



CITY OF NOVI CITY COUNCIL
SEPTEMBER 14, 2026

SUBJECT: Approval of a request from Gratus, LLC for a variance from Section 5.6.4 (B)(7) of the Engineering Design Manual to have a pumped stormwater outlet for their underground detention system.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- Pumped stormwater outlets require a City Council Variance per Section 5.6.4 (B)(7) of the Engineering Design Manual.
- Site constraints, location and topography limit the ability to provide a gravity outlet to the proposed underground detention system.
- The pump station can run on the proposed backup generator in the event of a power failure.

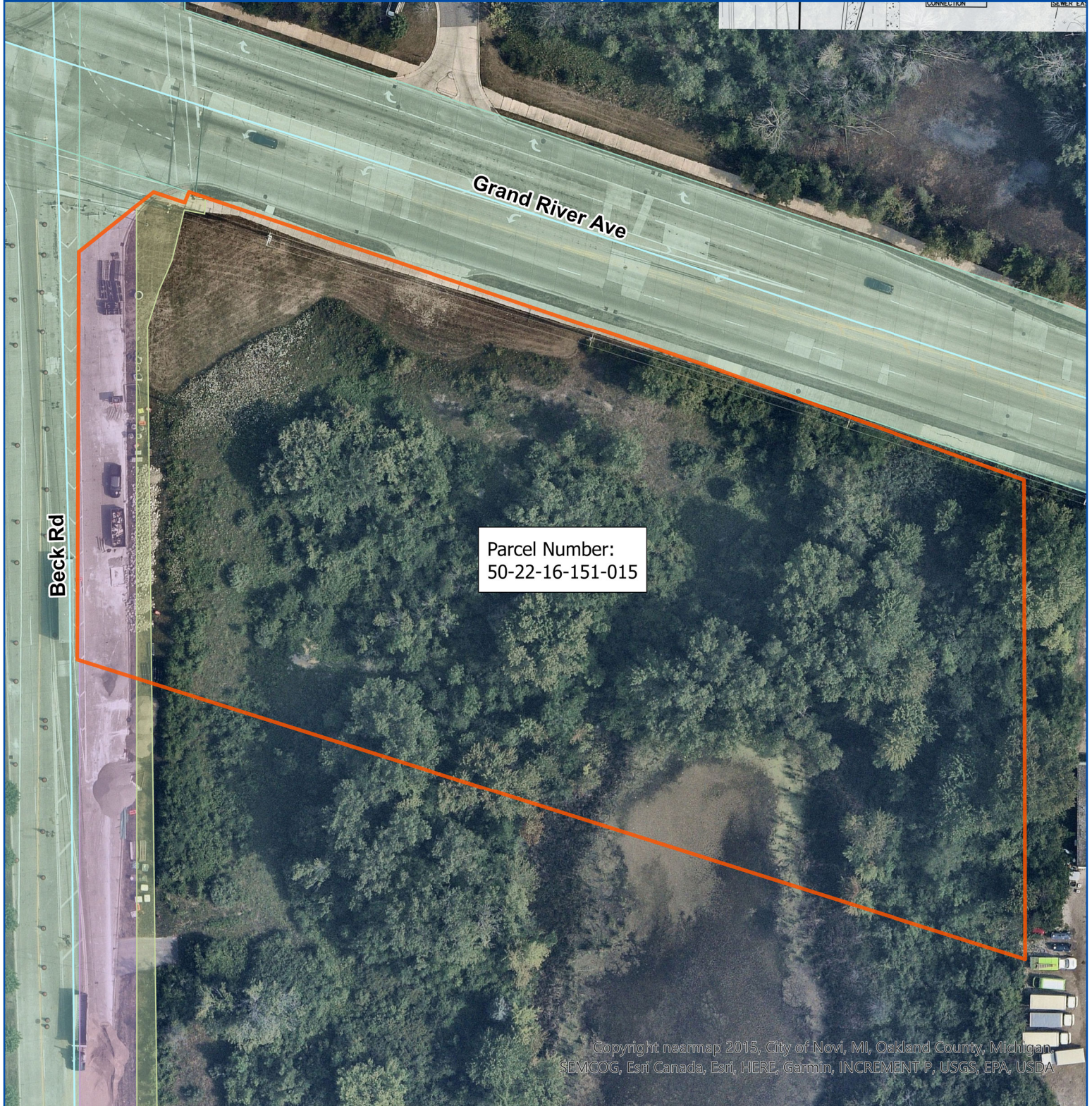
BACKGROUND INFORMATION:

Gratus LLC is requesting a variance from Section 5.6.4 (B)(7) of the Engineering Design Manual to allow a pumped stormwater outlet for their site located on the south side of Grand River Avenue east of Beck Road (parcel 50-22-16-151-015). Due to site constraints, the applicant cannot provide a gravity outlet and is requesting a variance for an underground detention system with a pumped outlet.

