 30 days. Complete **Questionnaire C** and return it to the Novi Police Department within 30 days.
3. Please review and include with the applicant's initial **cover letter**, a response to the Novi Alcoholic Liquor Ordinance, Article II, Section 3.14 (a) *Facilities for which new licenses may be granted*.
4. Attach a non-refundable **application fee** of \$1,000.00, plus \$210.00 for each person with a financial or management interest in the application including, but not limited to, partnership partners, corporate officers and directors. Please make the check payable to the City of Novi.
5. **\*Site Plan** (1 copy - signed and sealed by a registered architect/engineer). If the facility is to be located in a proposed building for which site plan approval has not yet been obtained, or in an existing building that is to be remodeled, you must submit a conceptual site plan showing the proposed building and the relationship of the building to the surrounding properties and their uses.
6. **\*Building Façade Plan** (1 copy - signed and sealed by a registered architect/engineer) – all sides, including signage. If the proposed building final site plan has been previously approved by the Novi Planning and Community Development Department and there are no changes, then please submit a letter of verification stating there will be no such changes along with this application.
7. **\*Interior Plan with seating arrangement** (1 copy - signed and sealed by a registered architect/engineer). If the proposed interior has been previously approved by the City of Novi Building Department and there are no changes, then please submit a letter of verification stating there will be no such changes along with this application.
8. One full copy of the **menu**.
9. **Administrative Special Land Use** (see next page).
10. Provide any other information pertinent to the applicant and operation of the proposed facility that may be required by the Novi Alcoholic Liquor Ordinance, Article II.

\*No site plan, building façade plan, interior plan or any part thereof, may be changed by the applicant once they have received approval in conjunction with the liquor licensing process. Applicant must submit separate plans and fees as required by other City of Novi departments and consultants in accordance with standard review procedures, if applicable.

## **Administrative Special Land Use**

In addition to the Liquor License procedures noted above, any new establishment serving alcoholic beverages, and/or any expansion or significant change of site plan for an existing establishment, will need to follow the administrative Special Land Use public hearing process through the Community Development Department. The following must be submitted directly to the Community Development Department when a Liquor License application is submitted.

- **Application for Site Plan and Land Use Approval** form.
- Completed **Service of Alcoholic Beverages Special Land Use Application Checklist**, along with four sets of site plans and narratives as described in the checklist.
- Special Land Use **fees** (and possibly Site Plan review fees) will be assessed to the applicant.

The applicant is asked to contact the Community Development Department Planning Division at (248) 347-0475 to determine exactly what is needed for the Special Land Use application and site plan.

The Special Land Use and public hearing process will be handled by a committee represented by members of the Community Development Department, Public Services, and Assessing Departments for any new liquor license application, or for those applications that request an amendment to a site plan. The results of the special land use consideration and the public hearing process will be forwarded to the City Council for consideration along with the consideration of the Liquor License.

## **Special Circumstances**

Transfers that involve the following circumstances may be placed on a City Council agenda for consideration without payment of a fee and without the necessity of furnishing the information required for new licenses:

- (1) The exchange of the assets of a licensed sole proprietorship, licensed general partnership, or licensed limited partnership for all outstanding shares of stock in a corporation in which the sole proprietor, all members of the general partnership, or all members of the limited partnership are the only stockholders of that corporation.
- (2) The removal of a member of a firm, a stockholder, a member of a general partnership or limited partnership, or association of licensees from a license.
- (3) The occurrence of any of the following events:
  - (a) A corporate stock split of a licensed corporation.
  - (b) The issuance to an existing stockholder of a licensed corporation of previously unissued stock as compensation for services performed.
  - (c) The redemption by a licensed corporation of its own stock.
  - (d) A corporate public offering.

**Questionnaire A – Applicant Cover Information and Procedures for Liquor License**

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The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council. Please refer to Novi Alcoholic Liquor Ordinance, Articles I-II.

**1(a). Applicant's personal information:**

Name: Julie Zimmerman  
Address: \_\_\_\_\_  
\_\_\_\_\_

**1(b). Business location information:**

Name: Twelve Mile Crossing, LLC  
Address: 44375 W 12 Mile Rd, Suite G-147 /  
& 44125 W 12 Mile Rd, Suite E-136 ,Novi MI 48377  
Phone: N/A

NOTE: If the applicant is a partnership, you must include the name and address of each partner and attach a copy of the partnership agreement. If the applicant is a privately held corporation, you must include the name and address of each corporate officer, member of the board of directors and/or stockholders. Attach a copy of the articles of incorporation.

**2. Type of liquor license applying for (circle all those that apply):**

- Class C    Resort    Tavern    Club    Hotel A B    Quota    Transfer    Microbrewery/Brewpub

Theme of Proposed Business: N/A - License to be held in escrow by applicant  
\_\_\_\_\_  
\_\_\_\_\_

**3. Street address and legal description of the property where liquor license is to be located:**

See 1(b) ; further, the license will be held in escrow by applicant  
\_\_\_\_\_  
\_\_\_\_\_

## Questionnaire B – Administrative Background Information for Liquor License

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The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council.

