



MALLI'S KITCHEN SPECIAL LAND USE PSLU26-0002

PSLU26-0002 MALLI'S KITCHEN

Public hearing at the request of Karmen Santourian for Special Land Use approval to operate a restaurant and food store. The subject site is located at 24059 Meadowbrook Road and consists of a portion of the approximately 2.68-acre site, situated south of Ten Mile Road and west of Meadowbrook Road (Section 26).

Required Action

Approval, postponement, or denial of the Special Land Use.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Not Recommended	06/02/26	• Certain sit-down and carry-out restaurants in the B-1 district are permitted as a Special Land Use under specified conditions

MOTION SHEET:

Approval – Special Land Use Permit

In the matter of Malli's Kitchen PSLU26-0002, motion to **approve** the Special Land Use Permit based on and subject to the following:

- a. Relative to other feasible uses of the site:
 - i. 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 *(The proposed use is being operated out of an existing building with sufficient parking available for the plaza);*
 - ii. 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);*
 - iii. 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. 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;
 - v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *(The proposed business fulfills one of the Master plan objectives to attract new businesses to the City of Novi);*
 - vi. The proposed use will promote the use of land in a socially and economically desirable manner *(The proposed business contributes to economic development and productive use of a vacant tenant space);*
 - vii. 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. In the B-1 district, restaurants (sit-down and fast-food carryout) within a planned commercial center of at least 15,000 square feet of gross floor area are permitted as a Special Land Use subject to the following:
 1. No more than 20 (twenty) percent of the gross floor area of any such planned commercial center may be used for sit-down or carry-out restaurants, and no single restaurant use shall exceed 2,500 (two-thousand five hundred) square feet. *(The proposed 1,100 square foot restaurant meets the square footage limitation, however, additional information will be required from the applicant/property owner to determine 20 percent of gross floor area of the plaza currently attributed to restaurant use);*
 2. The hours of operation of any such restaurant shall not extend beyond the hours of 7 a.m. to 10 p.m., except that deliveries only may take place until 1 a.m. *(The proposed hours of operation will comply);*

3. There shall be no outdoor food preparation of any kind. All such activity must occur inside the building *(No outdoor food preparation is proposed)*;
 4. In addition to the provisions of the Special Land Use requirements found 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 *(The proposed restaurant is located approximately 220 feet from the nearest residential property line and will utilize the existing dumpster for the plaza located at the northwest boundary of the property)*; and
 5. 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 *(This proposed tenant space has not previously received Special Land Use approval to operate a restaurant.)*.
- 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 –

Postpone – Special Land Use Permit

In the matter of Malli's Kitchen PSLU26-0002, motion to **postpone** the Special Land Use Permit and leave the public hearing open until the applicant is prepared *(because additional information is required before the Planning Commission can accurately determine the amount of the shopping center's restaurant allocation that has been designated in Peach Tree Plaza under the ordinance's 20% limitation.)*

– OR –

Denial – Special Land Use Permit

In the matter of Malli's Kitchen PSLU26-0002, 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

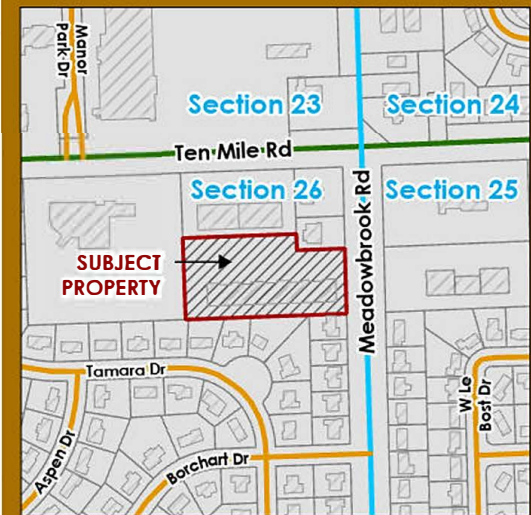
Location

Zoning

Future Land Use

Natural Features

PSLU26-0002 MALLI'S KITCHEN LOCATION MAP



LEGEND

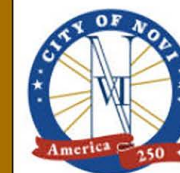
Subject Property

Thoroughfare Classification

Arterial

Minor Arterial

Local Residential Street



Map Author: Diana Shanahan
Project: Malli's Kitchen

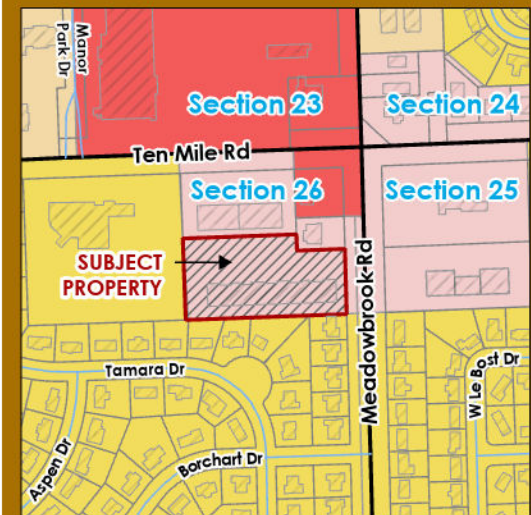
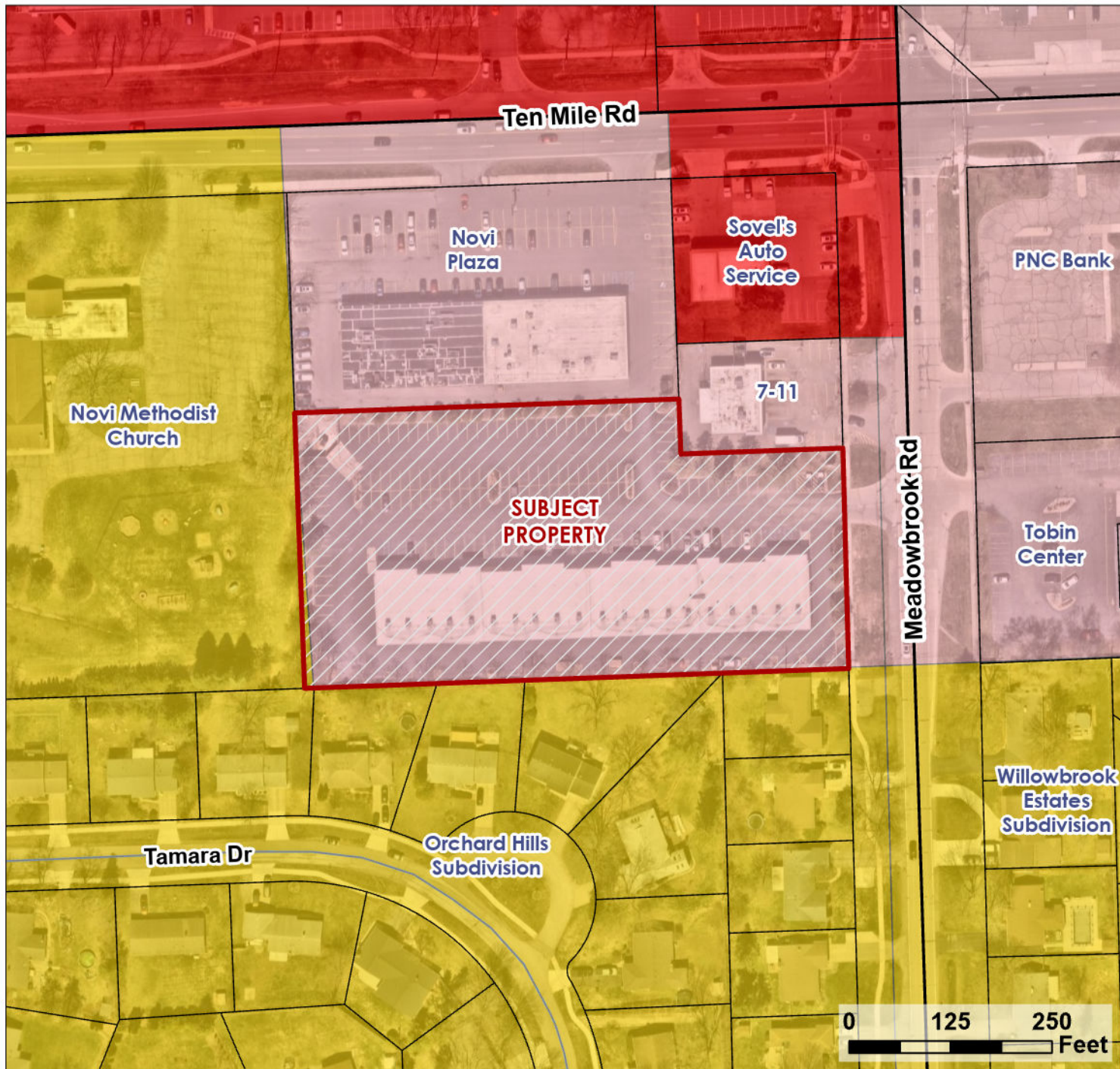
Date: 06/01/26
Version #: 1

