

CITY of NOVI CITY COUNCIL

Agenda Item C
May 4, 2009

SUBJECT: Approval of the Administrative Board of Appeals decision to change street name in the Main Street area, from Market Street to Main Street.

SUBMITTING DEPARTMENT: Neighborhood & Business Relations

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

A building owner in the Main Street area petitioned the City to change the name of Market Street to Main Street, citing difficulty by patrons in locating businesses within the building, because all addresses for the building used Main Street, not Market Street (the building "fronts" on both streets). The Street Naming Committee, created under Chapter 31 of the City Code denied the proposed change, citing the fact that the applicable ordinance requires two streets that are at right angles from each other to have separate names.

As permitted under the ordinance, the petitioner requested a variance from the right-angle provision, and the City convened Administrative Board of Appeals on March 20, 2009. The Appeals Board, consisting of the Police and Fire Chiefs and the Director of Public Services, **granted** the variance. (See attached resolution.) The rationale for this street name change is outlined in the attached resolution and includes the facts that no current business has Market Street as their address.

The issue before the City Council is whether to approve the name change, which would now, as a result of the variance, comply with the requirements of Chapter 31 of the City Code.

RECOMMENDED ACTION: Approval of the Administrative Board of Appeals decision to change street name in the Main Street area, from Market Street to Main Street.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Burke				
Council Member Crawford				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

CITY OF NOVI

OAKLAND COUNTY, MICHIGAN

RESOLUTION GRANTING VARIANCE FOR STREET NAME

At a meeting of the Administrative Board of Appeals (Street Naming) for the City of Novi, Oakland County, Michigan, held on the 20th day of March, 2009, at the City Hall, 45175 West Ten Mile Road, Novi, Michigan 48375.

The following resolution was offered by Molloy and supported by Smith.

WHEREAS, Hafeez Shaikh, of the Atrium of Novi, applied for a street name change of "Market Street" to "Main Street," Section 31-54(3) of the City Code, which provides that "streets intersecting at right angles should be given separate names"; and

WHEREAS, the Street Naming Committee recommended denial of the change pursuant to Section 31-54(3); and

WHEREAS, the Administrative Review Board is constituted under Section 31-62 of the City Code, in order to hear variances requests from substantive requirements for street naming; and

WHEREAS, Mr. Shaikh applied for a variance under Section 31-62; and

WHEREAS, at a hearing on March 20, 2009, the Administrative Board of Appeals determined that a variance is appropriate based upon the standards in Section 31-62(c) for the following reasons:

(1) Literal application of the substantive requirement would result in exceptional, practical difficulty to the applicant and others, because businesses/tenants that front Market Street have a postal address on Main Street, causing confusion to potential visitors and customers;

(2) The renaming of Market Street to Main Street is not a substantial deviation from the ordinance, because the right-angle intersection of Market Street and Main Street as currently formulated is in a downtown setting and commercially-integrated area; because the intersection is primarily a two-way intersection for commercial street purposes, with a dead-end at one corner and a separate residential street at the other corner; and because the existing commercial building at the intersection fronts on both Main Street and Market Street; and

(3) The granting of the variance will not be detrimental to the public health, safety, or welfare, because of the close proximity of Fire Station No. 1 and because the police and fire

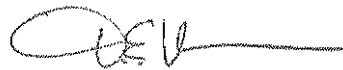
departments have indicated that proper future assignment of street addresses will sufficiently identify existing and new buildings.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Administrative Board of Appeals grants the variance requested from Section 31-54(3) regarding streets intersecting at right angles, and recommends to the City Council that the name of Market Street be changed to Main Street.

