



## HERS MARKET AND ONEZO JSP23-36

### **JSP23-36 HERS MARKET AND ONEZO**

Consideration of Special Land Use at the request of Mizu, LLC. The subject property, 24100 Meadowbrook Road, is an approximately 6,000 square foot unit within an existing commercial condominium and is located in Section 25, south of Ten Mile Road and east of Meadowbrook Road. The applicant is proposing to operate a market and café within the unit. Special Land Use approval is required for a restaurant use in the B-1 Local Business District.

### **Required Action**

Approve or Deny the Special Land Use along with any applicable waivers.

<b>REVIEW</b>	<b>RESULT</b>	<b>DATE</b>	<b>COMMENT</b>
Planning	Approval recommended	3-25-24	<b>Additional conditions as noted in the motion sheet for Special Land Use approval</b>
Landscaping	Approval recommended	3-19-2024	<b>Applicant will need to replace any landscaping as provided on the original landscape plan</b>
Fire	Approval recommended	3-19-2024	Further review will be conducted when building permit is applied for

## Motion sheet

### Approval – Special Land Use Permit

In the matter of Hers Market and OneZo, JSP23-36, motion to **approve** the Special Land Use Permit based on and subject to the following

- a. Relative to other feasible uses of the site:
  1. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off street parking, off-street loading/unloading, travel times, and thoroughfare level of service (*as it is an existing unit with shared parking in place*);
  2. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area (*no impacts to utilities are anticipated*);
  3. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats (*no impacts to existing natural features are proposed*);
  4. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood (*the restaurant use complies with the size requirements of Section 4.91 – Restaurants within a Planned Commercial Center*);
  5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use (*as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi*);
  6. The proposed use will promote the use of land in a socially and economically desirable manner (*as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi*);
  7. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located;
- b. The applicant will work with staff to restore the site landscaping to what was provided on the original landscape through an Electronic Stamping Set submittal and review; and
- c. 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 Electronic Stamping Set submittal;
- d. (*additional conditions here if any*)

*(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)*

**- OR -**

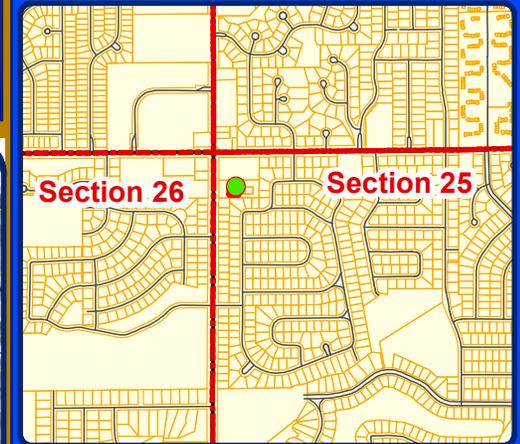
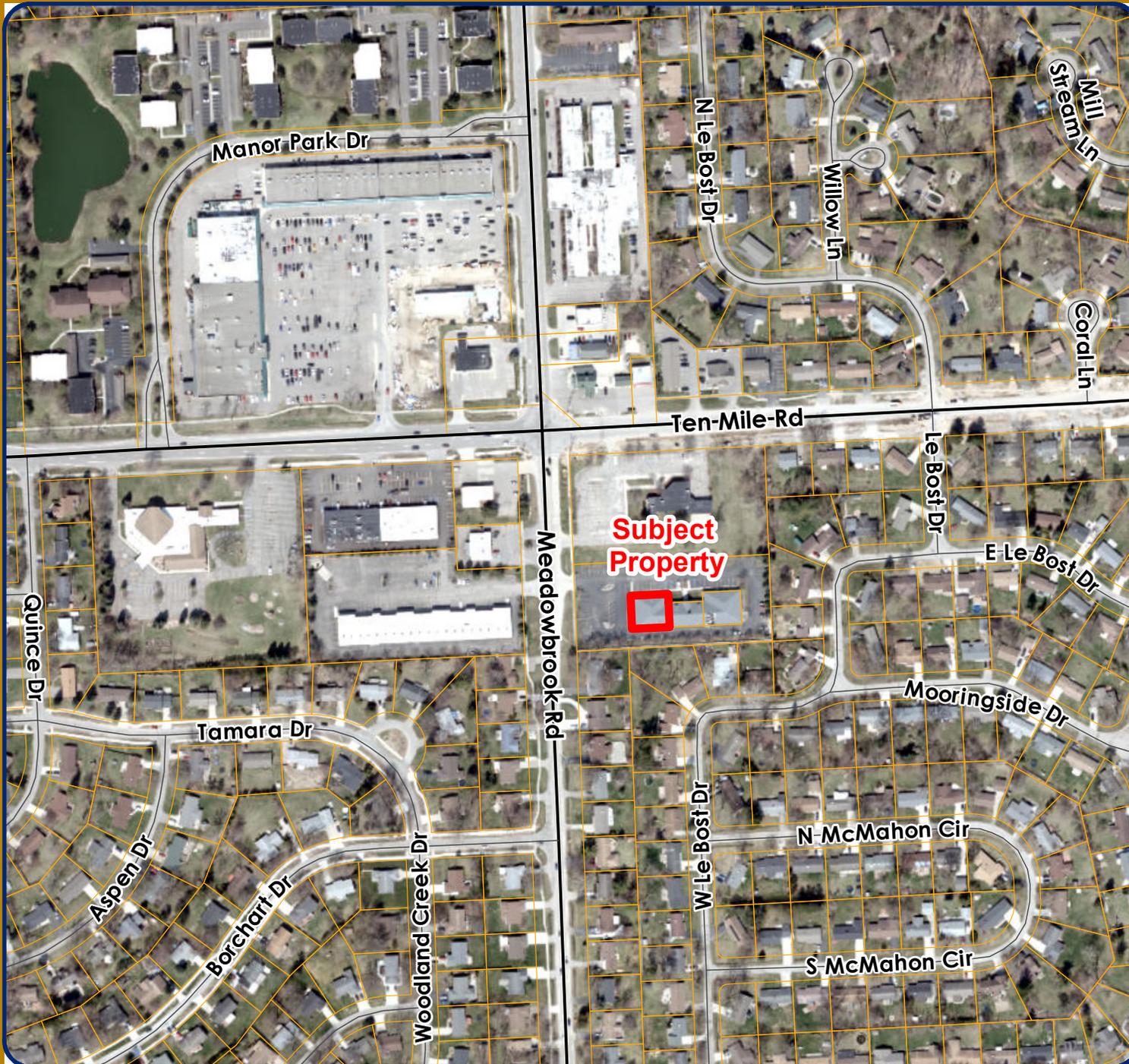
**Denial – Special Land Use Permit**

In the matter of Hers Market and OneZo, JSP23-36, motion to **deny** the Special Land Use Permit *(because the use is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**MAPS**  
**Location**  
**Zoning**  
**Future Land Use**  
**Natural Features**

# HERS MARKET AND ONEZO

## LOCATION



Section 26

Section 25

### 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: James Hill  
Date: 4/30/2024  
Project: HERS MARKET AND ONEZO  
Version #: 1



