

MEMORANDUM



TO: CITY OF NOVI PLANNING COMMISSION
FROM: DIANA SHANAHAN, PLANNER
THROUGH: LINDSAY BELL, AICP, DIRECTOR OF PLANNING
SUBJECT: 49195 ELEVEN MILE ROAD WOODLAND PERMIT PBR26-0246
DATE: SEPTEMBER 4, 2026

The applicant, J Michael Homes, seeks approval of a Woodland Use Permit, PBR26-0246, to remove 17 regulated woodland trees ranging in size from 8 to 20 inches diameter-at-breast-height (DBH) from a single-family residential lot located at 49195 Eleven Mile Road. The site is located south of Eleven Mile Road and east of Wixom Road in Section 20 of the City. The applicant is requesting the removal of the 17 trees to construct a single-family residence.

The City's Woodland Consultant reviewed the request for conformance with the City's Woodland Protection Ordinance and prepared a review letter dated July 22, 2026. Replacement calculations require 41 replacement credits. The review letter (attached) provides a detailed count and explanation of the required replacements. The proposed removals have no impact on any previously approved site plan, nor does it have any impact on any previous agreements. The proposed removals are not located within any recorded conservation or preservation easement. Please refer to the review letter for additional information.

Per Chapter 37 of the Woodland Protection Ordinance, where a proposed activity (i.e., construction of a home) does not otherwise require site plan or plat approval, the granting or denying of the woodland use permit shall be the responsibility of the Planning Commission (Section 37-30.(b)). The applicant shall obtain approval from the Planning Commission prior to issuance of any permits.

The Planning Commission is asked to hold the public hearing and either approve or deny the requested woodland permit.

SUGGESTED MOTION:

Approval (Applicant Requested)

In the matter of Woodland Use Permit, PBR26-0246, motion to approve the removal of 17 regulated woodland trees within an area mapped as City Regulated Woodland at 49195 Eleven Mile Road for the purpose of constructing a single-family home. The approval is subject to on-site planting to the extent possible of 41 required woodland replacement credits. If necessary, any outstanding credits may be paid into the City's Tree Fund. In addition, any other conditions as listed in the Woodland Consultant's review letter shall be addressed.

– OR –

Denial

In the matter of Woodland Use Permit, PBR26-0246, motion to deny the removal of 17 regulated woodland trees within an area mapped as City Regulated Woodland at 49195 Eleven Mile Road for the purpose of constructing a single-family home.

MAPS

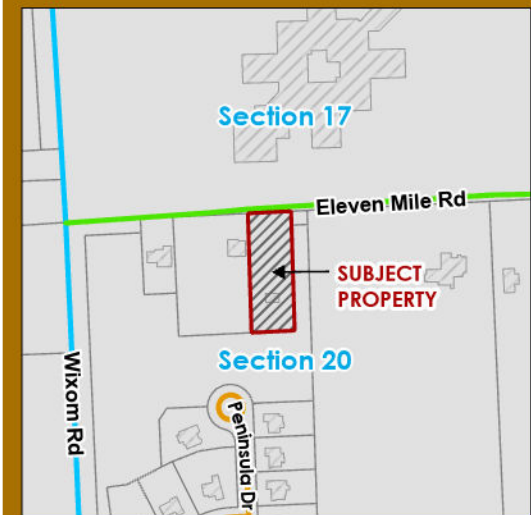
Location

Zoning

Future Land Use

Natural Features

49195 ELEVEN MILE ROAD WOODLAND PERMIT LOCATION MAP



LEGEND

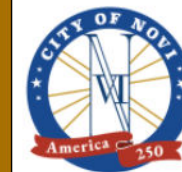
 Subject Property

Thoroughfare Classification

 Minor Arterial

 Residential Collector

 Local Residential Street



Map Author: Diana Shanahan
Project: PBR26-0246

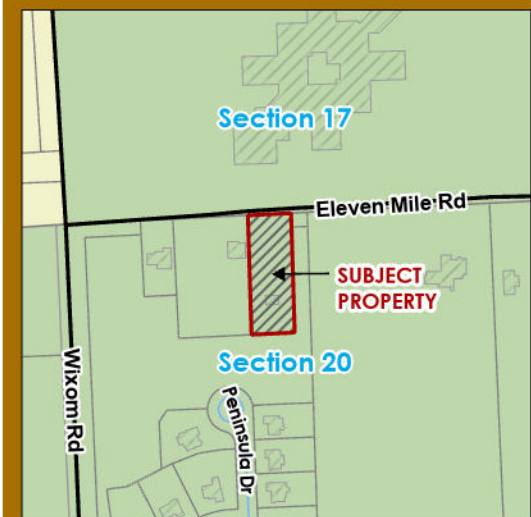
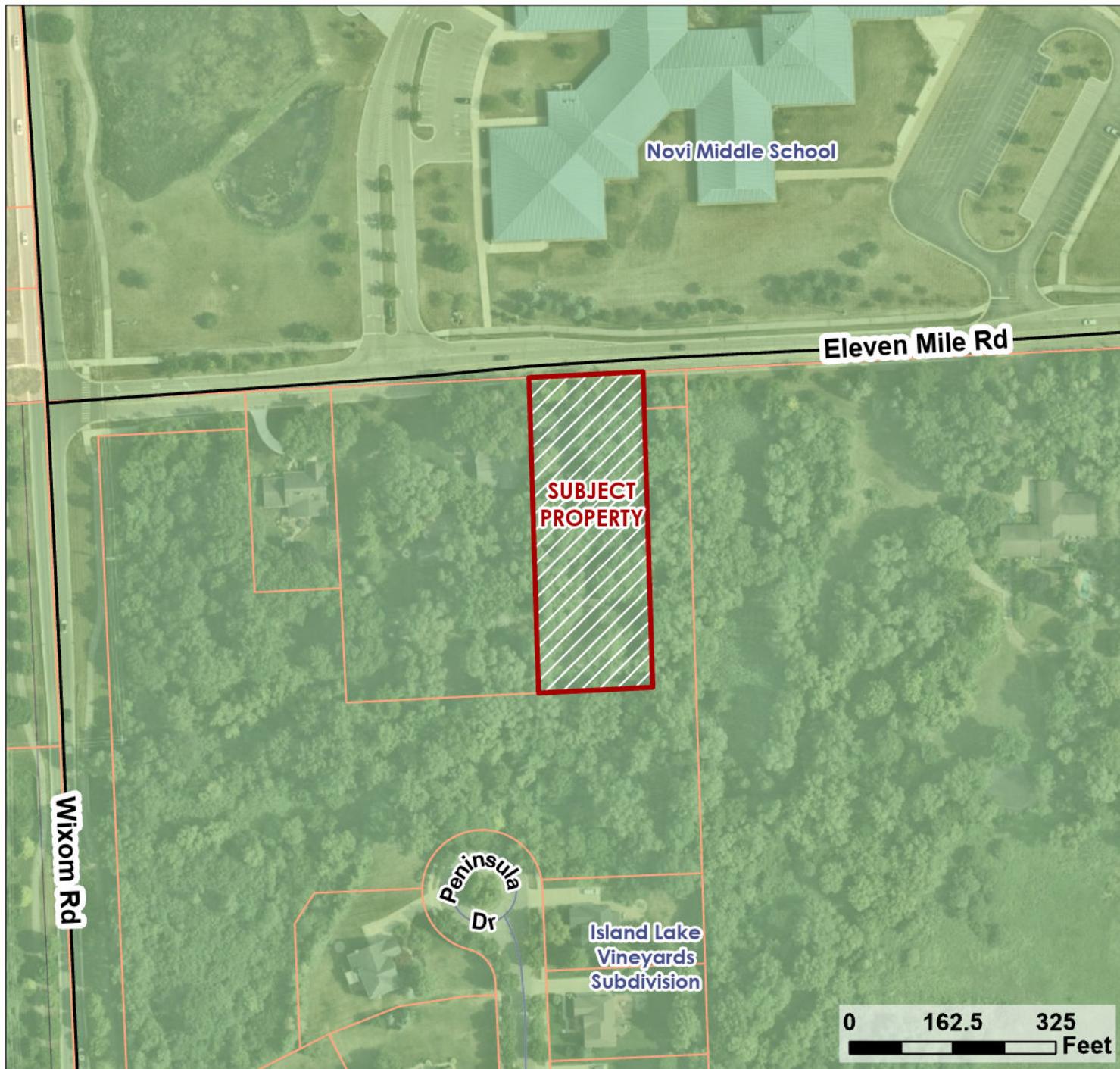
Date: 09/04/26
Version #: 1