1. What is the applicant's management experience in the alcohol/liquor business? N/A - License to be held in escrow by applicant

2. What is the applicant's general business management experience? Management of retail centers across the country, including several in Michigan

3. What is the applicant's general business reputation? Excellent standing

4. What is the applicant's financial status and ability to build and/or operate the proposed facility on which the proposed liquor license is to be located? Excellent

5. What are the applicant's past criminal convictions involving moral turpitude, violence or alcoholic liquors? None

6. Does the applicant use alcoholic beverages to excess? No

7. What is the effect that the issuance of a license would have upon the economic development of the surrounding area?  
Allow property owner to maximize occupancy and provide

diverse establishments for the benefit of the surrounding community; thus,  
generating revenue for the applicant and maintaining an establishment that benefits  
the economic development of the community

8. What effect would the issuance of a license have on the health, welfare and safety of the general public? \_\_\_\_\_  
No negative effect

9. Has the applicant received responses from the Police Department, Building Department and/or Fire Department with regard to the proposed facility? \_\_\_\_\_  
No.

10. What is the public need or convenience for issuance of a liquor license for this facility at the proposed location? \_\_\_\_\_  
See #7

11. What is the uniqueness of the proposed facility when contrasted against other existing or proposed facilities and the compatibility of the proposed facility to surrounding architecture and land use? \_\_\_\_\_  
See #7.

12. Does the facility to which the proposed liquor license is to be issued comply with the applicable building, plumbing, electrical and fire prevention codes and zoning statutes and ordinances applicable to the City of Novi? Has applicant received information from the appropriate departments? \_\_\_\_\_  
Yes.

13. What effect will the facility to which the proposed liquor license is to be issued have upon vehicular and pedestrian traffic in the area? \_\_\_\_\_

No negative effect; facility already exists and has been in existence for many years

14. What is the proximity of the proposed business facility to other similarly situated licensed liquor facilities? \_\_\_\_\_

N/A - License to be held in escrow by applicant

15. What is the proximity of the proposed facility to complimentary uses such as office and commercial development? \_\_\_\_\_

N/A - License to be held in escrow by applicant

16. What effect would the proposed facility have upon the surrounding neighborhood and/or business establishments, including impacts upon residential areas, church and school districts? \_\_\_\_\_

No negative effects

17. What proposed or actual commitments are being made by the applicant to establish permanency in the community? \_\_\_\_\_

Applicant owns the shopping center that sits on the property

18. What utilities are available to serve the facility? \_\_\_\_\_

All necessary utilities

19. What other factors should the Novi City Council consider? \_\_\_\_\_

Applicant is merely seeking to place the licenses into escrow; applicant is in the business of owning and operating retail centers and will not be actively using the license to sell alcohol. Escrowed liquor licenses provided additional value to owners' retail center.





cityofnovi.org

Receipt: 9718

03/23/21

Page

TWELVE MILE CROSSING, LLC  
JLZ SPIGEL FAMILY HOLDINGS, LTD  
44375 AND 44125 W 12 MILE RD

The sum of: \$1,210.00

MICHAEL ZIMMERMAN

LIQUOR

1,210.00

Total 1,210.00

TENDERED:

CREDIT CARD 91041536 1,210.00

Credit Card Fee 91041536 36.30

Signed: \_\_\_\_\_



STATE OF MICHIGAN

GRETCHEN WHITMER  
GOVERNOR

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

December 21, 2020

Sun Valley-MI Limited Partnership  
c/o Attorney Anissa Hudy  
(email: ahudy@hudylaw.com)

**RID #2002-03320**

**Reference/Transaction:** Transfer Partnership Interest by dropping General Partner Spigel Properties, Inc. and Limited Partners Julie Zimmermann and Stuart Spigel; and as a result, existing Limited Partners Stanley Spigel and Barbara Spigel will each hold 50% Partnership Interest; Transfer Partnership Interest by dropping existing Limited Partner Stanley Spigel, deceased; and as a result new Limited Partner Stanley Spigel Marital Trust u/a/d 2/13/2019, Julie Zimmerman and Stuart Spigel Co-Trustees will hold 50% Limited Partnership; and Transfer Partnership Interest by dropping existing Limited Partner Stanly Spigel Matiral Trust u/a/d 2/13/2019, Julie Zimmerman and Stuart Spigel Co-Trustees and existing Limited Partner Barbara Spigel; and as a result, new Limited Partner JLZ Spigel Family Holdings, Ltd./SPS Spigel Family Holdings, Ltd., will hold 100% Limited Partnership Interest, in conjunction with various escrowed 2020 Class C and SDM licenses and permits, located at various locations. (2 locations)

Please let this letter serve as notice the Michigan Liquor Control Commission has authorized this application for a license.

**Applicant/Licensee:** Sun Valley-MI Limited Partnership

**Business address and phone number:** 44125 W. 12 Mile Rd. Ste. E-136, Novi, MI. 48377, Oakland County (B) 210-349-3636; 44375 W. 12 Mile Rd., Ste. G-147, Novi, MI. 48377, Oakland County

**Home address and phone number of partner(s)/subordinates:** Attorney Anissa C. Hudy, PO Box 249, New Baltimore, MI. 48047 (B) 248-417-9154

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

**Southfield District Office (313) 456-1170**

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

Since this request is a transfer under MCL 436.1529(1), approval of the local unit of government is not required. However, a copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor.

Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

**MICHIGAN LIQUOR CONTROL COMMISSION**

Retail Licensing Division

(866) 813-0011

jmm

cc: Novi City Council