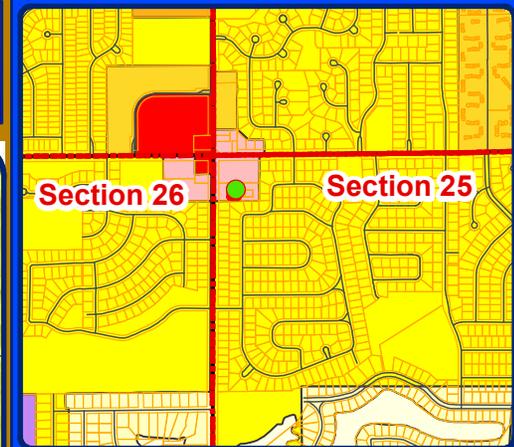
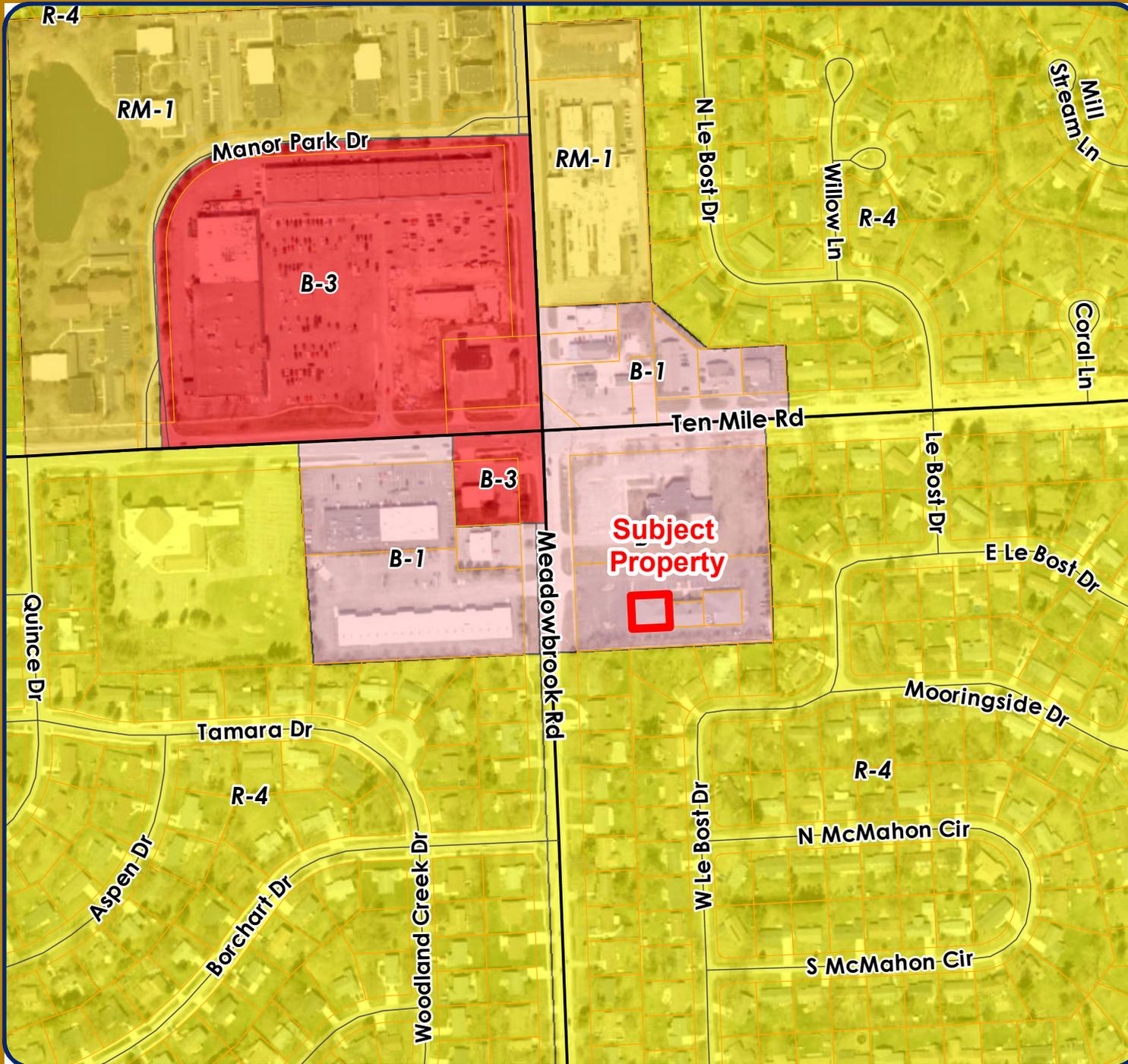
1 inch = 333 feet



#### 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.

# HERS MARKET AND ONEZO CURRENT ZONING



**LEGEND**

- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-1: Local Business District
- B-3: General Business District
- I-1: Light Industrial District

Subject Property

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 Dept. of Community Development  
 City Hall / Civic Center  
 45175 W Ten Mile Rd  
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[cityofnovi.org](http://cityofnovi.org)

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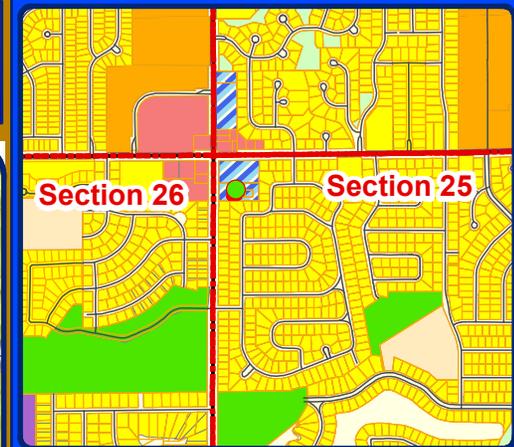
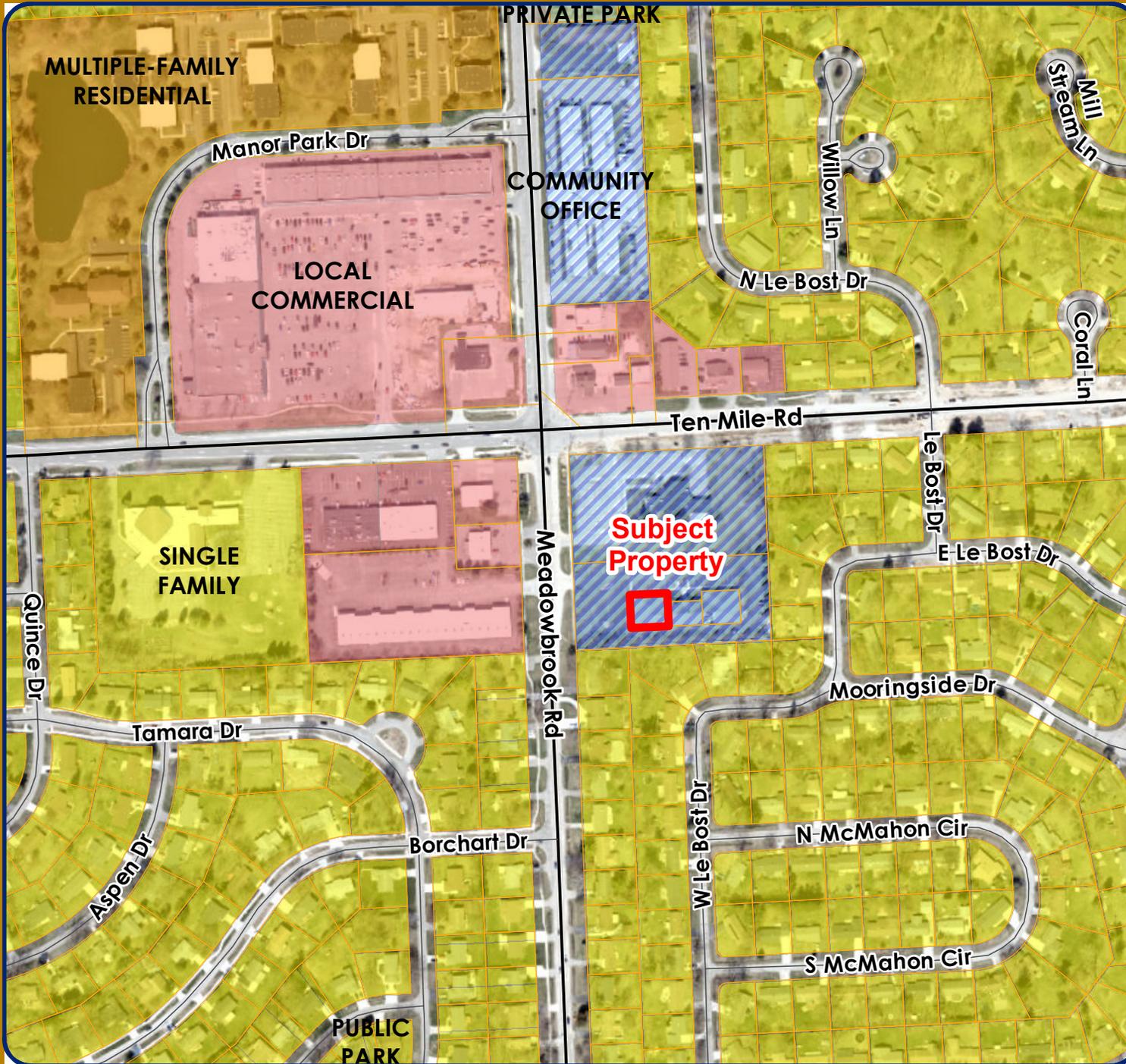
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# HERS MARKET AND ONEZO

## FUTURE LAND USE



### LEGEND

- Single Family
- Multiple-Family Residential
- Community Office
- Industrial, Research, Development and Technology
- Local Commercial
- Educational Facility
- Public Park
- Private Park