City of Novi

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



49195 ELEVEN MILE ROAD WOODLAND PERMIT ZONING MAP



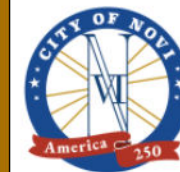
LEGEND

 Subject Property

Zoning District

 R-1: One-Family Residential

 RA: Residential Acreage



Map Author: Diana Shanahan
Project: PBR26-0246

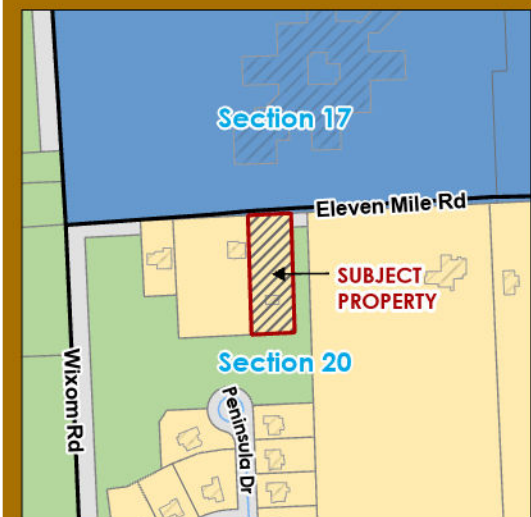
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49195 ELEVEN MILE ROAD WOODLAND PERMIT FUTURE LAND USE MAP



LEGEND

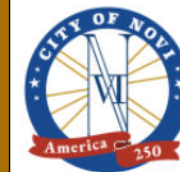
Subject Property

Future Land Use Category

Single Family

Private Park

Public/Quasi-Public



Map Author: Diana Shanahan
Project: PBR26-0246

Date: 09/04/26
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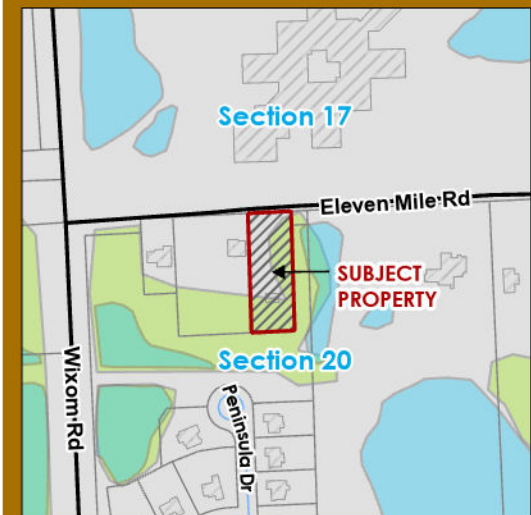
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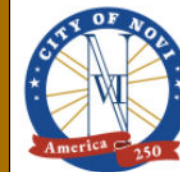
49195 ELEVEN MILE ROAD WOODLAND PERMIT

NATURAL FEATURES MAP



LEGEND

-  Subject Property
-  Wetlands
-  Woodlands



Map Author: Diana Shanahan
Project: PBR26-0246

Date: 09/04/26
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WOODLAND REVIEW



July 22, 2026

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

Submitted electronically to nschaffrath@cityofnovi.org

Re: 49195 Eleven Mile Road – Woodland and Wetland Review (PBR26-0246)

Dear Nina,

Merjent, Inc. (Merjent) has conducted a preliminary review of the single-family residential plot plan for 49195 Eleven Mile Road (site) prepared by Jekabson & Associates, P.C. (dated June 18, 2025). Merjent reviewed the plan for conformance with the City of Novi's (City) Woodland Protection Ordinance, Chapter 37, and the Wetlands and Watercourse Protection Ordinance, Chapter 12 Article V. The site (parcel 22-20-100-015; Section 20) contains City-regulated woodlands and wetlands (**Figure 1**).

Woodlands

Woodland Recommendation: Merjent **recommends approval** of the 49195 Eleven Mile Road Residential Plot Plan, subject to satisfaction of the tree replacement and tree protection requirements identified below. The following Woodland Regulations apply to this site:

Woodland Regulation	Required
Woodland Permit (Chapter 37, Section 37-26)	YES
Tree Replacement (Chapter 37, Section 37-8)	YES
Tree Protection (Fence; Chapter 37, Section 37-9)	YES
Woodland Conservation Easement (Chapter 37-30[e])	Not Required

Woodland Review Comments

1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are present on-site. Note that both the woodlands and property limits depicted on the City map are considered approximations (Figure 1). Merjent conducted a site visit on July 10, 2026.
2. Photos from the site visit are included in **Attachment B**.
3. The plan has listed/displayed a semi-accurate representation of trees on-site; some tree species are mis-identified but all DBH measurements are accurate. Pursuant to Section 37-28(4)(c), a woodland survey plan should be provided on the plan identifying all trees eight inches in diameter at breast height (DBH) and greater by size, common name, species name, and condition.

