



CITY OF NOVI CITY COUNCIL
JANUARY 27, 2020

SUBJECT: Approval of the request from Guernsey Farms Dairy for a variance from Design and Construction Standards Section 11-239(b) to allow wheel stops in lieu of curb and gutter along the driveway and portions of the parking lot perimeter.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION: Guernsey Farms Dairy plans to remodel its restaurant and the southern portion of the surrounding parking lot. The petitioner is requesting a variance from the requirement to install curbs and gutters within the parking lot and driveway, to preserve the roadside park-like area with picnic tables, boulders, and a large landmark oak tree. Instead, wheel stops (bumper blocks) will be installed to protect this area from vehicular encroachment. Engineering Division staff takes no exception to this variance given this is a redevelopment of an existing site and the changes are not in City right-of-way.

RECOMMENDED ACTION: Approval of the request from Guernsey Farms Dairy for a variance from Design and Construction Standards Section 11-239(b) to allow wheel stops in lieu of curb and gutter along the driveway and portions of the parking lot perimeter.



cityofnovi.org

CITY OF NOVI
Engineering Department
MEMORANDUM

To: Charles Boulard, Community Development
 Rick Meader, Landscape Architect
 Beth Saarela, Attorney
 Jeff Johnson, Fire Department
 Matt Wiktorowski, Field Ops

From: Victor Boron, Engineering

Date: January 15, 2020

Re: Variance from Design & Construction Standards
 Guernsey Farms Dairy Remodel

Attached is a request for a Variance from the Design and Construction Standards. Please review for a future City Council Agenda. In accordance with Section 11-10 of the Ordinance, the following three conditions **must be met** for a variance to be granted by Council:

- 1) A literal application of the substantive requirement would result in exceptional, practical difficulty to the applicant;
- 2) The alternative proposed by the applicant would be adequate for the intended use and would not substantially deviate from the performance that would be obtained by strict enforcement of the standards; and,
- 3) The granting of the variance would not be detrimental to the public health, safety or welfare, nor injurious to adjoining or neighboring property.

Following review of the variance, check the appropriate box below and provide your signature. If you have no basis for recommending either approval or denial, please check the "No Exceptions Taken" box. If you are recommending approval or denial of the request, **please also complete the matrix on the reverse of this form.** Please return to my attention by **Wednesday, January 15, 2020.**

ROUTING

Delivered To	Returned On	RECOMMENDED ACTION			Signature
		Approval*	Denial*	No Exceptions Taken	
Ben Croy (Engineering)	1/14/2020			X	
Charles Boulard (Comm Dev.)	1/14/2020			X <i>impaired from existing</i>	

*** SEE REVERSE**

If recommending approval or denial, please complete the following:

1. Would a literal application of the substantive requirement of the ordinance result in an exceptional, practical difficulty to the application? Yes No

Explain:

2. Would the alternative proposed by the applicant be adequate for the intended use and not deviate from the performance that would be obtained by strict enforcement of the standards? Yes No

Explain:

3. Would granting the variance not be detrimental to public health, safety, or welfare, and not injurious to adjoining or neighboring property? Yes No

Explain:

Guernsey Dairy Farms Remodel

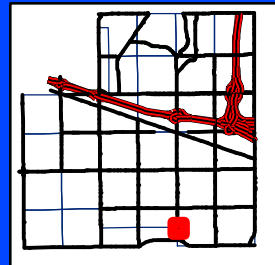
Location Map



Map Author: Croy
 Date: 1/13/20
 Project: Guernsey
 Version #: v1.0

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



City of Novi

Engineering Division
 Department of Public Services
 26300 Lee BeGole Drive
 Novi, MI 48375
cityofnovi.org

0 40 80 160 240
 Feet

1 inch = 200 feet





Request for Variance Design and Construction Standards

Applicant Information

Name: McGuire Brothers, LLC

Address: 21300 Novi Rd.
Northville, MI 48167

Phone No: 248-723-5790

Engineer Information

Name: Kalabat Engineering

Address: 31333 Southfield Rd.
Beverly Hills, MI 48025

Phone No: 248-600-8707

Applicant Status (please check one):

- Property Owner Developer Developer / Owner Representative
 Other _____

Project Name Guernsey Farms Dairy

Project Address/Location 21300 Novi Rd, Northville MI 48167

Variance Request Use of bumper blocks and grassed islands in lieu of curb and gutter

Justification (attach additional pages if necessary)

We do not want to disrupt the existing beautiful condition of the large historic oak tree and boulder area where families have eaten their ice cream for years in a roadside park environment. By adding curbs and gutters we feel the site in this location would take on a much more commercial attitude. Given the history of this building and site we are hoping to get a variance to keep the rolling grass area at the south west portion of the site. We are proposing to use a curb and gutter at the (2) added landscape islands at the east end of the site. The use of bumper blocks would then be used to increase the compliance from the existing condition, although not completely complying with city ordinance.

INTERNAL USE

Date Submitted: 11/25/2019

Code Section from which variance is sought: 11-239(b)

Submittal Checklist: One (1) copy of plan on 8.5 x 11 size paper
 \$100 Filing Fee (No fee for driveway width variance requests)

Request Status: APPROVED DENIED

Authorized By: Ben Croy, PE

Authorization Date: 01/15/2020