 Subject Property

### City of Novi

Dept. of Community Development  
City Hall / Civic Center  
45175 W Ten Mile Rd  
Novi, MI 48375  
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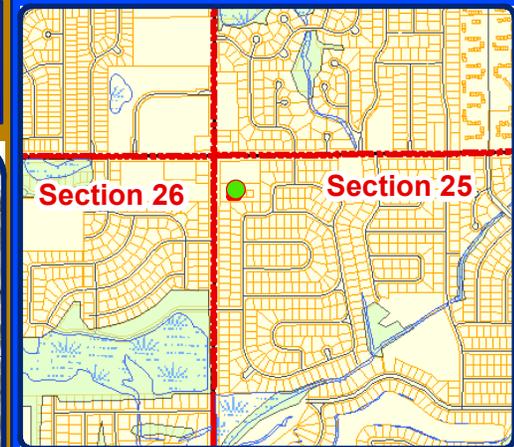
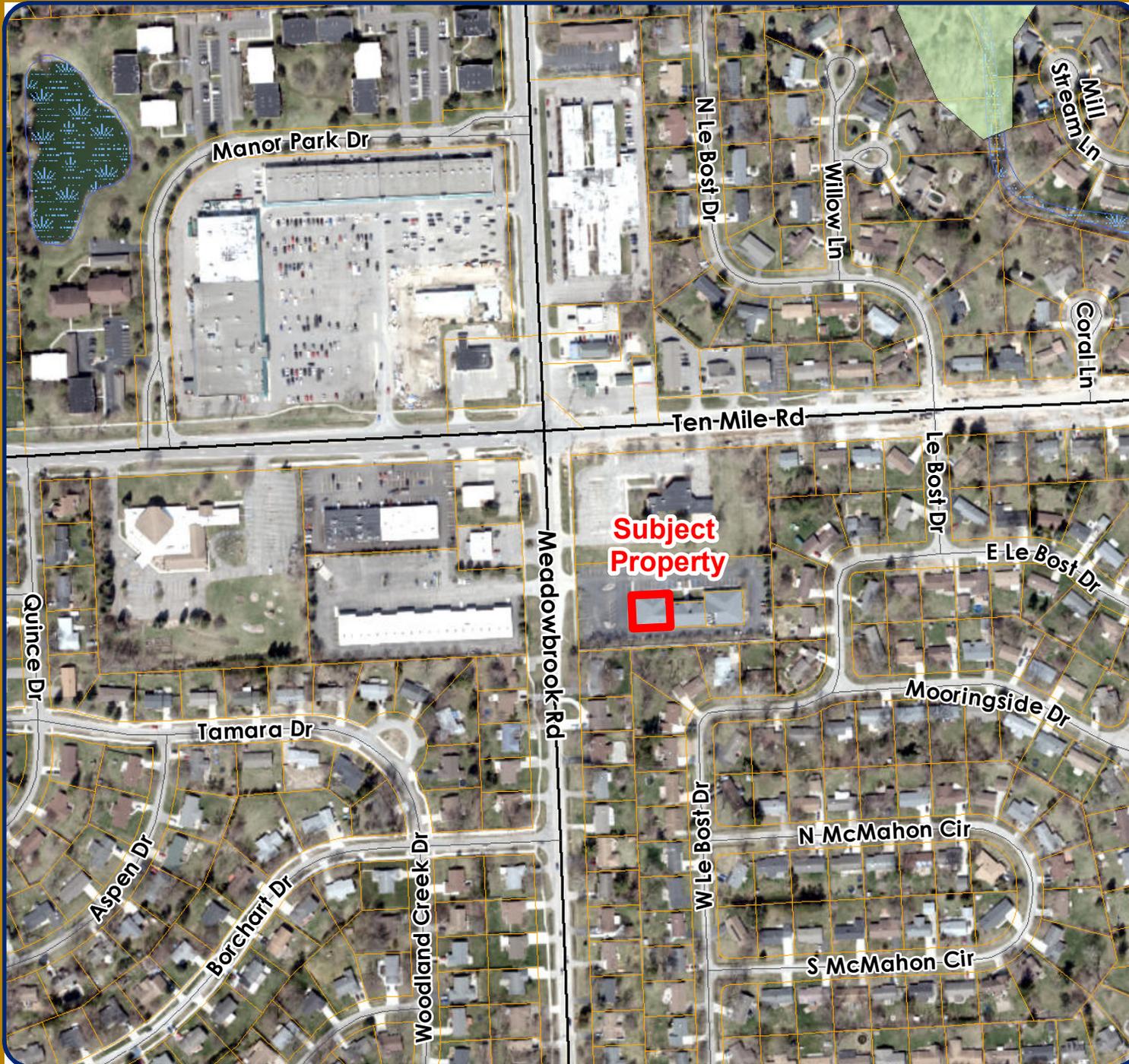
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# HERS MARKET AND ONEZO NATURAL FEATURES



 Subject Property

**LEGEND**

-  Wetlands
-  WOODLANDS

**City of Novi**  
Dept. of Community Development  
City Hall / Civic Center  
45175 W Ten Mile Rd  
Novi, MI 48375  
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## PLANNING REVIEW



# PLAN REVIEW CENTER REPORT

March 25, 2024

## Planning Review HERS MARKET AND ONEZO

JSP 23-36

### PETITIONER

Mizu LLC

### REVIEW TYPE

Special Land Use

### PROPERTY CHARACTERISTICS

Section	25	
Site Location	24100 Meadowbrook Road; South of Ten Mile Road, east of Meadowbrook	
Site School	Novi Community School District	
Site Zoning	B-1 Local Business District	
Adjoining Zoning	North	B-1 Local Business
	East	R-4 One Family Residential
	West	B-1 Local Business
	South	R-4 One Family Residential
Current Site	Vacant Building	
Adjoining Uses	North	Former PNC bank
	East	Single Family Residential
	West	Peach Tree Plaza
	South	Single Family Residential
Site Size	Unit is 6,017 square feet; site is approximately 2.017 acres	
Plan Date	Submitted March 18, 2024	

### PROJECT SUMMARY

The applicant is proposing to use one of the units within the Tobin Condominium for a small market and cafe. The subject unit was formerly the location of Novi Drug but is now currently vacant. There are no site changes proposed, but the applicant has indicated that they will work with staff in restoring any landscaping that has died or been removed.

### RECOMMENDATION

Approval of the Special Land Use is **recommended** contingent on the applicant replacing any landscaping as provided on the original landscape plan. In addition, the Planning Commission will need to consider the conditions of Section 4.91 on top of the Special Land Use considerations.

### SPECIAL LAND USE CONSIDERATIONS

Section 6.1.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of any Special Land Use:

- i. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress,

- acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. **Shared parking with entire condo.**
- ii. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area. **No impacts to public utilities are anticipated.**
  - iii. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats. **No impacts to existing natural features are proposed.**
  - iv. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. **Fills vacant space and provides neighboring residential with access to grocery and cafe.**
  - v. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use. **It fosters new businesses.**
  - vi. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner. **It fosters new businesses.**
  - vii. Whether, relative to other feasible uses of the site, the proposed use is
    - a. listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
    - b. is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

## ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the response letter before Planning Commission:

1. Restaurants within a Planned Commercial Center (Sec. 4.91): Restaurant uses are permitted as a Special Land Use in the B-1 Local Business Zoning District, subject to section 4.91:
  - a. Permitted within a planned commercial center of at least 15,000 square feet of gross floor area permitted as a special land use, subject to the following (The Tobin Center is approximately 16,439 square feet):
    - i. No more than 20% of the gross floor area of any such planned commercial center may be used for restaurant uses, and no single restaurant use shall exceed 2,500 square feet: 2,300 square feet proposed for the café use (~14%)
    - ii. Hours of operation limited to between 7 am and 10 pm, except that deliveries may take place until 1 am: hours of operation indicated to be 10 am to 8 pm
    - iii. No outdoor food preparation of any kind: not proposed
    - iv. In addition to the provisions of the Special Land Use requirements in Section 6.2.C, the Planning Commission shall consider the proximity of the proposed restaurant to any adjacent residential districts, and any adverse effects that may be expected to the residential districts due to potential smells, noise, or location of the trash receptacles: **please provide more detail on the items proposed to be sold in the café. The Planning Commission may have concern regarding any odors from the dumpster located in the southeast corner of the property.**
    - v. Once established, a subsequent substantially similar restaurant may occupy the same tenant space, utilizing the same (or less) floor area without the need for the Planning Commission to again review a request for Special Land Use consideration

2. Exterior Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Sign permit applications are submitted, reviewed and approved as a separate permit. Please contact the Ordinance Division 248.735.5678 for information regarding sign permits.
3. Other requirements:
  - a. Street and Project Name: Not applicable
  - b. Pre-Construction Meeting: A Pre-construction meeting is not required for this project.
4. Other Reviews
  - a. Landscape Review: Landscape recommends approval, provided the applicant agrees to work with staff in restoring the site to its original landscaping.
  - b. Fire Review: Fire will conduct further review when the applicant proposes building or site changes but has expressed concern over the interior exit paths provided from the 'mercantile' area through the 'storage' area.

### **NEXT STEP: PLANNING COMMISSION MEETING**

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A special land use requires a public hearing and the approval is subject to Planning Commission's discretion. The special land use is currently scheduled for Planning Commission on May 8, 2024. **Please provide a response letter addressing comments provided in this letter, and the accompanying review letters, prior to 3pm on May 1, 2024.**

### **FUTURE STEP: ELECTRONIC STAMPING SET FOR LANDSCAPE PLANS**

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The applicant will need to work with staff to restore the site landscaping to what was provided on the original site plan. A landscape plan will need to be submitted, and reviewed by staff after the project receives Special Land Use approval from the Planning Commission

### **STAMPING SETS**

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Physical plans will be required to be stamped and signed by staff in order to have an up to date landscape plan on record. After staff approves of the plans reviewed electronically, **four** sets of the plans (24" x 36", folded) will need to be submitted to the Community Development Department for stamping.

