



MINUTES SPECIAL LAND USE HEARING CITY OF NOVI

July 30, 2025, 9:45 AM

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

Present: Charles Boulard, Director of Community Development; Jeff Herczeg, Director of Public Works; Jan Ziozios, Assessor; Nina Schaffrath, Recording Secretary; Shalimi Srirandam, Owner; Usha Madhu Komvuru, Owner; Akahil Bing, Owner; Vijya Kandukuri, Investor; Rama Srirandam, Father of Owner; Carol Klausing, President of Pointe Park Condominiums HOA

Applicant: Amruth Royal Cuisine

Hearing called to order at 9:45 A.M.

Correspondence Received: None

Public Participation:

Carol Klausing, President of Pointe Park Condominiums HOA

1. PSLU25-0001- 30750 Beck Road – Parcel Number: 50-22-04-100-032

The applicant, **Amruth Royal Cuisine**, is requesting Special Land Use approval at **30750 Beck Road**, parcel number **50-22-04-100-032**. 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.

Amruth Royal Cuisine is asking for Special Land Use approval for the service of alcoholic beverages. Shalimi Srirandam, Owner/Manager of Amruth Royal Cuisine states that she and her partners have come together to open an Indian restaurant, and they are applying for a Liquor License so they can serve alcohol to enhance their dining experience. Ms. Srirandam said their restaurant is focused on food and the sale of alcoholic beverages would just be a compliment to the food they offer. Usha Madhu Komvuru added that alcohol sales would not be a stand-alone part of their business, it would be secondary and would be sold simply to compliment the food they are serving. Charles Boulard asked the applicants if they have any other restaurants and if they do, do they serve alcohol at those locations? Ms. Komvuru replied yes, she is currently managing another restaurant in Novi, located at 25750 Novi Road, and she would bring her experience and expertise to Amruth Royal Cuisine. Mr. Boulard asked how they will be training their employees. Ms. Komvuru said her current restaurant she manages has their Serve Safe certifications and they will use that to train new employees. Mr. Boulard asked the applicants to clarify which businesses within 500 ft of their restaurant have an active Liquor License, as the list they provided listed all businesses in the City of Novi with active alcohol sales and it has some listed from other communities. Mr. Boulard asked if it was just Yori Sushi that had an active Liquor License or are there other businesses / restaurants within 500 feet of their address that have one? The applicants reviewed the list and stated that they believe Yori Sushi is the only restaurant within 500 feet that has a Liquor License, but that there may be stores that sell alcohol within 500 feet. Mr. Boulard confirmed that their hours of operation would be from breakfast to 11 PM. And would that be seven days a week. The applicants responded that yes it would be breakfast to 11 P.M. but they will be open six days a week. Mr. Boulard asked Carol Klausing, who is a resident present for the public hearing, if she had questions or input. Ms. Klausing asked which area of the strip mall they would be occupying. The applicants pulled out the building layout plan that shows the individual spaces of the mall and showed

Ms. Klausing where their space was and it was confirmed it was where the business "Spicey Slices" used to be. Ms. Klausing stated that she doesn't have an issue with any restaurants going into that space, and they have several restaurants around that area that are doing well. She stated that the restaurants that are doing well are in different locations outside of that strip mall, and that restaurants in that strip are having a problem and that she doesn't know what the reason for that is. Ms. Klausing stated that for some reason that strip mall seems to have a lot of vacancies over the past 20 years that she has lived in the area. Ms. Klausing then confirmed with the applicants that they will be serving beverages like beer and wine. The applicants responded yes. Jan Ziozios asked what their seating compacity would be. The applicants stated that it would be 92. (Please let it be noted that after the public hearing the applicants had a revision to their plans and the seating compacity will be 96.) Ms. Ziozios states that the Assessing Department has no objections to Amruth Royal Cuisine serving alcohol and made a motion to recommend approval to City Council for the Special Land Use for a Liquor License for Amruth Royal Cuisine in accordance with section 4.89 - 4-A, 4-B, and 4-C of the City of Novi Zoning Ordinance. Jeff Herczeg stated that DPW has no objections and seconds the motion. The motion passed 3-0.

IN CASE NO. PSLU25-0001 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 with in 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 9:55 A.M.