



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.