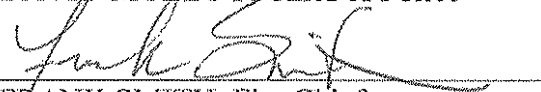
AYES: MOLLOY, SMITH, HAYES

NAYS:

ABSTENTIONS:



DAVID MOLLOY, Chief of Police



FRANK SMITH, Fire Chief





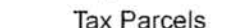

ROB HAYES, Director of Public Services

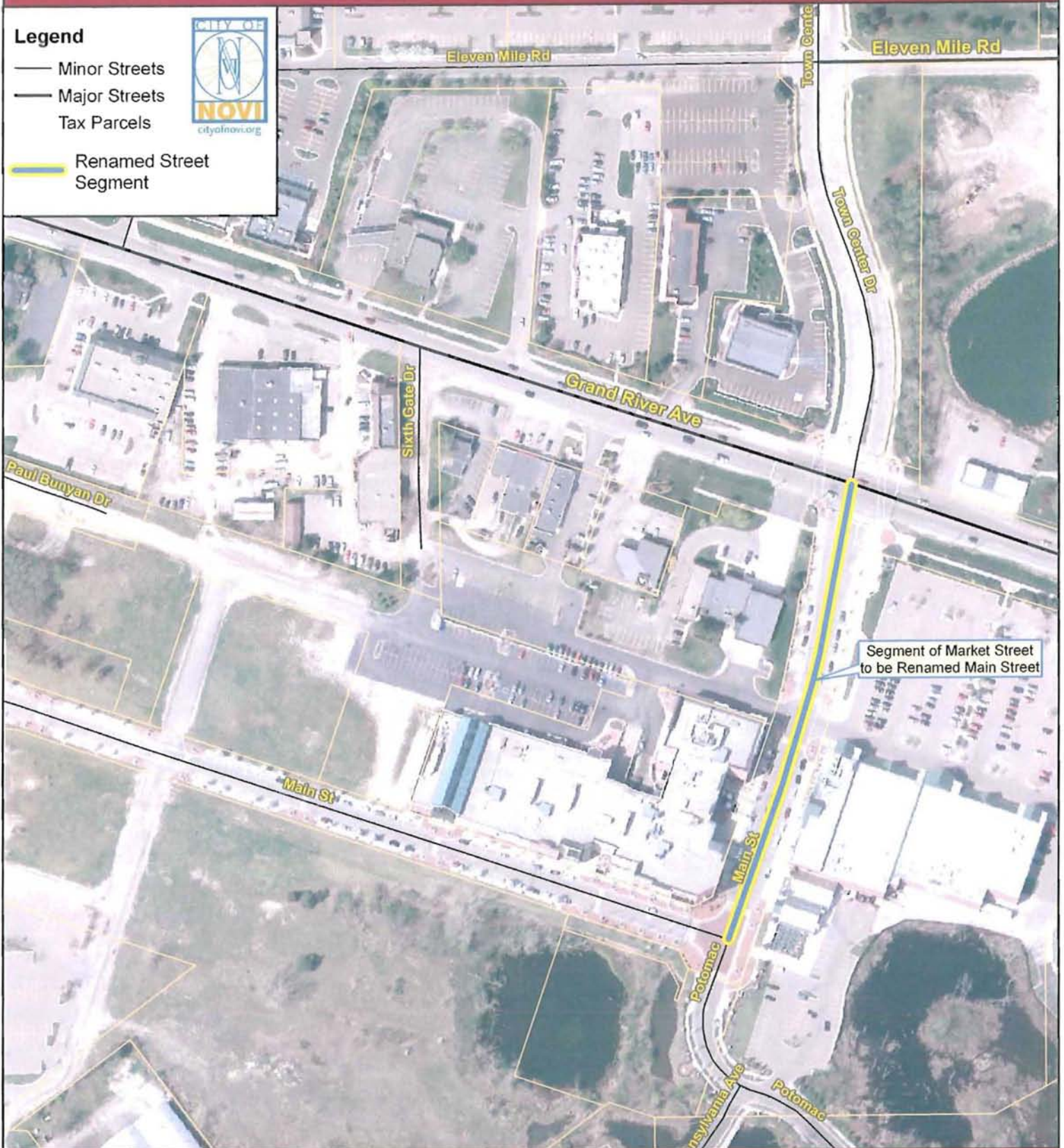
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Renaming Market Street to Main Street

City of Novi Main Street Area - 2008 Aerial Photo Perspective

Legend

-  Minor Streets
-  Major Streets
-  Tax Parcels
-  Renamed Street Segment



CITY OF NOVI

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MAP AUTHOR: CHRIS BLOUGH,
 CITY GIS MANAGER



1 INCH = 200 FEET

MAP PRINTED ON: 4/28/2009

MAP INTERPRETATION NOTICE

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