Engineering supports approval of the requested deviation from Section 5.6.4 (B)(7) of the Engineering Design Manual, as the pumped outlet shall not impact adjacent property owners and site constraints limit the ability to provide a gravity outlet. The applicant shall meet all requirements listed in Section 5.6.4 (B)(7), items a to f, of the Engineering Design Manual, to comply with the minimum requirements for a pumped outlet. This variance has been reviewed by the City Attorney (Beth Saarela, August 12, 2026).

RECOMMENDED ACTION: Approval of a request from Gratus, LLC for a variance from Section 5.6.4 (B)(7) of the Engineering Design Manual to have a pumped stormwater outlet for their underground detention system.

Grand Beck Development Variance Map Location Map



Legend

- Dedicated
- Prescriptive
- Highway Easement
- Subject Parcel



Feet

0 35 70 140

Map Author: Humna Anjum
Map Print Date: 8/31/2026



Request for Variance Design and Construction Standards

Applicant Information

Name: Jack Knowles

Address: 29592 Beck Road, Wixom
MI 48393

Phone No: 734-564-6723

Engineer Information

Name: John Houser, PE

Address: 1849 Pond Run, Auburn Hills,
MI 48326

Phone No: 248.689.9090

Applicant Status (please check one):

- ☐ Property Owner ☐ Developer ☐ Developer / Owner Representative
☐ Other _____

Project Name Grand-Beck Development

Project Address/Location SE Corner of Grand River and Beck Rd

Variance Request Stormwater Detention Pump

Justification (attach additional pages if necessary)

The vehicle fueling station and fully automatic car wash proposed at the southeast corner of Grand River and Beck roads require a pumped stormwater outlet due to geometric constraints imposed on the site by dual front setbacks to the North and West and the existing wetland with natural feature buffer in the SE corner of the development area. The area available for development is unable to support an aboveground pond with enough fall to discharge into the on-site wetland, requiring underground detention to be discharged via pump.

The pump station will be designed and constructed in accordance with all City standards and requirements including a natural gas fueled backup generator in the event of an electrical power outage.

INTERNAL USE

Date Submitted: _____

Code Section from which variance is sought: _____

Submittal Checklist: ☐ One (1) copy of plan on 8.5 x 11 size paper
 ☐ \$100 Filing Fee (No fee for driveway width variance requests)

Request Status: ☐ APPROVED ☐ DENIED

Authorized By: _____

Authorization Date: _____

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

August 12, 2026

Kate Purpura, Project Engineer
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

RE: Grand Beck DCS Variance

Dear Ms. Purpura:

Our office has reviewed the proposed request for a variance from the City's Design and Construction Standards as set forth in 5.6.4 (B)(7) in the Engineering Design Manual Adopted in the City of Novi Code requiring a stormwater outlet to meet Section 5.6.4 (B)(7) in the Engineering Design Manual, which states:

7. Pumped outlets are not permitted absent a variance from City Council, which shall require demonstration that it is **in the public interest and no feasible alternative exists**. If City Council grants a variance to allow a pumped outlet, the following documentation shall apply:
 - a. The pump(s) shall be designed to meet the maximum discharge rate and time requirements for the 100-year and bankfull flood events. Minimum and maximum system head curves and pump curves shall be provided to verify the operating duty points of the pump(s).
 - b. Pump(s) shall be of appropriate construction for conveying storm water.
 - c. A redundant pump shall be provided.
 - d. A generator shall be provided for the pump station. A permanent on-site generator shall be provided or a generator receptacle in combination with a portable generator shall be provided.
 - e. A mechanism for determining failure of the pumps (alarm lights, water depth indicator, tele-dialer, etc.) shall be provided. The mechanism shall be of a nature that ensures the current property owner (filed with the Register of Deeds) will easily be able to identify a pump failure.
 - f. An operation and maintenance plan shall be provided, and a maintenance agreement shall be in place with the current property owner (filed with the Register of Deeds).