### **CHAPTER 26.5**

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Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0547 or [jhill@cityofnovi.org](mailto:jhill@cityofnovi.org).



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James Hill – Planner

## LANDSCAPE REVIEW



**PLAN REVIEW CENTER REPORT**  
**March 19, 2024**  
**Onezo**  
**Combined Preliminary/Final Site Plan - Landscaping**

**Review Type**

Preliminary/Final Plan Landscape Review

**Job #**

JSP23-0036

**Property Characteristics**

- Site Location: 24100 Meadowbrook
- Site Acreage: 0.15 ac.
- Site Zoning: B-1
- Adjacent Zoning: North, East, West: B-1; South: R-4
- Plan Date: 3/4/2024

**Ordinance Considerations**

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and is not intended to substitute for any Ordinance.

**Ordinance Considerations**

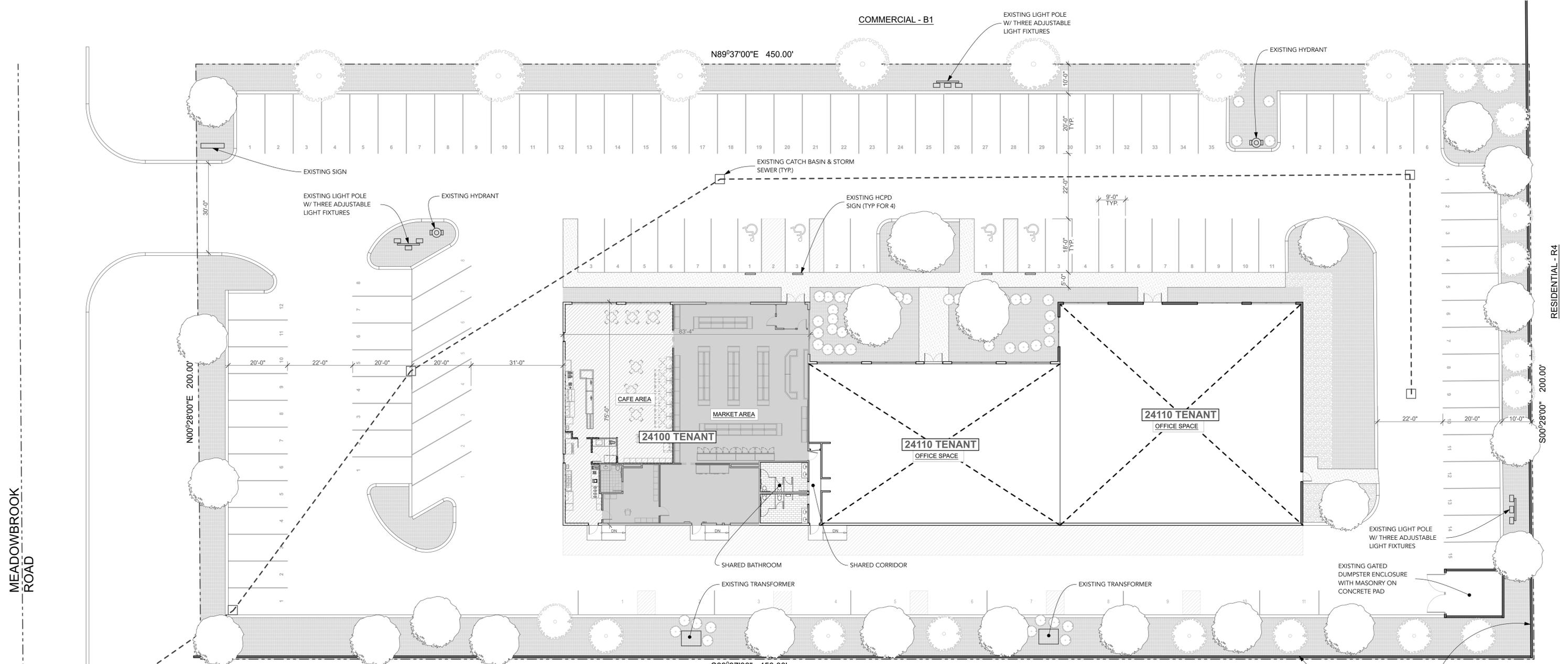
Due to the limited nature of the project, a formal landscape plan is not required. However, per Zoning Ordinance Section 5.5.6, any weak, dead or missing landscaping from the site's approved landscape plan must be replaced as part of this project, and on an ongoing basis going forward.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org).

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Rick Meader – Landscape Architect

**SITE PLAN**

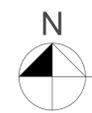


MEADOWBROOK ROAD

COMMERCIAL - B1

RESIDENTIAL - R4

RESIDENTIAL - R4



Architectural Site Plan (Existing)

SCALE: 1" = 15'-0"

General Notes:

- PROJECT SCOPE - NO EXTERIOR ALTERATION, NOR ADDITION TO EXISTING BUILDING. (NO OUTDOOR DECKING.)
- LANDSCAPING SHOWN ON THE ARCHITECTURAL SITE PLAN IS FOR GRAPHIC REFERENCE PURPOSE ONLY. PER "PLAN REVIEW CENTER REPORT, AUTUST 6 2023, PRE-APPLICATION SITE PLAN - LANDSCAPING:
  - PLEASE REPLACE ANY MISSING LANDSCAPING FOR THE SITE IN THOSE AREA, PER THE ORIGINAL PLAN. (LANDSCAPE PLAN BY LUDWIG & ASSOCIATES LIMITED, PROJECT #94-06-05, DATED 07-11-94.
  - THE ORIGINAL PLAN SHOWED 3 PYRUS CALLERYANA TREES IN THE ISLANDS. THOSE ARE NOT PROHIBITED SPECIES IN NOV1. PLANT A DIFFERENT DECIDUOUS CANOPY TREE SPECIES SELECTED FROM THE TREE SPECIES LIST IN THE ORIGINAL PLAN.
- NO CHANGES PROPOSED ARE PROPOSED TO EXISTING UTILITIES.
- NO CHANGES PROPOSED TO EXISTING STORMWATER MANAGEMENT.

(INFORMATION PER PRIME DESIGN SYSTEMS, INC., PROJECT #02/0880, SHEET AS01.01, DATED 09/04/2003)

**SITE DATA:**

PARCEL AREA:	2,0661 ACRES
ZONING:	B-1
BUILDING:	17,083 SQ.FT.
PUBLIC PAVEMENT AREA:	1,350 SQ.FT.
PRIVATE PAVING AREA:	55,475 SQ.FT.
PARKING SPACES (EXISTING):	116 (INCLUDES 4 HANDICAPPED PARKING SPACES)

**LEGAL DESCRIPTION:**  
 THE SOUTH 200.00 FEET OF LOT 78, "WILLOWBROOK ESTATES SUBDIVISION NUMBER 2", OF PART OF THE NORTH-WEST QUARTER SECTION 25, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIVER 77 OF PLATS, ON PAGES 4 AND 5, OAKLAND COUNTY RECORDS. SIDEWELL NUMBER 22-25-101-044 CONTAINING 2.0661 ACRES.

(INFORMATION PER PRIME DESIGN SYSTEMS, INC., PROJECT #02/0880, COVER SHEET, DATED 09/04/2003)

**EXISTING BUILDING DATA:**  
 24100 (THIS PROJECT)  
 PREVIOUS BUILDING USE GROUP M, PHARMACY.  
 PROPOSED BUILDING USE, MIXED USES -  
 USE GROUP M - MARKET,  
 USE GROUP B - CAFÉ (BUBBLE TEA)  
 EXISTING BUILDING AREA: 5,920 FT<sup>2</sup>

