



550 W. Merrill Street
Suite 100
Birmingham, MI 48009
Office: (248) 258-9800
Fax: (248) 412-5600

November 14, 2022

VIA PERSONAL DELIVERY

City of Novi
Office of the City Clerk
Attn: Ms. Cortney Hanson
45175 Ten Mile Road
Novi, MI 48375

**Re: Request to Issue Class C Quota Liquor License to Maples Hospitality LLC.,
Located at 31260 Wakefield Drive, Novi, Michigan 48377.**

Dear Ms. Hanson:

On behalf of our client, Maples Hospitality LLC, enclosed please find its application respectfully requesting the issuance of a Class C Quota Liquor License, located at 31260 Wakefield Drive, Novi, Michigan 48377, along with the following documents:

- Questionnaires A & B: "Liquor License Application";
 - Please note there are no changes to the previously approved Site Plan, Building Façade Plan, and Interior Plan with Seating Arrangement. Please see the attached Letter of Verification attesting to the foregoing; and
- One (1) full copy of the Menu.

Additionally, enclosed is a check in the amount of **\$1,420.00** made payable to the City of Novi (\$1,000.00 for the application fee and \$420.00 for both members of Maples Hospitality LLC). If you have any questions or need any further information, please do not hesitate to contact the undersigned.

Very truly yours,

ELIA LAW, PLLC

Salam F. Elia

SFE/ac
Enclosures

Questionnaire A – Applicant Cover Information and Procedures for Liquor License

The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council. Please refer to Novi Alcoholic Liquor Ordinance, Articles I-II.

1(a). Applicant's personal information:

Name: Richard Konja

1(b). Business location information:

Name: Maples Hospitality LLC

Address: 31260 Wakefield Dr.

Novi, Michigan 48377

Phone: (248) 896-2765

NOTE: If the applicant is a partnership, you must include the name and address of each partner and attach a copy of the partnership agreement. If the applicant is a privately held corporation, you must include the name and address of each corporate officer, member of the board of directors and/or stockholders. Attach a copy of the articles of incorporation.

2. Type of liquor license applying for (circle all those that apply):

☒ Class C ☐ Resort ☐ Tavern ☐ Club ☐ Hotel A B ☒ Quota ☐ Transfer ☐ Microbrewery/Brewpub

Theme of Proposed Business: Applicant proposes to reopen the restaurant currently located at the
golf club featuring a bar and grille theme that caters to patrons and their families.

3. Street address and legal description of the property where liquor license is to be located:

31260 Wakefield Drive, Novi, Michigan 48377 - See attached Exhibit A for the legal description of the
property where the liquor license is to be located.

Questionnaire B – Administrative Background Information for Liquor License

The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council.

1. What is the applicant's management experience in the alcohol/liquor business? Applicant has over 10 years' experience in the management of convenience retail stores that sell alcoholic beverages.

2. What is the applicant's general business management experience? Applicant has experience owning and operating multiple real estate development and holding companies along with currently owning a landscaping company for which he manages numerous employees.

3. What is the applicant's general business reputation? Applicant is very reputable with no claims, controversies, or litigation against any of his current or past businesses. He prides himself on the care of his staff and ensures that they are treated the way he wants to be treated, which is with respect, consideration, and courtesy.

4. What is the applicant's financial status and ability to build and/or operate the proposed facility on which the proposed liquor license is to be located? Applicant has sufficient capital to operate the proposed restaurant as necessary. The Applicant, along with his partners, purchased the real estate debt free and continues to have the funds to invest in the golf course and now restaurant.

5. What are the applicant's past criminal convictions involving moral turpitude, violence or alcoholic liquors? The Applicant has no past criminal convictions.

6. Does the applicant use alcoholic beverages to excess? Applicant does not use alcoholic beverages to excess.

7. What is the effect that the issuance of a license would have upon the economic development of the surrounding area?

Opening up the restaurant would offer job opportunities to the community and surrounding area. The restaurant would provide staffing, vendors, and many opportunities for businesses both local and from the surrounding area. Additionally, this is a public golf course, which brings more people to the area as opposed to a private club, so it will attract more business to the area.

8. What effect would the issuance of a license have on the health, welfare and safety of the general public? _____

There would be no negative impact on health, welfare and safety as shown by the fact that this is not a new use, as the previous owner had operated a restaurant at the golf club, prior to Applicant purchasing it. It is a controlled environment and no negative impact is anticipated.