4. A **Woodland Use Permit** is required to perform construction on any site proposing to impact regulated woodlands. The permit for this site would require Planning Commission approval because there are more than three trees proposed to be impacted or have already been impacted.
5. **Woodland Replacement.** Pursuant to Section 37-28, a summary of all proposed removals and replacements should be provided in the plan. Below is an example table of how to summarize proposed removals.

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	5	1	5
12-20	9	2	18
21-29	0	3	0
30+	0	4	0
Multi-stem	3	Sum of Stem DBH/8 (rounded up)	18
Total	17	-	41

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

- a. Planting the woodland tree replacement credits on-site.
 - b. *Non-refundable* payment to the City of Novi Tree Fund at a rate of \$500/woodland replacement credit.
 - c. Combination of on-site tree planting and payment into the City of Novi Tree Fund (\$500/woodland replacement credit).
6. For tree replacement credits that will be planted on-site, a financial guarantee at a rate of \$500/tree replacement credit is required to ensure the planting of the on-site woodland replacement credits. The financial guarantee will be released after trees have been planted and approved by the City of Novi. The applicant must request a tree planting inspection.
 - a. The applicant will be required to pay a financial guarantee of **\$20,500**, and will be returned to the applicant once it has been verified that all trees have been planted and are healthy.
7. If replacements are planted on-site, woodland replacements shall be guaranteed for two growing seasons after the applicant's installation and the City's acceptance. A two-year maintenance bond in the amount of 25% of the value of the trees, but in no case less than \$1,000, will be required to ensure the continued health of the trees following acceptance (Chapter 26.5, Section 26.5-37).
 - a. The applicant will be required to pay a two-year maintenance guarantee of **\$5,125** and will be returned to the applicant after it has been confirmed that all trees are alive and healthy two-years after planting.
8. **Woodland Replacement Inspection** – The Applicant is responsible for walking the entire site to confirm that all woodland replacement trees/shrubs have been planted on site according to the approved site plan stamping set. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. The applicant should also provide an as-built landscape plan

if the trees planted do not match the species and/or location shown on the approved site plan stamping set. Once this occurs the Applicant should contact the Bond Coordinator to schedule the inspection (Angie Sosnowski at asosnowski@cityofnovi.org; 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant.

- a. Woodland replacement inspection fees may range between **5-10%** of the value of the plant material, with a minimum of \$500.

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

If the woodland replacements, street trees, or landscaping guarantee period is scheduled to end during the period when inspections are not conducted (November 15th – April 15th) the Applicant is responsible for contacting the Bond Coordinator and Woodland/Landscape Inspector in the late summer/early fall prior to the 2-year expiration to schedule an inspection.

- a. Woodland guarantee inspection fees may range between **5-10%** of the value of the plant material, with a minimum of \$500.

10. The Applicant may be required to provide **preservation/conservation easements** as directed by the City of Novi Community Development Department for any areas of woodland replacement trees. The applicant shall demonstrate that all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. Any associated easement boundaries shall be indicated on the Plan.

- a. Merjent understands that conservation easements are typically not required for single-family residential projects.

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

Wetlands

Wetland Recommendation: Merjent **recommends approval** of the 49195 Eleven Mile Road Residential Plot Plan based on the comments provided below.

Upon review of published resources, the Site appears to contain or immediately borders:

- ☒ City-regulated wetlands, as identified on the City of Novi interactive map website. Note that both wetland and property limits depicted on the City's map are considered approximations (Figure 2).
- ☒ Wetlands that are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
- ☒ Wetlands as identified on National Wetlands Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, as identified on the EGLE Wetlands Viewer interactive map website (**EGLE wetland maps are no longer printable via the online mapper, but a map of the site is Available Online [here](#)**). NWI and MIRIS wetlands are identified by the associated governmental bodies' interpretation of topographic data and aerial photographs.
- ☒ Hydric (wetland) soil as mapped by the U.S. Department of Agriculture, Natural Resource Conservation Service, as identified on the EGLE Wetlands Viewer interactive map website.

Permits and Regulatory Status

The following permits and associated approvals are required for the project:

Item	Applicability
Wetland Permit (specify Non-minor or Minor)	Not Required
Wetland Mitigation	Not Required
Environmental Enhancement Plan	Not Required
Wetland Buffer Authorization	Not Required
EGLE Wetland Permit	Likely Not Required*
Wetland Conservation Easement	Not Required

*Final jurisdiction and determination is at the discretion of EGLE and cannot be made by Merjent nor the City of Novi.

Wetland Review Comments

1. The provided plot plan depicts a proposed single-family residence. A wetland is likely present in the northeast corner of the site and is dominated primarily by reed canary grass (*Phalaris arundinacea*). It should be noted the scope of this review does not comprise of an official delineation pursuant to the U.S. Army Corps of Engineers 1987 Wetland Delineation Manual nor accompanying Midwest Regional Supplement. The approximate location of the wetland is identified in **Attachment A** and should be protected with silt fence. The proposed project is not expected to impact the wetland nor associated 25-foot setback.
2. Merjent conducted a site visit on July 10, 2026 to assess the conditions of the site relative to the provided plot plan. The provided plot plan does not depict the wetland and associated wetland setback. The proposed project is located outside of the wetland and wetland setback on-site. Photographs from the site visit are included in **Attachment B**.
3. The City of Novi regulates wetland and watercourse buffers/setbacks. Article 3.6 (2)(M) of the Zoning Ordinance, Notes to District Standards, states: "There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses". The established wetland and watercourse buffer/setback limit is 25

horizontal feet, regardless of grade change. The preservation of the 25-foot wetland buffer areas is important to the overall health of the wetlands, especially after site development. The existing buffer serves to filter pollutants and nutrients from storm water before entering the wetlands, as well as to provide additional wildlife habitat.

a. As mentioned above, the proposed addition is likely not within the existing wetland setback.

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

Sincerely,

Merjent, Inc.



Jason DeMoss, PWS
Environmental Consultant

Enclosures:

Figure 1 – City of Novi Regulated Woodlands and Wetlands Map
Attachment A – Plot Plan
Attachment B – Site Photographs

Figure 1. City of Novi Regulated Wetland and Woodlands Map

Approximate Site boundary is shown in red.

