



CITY OF NOVI CITY COUNCIL NOVEMBER 17, 2025

SUBJECT: Consideration of a special land use request for service of alcoholic beverages at Ardiana's Restaurant located at 41602 W 10 Mile Road, Novi, MI 48375.

SUBMITTING DEPARTMENT: City Clerk

KEY HIGHLIGHTS:

- Ardiana's Restaurant has been operating in this location for 13 years.
- The approval of the Special Land Use request would allow the restaurant to enhance the dining experience for its customers by offering alcoholic beverages to be served.
- The business was awarded a Quota liquor license during the October 21, 2025 City Council meeting. This SLU approval will complete the process of issuing their liquor license.

BACKGROUND INFORMATION:

Ardiana's Restaurant specializes in homemade European and American fusion cuisine, offering a unique and flavorful twist that sets them apart from other establishments. Their goal is to create a space where people gather not just to eat, but to connect, to celebrate milestones, enjoy meaningful conversations, and feel a true sense of belonging.

A public hearing was held on October 6, 2025 for consideration of the Special Land Use request for approval for service of alcoholic beverages at the existing restaurant, Ardiana's Restaurant, in accordance with section 4.89 of the Novi Zoning Ordinance. The Community Development Department has reviewed the required application and plans and found the documents to be complete. Kristin Corbett, Deputy Assessor, Charles Boulard, Community Development Director and Jeff Herczeg, Director of Public Works, considered the request in accordance with the standards for review specified in Section 4.89 of the Zoning Ordinance and determined to forward a recommendation to City Council for approval of the Special Land Use.

RECOMMENDED ACTION: Approve special land use for service of alcoholic beverages at Ardiana's Restaurant located at 41602 W 10 Mile Road, Novi, MI 48375, because it meets the requirements of Section 4.89 of the Zoning Ordinance because

1. The proposed establishment will promote the City's economic development goals and objectives, and will be consistent with the City's master plan and zoning ordinance
2. Given the character, location , development trends and other aspects of the area in which the proposed use or change in use is requested, it is demonstrated that the use will provide a service, product, or function that is not presently available within the City or that would be unique to the City or to an identifiable area within the City and that the addition of the use or proposed change in use will be an asset to the area.
3. The use or change in use as constructed and operated by the applicant is compatible with the area in which it will be located, and will not have any appreciable negative secondary effects on the area, such as:
 - a. Vehicular and pedestrian traffic, particularly during late night or early morning hours, that might disturb the area residents.
 - b. Noise, odors, or lights that emanate beyond the site's boundaries onto property in the area on which there are residential dwellings.
 - c. Excessive number of persons gathering outside the establishment.
 - d. Peak hours of use that add to congestion or other negative effects in the neighborhood.
 - e. Fighting, brawling, outside urination or other behavior that can accompany intoxication.



SUMMARY OF MINUTES SPECIAL LAND USE HEARING CITY OF NOVI

October 6, 2025, 1:30 PM

Mayor's Conference Room | Novi Civic Center
45175 Ten Mile Road

Present: Charles Boulard, Director of Community Development; Jeff Herczeg, Director of Public Works; Kristin Corbett, Deputy Assessor; Nina Schaffrath, Recording Secretary; Victor Kalaj, Management of Ardiana's; Marissa Kalaj, Management of Ardiana's; Nicholas Abboud, Husband of Marissa Kalaj; Robert Kalaj, Owner Ardiana's; Ardiana Kalaj, Owner Ardiana's; Father Drew Mabee, Member of the public; Patrick Huen, Member of the public

Applicant: Ardiana's Restaurant – Robert Kalaj

Hearing called to order at 1:30 P.M.

Correspondence Received: None

Public Participation:

Father Drew Mabee, Priest at Catholic Church - Customer

Patrick Yuen, Harmen – Customer

Albert Ludwig, Owner of Meadowbrook Shopping Center – Letter sent in responding to public notice stating his approval and support of the Special Land Use

1. PSLU25-0003- 41602 Ten Mile Road – Parcel Number: 50-22-23-426-017

The applicant, **Ardiana's Restaurant** is requesting Special Land Use approval at **41602 Ten Mile Road**, parcel number **50-22-23-426-017**. The applicant is requesting approval to use a portion of the parcel for service of alcoholic beverages in accordance with Section 4.89 of the Zoning Ordinance.

