



CITY OF NOVI CITY COUNCIL
AUGUST 31, 2026

SUBJECT: Approval of a Maintenance and Access Agreement from UPH Novi Property LLC as part of Culver's site plan, located on the west side of Novi Road north of West Oaks Drive (parcel 50-22-15-200-115).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- This is a requirement of the road right of way vacation of Karevich Drive.
- The property owner is responsible for maintaining access and responsible for repairing the road vacation area.

BACKGROUND INFORMATION:

UPH Novi Property LLC is requesting the acceptance of a Maintenance and Access Agreement to satisfy one of the conditions in the site plan approval process. As part of Culver's site plan the right-of-way for Karevich Drive was vacated, this agreement is for the maintenance of the area where right-of-way was vacated. UPH Novi Property LLC shall be responsible for the maintenance, repair and replacement of all utility lines, driveways, access roads and amenities, such as benches, on the property.

The Maintenance and Access Agreement has been reviewed by the Attorney (Beth Saarela, August 12, 2026) and the City's Engineering Consultant (Spalding DeDecker, November 26, 2025). The enclosed documents have been reviewed and are recommended for acceptance.

RECOMMENDED ACTION: Approval of a Maintenance and Access Agreement from UPH Novi Property LLC as part of Culver's site plan, located on the west side of Novi Road north of West Oaks Drive (parcel 50-22-15-200-115).