(Approximate) Regulated Woodland areas are shown in green

(Approximate) Regulated Wetland areas are shown in blue

Additional Approximate Regulated Woodland Areas are shown in orange

Eleven-Mile-Rd

49225

22-20-100-015

49195



City of Novi

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

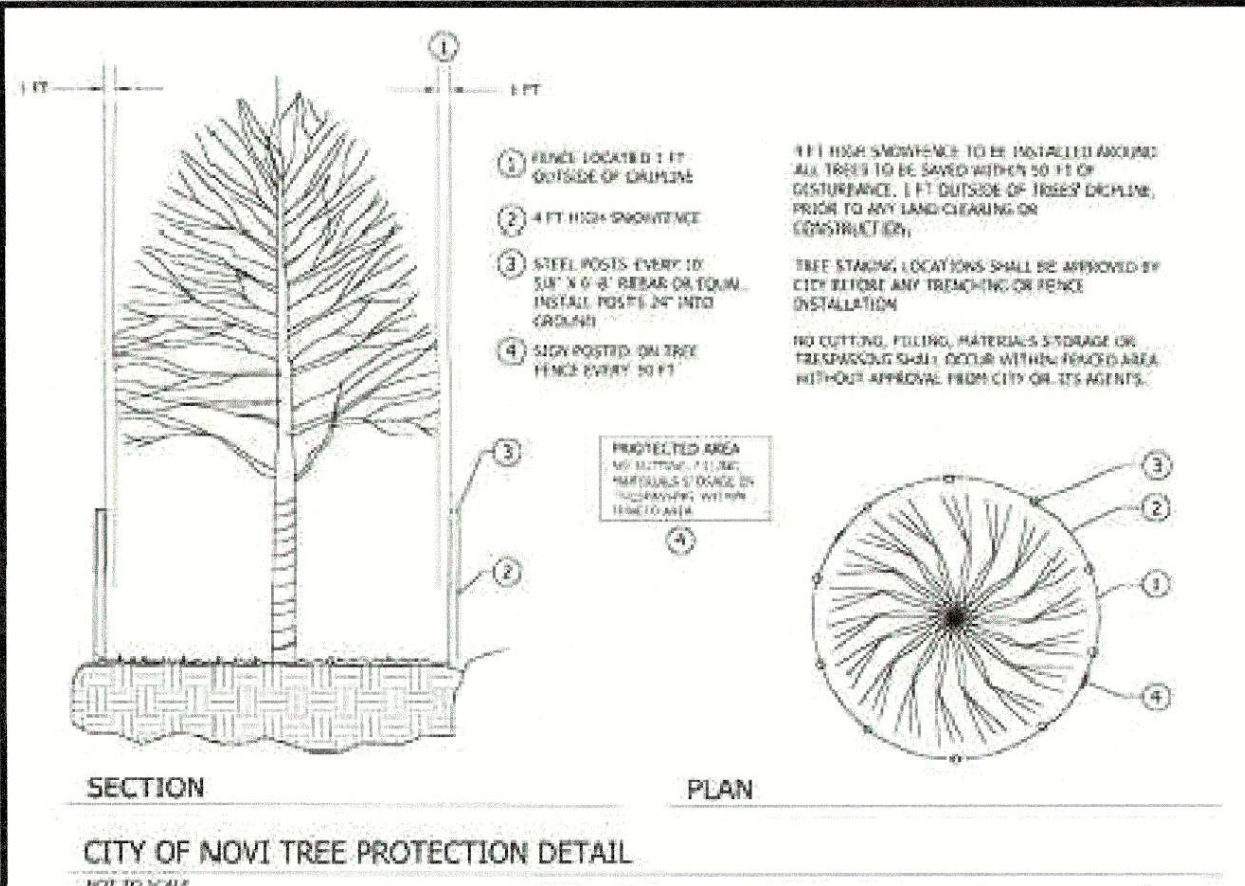
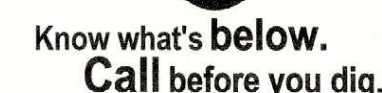
Woodland and Wetland Map



Date Printed: 7/10/2026

Map Author:

Attachment A
Plot Plan

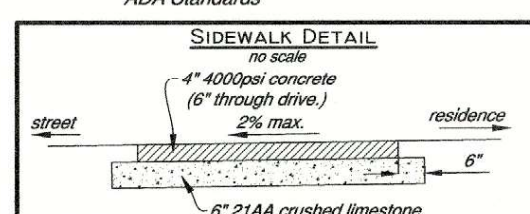


*No trees within regulated woodland
are designated to be removed*

TREE LIST

- #396 9"/15"/16" maple
#367 8" basswood
#398 12" twin elm
#399 20" maple
#400 36" maple
#661 32" oak
#662 16"/20" basswood
#663 14" boxelder
#664 24" basswood
#665 22" pine
#666 28" basswood
#667 4"/4.5" maple
#668 16" maple
#669 14" elm
#670 24"/32" oak
#671 24"/32" oak
#672 9" elm
#673 13" elm
#674 10" spruce
#675 14"/24" maple
#676 17" ginkgo
#677 16" chinese elm
#678 16" maple
#679 9" spruce
#680 14" basswood
#681 6"/12" maple
#682 16" oak
#683 8" maple cluster
#684 9"/14"/18" chinese elm
#685 10" chinese elm
#686 12"/15"/18" chinese elm
#687 8" ginkgo
#688 14"/20" chinese elm
#689 26" oak
#690 10" chinese elm
#691 10" chinese elm
#692 10" chinese elm

Note: Sidewalks must be constructed according to ADA Standards



Note:
Proposed 5' sidewalk, (see detail),
or opt to pay into sidewalk fund.—

Note:
The Builder is responsible for resolving any drainage problems on adjacent properties that are the result of construction activities.