City of Novi

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



PSLU26-0002 MALLI'S KITCHEN ZONING MAP



LEGEND

Subject Property

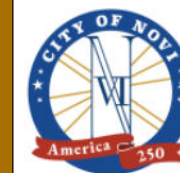
Zoning District

B-1: Local Business

B-3: General Business

R-4: One-Family Residential

RM-1: Low-Density Multiple-Family



Map Author: Diana Shanahan
Project: Malli's Kitchen

Date: 06/01/26
Version #: 1

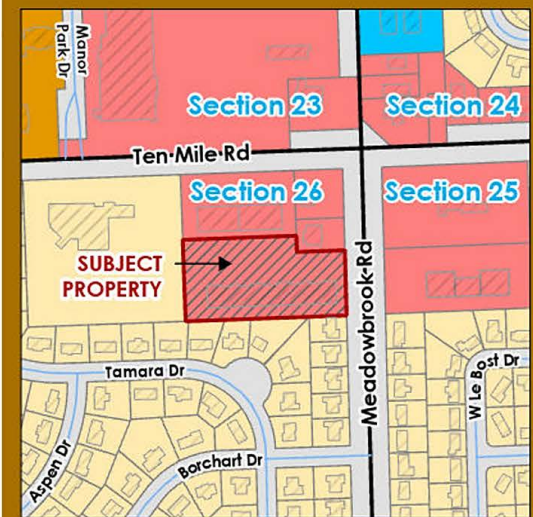
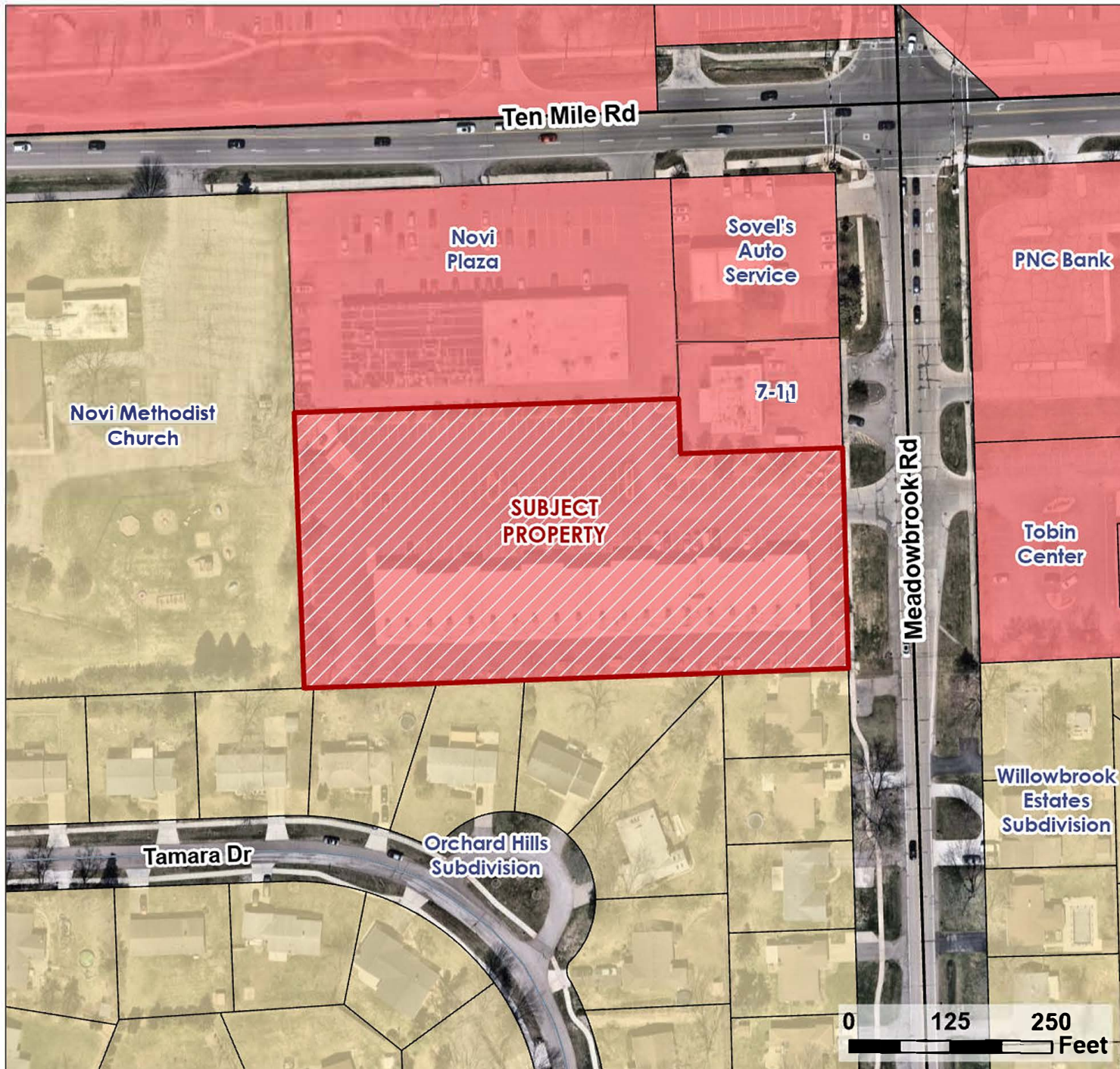
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PSLU26-0002 MALLI'S KITCHEN

FUTURE LAND USE MAP



LEGEND

Subject Property

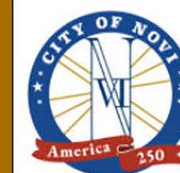
Future Land Use Category

Single Family

Multiple Family

Community Office

Neighborhood Commercial



Map Author: Diana Shanahan
Project: Malli's Kitchen

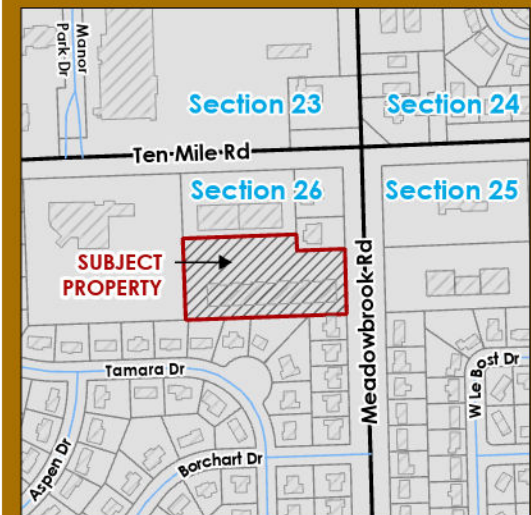
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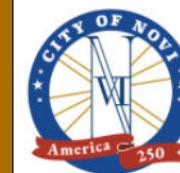


PSLU26-0002 MALLI'S KITCHEN NATURAL FEATURES MAP



LEGEND

-  Subject Property
-  Wetlands
-  Woodlands



Map Author: Diana Shanahan
Project: Malli's Kitchen

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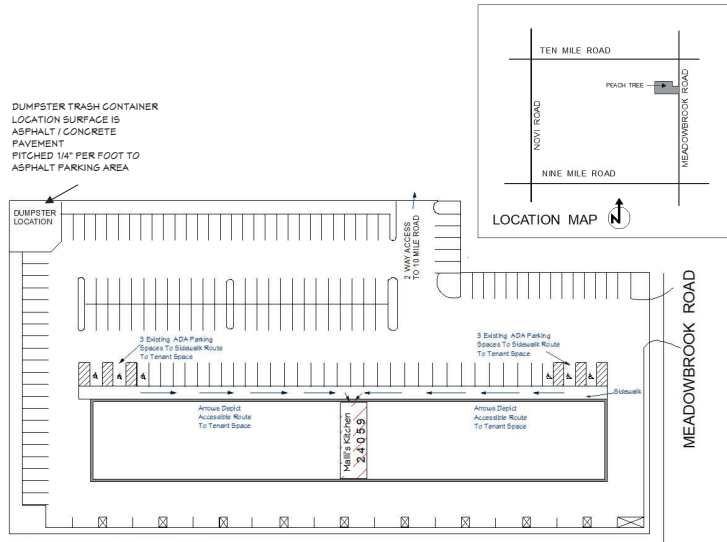
City of Novi