24110  
 EXISTING BUILDING USE - OFFICE SPACE.  
 EXISTING BUILDING AREA: 4,949 FT<sup>2</sup>

24120  
 EXISTING BUILDING USE - OFFICE SPACE.  
 EXISTING BUILDING AREA: 6,243 FT<sup>2</sup>

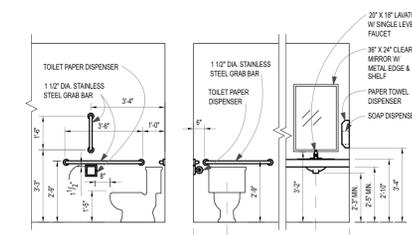
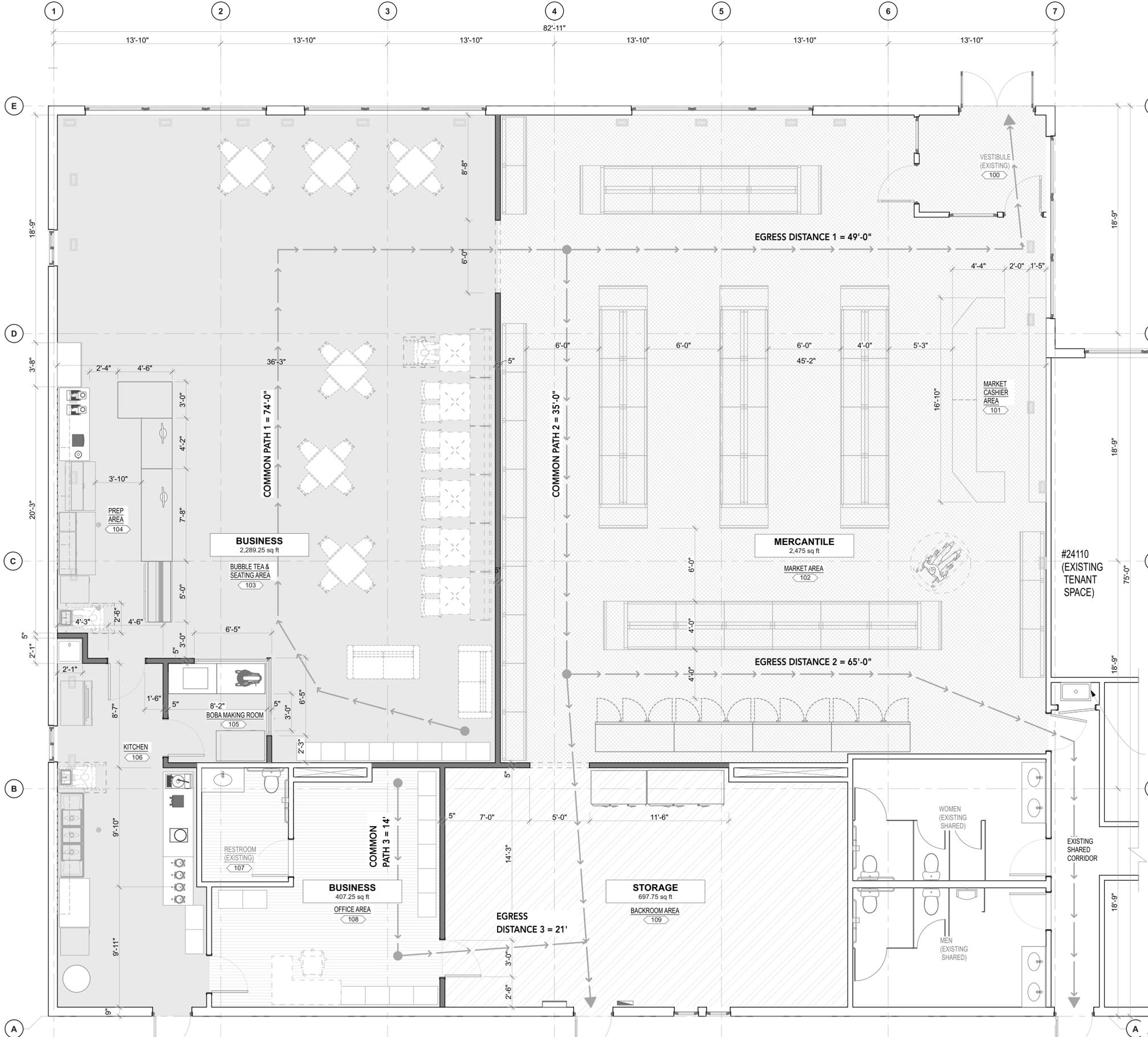
**DRAWING SHEET INDEX:**

AS1	- ARCHITECTURAL SITE PLAN (EXISTING)
A1	- BUILDING DATA & CODE SUMMARY PROPOSED FLOOR PLAN AND EGRESS LAYOUT
A2	- FLOOR PLAN - EQUIPMENT LAYOUT, SCHEDULE & GENERAL NOTES.



THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO Y. JERRY WU. ANY DISCLOSURE OR USE OF THIS DOCUMENT IS EXPRESSLY PROHIBITED EXCEPT AS ARCHITECT Y. JERRY WU MAY OTHERWISE AGREE IN WRITING.

	<b>Y. Jerry Wu, Architect, P.C.</b> ARCHITECTURAL DESIGN & CONSTRUCTION CONSULTING TEL: (248) 325-8882    email: jwu.architect@outlook.com	drawing title
	project: <b>INTERIOR IMPROVEMENT FOR HERS MARKET &amp; ONEZO</b> 24100 Meadowbrook Road, Novi, MI 48375	issue dates: 03-04-2024 Site Plan Review
		project # <b>2023-OneZo</b> sheet <b>AS</b>

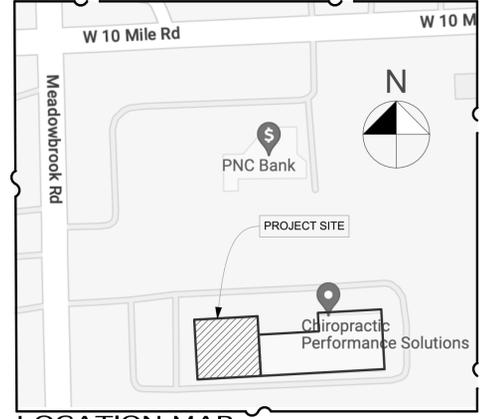


**EXISTING ADA TOILET ACCESSORIES MOUNTING HEIGHT**

**INTERIOR FINISH REQUIREMENTS (SECTION 804.3):**

**EXIT ACCESS CORRIDOR AND OTHER EXITWAYS -**  
FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450

**ROOMS AND ENCLOSED SPACES -**  
FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450



**LOCATION MAP**

**DEFERRED SUBMITTAL:**

- SPRINKLERS:  
SPRINKLER CONTRACTOR SHALL SUBMIT SPRINKLER SHOP DRAWING FOR APPROVAL AND PERMIT.
- FIRE ALARM:  
FIRE ALARM CONTRACTOR SHALL SUBMIT FIRE ALARM SHOP DRAWING FOR APPROVAL AND PERMIT.

**SCOPE OF WORK:**

- No building structural work.
- No Mechanical HVAC work, no kitchen exhaust hood.
- Plumbing work: (See Sheet P1 detail). In general, a new electric water heater connect to existing water main, provide hot water to hand sinks, three compartment sink and existing unisex toilet hand sink. Also provide drain lines for new sinks, new ice machine, new floor drains, new floor sinks, etc., to connect to existing sanitary sewer.
- Electrical work: (See Sheet E1 and E2 for detail). In general, to replace existing light fixtures that are not meeting current Code requirements, add GFCI outlets for kitchen equipments.
- Interior partition work: (See Sheet A1 for detail). In general, add new partitions as shown shaded on floor plan, add two new wood door (D1 and D2).
- Interior decoration work: (Verify with Owner for details). In general, custom build mill work for cashier counters, wall cabinets and book shelves. Flooring to be epoxy, existing ceiling tile and grid to receive new coat.
- Fire protection sprinkler system:  
A Fire Protection Contractor to provide necessary design and drawings submit to City Fire Marshal for review and approval.

\*THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR NOVI CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.\*

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (FOR INTERIOR REMODEL ONLY):  
**Y. JERRY WU, ARCHITECT P.C.**

**LEGAL JURISDICTION:**  
BUILDING DEPARTMENT - CITY OF NOVI  
HEALTH DEPARTMENT - OAKLAND COUNTY

**CODES CURRENTLY IN EFFECT (CITY OF NOVI):**  
MBC 2015 (MICHIGAN BUILDING CODE 2015)  
ICC/ANSI A117.1. 2009 & MICHIGAN BARRIER FREE DESIGN LAW OF PUBLIC ACT 1 OF 1966 AS AMENDED.  
MBC 2015 (MICHIGAN BUILDING CODE 2015) - CHAPTER 13  
MEC 2015 (MICHIGAN UNIFORM ENERGY CODE 2015) - CHAPTER 4 & MICHIGAN UNIFORM ENERGY CODE, PART 10A. RULES (ANSI/ASHRAE 90.1-2013)  
MPC 2018 (MICHIGAN PLUMBING CODE 2018)  
MMC 2015 (MICHIGAN MECHANICAL CODE 2015)  
IFGC 2015 (INTERNATIONAL FUEL GAS CODE 2015)  
MRCEB 2015 (MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS 2015)  
IFC 2015 (INTERNATIONAL FIRE CODE 2015), 2015 MICHIGAN BUILDING CODE REFERENCES THE 2015 IFC  
NEC 2017 (STATE OF MICHIGAN ELECTRICAL CODE) 2017 NATIONAL ELECTRICAL CODE WITH PART 8 AMENDMENTS  
FIRE SUPPRESSION: NFPA 13 (2013)  
FIRE ALARM NFPA 72 (2013)

**EXISTING BUILDING DATA:**  
PREVIOUS BUILDING USE GROUP M, PHARMACY.  
PROPOSED BUILDING USE, MIXED USES -  
USE GROUP M - MARKET,  
USE GROUP B - CAFÉ (BUBBLE TEA)  
EXISTING BUILDING AREA: 5,920 FT<sup>2</sup>  
EXISTING BUILDING HEIGHT: 30 FT.  
CONSTRUCTION TYPE: VB  
AUTOMATIC SPRINKLER SYSTEM PROVIDED THROUGHOUT

**MBC 2015 SUMMARY:**

SECTION 508 MIXED USE AND OCCUPANCY:  
SECTION 508.2 ACCESSORY OCCUPANCIES

- MAIN OCCUPANCY: MERCANTILE GROUP M (SECTION 309.1 - MARKETS)
- SECTION 508.2.1 ACCESSORY OCCUPANCY CLASSIFICATION:  
BUSINESS GROUP B (SECTION 304.1 - SERVICE-TYPE TRANSACTION).