Novi Datum Benchmark
"MAG" Nail in West Face
of Utility Pole
Elevation = 961.56

LEGEND

000.00 = Existing elevation
 000.00 = Proposed elevation
 ————— = Drainage course
 ~~~~~ = Silt fence  
 F.G. = Finish Grade  
 ————— = Existing contour  
 (TBR) = To Be Removed  
 ————— = Woodland fence

*confirm minimum setbacks  
with municipality & HOA (if any)*

**Zoning:**  
RA - Residential Acreage

**Setbacks:**

|                   |      |
|-------------------|------|
| <i>Front</i>      | - 45 |
| <i>Side</i>       | - 20 |
| <i>Side total</i> | - 50 |
| <i>Rear</i>       | - 50 |

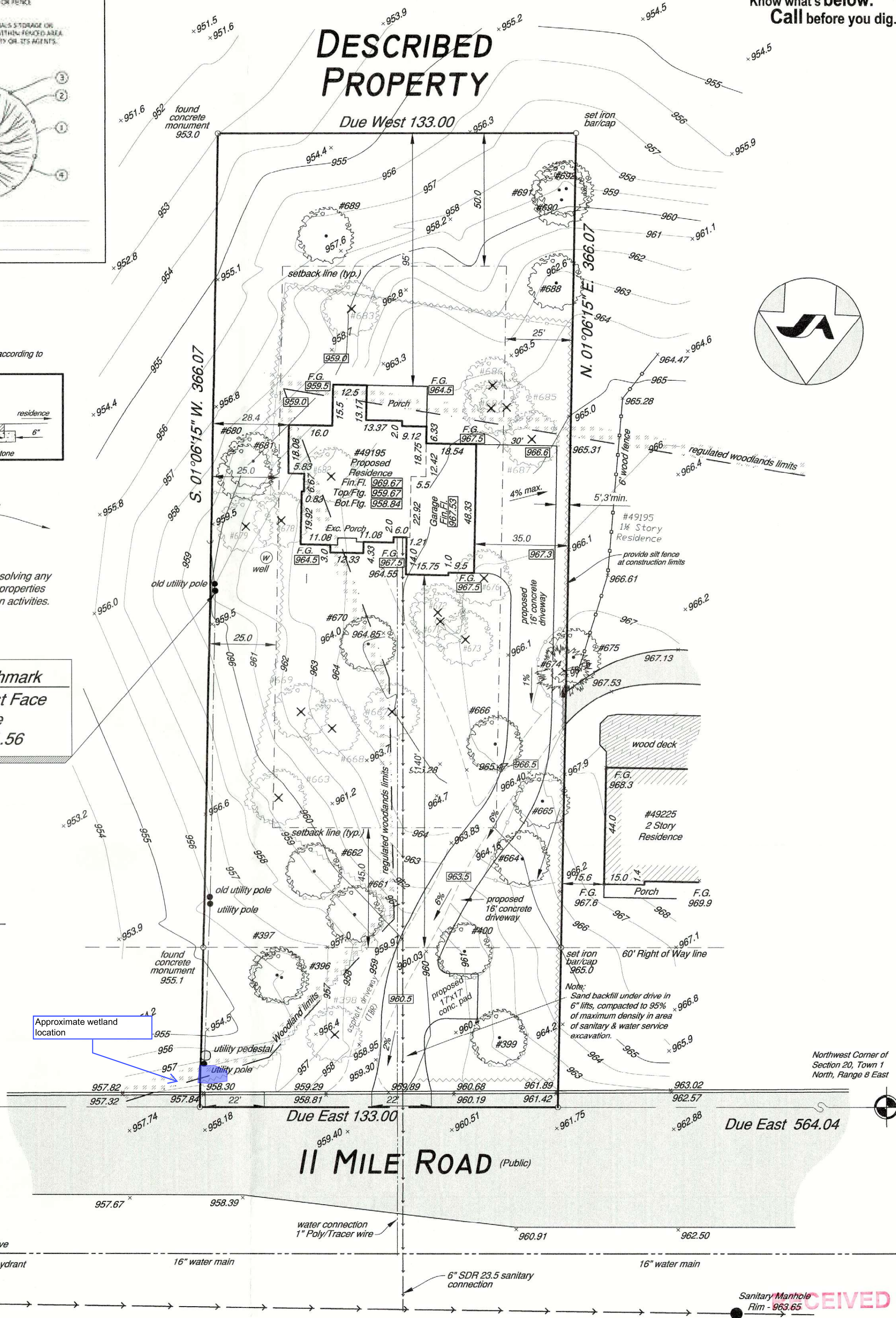
*\*Check title policy for subdivision deed restrictions that may affect setback requirements.\**

Storm Manhole  
Rim - 957.03

*Sanitary Manhole  
Rim - 963.71*

*Note:  
The City of Novi Engineering Department states  
that there are no water and sanitary leads on  
this parcel. Connect as directed by the city.*

**DESCRIBED  
PROPERTY**



Northwest Corner of  
Section 20, Town 1  
North, Range 8 East

### LEGAL DESCRIPTION

*PART OF THE NORTHWEST ¼ OF SECTION 20, TOWN 1 NORTH, RANGE 8 EAST, NOVI TOWNSHIP (NOW CITY OF NOVI), WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT DISTANT EAST 564.06 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 20; THENCE DUE EAST 133.00 FEET; THENCE