



ZONING BOARD OF APPEALS ACTION SUMMARY

CITY OF NOVI

Regular Meeting

Tuesday, February 14, 2017

Council Chambers | Novi Civic Center | 45175 Ten Mile Rd

(248) 347-0415

Call to Order: 7:00pm

Roll call: Members Byrwa, Member Ferrell, Member Krieger, Member Montville, Member Nafso, Member Peddiboyina, Member Sanghvi, and Chairperson Gronachan

Present: Members Byrwa, Member Ferrell, Member Krieger, Member Nafso and Chairperson Gronachan

Absent Excused: Member Peddiboyina, and Member Sanghvi

Also Present: Larry Butler (Community Development Deputy Director) Beth Saarela (City Attorney), Monica Dreslinski (Recording Secretary)

Pledge of Allegiance

Approval of Agenda:

APPROVED

Approval of December 2016 Minutes:

APPROVED

Public Remarks:

None

Public Hearings:

None

- PZ16-0058 (SIGNWORKS OF MICHIGAN, INC) 44000 GRAND RIVER AVE, north of Grand River Ave and west of Novi Road, parcel # 50-22-15-402-002.** The applicant is requesting a variance from the City of Novi Code of Ordinance; Section 28-5(3) to allow installation of two 170 square foot wall signs. This property is zoned I-2 (GENERAL INDUSTRIAL).

The motion to approve case PZ16-0058 was approved for two additional signs. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because of the uniqueness of the property layout and location.

Motion Maker Member Ferrell
Seconded: Member Krieger
Motion passes 5-0

2. **PZ16-0063 (ALLIED SIGNS, INC.) 26150 TOWN CENTER DRIVE, north of Eleven Mile Road and east of Town Center Drive, Parcel # 50-22-14-376-018.** The applicant is requesting a variance from the City of Novi Code of Ordinance; Section 28-5(2), to allow one 22 square foot ground sign and code section 28-5(2) to allow one additional wall sign at 23.81 square foot. This property is zoned OSC (OFFICE SERVICE COMMERCIAL)

The motion to approve case PZ16-0063 was postponed to the March 14, 2017 Zoning Board of Appeals meeting.

3. **PZ16-0064 (DAN DEMPSEY) 43641 NINE MILE ROAD, south of Nine Mile Road and west of Novi Road, Parcel # 50-22-34-226-001.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 4.19 to allow the installation of an oversized accessory building in the front yard. This property is zoned R-3 (ONE FAMILY RESIDENTIAL).

The motion to approve case PZ16-0064 was approved because the petitioner has shown practically difficulty requiring decreased setbacks for the construction of a new garage. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because the current structures size. The property is unique because of the placement of the garage on the property. The relief granted will not unreasonably interfere with adjacent or surrounding properties because all four neighbors in the area are in approval of variance requested.

Motion Maker: Member Krieger
Seconded: Member Ferrell
Motion passes 5-0

4. **PZ17-0001 (4 TECH SIGNS) 46077 GRAND RIVER AVE, south of Grand River Ave and east of Beck Road, Parcel # 50-22-16-451-044.** The applicant is requesting a variance from the City of Novi Code of Ordinance; Section 28-15 to allow a nonconforming ground pole sign to be used for changeable copy. This property is zoned I-1 (LIGHT INDUSTRIAL).

The motion to approve case PZ17-0001 was approved as amended. The board approved a reduction in the over sign height from its current height of 17 feet to 10 feet. The property is unique because of the location and setbacks of the property which make the

building difficult to see for passersby. The actual sign size is not increasing the petitioner is adding a LED sign to the lower portion of the sign.

Motion Maker: Member Ferrell

Seconded: Member Byrwa

Motion passes 5-0

- 5. PZ17-0002 (LOCKARD CONSTRUCTION) NO ADDRESS, north of Eleven Mile Road and east of Town Center Drive, Parcel # 50-22-14-376-017.** The applicant is requesting a variance from the City of Novi Zoning Ordinance; Section 4.12.2.i.a to reduce the required outdoor recreation play area. This property is zoned OSC (OFFICE SERVICE COMMERCIAL).

The motion to approve case PZ17-0002 requesting a decrease in the required outdoor recreation area from 22,500 square feet to 7,227 square feet for the Learning Experience was approved. Without the variance the petitioner will unreasonably prevented or limited with respect to use of the property because the state mandates ratios and mass group sizes for the classes and will not allow all 150 children to be on the playground simultaneously. The property is unique due to the location and use of the business.

Motion Maker: Member Krieger

Seconded: Member Ferrell

Motion passes 5-0

- 6. PZ17-0003 (NOVI TOWN CENTER PLAZA, LLC) 26150 NOVI ROAD, north of Grand River Avenue and east of Novi Road, Parcels # 50-22-14-351-057 & 50-22-14-351-058.** The applicant is requesting a variance from the City of Novi Zoning Ordinance; Section 3.1.25 to allow parking setback reductions from 7.5 feet, south to 7.8 feet, and east to 10.4 feet. This property is zoned TC (TOWN CENTER).

The Petitioner is requesting a variance from the City of Novi Code of Ordinances to allow parking setback reductions from 7.5 feet, south to 7.8 feet, and east to 10.4 feet. This property is zoned TC (TOWN CENTER). The motion to grant the variances in case Number PZ17-0003, sought by Novi Town Center Plaza, LLC, was approved. The Petitioner has demonstrated a practical difficulty relating to the layout of the property based on its location in between three public roads, thereby creating three front yards to

the property, and as a result, limiting the options for permissible parking layouts. Petitioner did not create the difficulty as the roads are pre-existing. Adjacent or surrounding properties either approve the proposal or have received similar variances relating to the layout of the roads.

Motion Maker: Chairperson Gronachan
Seconded: Member Krieger
Motion passes 5-0

Meeting Adjournment: 8:30 PM

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).