SECTION 508.2.2 ALLOWABLE BUILDING HEIGHT  
MAIN OCCUPANCY OF THE BUILDING (M) = 60 FT (TABLE 504.3).  
ACCESSORY OCCUPANCY (B) = 60 FT (TABLE 504.3)  
EXISTING BUILDING HEIGHT = 30 FEET.

SECTION 508.2.3 ALLOWABLE BUILDING AREA  
MAIN OCCUPANCY OF THE BUILDING (M) = 36,000 FT<sup>2</sup>. (TABLE 506.2)  
ACCESSORY OCCUPANCY (B) = 36,000 FT<sup>2</sup>. (TABLE 506.2)  
EXISTING BUILDING AREA = 5,920 FT<sup>2</sup>. (EXCLUDES THE SHARED RESTROOM.)

**NONSEPARATED OCCUPANCIES:**

- SECTION 508.3.1 OCCUPANCY CLASSIFICATION - M & B
- SECTION 508.3.2 ALLOWABLE BUILDING AREA AND HEIGHT - 36,000 FT<sup>2</sup> AND 60 FT.
- SECTION 508.3.3 SEPARATION. - NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES.

**OCCUPANT LOAD:**  
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT:

MERCANTILE - 2,475 FT <sup>2</sup>	+ 60 GROSS = 41.25
STORAGE, STOCK ROOM - 698 FT <sup>2</sup>	+ 300 GROSS = 2.33
BUSINESS (BUBBLE TEA AREA) - 2,289 FT <sup>2</sup>	+ 100 GROSS = 22.89
BUSINESS (OFFICE AREA) - 407 FT <sup>2</sup>	+ 100 GROSS = 4.07

TOTAL OCCUPANT LOAD = 70.54 = 71.

**COMMON PATH OF EGRESS TRAVEL DISTANCE:**  
75 FEET (TABLE 1006.2.1, OL > 30, WITH AUTOMATIC SPRINKLER SYSTEM)

**EXIT ACCESS TRAVEL DISTANCE:**  
250 FEET (TABLE 1017.2, OCCUPANCY-M, WITH AUTOMATIC SPRINKLER SYSTEM)  
300 FEET (TABLE 1017.2, OCCUPANCY-B, WITH AUTOMATIC SPRINKLER SYSTEM)

**Floor Plan - Proposed Layout**  
SCALE: 1/4" = 1'-0"  
0 2' 4' 8'

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO Y. JERRY WU. ANY DISCLOSURE OR USE OF THIS DOCUMENT IS EXPRESSLY PROHIBITED EXCEPT AS ARCHITECT Y. JERRY WU MAY OTHERWISE AGREE IN WRITING.\*

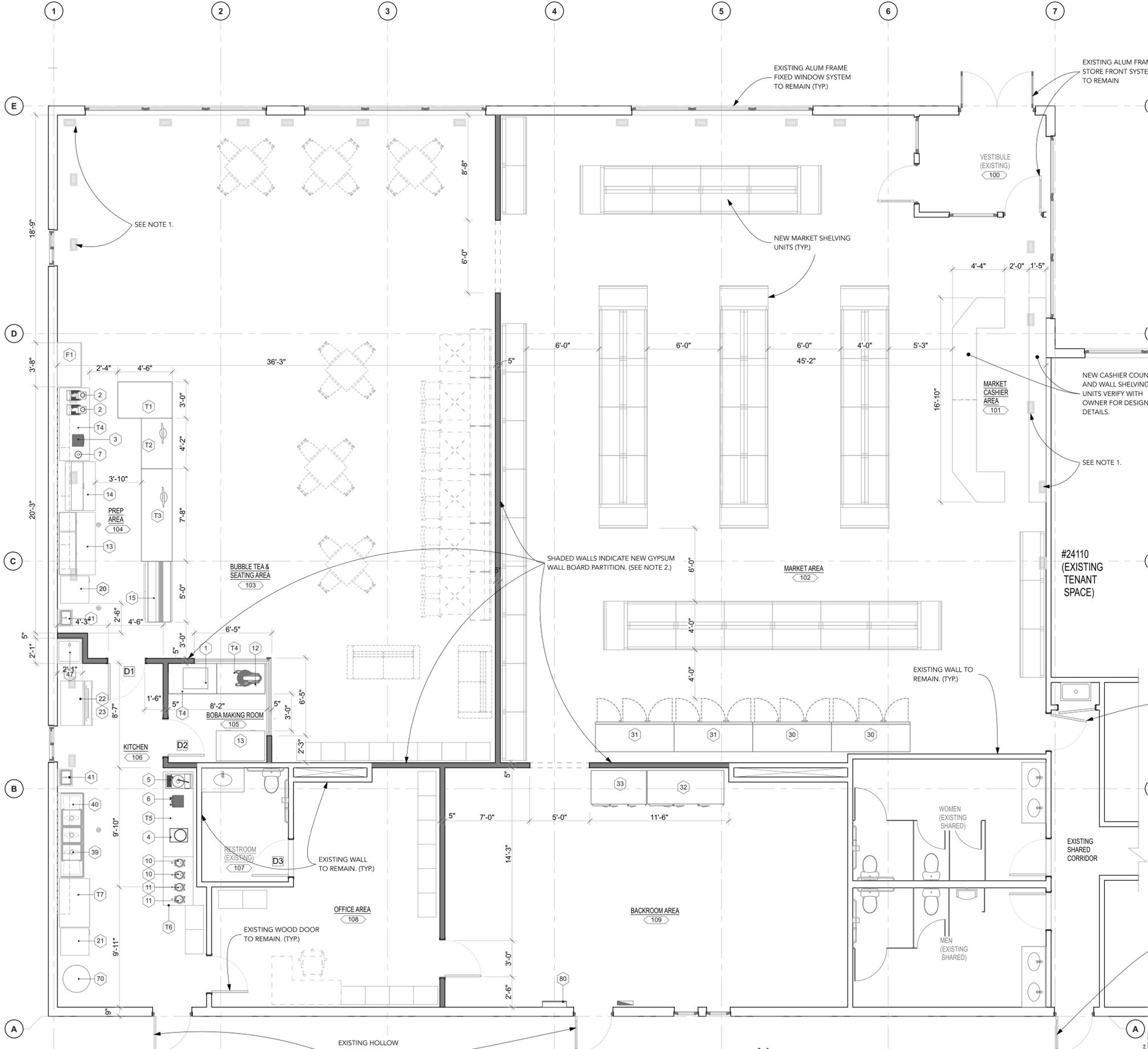
**Y. Jerry Wu, Architect, P.C.**  
ARCHITECTURAL DESIGN & CONSTRUCTION CONSULTING  
TEL: (248) 325-8882 | Email: jwu.architect@outlook.com

**Building Data & Code Summary**  
**Proposed Floor Plan and Egress Layout**

project: INTERIOR IMPROVEMENT FOR  
**HERS MARKET & ONEZO**  
24100 Meadowbrook Road, Novi, MI 48375

issue dates: 03-04-2024 Site Plan Review

project #: 2023-OneZo  
sheet: A1



### Room Finishes Schedule

NO.	ROOM NAME	FLOOR	WALL BASE	WALL	CEILING
100	VESTIBULE	EPOXY	VINYL	PAINT	2x4 CEILING TILE
101	MARKET CASHIER AREA	EPOXY	VINYL	PAINT	2x4 CEILING TILE
102	MARKET AREA	EPOXY	VINYL	PAINT	2x4 CEILING TILE
103	BUBBLE TEA SEATING AREA	EPOXY	VINYL	PAINT	2x4 CEILING TILE
104	PREP AREA	EPOXY	VINYL	PAINT	2x4 CEILING TILE
105	BOBA MAKING ROOM	EPOXY	VINYL	PAINT	2x4 CEILING TILE
106	KITCHEN	EPOXY	VINYL	PAINT	2x4 CEILING TILE
107	RESTROOM	VINYL TILE	VINYL	PAINT	2x4 CEILING TILE
108	OFFICE AREA	VINYL TILE	VINYL	PAINT	2x4 CEILING TILE
109	BACKROOM	VINYL TILE	VINYL	PAINT	2x4 CEILING TILE

**NOTES:**

- CONTRACTOR TO PREP EXISTING CONCRETE FLOOR FOR NEW EPOXY FLOORING INSTALLATION, COLOR AND PATTERN TO VERIFY WITH OWNER.
- VERIFY EXISTING CONDITION OF VINYL FLOOR TILE, REPLACE AS REQUIRED AS DIRECTED BY OWNER.
- WALL TO BE PAINTED OR APPLY MURAL, VERIFY COLOR AND DESIGN WITH OWNER.
- AROUND HAND SINK, MOP SINK AND 3-COMP SINK AREA, PROVIDE FRP PANEL TO PROTECT GYPSUM WALL BOARD FROM WATER/MOISTURE.
- EXISTING CEILING 2'x4' ACOUSTIC TILE AND GRID TO BE PAINTED AND VERIFY WITH OWNER FOR COLOR, REPLACE DAMAGED CEILING TILE AS REQUIRED.
- PROVIDE WASHABLE (VINYL FACED) CEILING TILE IN PREP AREA AND KITCHEN AREA.