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45175 Ten Mile Road, Novi, MI 48375
cityofnovi.org



SITE PLAN

PROJECT SUMMARY	
TENANT INTERIOR BUILD-OUT	
TENANT/ LOCATION	PROPOSED: MALLI'S KITCHEN-INDIAN FOOD & TREATS 2409 MEADOWBROOK ROAD NOVI, MI 48215
APPLICABLE CODES	2021 MICHIGAN BUILDING CODE (MBC) 2021 MICHIGAN REHABILITATION CODE (MRCEB) 2021 MICHIGAN PLUMBING CODE (MPC) 2021 MICHIGAN MECHANICAL CODE (MMC) 2023 NATIONAL ELECTRICAL CODE - [WITH MICHIGAN PART 2 AMENDMENTS (NEC)], 2011 BARRIER FREE DESIGN (ICC / ANSI A117.1) 2014 NFPA 17A- KITCHEN HOOD
LOCAL AUTHORITY HAVING JURISDICTION	CITY OF NOVI
HEALTH AUTHORITY	OAKLAND COUNTY HEALTH DIVISION
DESCRIPTION	488 SF INTERIOR RENOVATION OF EXISTING SPACE OF 1,200 SF SPACE FOR USE AS AN INDIAN RETAIL FOOD STORE AND BAKERY, INDIAN DELICACIES, DESSERTS & TREATS
USE GROUP	B BUSINESS GROUP
ACTUAL BUILDING HEIGHT	1 STORY EXISTING BUILDING - APPROXIMATELY 15'-0" HIGH
RENOVATED AREA	488 SF OF APPROXIMATELY 1,200 SF INTERIOR AREA OF TENANT SPACE
CONSTRUCTION TYPE	EXISTING BUILDING TYPE 3B (III-B)
FIRE / SMOKE PROTECTION	1 HOUR BARRIER BETWEEN TENANT SPACES
AUTOMATIC SPRINKLER SYSTEM	NOT REQUIRED, NOT PROVIDED
FIRE SUPPRESSION	NOT REQUIRED, NOT PROVIDED EXCEPT AT KITCHEN HOOD
PORTABLE FIRE EXTINGUISHERS	EVERY 15 FEET, 2 PROVIDED, AT NORTH AND SOUTH ENTRANCE / EXIT DOORS & PREPARATION AREA
OCCUPANT LOAD (SECTION MBC 1004.5) REVISION 2	TOTAL OCCUPANT LOAD = 8 AS FOLLOWS: MERCANTILE / CUSTOMER AREA = 328 SF/60 GROSS = 5 OCCUPANTS KITCHEN COMMERCIAL / PREPARATION AREA = 488 SF/200 GROSS = 2 EMPLOYEES STORAGE STOCK AREAS / STORE ROOM, UTILITY AREA, EMPLOYEE OFFICE EXISTING ADA LAVATORY = 369 SF/300 GROSS = 1 EMPLOYEE
MINIMUM NO OF EXITS	2 REQUIRED, 2 EXISTING EXITS PROVIDED
EXIT ACCESS TRAVEL DISTANCE NON-SPRINKLED	B - 200 FT - ACTUAL TOTAL BUILDING LENGTH IS 60'-0"
MINIMUM EXIT CORRIDOR WIDTH	36 INCHES
PLUMBING FIXTURE	1 NEW SERVICE SINK REQUIRED, 1 PROVIDED 1 EXISTING UNISEX BARRIER FREE LAVATORY PROVIDED



SITE PLAN (no scale)
PEACH TREE SPECIALTY CENTER
NOVI, MICHIGAN

[illegible]

NOTE: NOT ALL ABBREVIATIONS MAY BE USED FOR THIS PROJECT

ACT =	ACOUSTICAL CEILING TILE
AFF =	ABOVE FINISHED FLOOR
CFM	CUBIC FEET PER MINUTE
CKT =	CIRCUIT
CLING. =	CEILING
CONC. =	CONCRETE
CONTOP. =	COUNTERTOP
DN. =	DIAMETER
DN =	DOWN
DWG(S) =	DRAWINGS
EA =	EACH
EL =	ELEVATION
EP =	ELECTRICAL PANEL
EXIST. =	EXISTING
EXP. =	EXPOSED
EXT =	EXTENDING
FIN =	FINISH OR FINISHED
GA =	GAUGE
GYP BD. =	GYPSUM BOARD
G.C. =	GENERAL CONTRACTOR
GL =	GLASS
HGT =	HEIGHT
HVAC =	HEATING, VENTILATION, AIR CONDITIONING
INT =	INTERIOR
J.B. =	JUNCTION BOX
K =	DEGREE KELVIN
LAV =	LAVATORY
LED =	LIGHT EMITTING DIODE
LF =	LINEAL FOOT
MAX. =	MAXIMUM
N.G. =	NATURAL GAS
N.I.C. =	NOT IN CONTRACT
NO =	NUMBER
O.G. =	ON CENTER
O.D. =	OUTSIDE DIMENSION
OPENG =	OPENING
PEX =	CROSSLINKED POLYETHYLENE
PVG =	POLYVINYL CHLORIDE PIPE
RAD =	RADIUS
REF. =	REFERENCE
REQD. =	REQUIRED
TYP =	TYPICAL
U.N.O. =	UNLESS NOTED OTHERWISE
VCT =	VINYL COMPOSITION TILE
W. =	WIDTH
W.D. =	WIDED
WH =	WATER HEATER
@ =	AT

- KARMEN SANTOURIAN

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WORK SHALL NOT COMMENCE
PRIOR TO RECEIPT OF
ALL APPROVED PERMITS

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PROJECT # 108-7-

PROPOSED
INTERIOR ALTERATION
MALLI'S KITCHEN
24059 MEADOWBROOK ROAD
NOVI, MI 48375

SHEET TITLE

PROJECT GENERAL COVER SHEET

[illegible]

DATE:
05/11/2026

SHEET:

**S-1
Existing
Architectural
Site Plan**

REVISION 1

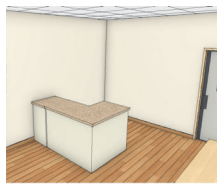
Room Finish Schedule				
Room Name	Wall Finish	Floor & Floor Base Finish	Ceiling Finish	Remarks
Customer Area	Existing Drywall, Painted With Non-Toxic Gloss Enamel Or An Epoxy-Base Paint.	Vinyl Plank Tile, 3" Wide, Birch Tone with 4" High Vinyl Cove Base Molding, or Approved Equal Materials	Existing 2' x 2' Acoustical Tile and Grid - White to Remain Unchanged	
Preparation Area	All Walls To Receive 4'-0" Wide x 8'-0" High, Fiberglass-Reinforced Plastic (FRP) or Stainless Steel Panels Per Oakland County Health Department Requirements	Apply 12" x 12" Vinyl Composition, Commercial Grade Floor Tile With 4" High Vinyl Cove Base. The Juncures Between Walls And Floors Must Be Coved And Sealed.	Existing 2' x 2' Acoustical Grid - White to Remain Unchanged 2' x 2' Washable Vinyl Glad Acoustical Ceiling Tiles - White	Existing 2' x 4' Lighting Fixtures With Acrylic Lenses to Remain Unchanged
Existing Store Room	Existing Drywall - Apply Smooth, Easily Cleanable, Light In Color Non-Toxic Gloss Enamel Or An Epoxy-Based Paint.	Apply 12" x 12" Vinyl Composition, Commercial Grade Floor Tile With 4" High Vinyl Cove Base. The Juncures Between Walls And Floors Must Be Coved And Sealed.	Existing 2' x 2' Acoustical Grid - White to Remain Unchanged Install 24" x 24" Non-Perforated Vinyl Coated Drywall, Lay-In Ceiling Tile.	
Existing Employee Office Closet Area and Utility Area	Existing Drywall - Apply Smooth, Easily Cleanable, Light In Color Non-Toxic Gloss Enamel Or An Epoxy-Based Paint NOTE: Apply at Mop Floor Sink Area, 4'-0" Wide x 8'-0" High, Fiberglass-Reinforced (FRP) or stainless Steel Panels Per Oakland County Health Department Requirements.	Apply 12" x 12" Vinyl Composition, Commercial Grade Floor Tile With 4" High Vinyl Cove Base. The Juncures Between Walls And Floors Must Be Coved And Sealed.	Existing 2' x 2' Acoustical and Grid - White to Remain Unchanged	NOTE: Ceiling Tile at Refrigeration Area to Receive 24" x 24" Non-Perforated Vinyl Coated Drywall, Lay-In Ceiling Tile
Existing ADA Lavatory	Existing Drywall, Painted With Non-Toxic Gloss Enamel Or An Epoxy-Base Paint	Existing Vinyl Plank Tile and Matching Base to Remain Unchanged	Existing 2' x 2' Acoustical Tile and Grid - White to Remain Unchanged	