SOUTH 01°06'15" WEST, 366.07; THENCE DUE WEST 133.00 FEET; THENCE NORTH 01°06'15" EAST, 366.07 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 1.12 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.*



## GRADING PLAN

*Prepared For: J. Michael Homes  
50280 W. Nine Mile Rd.  
Novi, MI 48374  
(248) 855-1940*

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

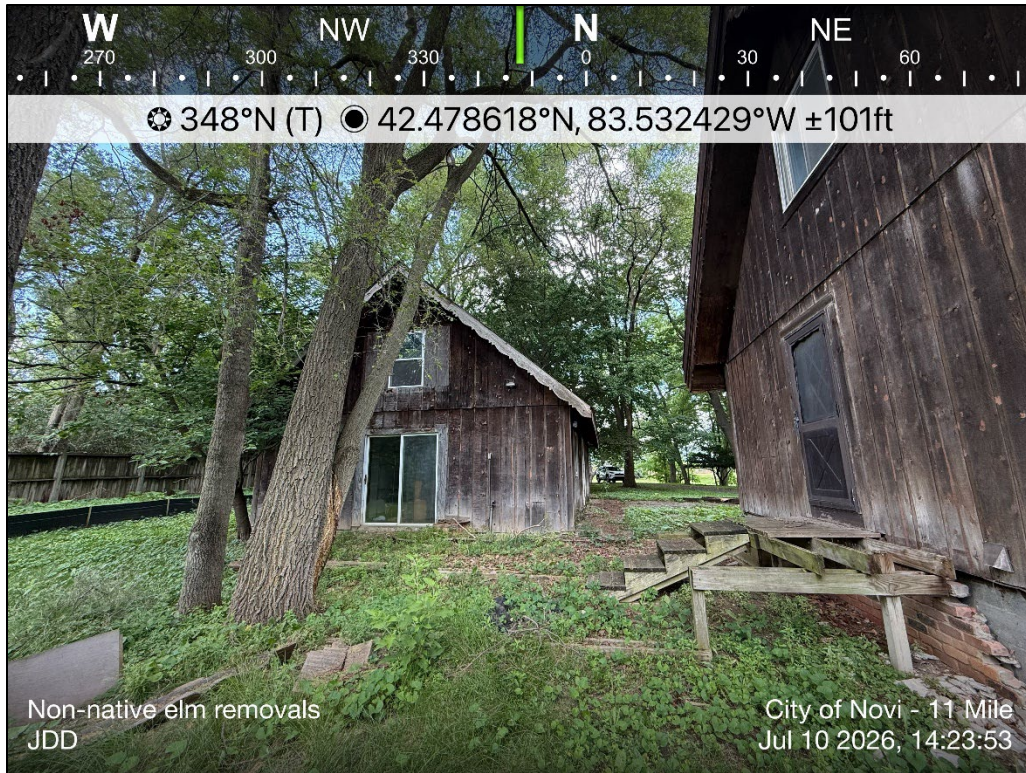
**bv:**

|         |              |
|---------|--------------|
| Date    | 18 June 2025 |
| Job No. | 24-07-012    |
| Scale   | 1" = 30'     |
| Drawn   | AAH          |
| Checked | JGE          |
| Sheet   | 1 OF 1       |

PBRZ6-0244



**Attachment B**  
**Site Photographs**

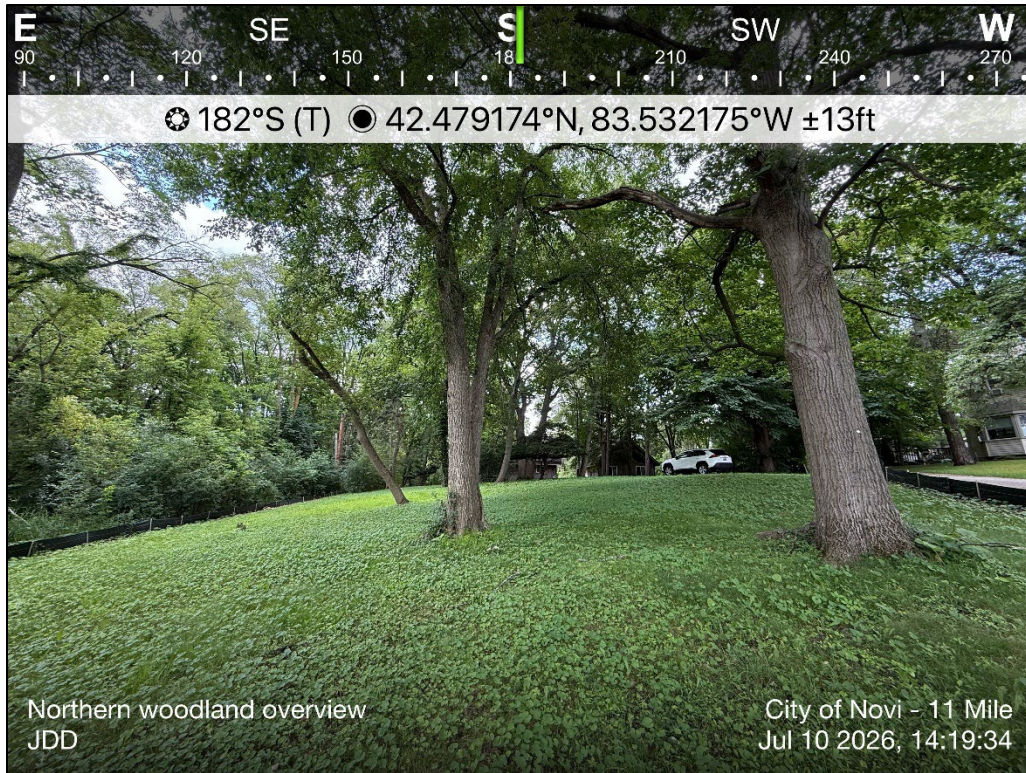


Non-native elm trees on-site

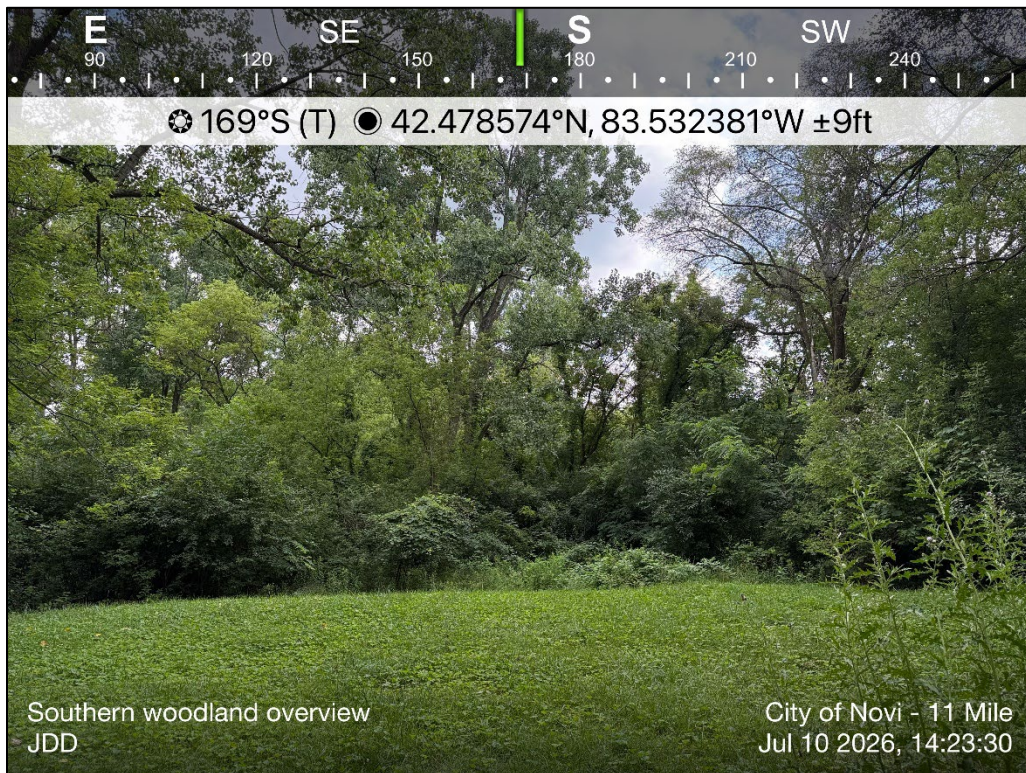


Potential northeastern wetland on-site (partially mowed)



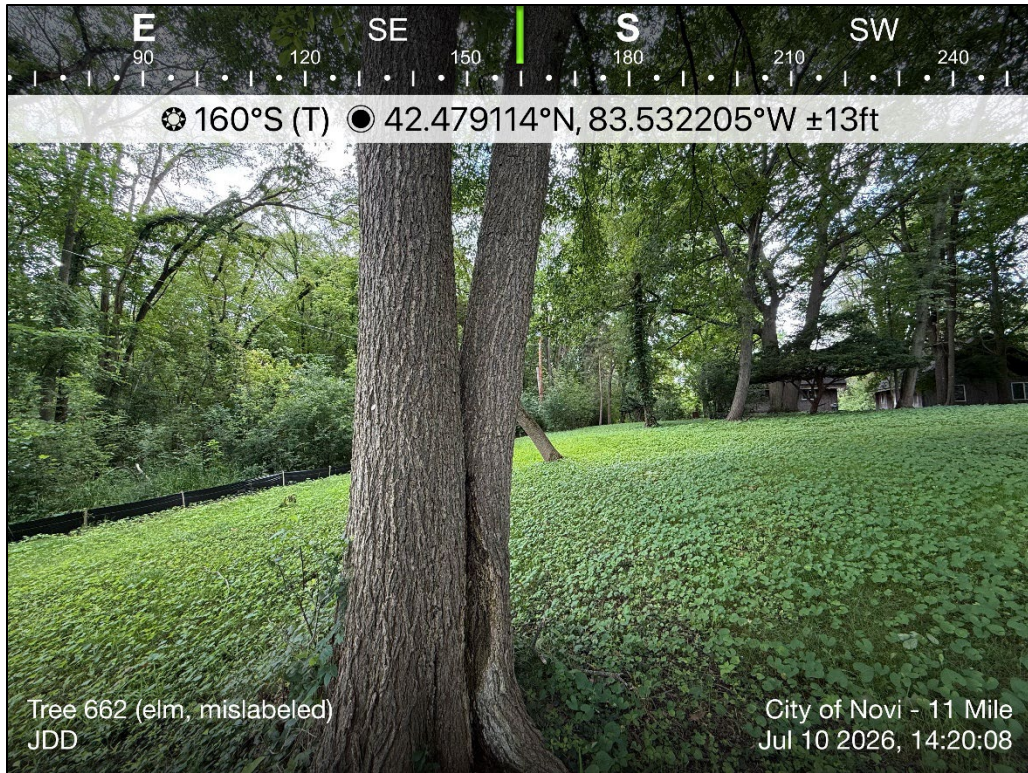


Overview of the northern woodland on-site



Overview of the southern woodland area





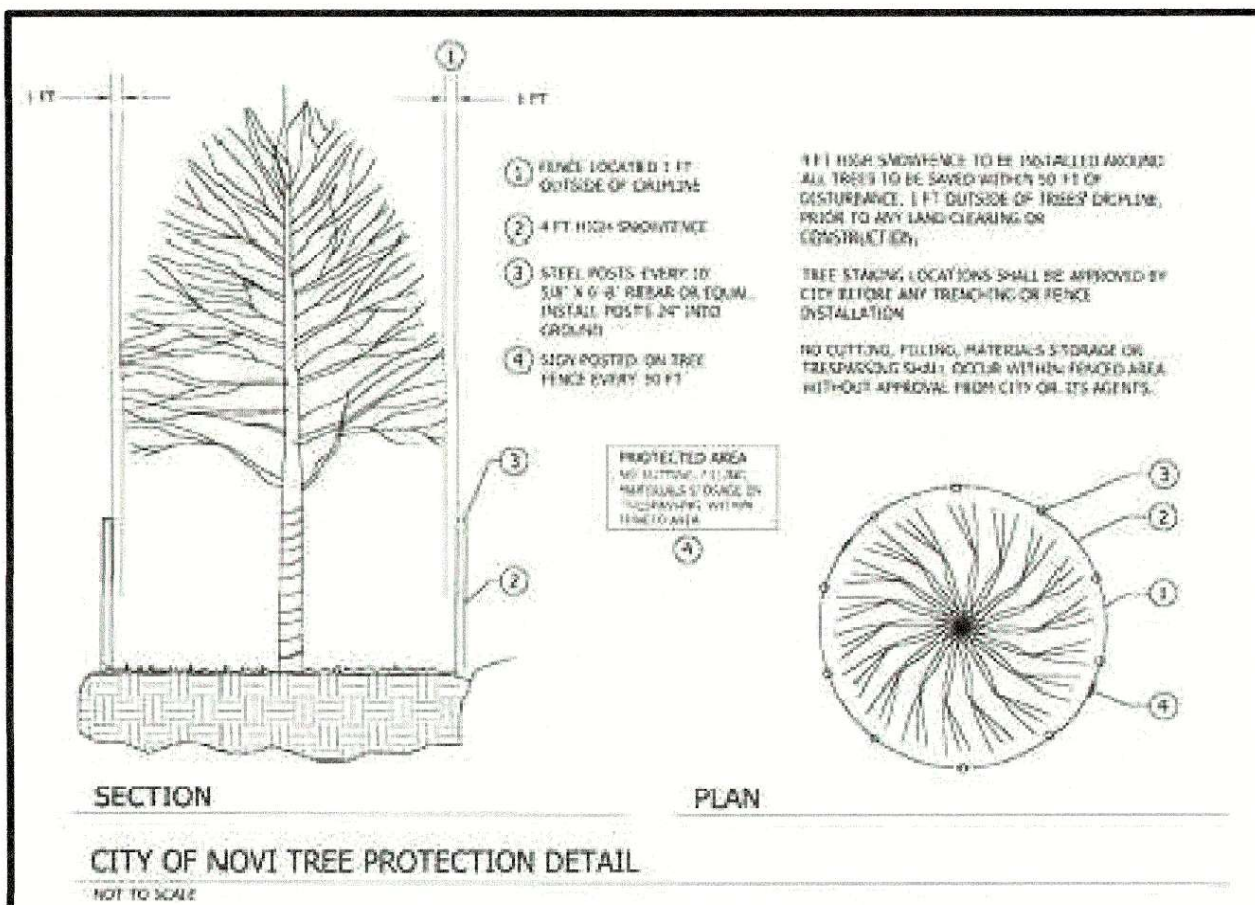
Tree 662, mislabeled in plot plan



## PLOT PLAN

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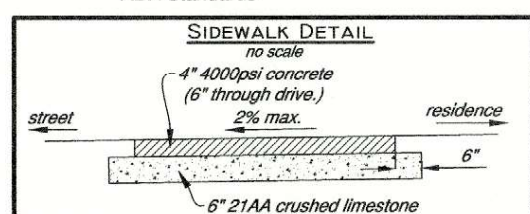
Know what's below.  
Call before you dig.

No trees within regulated woodland are designated to be removed