### Equipment List

Item #	Description	Manuf., Model (or Approved Equal)	Dimension (W x D x H)	Water Inlet	Drain	Electrical
1	Boba Maker	Tay En Co., LTD, OZGMF-X10A	21" x 46" x 38"	N/A	N/A	220V
2	(2) - Cup Sealing Machine	Y-Fang Sealing Machine LTD, ET-999S	9.8" x 13.4" x 25.2"	N/A	N/A	220V
3	Fructose Dispenser	Y-Fang Sealing Machine LTD, ET-9EU	9.8" x 14.2" x 16.5"	N/A	N/A	110V, 400W
4	Countertop Induction Range	Vollrath, 59300	12" x 16" x 4"	N/A	N/A	120V/60/15A
5	Hot Water Dispenser (20L)	HaoSing, HS-30GB	18" x 18" x 53"	N/A	N/A	220V, 4KW
6	Tea Brewer	INTELLI TEA BREWER, TB-20L	13.8" x 25.3" x 30"	N/A	N/A	220V, 6.35KW
7	Blender	Vitamix, E320	9" x 8" x 18"	N/A	N/A	120V/50-60, 12A
8	Pure Snow Machine	Pure Snow International Tech, YC-F-02	24.8" x 20" x 24"	N/A	N/A	110V/50-60,
9	Not Used					
10	(2) - Bubble Waffle Maker	Waring, WBW300X	11" x 17" x 8.5"	N/A	N/A	120V/60, 1200W
11	(2) - Double Belgian Waffle Maker	Waring, WW200	11" x 17" x 10"	N/A	N/A	120V, 1400W
12	Mixer Machine	Leader Baker, LB-201	19" x 21" x 33"	N/A	N/A	220/60/1, 375W, 1/2HP
13	Undercounter Refrigerator	Turboair, EUR-48-N6-V	48" x 30" x 33"	N/A	N/A	115V/60/1, 2.5A
14	Refrigerated Prep Table-1	Bergstrom, with Overshelf	62" x 36" x 56"	N/A	N/A	115V/60/1, 5.4A
15	Refrigerated Prep Table-2	Edesa, EDST-48-12	48" x 30" x 43"	N/A	N/A	115V,
16	Bakery Display	Avantco, 193BCT60W	60" x 23" x 27"	N/A	N/A	110V/60/1, 7.1A
22	Ice Machine	Hoshizaki, KM-520MAJ	22" x 27" x 28"	N/A	N/A	115V/60/1, 10.6A
23	Ice Bin	Hoshizaki, B-700PF	44" x 32.3" x 46"	N/A	N/A	N/A
20	Reach-In Refrigerator, 1-Door	True, T-19-HC	27" x 24" x 79"	N/A	N/A	1/3 HP, 1.5 A, 115/60/1
21	Reach-In Freezer, 1-Door	True, T-23F-HC	27" x 29" x 84"	N/A	N/A	1/2 HP, 3.7 A, 115/60/1
30	(2) - Display Cooler - 3 Door	True, GDM-69-HC-LD	78" x 30" 78"	N/A	N/A	1/2 HP, 7.3 A, 115/60/1,
31	(2) - Display Freezer - 3 Door	True, GDM-72F-HC-TSL01	78" x 30" 78"	N/A	N/A	3/4 HP, 15.1 A, 115/60/1,
32	3-Dr Freezer	Defield, GBSF3P-S	83" x 33" x 80"	N/A	N/A	115/60/1, 14.7A,
33	2-Dr Freezer	Defield, GBF2P-S	56" x 33" x 80"	N/A	N/A	115/60/1, 10A
40	3-Comp Sink	Eagle, FN2048-3-14/3	84"x25"x44"	1/2" H&C	1 1/2"	N/A
41	Hand Sink - Wall Hung	Advance Tabco, 7-PS-87	17"x15"x26"	1/2" H&C	1 1/2"	N/A
42	Work Table - Flat Top	Advance Tabco, SS-Series	83" x 30" x 30"	N/A	N/A	N/A
43	Work Table	Steelton, S22ETSG2472	72" x 24" x 34"	N/A	N/A	N/A
45	Work Table - Backsplash	Advance Tabco, KMS-Series	See Plan	N/A	N/A	N/A
47	Mop Sink	Existing Stainless Steel	24"x24"x12"	1/2" H&C	1 1/2"	N/A
49	Wire Shelves	Advance Tabco, DI1-30	See Plan	N/A	N/A	N/A
70	Electric Hot Water Heater - 50 Gal	American Water Heater, STCE 3150090	22" x 27" x 56"	2"	1/2"	208V/3, 15 KW.
80	Electrical Panel - 200A	Existing		N/A	N/A	

### General Notes:

- EXISTING HVAC FLOOR VENT OPENINGS TO VERIFY CONDITION IN FIELD:
  - IF WAS BLOCKED OFF, THEN ABANDON IN PLACE AND SEAL WITH A BLANK OFF COVER FOR CRITTER BARRIER.
  - FOR THOSE ARE FUNCTIONING, PROVIDE NEW FLOOR VENT COVER PLATES PREFERABLY WITH A TRAP SCREEN FOR EASE OF MAINTENANCE, AND PROVIDE DIVERTER TO AVOID OBSTRUCTION OF AIR MOVEMENT.
- SHADED WALLS INDICATE NEW 1/2" GYPSUM WALL BOARD ON BOTH SIDES OF 3 1/2" WOOD OR METAL STUDS AT 24" O.C. EXTEND TO 6" ABOVE EXISTING CEILING AND BRACED TO EXISTING ROOF STRUCTURE MIN. 48" O.C. (REPAIR CEILING TILE AND GRID AS NECESSARY TO ACCOMMODATE NEW WALL INSTALLATION.)
- NEW WOOD DOOR, LABELED D1, D2 & D3, ARE TO BE 3'-0" WIDE x 7'-0" HIGH, WITH HINGES, DOOR HANDLES TO MEET ADA REQUIREMENTS, AUTOMATIC DOOR CLOSER AND DOOR STOPS. DOOR FINISHES AND STYLE TO VERIFY WITH OWNER.
- BOBA MAKING ROOM TO HAVE TWO SEE-THROUGH VIEWING WINDOWS WITH TEMPERED GLASS, ABOUT 6'-5" WIDE x 4'-0" HIGH WITH SILL HEIGHT AT 3'-0" ABOVE FINISHED FLOOR, ON NORTH AND EAST WALL AS SHOWN ON FLOOR PLAN. PROVIDE BUTT JOINT WITH SILICON SEAL WHERE TWO GLASS MEET.

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**Y. Jerry Wu, Architect, P.C.**  
 ARCHITECTURAL DESIGN & CONSTRUCTION CONSULTING  
 TEL: (248) 325-8882  
 eMail: jwu.architect@outlook.com

**Floor Plan - Equipment Layout, Schedules & General Notes**

project # **INTERIOR IMPROVEMENT FOR HERS MARKET & ONEZO**  
 24100 Meadowbrook Road, Novi, MI 48375

issue dates **03-04-2024 Site Plan Review**

project # **2023-OneZo** sheet **A2**

**RESPONSE LETTER**

Kuoting (Jakie) Chao  
Manager of HERS MARKET & ONEZO CAFE

24100 Meadowbrook Rd,  
Novi, MI.48375  
678-643-5835

Project Name: JSP 23-36 HERS Market and OneZo Special Land  
Use Review

To: Planning Department, City of Novi

RE: Accompanying Letter per Review Comments for JSP 23-26 HERS market  
and OneZo Special Land Use Review

**NEXT STEP: PLANNING COMMISSION MEETING**

A special land use requires a public hearing and the approval is subject to  
Planning Commission's  
discretion. The special land use is currently scheduled for Planning  
Commission on May 8, 2024. **Please  
provide a response letter addressing comments provided in this letter,  
and the accompanying review  
letters, prior to 3pm on May 1, 2024.**

- We will work with HOA Managers about the landscaping restoration.
- We will train staff how to properly handle trash and maintain dumpster cleanness in the best proper way. Please see the response letter about the steps we will take.