Door Schedule			
Number	3D Interior Elevation	Qty	Description
D01		1	Existing Exterior 3666 Metal Door to Remain
D02		2	Existing Interior 3066 Wood Door to Remain
D03		1	Existing Exterior 3066 Glass Panel Door To Remain
D05		2	New 3066 Service Door by Ellison Corporation Or Approved Equal. Aluminum, Satin Anodized Finish with 12" x 18" Viewing Window To Swing In Both Directions. Provide Minimum Double 2" x 4" Non-Combustible Lumber At Jamb

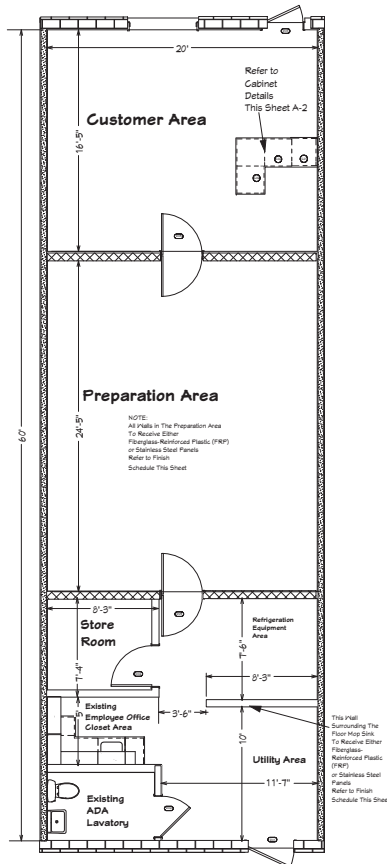
Cabinet Schedule				
Number	3D Elevation Label	Qty	Description	Comments
C01		1	Base Cabinet	Shaker Design Satin White Rigid Thermofol (RTF) by American Woodmark Corp., Hampton Bay Cabinets Or Approved Equal Non-porous Finish With Matching Toe Kick Molding Style & Knobs or Pull Selection By Tenant Plastic Laminate Counter Selection By Tenant
C02		2	Base Cabinet	Shaker Design Satin White Rigid Thermofol (RTF) by American Woodmark Corp., Hampton Bay Cabinets Or Approved Equal Non-porous Finish With Matching Toe Kick Molding Style & Knobs or Pull Selection By Tenant Plastic Laminate Counter Selection By Tenant



CABINET DETAILS:
View Toward Existing North Exterior Wall
No Scale



CABINET DETAILS:
View Toward Existing Interior Walls
No Scale



FLOOR PLAN
Scale: 1/4" = 1'-0"

ROOM FINISH NOTES

IN ANY AREAS OF WALLS OR FLOORS WHERE THE ORIGINAL CONDITION HAS BEEN CUT OR DISTURBED (DRYWALL PATCHING, CONCRETE FLOOR CUTTING, AND MORE) CONTRACTOR SHALL RESTORE TO ORIGINAL CONDITION BEFORE APPLYING FINISH MATERIALS

GENERAL CONTRACTOR SHALL COORDINATE ALL FINISH MATERIALS WITH TENANT

GENERAL CONTRACTOR TO SUBMIT SAMPLES, AS REQUIRED TO TENANT FOR APPROVAL PRIOR TO APPLICATION

ALL FINISHES SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 76-200, AND SMOKE DENSITY RATING OF LESS THAN 0-450, - CLASS "C" RATING. ALL MATERIALS AND FINISHES IN THE PREPARATION AREA ARE SUBJECT TO HEALTH DEPARTMENT APPROVAL

WALL TYPES

DENOTES EXISTING EXTERIOR WALL WITH GLAZING TO REMAIN UNCHANGED. NORTH AND SOUTH EXTERIOR WALLS ARE 12" CONCRETE BLOCK/BRICK CONSTRUCTION.

DENOTES EXISTING DEMISING ONE HOUR RATED PARTITION WALL THAT EXTENDS TO ROOF DECK TO REMAIN UNCHANGED.

DENOTES EXISTING INTERIOR PARTITION 1'-6" FROM FLOOR TO REMAIN UNCHANGED

DENOTES EXISTING INTERIOR PARTITION 9'-3" FROM FLOOR TO REMAIN UNCHANGED

DENOTES CONTINUATION ON TOP OF EXISTING INTERIOR PARTITION STARTING AT APPROXIMATELY 1'-6" FROM FLOOR AND ENDING AT APPROXIMATELY 9'-3" TO UNDERSIDE OF EXISTING CEILING GRID. THIS PARTITION CONTINUATION IS APPROXIMATELY 1'-9" IN HEIGHT OVER THE EXISTING WALL WITH 1/2" GYPSUM BOARD ON BOTH SIDES WITH 3-5/8", 25 GAUGE METAL STUDS, 16" ON CENTER WITH DRYWALL FINISHED, PRIMED AND PAINTED TO MATCH EXISTING WALL SURFACES

K · A · S DESIGN



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PROJECT # 100-T-1

PROPOSED
INTERGALERATION
MALL'S KITCHEN
24051 HEADBROOK ROAD
NOVI, MI 48225

SHEET TITLE:

PROPOSED
FLOOR PLAN
Notes, Door and
Finish Schedule

NUMBER	DATE	REVISION	FILED	DESCRIPTION	NEEDED BY
1	5/16/25			FINISH SPECIFICATIONS BY KAS	
				APPROVED BY OAKLAND COUNTY HEALTH DIVISION	

DATE:

05/11/2026

SHEET:

A-1



**K·A·S
DESIGN**



KARMEN SANTOURIAN

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WEST BLOOMFIELD, MI 48323
248-884-4549 Direct Line
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PROJECT # 100-7-9

PROPOSED
INTERIOR ALTERATION
MALL'S KITCHEN
24059 MEADOWBROOK ROAD
NOVI, MI 48375

SHEET TITLE:

PROPOSED EQUIPMENT PLAN

[illegible]

DATE: _____

05/11/2026

SHEET:

A-2

PLANNING REVIEW



PLANNING REVIEW

Malli's Kitchen
PSLU26-0002
June 2, 2026

PETITIONER:

KAS Design LLC | Karmen Santourian

REVIEW TYPE:

Special Land Use – Restaurant in B-1 District

PROPERTY CHARACTERISTICS

Section	26	
Site Location	24059 Meadowbrook Road 50-22-26-228-028	
Site School District	Novi Community School District	
Site Zoning	B-1 Local Business District	
Adjoining Zoning	North	B-1 Local Business District
	East	B-1 Local Business District
	West	R-4 Single Family Residential
	South	R-4 Single Family Residential
Current Site Use	Vacant Tenant Space within Peach Tree Plaza	
Adjoining Uses	North	Novi Plaza (retail) and 7-11
	East	Tobin Center
	West	Novi Methodist Church
	South	Orchard Hills Subdivision
Site Size	2.68 Acres	
Plan Date	05/11/2026	

PROJECT SUMMARY

On behalf of the tenant, Malli's Kitchen, the applicant/property owner is requesting Special Land Use approval for a kitchen/food establishment within the Peach Tree Plaza, which is zoned B-1 Local Business District. The proposed restaurant would occupy an approximately 1,200 square foot tenant space within the existing 24,949 square foot commercial plaza.

This request is being reviewed pursuant to Text Amendment 18.236, adopted in 2018, which permits certain sit-down and carry-out restaurants in the B-1 district as a Special Land Use under specified conditions.

PLANNING RECOMMENDATION

Special Land Use approval is **not recommended** until the property owner can provide additional information on the existing restaurant uses in the plaza.

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. Please address the items in **bold** below in the next submittal.

1. Restaurants (Sit-down and Fast-Food Carryout) Within a Planned Commercial Center (Section 4.91): In the B-1 district, restaurants (sit-down and fast-food carryout) within a planned commercial center of at least 15,000 square feet of gross floor area are permitted as a Special Land Use subject to the following:

- a) No more than 20 (twenty) percent of the gross floor area of any such planned commercial center may be used for sit-down or carry-out restaurants, and no single restaurant use shall exceed 2,500 (two-thousand five hundred) square feet;

The Peach Tree Plaza contains 24,949 square feet. Based on the ordinance limitation, a maximum of approximately 4,990 square feet (20%) may be devoted to restaurant uses within the plaza.