Kate Purpura, Project Engineer
City of Novi
August 12, 2026
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In the event that City Council finds that the standards for a variance showing that have been met showing that the Applicant's proposal **is in the public interest and no feasible alternative exists** and standards 7(a) through 7(f) can be met, our office sees no legal impediment to granting the variance.

Should you have any questions or concerns relating to the issues set forth above, please feel free to contact me in that regard.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

EKS

C: Cortney Hanson, Clerk
Charles Boulard, Community Development Director
Lindsay Bell, Director of Planning
Diana Shanahan, Planner
Stacey Choi, Planning Assistant
Brad Doane, Planner
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Ben Croy, City Engineer
Humna Anjum, Project Engineer
Sydney Waynick & Ted Meadows, Spalding DeDecker
Alyssa Craigie, Administrative Assistant
Thomas R. Schultz, Esquire



cityofnovi.org

CITY OF NOVI
Engineering Division

MEMORANDUM

To: Charles Boulard, Community Development Department
Ben Croy, PE; Department of Public Works
Beth Saarela, City Attorney

From: Kate Purpura; Department of Public Works

Date: 07/28/2026

Re: Variance from Design & Construction Standards
Grand Beck Development Variance Request – Pumped stormwater outlet does not meet 5.6.4 (B)(7) in the Engineering Design Manual

Attached is a request for a Variance from the Design and Construction Standards. Please review for a future City Council Agenda. In accordance with Section 11-10 of the Ordinance, the following three conditions ***must be met*** for a variance to be granted by Council:

- 1) A literal application of the substantive requirement would result in exceptional, practical difficulty to the applicant.
- 2) The alternative proposed by the applicant would be adequate for the intended use and would not substantially deviate from the performance that would be obtained by strict enforcement of the standards; and,
- 3) The granting of the variance would not be detrimental to the public health, safety or welfare, nor injurious to adjoining or neighboring property.

Following review of the variance, check the appropriate box below and provide your signature. If you have no basis for recommending either approval or denial, please check the "No Exceptions Taken" box. If you are recommending approval or denial of the request, **please also complete the matrix on the reverse of this form.** Please return to my attention by **August 11, 2026.**

ROUTING

Delivered To	Returned On	RECOMMENDED ACTION			Signature
		Approval*	Denial*	No Exceptions Taken	
Ben Croy (Public Works)					
Charles Boulard (Comm. Development)					
Beth Saarela (City Attorney)	8/12			✓	

*** SEE REVERSE**



CITY OF NOVI
Engineering Division

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Beth Saarela, City Attorney

From: Kate Purpura; Department of Public Works

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		Approval*	Denial*	No Exceptions Taken	
Ben Croy (Public Works)	7/31/2026	X			 Type text here
Charles Boulard (Comm. Development)					
Beth Saarela (City Attorney)					

*** SEE REVERSE**

If recommending approval or denial, please complete the following:

1. Would a literal application of the substantive requirement of the ordinance result in an exceptional, practical difficulty to the application? ☒ Yes ☐ No

Explain:

The site constraints, location and topography limit the ability to provide a gravity outlet for the pond.

2. Would the alternative proposed by the applicant be adequate for the intended use and not deviate from the performance that would be obtained by strict enforcement of the standards? ☒ Yes ☐ No

Explain:

The pump system should be adequate, as the pump station will have backup power in the event of a power failure.

3. Would granting the variance not be detrimental to public health, safety, or welfare, and not injurious to adjoining or neighboring property? ☒ Yes ☐ No

Explain:

Adjoining property is not in the area of the pump station and therefore should not be impacted.



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Engineering Division

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Charles Boulard (Comm. Development)				2	Ummel
Beth Saarela (City Attorney)					

*** SEE REVERSE**

If recommending approval or denial, please complete the following:

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Explain:

2. Would the alternative proposed by the applicant be adequate for the intended use and not deviate from the performance that would be obtained by strict enforcement of the standards? ☐ Yes ☐ No

Explain:

3. Would granting the variance not be detrimental to public health, safety, or welfare, and not injurious to adjoining or neighboring property? ☐ Yes ☐ No

Explain:
