



cityofnovi.org

**ZONING BOARD OF APPEALS ACTION SUMMARY  
CITY OF NOVI**

**Regular Meeting**

**Tuesday, August 13, 2019**

**Council Chambers | Novi Civic Center | 45175 Ten Mile Rd  
(248) 347-0415**

- Call to Order:** 7:00pm
- Roll call:** Members Byrwa, Member Krieger, Member Longo, Chairperson Peddiboyina, Member Sanghvi, and Member Sanker
- Present:** Members Byrwa, Member Krieger, Member Longo, Chairperson Peddiboyina, Member Sanghvi, and Member Sanker
- Absent Excused:** None
- Also Present:** Larry Butler (Community Development Deputy Director), Beth Saarela (City Attorney), Katherine Oppermann (Recording Secretary)

- Pledge of Allegiance
- Approval of Agenda:
- Approval of Minutes:
- Public Remarks:
- Public Hearings:

**Approved**  
**June and July Approved**  
**None**

**PZ19-0026 (National Car Wash Solutions) Ten Mile Rd, West of Meadowbrook Road and North of Ten Mile Road, Parcel # 50-22-23-426-017.** The applicant is requesting a variance from the City of Novi Zoning Code Section 5.3.11.D to allow for the applicant to have no bypass lane; 1 bypass lane, minimum of 18 feet, is required by code. Section 5.3.11.F to allow a proposed drive-through lane with a centerline radius of 23 feet, a minimum of 25 feet is required by code. This property is zoned General Business (B-3).

***The motion to approve case PZ19-0026 requesting variances for no bypass lane and a proposed drive-through lane with a centerline radius of 23 feet was approved. The property is unique because it is a narrow space located between an existent shopping plaza parking areas. The petitioner did not create the condition because the lot has been a long established property, unused for almost 30 years. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will be an increased value for the shopping area. The relief is consistent with the spirit and intent of the ordinance because it will support the safety of young children and is a minimum request.***

*Maker: Member Krieger  
 Seconded: Member Sanghvi  
 Motion passed 6-0.*

**PZ19-0027 (PrimeCare on Wixom) 27250 Wixom Rd A, West of Wixom Road and South of Grand River Avenue, Parcel # 50-22-17-101-024** The applicant is requesting variances from the City of Novi Code of Ordinances Section 28-5(a) for the proposed installation of an additional wall sign. One sign per business allowed. This property is zoned Light Industrial (I-1).

***The motion to approve case PZ19-0027 requesting varianc for an additional wall sign was approved. The property is unique because it is former bank building partially blocked by trees and landscaping. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the signs will have no impact on nearby businesses. The relief is consistent with the spirit and intent of the ordinance because it will allow better visibility for the business.***

*Maker: Member Sanker  
Seconded: Member Byrwa  
Motion passed 6-0.*

**Other Matters** – none

**Meeting Adjournment:** 7:39pm

Zoning Ordinance, Section 3107. - Miscellaneous.

No order of the Board permitting the erection of a building shall be valid for a period longer than one (1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty (180) days unless such use is established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one (1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

Such time limits shall be extended for those applicants requiring site plan review to a period of thirty (30) days after the date of final site plan approval has been given by the City. (Ord. No. 18.226, 5-12-08; Ord. No. 10-18.244, Pt. VII, 11-8-10).