9. Has the applicant received responses from the Police Department, Building Department and/or Fire Department with regard to the proposed facility? N/A

10. What is the public need or convenience for issuance of a liquor license for this facility at the proposed location? _____

The issuance of a liquor license at the proposed facility is not only convenient but essential to give the residents of the area a safe, fun, and enjoyable place to gather that is family friendly. The proposed location will also be a great meeting place.

11. What is the uniqueness of the proposed facility when contrasted against other existing or proposed facilities and the compatibility of the proposed facility to surrounding architecture and land use? The proposed facility is more than just a bar and grille.

There is also a swimming pool on premises and is being a public golf course creates a unique atmosphere that cannot be found nearby. Most public golf courses do not have a restaurant that serves alcohol and a pool. Additionally, the restaurant is an existing structure that is already compatible with the surrounding area, and will not have any negative impact on the surrounding architecture as it is already a part of it.

12. Does the facility to which the proposed liquor license is to be issued comply with the applicable building, plumbing, electrical and fire prevention codes and zoning statutes and ordinances applicable to the City of Novi? Has applicant received information from the appropriate departments? Yes, the proposed facility is compliant with all codes, regulations, statutes and ordinances.

Applicant has received information from the appropriate departments regarding their compliance with all of the above.

13. What effect will the facility to which the proposed liquor license is to be issued have upon vehicular and pedestrian traffic in the area? There would not be an increase in traffic. The proposed facility has been in existence since 1993 and it is anticipated most of the patrons to the restaurant are already patrons of the golf club, as such we do not anticipate much change in the existing traffic.

14. What is the proximity of the proposed business facility to other similarly situated licensed liquor facilities? There are not many similarly situated licensed liquor facilities within the proximity of the proposed facility. There are other restaurants nearby, but not many of them serve alcohol. The proposed facility sits on a public golf course and the closest golf course is many miles away.

15. What is the proximity of the proposed facility to complimentary uses such as office and commercial development? The proposed facility is within 1.5 miles of a large commercially developed area. It is also within 2 miles of a business park that houses numerous companies and office spaces. The proposed location would be an ideal location for the business park tenants to hold business meetings, client lunches, and company dinners/happy hours at the proposed restaurant.

16. What effect would the proposed facility have upon the surrounding neighborhood and/or business establishments, including impacts upon residential areas, church and school districts? The proposed facility will have no negative effect on the residential areas, churches, school districts, etc., only positive. The proposed location is situated adjacent to a 9 hole golf course that winds its way through the surrounding neighborhood. The proposed restaurant at the facility is in an existing building that would allow families a place to gather and dine.

17. What proposed or actual commitments are being made by the applicant to establish permanency in the community? Applicant has built a rapport with the City, surrounding neighbors, local associations, and businesses who show great excitement for the proposed restaurant.

18. What utilities are available to serve the facility? The golf course is already operational and the restaurant was built out by the previous owner and has all the necessary utilities to serve the facility.

19. What other factors should the Novi City Council consider? Applicant has extensive knowledge and expertise in the retail operations industry. They hope to bring this expertise to the proposed location in creating an environment and atmosphere that not only caters to the community but will provide job opportunities alike. The Novi City Council should consider the positive impact the proposed location would offer the community and the revitalization of the restaurant at the golf course.

LETTER OF VERIFICATION

State of Michigan)
)ss
County of Oakland)

The undersigned, Richard Konja on behalf of Maples Hospitality LLC ("Company"), verifies the following:

1. I, Richard Konja am a member of the Company.
2. I, Richard Konja, am authorized to sign this Letter of Verification on behalf of Company.
3. The Company's facility is located at 31260 Wakefield Dr., Novi, Michigan 48377.
4. The proposed facility is an existing building which has already received Site Plan approval.
5. The Building Façade Plan for the proposed location has been previously approved by the Novi Planning and Community Development Department.
6. The Interior Plan with Seating Arrangement for the proposed location has been previously approved by the City of Novi Building Department.
7. There are **no changes** to the approved Plans.

I hereby state that the information above is true, to the best of my knowledge.

MAPLES HOSPITALITY LLC.,
a Michigan limited liability company


By: Richard Konja
Its: Authorized Member

The foregoing instrument was acknowledged before me on this 11th day of November, 2022, by Richard Konja, the authorized member of Maples Hospitality LLC., a Michigan limited liability company, on behalf of the company.




Amanda Ciccone, Notary Public
Wayne County, Michigan
Acting in Oakland County, Michigan
My commission expires: 10/22/2028