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|------|-------------------------|
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| #662 | 16"/20" basswood        |
| #663 | 14" boxelder            |
| #664 | 24" basswood            |
| #665 | 22" pine                |
| #666 | 28" basswood            |
| #667 | 4"/4.5" maple           |
| #668 | 15" maple               |
| #669 | 14" elm                 |
| #670 | 24"/32" oak             |
| #671 | 24"/32" oak             |
| #672 | 9" elm                  |
| #673 | 13" elm                 |
| #674 | 10" spruce              |
| #675 | 14"/24" maple           |
| #676 | 17" ginkgo              |
| #677 | 16" chinese elm         |
| #678 | 16" maple               |
| #679 | 9" spruce               |
| #680 | 14" basswood            |
| #681 | 6"/12" maple            |
| #682 | 16" oak                 |
| #683 | 8" maple cluster        |
| #684 | 9"/11"/18" chinese elm  |
| #685 | 10" chinese elm         |
| #686 | 12"/15"/18" chinese elm |
| #687 | 8" ginkgo               |
| #688 | 14"/20" chinese elm     |
| #689 | 26" oak                 |
| #690 | 10" chinese elm         |
| #691 | 10" chinese elm         |
| #692 | 10" chinese elm         |

Note: Sidewalks must be constructed according to ADA Standards



Note: Proposed 5' sidewalk, (see detail), or opt to pay into sidewalk fund.

Note: The Builder is responsible for resolving any drainage problems on adjacent properties that are the result of construction activities.

Novi Datum Benchmark  
"MAG" Nail in West Face  
of Utility Pole  
Elevation = 961.56

## LEGEND

- 000.00 = Existing elevation
- 000.00 = Proposed elevation
- = Drainage course
- = Silt fence
- F.G. = Finish Grade
- = Existing contour
- (TBR) = To Be Removed
- = Woodland fence

confirm minimum setbacks  
with municipality & HOA (if any)

Zoning:  
RA - Residential Acreage

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

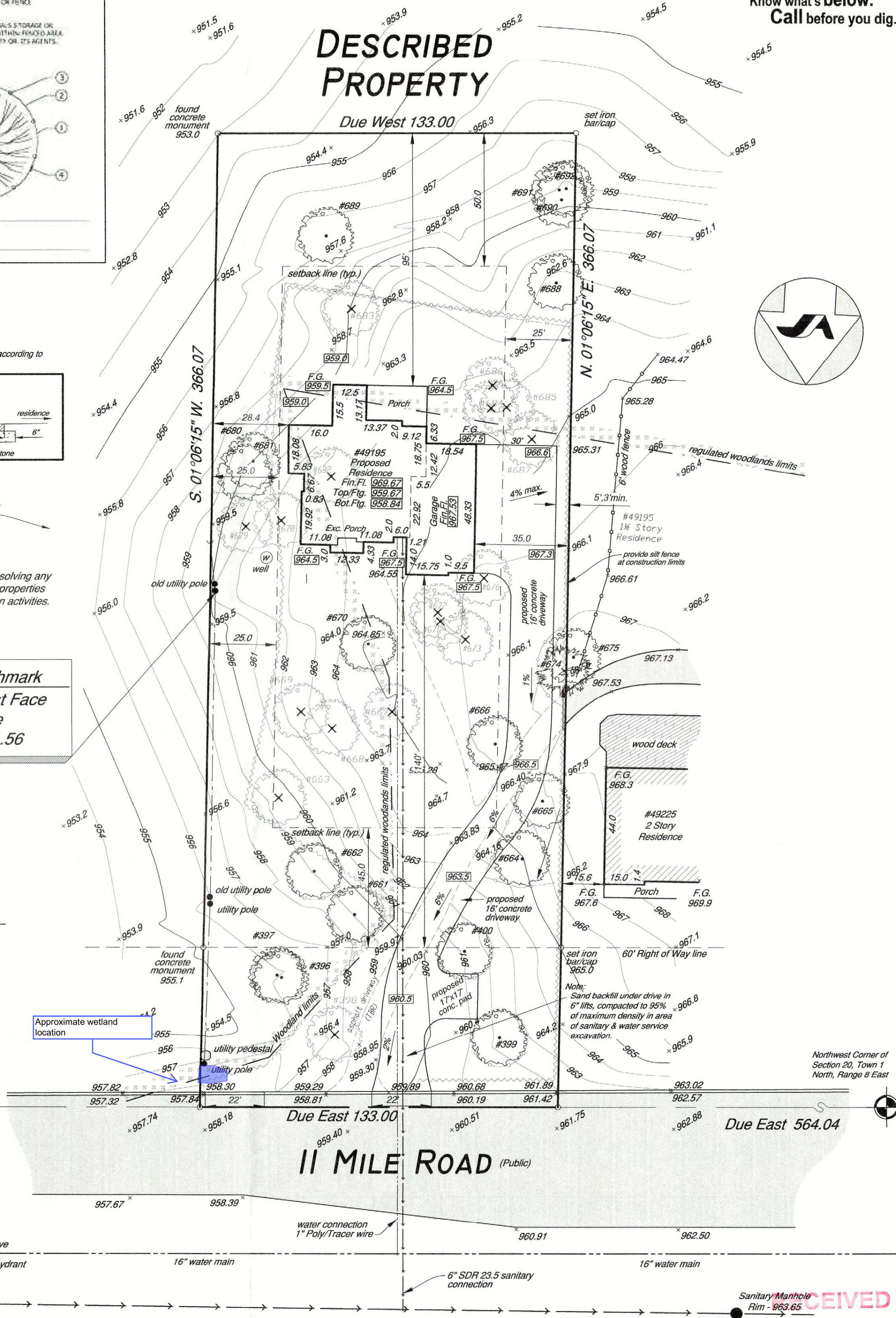
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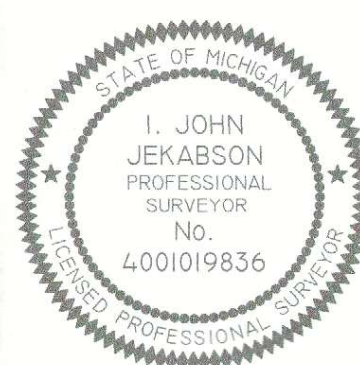


II MILE ROAD (Public)

Northwest Corner of  
Section 20, Town 1  
North, Range 8 East

## LEGAL DESCRIPTION

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## GRADING PLAN

Prepared For: J. Michael Homes  
50280 W. Nine Mile Rd.  
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(248) 855-1940

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

by: *[Signature]*

|         |              |
|---------|--------------|
| Date    | 18 June 2025 |
| Job No. | 24-07-012    |
| Scale   | 1" = 30'     |
| Drawn   | AAH          |
| Checked | JGE          |
| Sheet   | 1 OF 1       |

PBR-26-02446