**Prepare by:**  
**Kuoting Chao**  
**4/20/2024**

Kuoting (Jakie) Chao  
Manager of HERS MARKET & ONEZO CAFE

24100 Meadowbrook Rd,  
Novi, MI.48375  
678-643-5835

Project Name: JSP 23-36 HERS Market and OneZo Special Land  
Use Review

To: Planning Department, City of Novi

RE: Respond Letter per Review Comments for JSP 23-26 HERS market and  
OneZo Special Land Use Review

iv. In addition to the provisions of the Special Land Use requirements in Section 6.2.C, the Planning Commission shall consider the proximity of the proposed restaurant to any adjacent residential districts, and any adverse effects that may be expected to the residential districts due to potential smells, noise, or location of the trash receptacles: **please provide more detail on the items proposed to be sold in the café. The Planning Commission may have concern regarding any odors from the dumpster located in the southeast corner of the property.**

- Our menu items are mainly drinks that are based on different types of teas, such as green tea, oolong tea, and jasmine tea. There will be different flavors that can be added to the drinks for special flavors, such as milk flavor, brown sugar flavor, fruit flavor and even coffee. Second item we specialized in our menu is the tapioca pearls that are handmade and with sample ingredients such as flours, water, and fruit jam. Third item we specialized in our menu is the bubble waffle and mochi waffle. Waffles are a popular item worldwide , but our bubble waffle is in a unique shape with toppings that can hardly be seen in other cafes. Mochi waffles are waffle that also contain a japanese famous dessert called mochi, it makes the texture and taste different and unique.

-we will train our staff how to properly handle trash daily. Making sure all trash is in the bags and in close lid trash cans at all times. Once it's ready to be taken outside, check for leaks on the bags before dumping them into the dumpster. We will perform weekly checks and cleaning on the dumpsters for the surrounding ground area. Bleach and baking soda will be the main cleaning method to ensure the odors does not happen.

Prepared by:

Kuoting Chao

Date:

-04/202024

### ORIGINAL TEA M L

	Jasmine Green Tea 初摘茉莉綠	\$3.50	\$4.00
	Assam Black Tea 回銷阿薩姆	\$3.50	\$4.00
	Tieguanyin Oolong Tea 琥珀鐵觀音	\$3.50	\$4.00
	Choux Cream Black Tea 雪后紅茶	\$4.00	\$4.50
	Choux Cream Green Tea 雪后綠茶	\$4.00	\$4.50
	Choux Cream Oolong Tea 雪后烏龍茶	\$4.00	\$4.50

### MILK TEA M L

	Milk Tea (Black / Green / Oolong) 奶茶(紅/綠/烏)	\$4.50	\$5.00
	Honey Milk Tea (Black / Green / Oolong) 蜂蜜奶茶(紅/綠/烏)	\$4.50	\$5.00
	Brown Sugar Milk Tea 黑糖奶茶	\$4.50	\$5.00
	Cocoa Milk Tea 濃情可可	\$4.50	\$5.00
	Uji Matcha Milk Tea 宇治抹茶	\$4.50	\$5.00
	Caramel Milk Tea (Black / Oolong) 焦糖奶茶(紅/烏)	\$4.50	\$5.00
	Taro Milk Tea 芋頭奶茶	\$4.50	\$5.00

### LATTE M L

THE ICE LEVEL OF LATTE SERIES CAN ONLY BE REGULAR OR LESS ICE

	Tea Latte (Black / Green / Oolong) 茶拿鐵(紅/綠/烏)	\$4.75	\$5.50
	Brown Sugar Latte 黑糖拿鐵	\$4.75	\$5.50
	Cocoa Latte 可可拿鐵	\$4.75	\$5.50
	Uji Matcha Latte 抹茶拿鐵	\$4.75	\$5.50
	Taro Latte 芋頭拿鐵	\$4.75	\$5.50
	Brown Sugar Boba Latte 戒煙黑糖珍珠拿鐵	\$4.75	\$5.50
	Taro Paste Latte 紫薯燒拿鐵	\$4.75	\$5.50

### ONEZO SPECIAL M L

	ONEZO Milk Tea 丸作奶茶	\$4.50	\$4.00
	Brown Sugar Boba Milk Tea 黑糖珍珠奶茶	\$5.00	\$5.50
	Taro Paste Milk Tea w/ Boba 紫薯燒奶茶	\$4.75	\$5.50
	Cactus Honey Lemon Oolong Tea 仙人掌蜂蜜檸檬烏	\$4.50	\$5.00
	Honey Tea (Black/Green/Oolong) 蜂蜜茶(紅/綠/烏)	\$4.50	\$5.00
	Mango Green Tea w/ Boba and Coconut Jelly 珍椰芒果綠茶	\$4.50	\$5.00
	Tieguanyin Oolong Tea 琥珀鐵觀音	\$3.50	\$4.00
	Choux Cream Green Tea 雪后茉莉綠	\$4.00	\$4.50
	Long Island Tea (Black / Green) 長島冰茶(紅/綠)	\$4.50	\$5.00
	Coconut Milk Tea (Black / Green / Oolong) 椰子奶茶(紅/綠/烏)	\$4.50	\$5.00

### SMOOTHIE M L

	Choux Cream Lychee Smoothie 雪后荔枝冰沙	\$4.75	\$5.75
	Choux Cream Mango Smoothie 雪后芒果冰沙	\$4.75	\$5.75
	Choux Cream Strawberry Smoothie 雪后草莓冰沙	\$4.75	\$5.75
	Choux Cream Grape Smoothie 雪后葡萄冰沙	\$4.75	\$5.75
	Choux Cream Peach Smoothie 雪后水蜜桃冰沙	\$4.75	\$5.75
	Choux Cream Cocoa Smoothie 雪后義式可可冰沙	\$4.75	\$5.75
	Choux Cream Uji Matcha Smoothie 雪后宇治抹茶冰沙	\$4.75	\$5.75
	Choux Cream Cactus Smoothie 雪后仙人掌冰沙	\$4.75	\$5.75

### CREATIVE MIX M L

	Honey Lemonade 蜂蜜檸檬	\$4.50	\$5.00
	Mango Pomelo Boba 楊枝甘露	\$4.50	\$5.00
	Honey Grape Fruit Green Tea 蜂蜜葡萄柚綠茶	\$4.50	\$5.00
	Grape Green Tea Crush w/ Aloe 葡萄果茶+蘆薈	\$4.50	\$5.00
	Peach Oolong Tea w/ Agar Ball 水蜜桃果茶+晶球	\$4.50	\$5.00
	Choux Cream Apple Tea (Black/Green) 雪后蘋果果茶(綠/紅)	\$4.50	\$5.00

### SIDE MENU

	Mochi Waffle 格子Q	\$5.00
	Egg Waffle (Original / Chocolate) 雞蛋仔(原味/巧克力)	\$4.50



### TOPPINGS

\$0.75	\$1.00	\$0.75	\$0.75
\$0.75	\$0.75	\$0.75	\$0.75

<b>Sugar Content</b>	100%	75%	50%	25%	0%	<b>Ice Content</b>	Regular	Less ice	Little ice	No ice
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**CORRESPONDENCE**

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**CITY OF NOVI**  
**RESPONSE FORM**

**RECEIVED**  
**MAY 03 2024**  
**CITY OF NOVI**  
**COMMUNITY DEVELOPMENT**

**JSP23-36 HERS MARKET AND ONEZO FOR SPECIAL LAND USE PERMIT APPROVAL**

You are invited to attend the public hearing on May 8, 2024 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: [dshanahan@cityofnovi.org](mailto:dshanahan@cityofnovi.org)

Return via mail or fax: Community Development Department  
45175 Ten Mile, Novi Road, Michigan 48375  
248-347-0475 (Main) 248-735-5633 (Fax)

Information regarding the project will be available the Saturday prior to the meeting date at: <https://www.cityofnovi.org/agendas-minutes/planning-commission/2024/>.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, 8:00 AM to 5:00 PM, at the Community Development Department, or by contacting [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org).

I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

We already have enough traffic AT 10 mile + Meadowbrook  
Cross Section. We recently had another accident (vehicle).  
ACCIDENTS ARE A Real concern Already and I believe more  
accidents will occur if we add this market at 10 mile +  
Meadowbrook. Please consider we added an unnecessary "car wash"  
across the street (yet to open) expected to create more traffic in

SIGNATURE:   
PRINT NAME: ANGELA BAIDEL Angela Baidel  
ADDRESS: 23837 W. 16 BOST

area  
when  
open.

\*\*\* IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S). \*\*\*



**CITY OF NOVI**  
**RESPONSE FORM**

**RECEIVED**  
**APR 24 2024**  
**CITY OF NOVI**  
**COMMUNITY DEVELOPMENT**

**JSP23-36 HERS MARKET AND ONEZO FOR SPECIAL LAND USE PERMIT APPROVAL**

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

*it would add to the excessive traffic already present. There are already retail already.*

SIGNATURE: *Linda Thibault*  
PRINT NAME: Linda Thibault Linda Thibault  
ADDRESS: 24011 Meadowbrook Rd, Novi

\*\*\* IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S). \*\*\*