Ardiana's Restaurant is asking for Special Land Use approval for the service of alcoholic beverages. Charles Boulard called the hearing to order at 1:30 P.M. There were 34 public hearing notice letters sent out on September 18, 2025, there was only one response from Albert Ludwig, owner of Meadowbrook Shopping Center, stating his approval of the Special Land Use and support of Ardiana's Restaurant. During public participation, Father Drew Mabee spoke, stating that they have many events including funerals, weddings and Mass, that Ardiana's helps to facilitate with catering and service after these events, and he believes having the sale of alcohol as an option will be very beneficial to the restaurant and the community. Patrick Yuen spoke in favor of the restaurant serving alcohol, saying that they bring many of their clients to the restaurant and the serving of alcohol would be positive to these interactions. Nicholas Abboud also weighed in to say that the family aspect of their restaurant is great and the amount of care and hard work that the whole family puts into the business is noticeable in their restaurant.

Charles Boulard asked the applicants about their hours, expected customer base, how employees will be trained and what expected balance between alcohol and food sales. Marissa Kalaj answered that herself, who manages the front of the restaurant, her brother, Victor, who manages the back of the restaurant and both of her parents who own the restaurant will be taking Serve Safe Management Advance testing and all servers will be 18 years or older will be taking the Serve Safe Basics exam. All servers will be required to take this exam and will not be handling alcohol until they do. Marissa and her brother will also be taking the Supervisor Serve Safe exam. They do not plan to have a bar; drinks will be made in the back and brought out to tables with the main focus being on the food. The hours of operation

are Sunday – Saturday, 11:00 A.M – 8:00 P.M. They would like to extend until 9:00 P.M. if they are granted the liquor license. Currently Ardiana's has a lot of customers who want to have drinks with their dinners and brunch and have walked away due to them not being able to serve alcohol. The applicant believes having a liquor license will give them the opportunity to grow their business and give their customers what they are looking for in a dining experience. Jeff Herczeg did not have any objections or questions. He stated that there are no traffic issues he can see.

Kristin Corbett asked if the hours of operation are the same for catering. The applicant confirmed that their events primarily take place during the day and do not extend past 9:00 P.M.

Jeff Herczeg made a motion to recommend approval to City Council for the Special Land Use for a Liquor License at Ardiana's Restaurant in accordance with section 4.89 – 4-A, 4-B, and 4-C of the City of Novi Zoning Ordinance. Ms. Corbett stated that the Assessing Department has no objections and seconded the motion. The motion passed 3-0.

IN CASE NO. PSLU25-0003 Motion to recommend approval, because:

- 1. The proposed establishment will promote the City's economic development goals and objectives, and will be consistent with the City's master plan and zoning ordinance**
- 2. Given the character, location, development trends and other aspects of the area in which the proposed use or change in use is requested, it is demonstrated that the use will provide a service, product, or function that is not presently available within the City or that would be unique to the City or to an identifiable area within the City and that the addition of the use or proposed change in use will be an asset to the area.**
- 3. The use or change in use as constructed and operated by the applicant is compatible with the area in which it will be located, and will not have any appreciable negative secondary effects on the area, such as:**
 - a. Vehicular and pedestrian traffic, particularly during late night or early morning hours that might disturb the area residents.**
 - b. Noise, odors, or lights that emanate beyond the site's boundaries onto property in the area on which there are residential dwellings.**
 - c. Excessive number of persons gathering outside the establishment.**
 - d. Peak hours of use that add to congestion or other negative effects in the neighborhood.**
 - e. Fighting, brawling, outside urination or other behavior that can accompany intoxication.**

Motion approved 3-0 Voice Vote.

Meeting was adjourned at 1:41 P.M.