Existing restaurant uses within the plaza:

Anu Sushi	2,400 sq ft	10%	Special Land Use approval for 1,100 sq ft (10/14/20)
Markhor Tea	2,489 sq ft	10%	No Special Land Use approval
	<u>4,889 sq ft</u>	20%	

Proposed restaurant use within the plaza:

Malli's Kitchen	1,200 sq ft	5%
-----------------	-------------	----

Anu Sushi was granted Special Land Use approval for a carry-out restaurant within the B-1 district by the Planning Commission on October 14, 2020 (JSP20-25). At the time of approval, Anu Sushi occupied a single tenant space; however, the business appears to have expanded into an adjoining unit and is now occupying 2,400 square feet. Special Land Use approval is required for the additional tenant space; however, the property owner has indicated that Anu Sushi is no longer operating as a restaurant.

Additionally, the property owner/applicant has leased space within the plaza to Markhor Tea, which is currently operating as a restaurant use. At this time, neither the property owner nor Markhor Tea has applied for or received Special Land Use approval for restaurant operations.

Based on the existing restaurant square footage within the center, the cumulative restaurant area may already exceed the maximum twenty (20) percent allocation permitted by ordinance for restaurant uses within the plaza. The Planning Commission should consider the existing conditions as part of its review of the proposed Special Land Use request for Malli's Kitchen.

The applicant/property owner is asked to clarify the use for existing tenants. If Anu Sushi is no longer operating as a restaurant, the property owner should clarify how the current use fits the B-1 district. The property owner should also ensure that Markhor Tea applies for and is granted Special Land Use approval to operate in Peach Tree Plaza.

- b) The hours of operation of any such restaurant shall not extend beyond the hours of 7 a.m. to 10 p.m., except that deliveries only may take place until 1 a.m.;

The applicant indicates hours of operation will be 9:00 AM to 9:00 PM.

- c) There shall be no outdoor food preparation of any kind. All such activity must occur inside the building;

The applicant indicates there will be no outdoor food preparation.

- d) In addition to the provisions of the Special Land Use requirements found 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;

The applicant is proposing to use the existing dumpster located at the northwest boundary of the property which is approximately 220 feet from the nearest residential property line. The kitchen preparation area includes a gas fryer, stove, and griddle. This has the potential to generate smell to nearby residents when the back door is being used. A 12' Type 1 exhaust hood system is proposed above this equipment, which the applicant indicates will minimize smells.

- e) 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.

The proposed tenant space has not previously been granted Special Land Use approval.

- 2. Off-Street Parking: Please indicate if there will be a designation of curbside pickup parking spaces and if any signage is proposed for these spaces.

SPECIAL LAND USE CONSIDERATIONS

Within the B-1 District, restaurants (sit-down and fast-food) require Special Land Use approval as outlined above. Section 6.1.2.C of the Zoning Ordinance outlines specific factors that the Planning Commission must consider in the review of a Special Land Use Permit request (**Staff comments in bold**):

1. 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. **The proposed use is not anticipated to have detrimental impacts.**
2. 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. **There are no anticipated increases in public services expected.**
3. 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 woodland or wetland impacts are proposed.**
4. 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. **Provided the applicant can demonstrate the Plaza does not exceed 20% of the gross floor area for restaurant use, the proposed restaurant business is compatible with existing uses.**
5. 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. **The proposed use is consistent with Future Land Use map which designates the property as Neighborhood Commercial.**
6. 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. **Provided the applicant can demonstrate the Plaza does not exceed 20% of the gross floor area for restaurant use, the proposed restaurant business will fill a vacant tenant space.**
7. 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. **Within the B-1 district, restaurant uses are permitted as a Special Land use provided the conditions in Section 4.91 of the Zoning Ordinance noted above are met.**
 - b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located. **Provided the applicant can demonstrate the Plaza does not exceed 20% of the gross floor area for restaurant use, the proposed restaurant business conforms to the site design regulations of the B-1 district.**

NEXT STEP: PLANNING COMMISSION MEETING AND RESPONSE LETTER

A Special Land Use Request requires a Public Hearing and approval from the Planning Commission. Based on the submittal of this request, the tentative date for Public Hearing is Wednesday, July 8, 2026 at 7 P.M.

Prior to this matter being reviewed by the Planning Commission, the applicant is requested to submit a response letter addressing all comments noted in this review letter. To be placed on the July 8, 2026 agenda, the response letter shall be submitted to the Planning Division no later than June 9, 2026 and the applicant should confirm that they can be in attendance on July 8, 2026 to represent the project.

FUTURE STEP: ELECTRONIC STAMPING SET REVIEW AND RESPONSE LETTER

Following Planning Commission approval, revised plans that address all comments from the review letters should be submitted electronically for informal review and approval prior to the submission of Stamping Sets. A letter prepared by the applicant or their representative is to be submitted with the electronic stamping set. This letter should address all comments in all review letters and associated charts and **refer to sheet numbers where the change is reflected.**

FUTURE STEP: STAMPING SET APPROVAL

Stamping sets will be required for this project. Following approval of the electronic stamping set from City staff, the applicant should submit **3 – 24" x 36" sets of plans with signature and seals on each sheet (seal may be electronic)**, to the Community Development Department for Final Stamping Set approval.

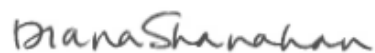
FUTURE STEP: BUILDING PERMITS AND REVIEW

Building permits will be required for this project. Please contact the Building Department at (248)347-0415 to determine what is required.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects to 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 you have any questions concerning the above review or the process in general, please do not hesitate to contact me at (248)347-0483 or dshanahan@cityofnovi.org.



Diana Shanahan – Planner

APPLICANT RESPONSE LETTER

KAS Design LLC
4075 Autumn Ridge
West Bloomfield, MI 48323
KAS_design@outlook.com
Direct Phone 248-884-4549

June 18, 2026

To: Planner Diana Shanahan and the City of Novi Planning Commission

We were requested to submit a response addressing all comments noted in the June 2, 2026 Planning Review, PSLU26-002 for the proposed Malli's Kitchen. Here is our response:

Regarding section labeled as ORDINANCE REQUIREMENTS, we respond as follows:

Item 1. a)

Existing business use within the plaza:

Anu Sushi 2,200 sq ft (*not 2,400 sq ft as indicated*) [24045 Meadowbrook]
Special Land Use approved for 1,100 sq ft (10/14/2020) but Anu Sushi **no longer** operates as a carry-out restaurant.

Please see Exhibit A- Explanation of Anu Sushi operation within the B-1 district.

Existing restaurant uses within the plaza:

Markhor Tea 2,489 sq ft 9.97% [24095 Meadowbrook]
Was approved for construction by the City of Novi Building Department and Oakland County Health Division and granted final City of Novi Building Department and Oakland County Health Division endorsements for operations on December 17, 2025 and will pursue approval for Special Land Use.

Proposed restaurant uses within the plaza:

Malli's Kitchen 1,200 sq ft 4.80% [Proposed 24059 Meadowbrook]
Has already been approved for construction by the City of Novi Building Department and the Oakland County Health Division and is presently requesting final approval for Special Land Use.

Item 1. b) The hours of operation for Malli's Kitchen will be 9:00 AM to 9:00 PM.

Item 1. c) There will be no outdoor food preparation.

Item 1. d) The existing dumpster location located at the northwest boundary of the property which is approximately 220 feet from the nearest residential property line to the south and approximately 230 feet to the Church building on the west side of the property line.

The preparation area containing the required exhaust hood is in the center of the proposed store, the furthest point from the front or rear entrance doors. It is a self-contained room sealed by its own doors. Additionally, another layer of separation from the centrally located preparation room is planned with approximately 18 feet of distance to the back door in the rear of the store. Whenever food production occurs the exhaust hood system will be in use which has highly efficient filters, washed and sanitized at the end of each day that are designed to minimize any aromas.

Please see Exhibit F- Floor Plan Showing Self-Contained Preparation Area.

1. e) This proposed tenant space has not previously received Special Land Use approval.

2. Off-Street Parking: There is ample off-street parking at the plaza so no exclusive parking spaces for this proposed use will be needed.

Regarding section labeled as SPECIAL LAND USE CONSIDERATIONS,

1. The proposed use, located in the middle of the shopping plaza building, will not cause any detrimental impact on existing roadway volume, capacity, safety, vehicle turning patterns, intersections, or obstruct any views. Existing line of sight, ingress, egress, accelerating or decelerating lanes, off street parking, off street loading/unloading or impacts to travel times and existing throughfare service will not be affected.

2. There is adequate existing water, sanitary and storm sewer services for the entire plaza, including this proposed use. The use will not alter how police and fire protection serve the area.

3. There are no designated woodlands, wetlands, or water features at this plaza site. The existing mature trees of the plaza landscaping provide habitat for small birds.

4. The proposed use of 1,200 sq ft is only 4.80% of the allowable 20% (4,990 sq ft) of special land use for restaurants calculated as follows:

Proposed Malli's Kitchen	1,200 sq ft	4.80%
Markhor Tea	<u>2,489 sq ft</u>	9.97%
Total Special Land use =	3,689 sq ft	14.77% of the allowable 20% total of 4,990 sq ft.

5. The proposed use is consistent with the Future Land Use map which designates the plaza as Community Commercial.

6. and 7. The plaza does not exceed the 20% restaurant use threshold and this proposed use will fill a vacant space in Novi. The proposed Malli's Kitchen for restaurant use will conform to the site design regulations in the B-1 district.

Regarding sections labeled as NEXT STEP and FUTURE STEP

I respectfully request to be placed on the July 22, 2026 Planning Commission agenda and I confirm that I can be in attendance on July 22, 2026 to represent the project.

Three sets of 24" x 36" signed and sealed drawings will be submitted.

The building permit has been approved for Malli's Kitchen, and the fee has been paid.

Please see attached Exhibit G - Building Department Receipt.

Regarding section labeled as CHAPTER 26.5

I am aware of the timeline required for project completion.

Attached is Exhibit A - Explanation of Anu Sushi permitted operation within the B-1 district. Anu Sushi has always operated as a specialty wholesale food processor.

Anu Sushi is not a fast-food carry-out operation. There are no sales directly to individual consumers or patrons nor does Anu Sushi function as a fast-food carryout restaurant. Each year, part of the Anu Sushi income supports worldwide programs to help children facing family instability.

Anu Sushi is part of an exclusive market where it is necessary to have special training and knowledge to manage and prepare sushi products. They often depend on a diverse international staff, and the State of Michigan recognizes this business as a specialized non-retail food processor selling only wholesale and not to individual patrons.

Please see attached Exhibit B- Anu Sushi Wholesale Food Processor Licenses.

In June of 2020 Anu Sushi relied and made a commitment to locate in Novi based on the information provided by the City of Novi including Mr. Victor Cardenas, then Assistant City Manager that the **“operation for food preparation and delivery offsite most closely resembles a catering business and would therefore be allowed by right”** at the Peach Tree Plaza. The instruction was that if the door dash delivery service were added, even though no food would be sold to patrons at the premises Anu Sushi would be considered a fast-food carry-out restaurant and would need to apply for Special Land Use approval. Application was made in October 2020 and special land use permission was granted for that aspect.

Please see attached Exhibit C- Email Correspondence.

However, the focus has always been developing new markets for the catering wholesale food processing operation so the carryout feature and requirement to be considered a fast-food carryout restaurant use was unsustainable and was quickly discontinued in 2021. Anu Sushi is not open to the public and is not a restaurant. There are no posted hours of operation on the front door as they do not engage with the public.

There are posts on social media (Yelp) that Anu Sushi is not open for food sales to individual patrons.

Please see attached Exhibit D – Social Media.

As Mr. Cardenas previously explained, Anu Sushi remains a permitted business use that has been in operation as a wholesale food processor for nearly six years. Recently additional square footage was required. Now Anu Sushi has the original 1,100 sq ft for wholesale sushi processing and 1,100 sq ft for product storage which is an allowed accessory use, for a total of approximately 2,200 sq ft.

Again, your attention is directed to Exhibit E- Letter from Anu Sushi.

Exhibit B - Anu Sushi Wholesale Food Processor License

State of Michigan Department of Agriculture & Rural Development Food and Dairy Division

License FFPL-209538 obtained at business opening and renewed each year.

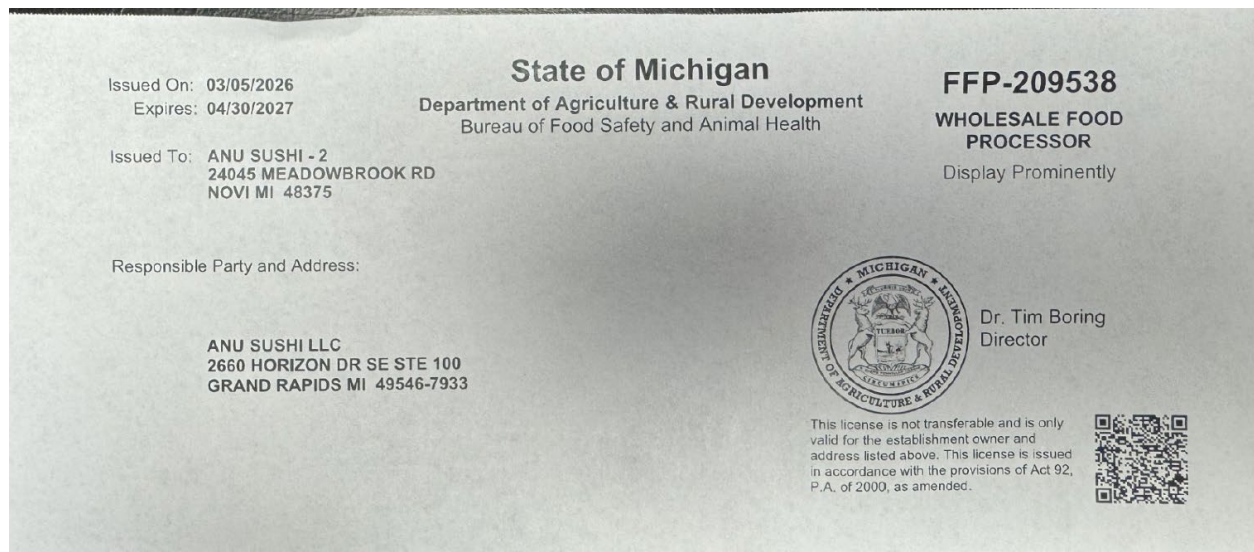
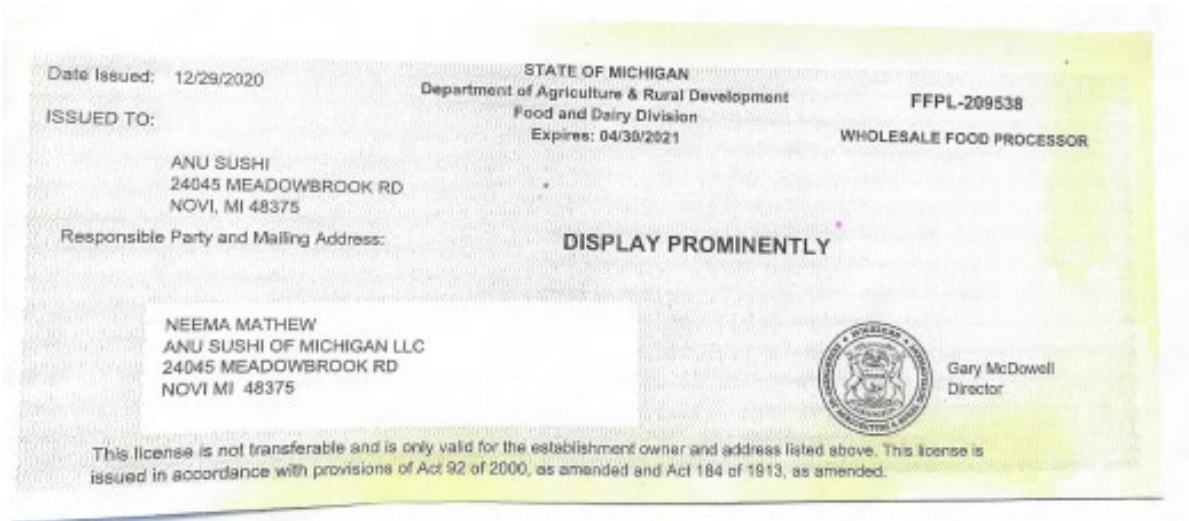


Exhibit C – Email correspondence that the

“operation for food preparation and delivery offsite most closely resembles a catering business and would therefore be allowed by right” at the Peach Tree Plaza.

From: Cardenas, Victor <vcardenas@cityofnovi.org>
Sent: Wednesday, August 5, 2020 10:02 AM
To: Sam Mathew <sam.mathew@anususushi.com>
Cc: Tim Schierbeek <tim.schierbeek@anususushi.com>; Brad Oostindie <brad@anususushi.com>; Boulard, Charles <cboulard@cityofnovi.org>; Bell, Lindsay <lbell@cityofnovi.org>
Subject: RE: FW: 5/7/20 - follow-up: Anu Sushi and Oakland County / City of Novi contact information

Good morning Sam,

We do suggest you engage the services of a licensed engineer or architect to prepare drawings based on the scope that includes a hood, cooler and kitchen equipment. New rooftop equipment requires screening. Permits would be required. Dept. of Ag. or Oakland County Health Department approval would also be required.

At your proposed location the former Cottage Inn was allowed under a ZBA Use variance from 1992 that was specific to that business only. The preparation of the food and delivery offsite most closely resembles a catering business and would therefore be allowed by right. If you want to add the desired takeout/individual to-go/door dash component in the future a Special Land Use would be needed in per the recent amendment : <https://www.cityofnovi.org/Reference/Code-of-Ordinances-and-City-Charter/18-288AmendmentRestaurantsAdoptedOrdinance.aspx>

Sorry for the delay. Please let me know if you have additional questions.

Regards,

Victor



Victor Cardenas | Assistant City Manager

City of Novi | 45175 Ten Mile Road | Novi, MI 48375 USA

T: 248.347.0450 | C: 248.756.4143

cityofnovi.org | info@novi.org | vmcardenas@cityofnovi.org

To receive monthly e-news from Novi or follow us on social media, [click here](#).

Exhibit D - Excerpt from Social Media Posts - Anu Sushi is not open to patrons.



Mark S.
Novi, MI
0 friends
3 reviews
8 photos

★ ★ ★ ★ ★ 5/24/2024

The place is closed down
The place is closed down
The place is closed down
The place is out of business
It's listed as 24 hours
But the place is closed down



Eva D.
Walden, NY
0 friends
42 reviews
22 photos

★ ★ ★ ★ ★ 12/10/2021

NOT open 24/7... We are visiting town and stopped by at Midnight, definitely not open!!

Page 1 of 1

Exhibit E- Letter from Anu Sushi.



2660 Horizon Drive SE Suite 100
Grand Rapids, Michigan 49546

June 15, 2026

RE : Anu Sushi
24045 Meadowbrook Road
Novi, MI 48375

Anu Sushi originally occupied 1,100 square feet in 2020 and is currently occupying approximately 2,200 square feet.

We are licensed by Michigan Department of Agriculture and Rural Development as a wholesale food processor. During the pandemic (2020) we briefly operated as a retail establishment, but that was quickly discontinued. Our operations are 100 percent wholesale, serving institutional partners in healthcare, higher education and industry. As such we do not operate as a restaurant and our doors are not open to the public.

Anu Sushi is a certified minority-owned company who donates a generous portion of its income to support programs helping children at risk.

State of Michigan

County of kent

The foregoing instrument was acknowledged before me on this June 17 2026
[Date]

by [Signature] [Signature], Tim Schierbeek, member of
Anu Sushi LLC, a Michigan limited liability company.

Notary Public Signature: Lauren Avalos

Notary Printed Name: Lauren Avalos

Acting in the County of: kent

My Commission Expires: 3-11-2033



Proposed:
Malli's Kitchen
24059 Meadowbrook Road
Novi, MI 48375

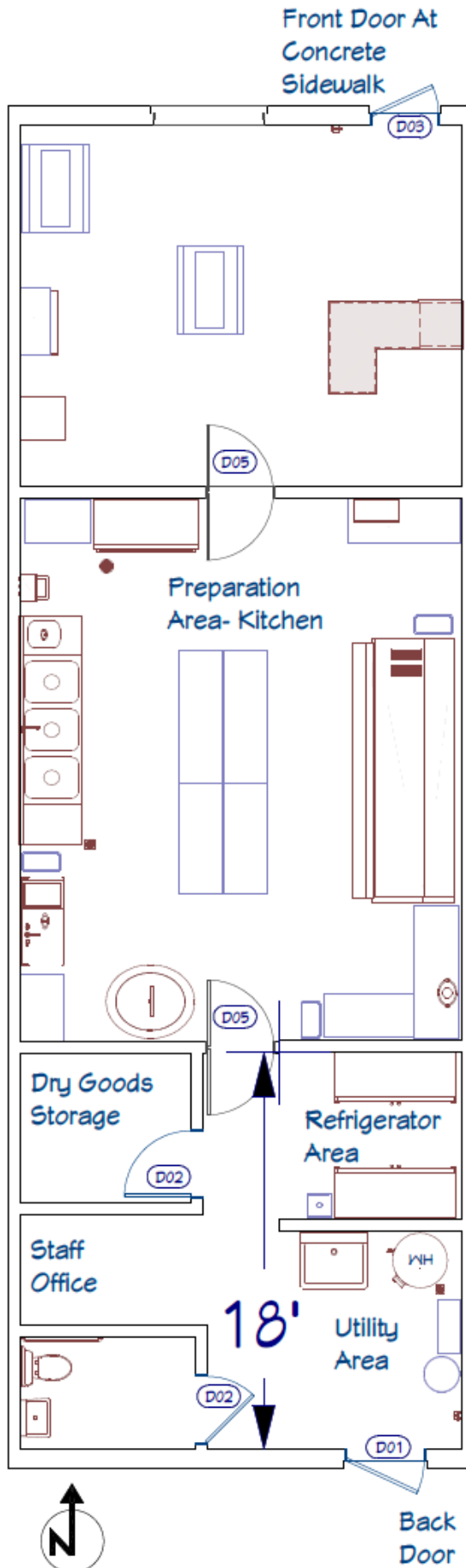


Exhibit F-Plan Showing 18'-0" of Separation From Self Contained Sealed Preparation Area and South Back Door.

**Exhibit G- Paid Receipt May 26, 2026 for City of Novi Approved Building Permit
PBC26-0016 for Malli's Kitchen - Ready To Start Construction.**



Dear Malli Balla

Thank you for your payment to City of Novi MI.

Your payment has been successfully processed and your account has been updated. **This payment is accepted only as a conditional payment. If not honored by the bank, invoice is unpaid and subject to penalty and a \$25.00 return deposit fee.**

You will continue to receive an email each time a bill is ready for your review. This is an easy way to access, review and pay your bills.

If you have any questions regarding your account, please contact us at 248-347-0440.

Thank you for being a valued City of Novi MI customer.

Please Note: To ensure delivery of account-related email notifications, please add this email to your safe senders list.

Payment Confirmation

Account Number:

PBC26-0016

Invoice Number:

INV-PBC26-0016

Payment Amount:

\$1,180.26

Message:

PAYMENT PROCESSED
157254

CORRESPONDENCE



CITY OF NOVI
RESPONSE FORM

RECEIVED

JUL 17 2026

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

MALLI'S KITCHEN, PSLU26-02, FOR SPECIAL LAND USE APPROVAL

You are invited to attend the public hearing on July 22, 2026 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: schoi@cityofnovi.org

Return via mail or fax: Community Development Department
45175 Ten Mile Road, Novi, 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/2026/>.

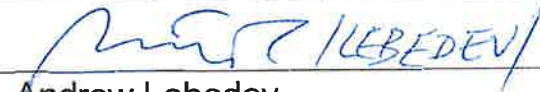
Plans are available for viewing during the City's regular business hours, Monday thru Friday, 8:00 AM to 5:00 PM, at the Community Development Department.

☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

The existing retail area near our homes, though not fully occupied, is
already somewhat noisy — even at night and in the early morning
(garbage collection, lawn mowing, snow removal very early etc.). It is not
a good idea to allow such a large construction project there. A grocery
store and restaurant will bring significant traffic and additional business
activity that will negatively impact our nice and quiet living environment...

SIGNATURE: 
PRINT NAME: Andrew Lebedev
ADDRESS: 41620 Tamara St, Novi, MI 48375

***** IN ACCORDANCE WITH MCL 125.3103:**

- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.
- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.

Choi, Stacey

From: Praveena Kumar <praveenakkumar@gmail.com>
Sent: Sunday, July 12, 2026 12:35 PM
To: Choi, Stacey
Subject: Re: Special Land Use -Malli's Kitchen - PSLU26-0002

RECEIVED

JUL 14 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT

Dear Honorable Members of the Novi Planning Commission and City Council,

This letter serves as our enthusiastic support for the special land use proposed for Malli's Kitchen at 24059 Meadowbrook Road.

As residents of Novi, we are excited to welcome a healthy, unique, freshly prepared food option that beautifully complements our neighborhood's vibrant character. This business will also be an incredible asset to our local senior citizens, offering them accessible, wholesome, freshly prepared meals close to home. This wonderful new business is spearheaded by a dedicated, first-time minority entrepreneur who lives right here in our community with her family. By approving this special land use, the city directly aligns with its long-term planning goals—fostering local job creation, strengthening our shared economic foundation, and enriching Novi's cultural fabric.

We eagerly anticipate the opening of Malli's Kitchen and kindly urge your approval, which would truly echo the desires and supportive spirit of our community.

I've attached a signed copy of this letter.

Re: Special Land Use -Malli's Kitchen - PSLU26-0002

Praveena Kumar <praveenakkumar@gmail.com>
 Draft To: schol@cityofnovi.org

Sat, Jul 11, 2026 at 11:35 AM

Dear Honorable Members of the Novi Planning Commission and City Council,

This letter serves as our enthusiastic support for the special land use proposed for Malli's Kitchen at 24059 Meadowbrook Road.

As residents of Novi, we are excited to welcome a healthy, unique, freshly prepared food option that beautifully complements our neighborhood's vibrant character. This business will also be an incredible asset to our local senior citizens, offering them accessible, wholesome, freshly prepared meals close to home. This wonderful new business is spearheaded by a dedicated, first-time minority entrepreneur who lives right here in our community with her family. By approving this special land use, the city directly aligns with its long-term planning goals—fostering local job creation, strengthening our shared economic foundation, and enriching Novi's cultural fabric.

We eagerly anticipate the opening of Malli's Kitchen and kindly urge your approval, which would truly echo the desires and supportive spirit of our community.

Sincerely,



Praveena and Katikineni Ashok Kumar
 25008 Hadlock Dr.
 Novi, MI 48374

Sincerely,

Praveena and Katikineni Ashok Kumar
 25008 Hadlock Dr.
 Novi, MI 48374



CITY OF NOVI
RESPONSE FORM

RECEIVED

JUL 08 2026

CITY OF NOVI

COMMUNITY DEVELOPMENT

MALLI'S KITCHEN, PSLU26-02, FOR SPECIAL LAND USE APPROVAL

You are invited to attend the public hearing on July 22, 2026 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.

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

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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.



I SUPPORT



I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

*Too much traffic already; I live right
behind this complex.*

SIGNATURE:

[Handwritten Signature]

PRINT NAME:

Hinda Thibault

ADDRESS:

24011 Meadowbrook Rd. Novi, MI 48185

***** IN ACCORDANCE WITH MCL 125.3103:**

- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.
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Madhavi Raju
47071 Northumberland St
Novi, MI, 48374

RECEIVED

JUL 16 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT

July 11, 2026

RE: Special Land Use – Malli's Kitchen PSLU26-0002

To:
City of Novi
Community Development Department/Planning Division
45175 Ten Mile Road
Novi, MI, 48375

Dear Honorable Members of the Novi Planning Commission and City Council,

This letter is in support of the proposed Special Land Use approval for Malli's Kitchen, located at 24059 Meadowbrook Road, Novi, Michigan 48375.

Malli's Kitchen will offer freshly prepared, high-quality food, providing Novi residents with a healthy and unique dining option that will enhance the community's culinary choices.

This new business is being established by a first-time minority entrepreneur who is a permanent resident of Novi and lives here with her family. The proposed use aligns well with the City's planning goals by supporting local entrepreneurship, creating employment opportunities, expanding the local tax base, and contributing to the continued economic vitality of the community.

We look forward to the opening of Malli's Kitchen and respectfully request your approval of this Special Land Use application. Your favorable consideration would reflect the interests and support of the community and would be sincerely appreciated.

Best Regards,



(Madhavi Raju)

Prasad M. Koppolu
36842 W 12 Mile Road
Farmington Hills, MI 48331
&
25437 Orwell Street
Novi, MI 48375
+1 (248) 719-6737 (M)

RECEIVED

JUL 07 2026

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

July 06, 2026

RE: Special Land Use - Malli's Kitchen - PSLU26-0002

To:

City of Novi Community Development Department / Planning Division
45175 Ten Mile Road
Novi, Michigan 48375
schoi@cityofnovi.org

Dear Honorable Members of the Novi Planning Commission and City Council,

This letter is in support of the special land use proposed for Malli's Kitchen at 24059 Meadowbrook Road, Novi, Michigan 48375. The freshly prepared food will offer an additional healthy and unique choice for Novi residents.

This new food store business will be operated by a first-time minority entrepreneur, who permanently resides with her family in Novi. This use is compatible with the planning goals of the city. It will create jobs, increase the tax base and add to the overall economic vibrancy.

We are looking forward to the opening of Malli's Kitchen. Your consideration to approve this special land use affirms the desires of the community and would be greatly valued.

Sincerely,

Prasad M. Koppolu

Choi, Stacey

RECEIVED

From: Rahul Yadav <n.rahul5544@gmail.com>
Sent: Tuesday, July 14, 2026 9:41 PM
To: Choi, Stacey
Subject: Special Land Use -Malli's Kitchen - PSLU26-0002

JUL 14 2026

CITY OF NOVI

COMMUNITY DEVELOPMENT

Dear Honorable Members of the Novi Planning Commission and City Council,

I am writing to express my strong support for the Special Land Use request for **Malli's Kitchen**, proposed at **24059 Meadowbrook Road, Novi, Michigan 48375**.

Malli's Kitchen will provide Novi and neighboring city residents with a fresh, healthy, and unique **carry-out** food option featuring freshly prepared meals. This locally owned business will expand convenient, high-quality food choices for the community while complementing the existing businesses in the area.

The business is being established by a first-time minority entrepreneur who is a permanent resident of Novi and is committed to serving the local community. The proposed use is consistent with the City's planning goals by supporting small business development, creating local employment opportunities, strengthening the tax base, and contributing to Novi's economic vitality.

We look forward to the opening of Malli's Kitchen and respectfully request your favorable consideration of this Special Land Use application. Approving this request would support a locally owned small business that reflects the needs and interests of the community while providing a valuable new carry-out food option for Novi residents.

Thank you for your time and thoughtful consideration. Thank you for your time and thoughtful consideration.

Best Regards,
Rahul Nethi.
(248) 516-9202



**CITY OF NOVI
RESPONSE FORM**

RECEIVED

JUL 17 2026

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

MALLI'S KITCHEN, PSLU26-02, FOR SPECIAL LAND USE APPROVAL

You are invited to attend the public hearing on July 22, 2026 and voice your support or objection.

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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.



I SUPPORT



I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

It will create more jobs for Novi residents.

SIGNATURE:

PRINT NAME:

ADDRESS:

REDONNA GARCIA
41447 GLYME ST.

*** IN ACCORDANCE WITH MCL 125.3103

NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY

IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.

Choi, Stacey

From: Shravanti Cheeti <shravanti.cheeti@yahoo.com>
Sent: Monday, July 6, 2026 10:27 PM
To: Choi, Stacey
Subject: RE: Special Land Use -Malli's Kitchen - PSLU26-0002

To,
City of Novi
45175 Ten Mile Road

Community Development Department / planning division
Novi Michigan 48375

Dear Honorable Members of the Novi Planning Commission and City Council,

This letter is in support of the special land use proposed for Malli's Kitchen at 24059 Meadowbrook Road, Novi, Michigan 48375. The freshly prepared food will offer an additional healthy and unique choice for Novi residents. This new food store business will be operated by a first-time minority entrepreneur, who permanently resides with her family in Novi. This use is compatible with the planning goals of the city. It will create jobs, increase the tax base and add to the overall economic vibrancy.

We are looking forward to the opening of Malli's Kitchen. Your consideration to approve this special land use affirms the desires of the community and would be greatly valued.

Sincerely,
Shravanti

RECEIVED

JUL 07 2026

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

Sreekanth Raju
47071 Northumberland St
Novi, MI, 48374

RECEIVED

JUL 16 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT

July 11, 2026

RE: Special Land Use – Malli's Kitchen PSLU26-0002

To:
City of Novi
Community Development Department/Planning Division
45175 Ten Mile Road
Novi, MI, 48375

Dear Honorable Members of the Novi Planning Commission and City Council,

This letter is in support of the proposed Special Land Use approval for Malli's Kitchen, located at 24059 Meadowbrook Road, Novi, Michigan 48375.

Malli's Kitchen will offer freshly prepared, high-quality food, providing Novi residents with a healthy and unique dining option that will enhance the community's culinary choices.

This new business is being established by a first-time minority entrepreneur who is a permanent resident of Novi and lives here with her family. The proposed use aligns well with the City's planning goals by supporting local entrepreneurship, creating employment opportunities, expanding the local tax base, and contributing to the continued economic vitality of the community.

We look forward to the opening of Malli's Kitchen and respectfully request your approval of this Special Land Use application. Your favorable consideration would reflect the interests and support of the community and would be sincerely appreciated.

Best Regards,

R. Sreekanth

(Sreekanth Raju)



CITY OF NOVI
RESPONSE FORM

RECEIVED

JUL 17 2026

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

MALLI'S KITCHEN, PSLU26-02, FOR SPECIAL LAND USE APPROVAL.

You are invited to attend the public hearing on July 22, 2026 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: schoi@cityofnovi.org

Return via mail or fax: Community Development Department
45175 Ten Mile Road, Novi, 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/2026/>.

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.



I SUPPORT



I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I believe there is need in our area for business like this

~~This will help who don't have time to cook and looking for homemade food~~

SIGNATURE:

PRINT NAME: Srinivas Bayana

ADDRESS: 24265 Myrtle Ct, Novi MI 48375

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