



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: May 12, 2015

REGARDING: GANDER MOUNTAIN (CASE NO. PZ15-0013)

BY: Thomas M. Walsh, Building Official

I. GENERAL INFORMATION:

Applicant

Patrick Stieber with Allied Signs on the behalf of Gander Mountain

Variance Type

Sign Variance

Property Characteristics

Zoning District: RC, Regional Center
Site Location: 44225 Twelve Mile Road, west of Novi Road and south of 12 Mile Road
Parcel #: 50-22-15-200-110

Request

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2)(b) to allow a third (single wall sign allowed in a RC, Regional Center District) wall sign.



II. ZONING AND LAND USE:

The table below lists the zoning district, existing land use and future land use for the subject site and surrounding parcels.

Parcel	Zoning District	Existing Land Use	Future Land Use
Subject Property	RC, Regional Center	West Oaks I	PD2
North	RC, Regional Center	West Oaks I	PD2
South	RC, Regional Center	West Oaks I	PD2
East	RC, Regional Center	West Oaks I	PD2
West	RC, Regional Center	West Oaks I	PD2

III. STAFF COMMENTS:

Proposed Changes

The applicant is requesting approval for installation of a third wall sign for an existing retail business. The applicant is entitled to a single wall sign under the Novi Sign Ordinance. The applicant is requesting to install a 55.7square foot wall sign on the north (rear elevation) side. Staff cannot support the request as the failure to grant relief will not unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

Zoning Board of Appeals granted in Case # 03-088, a variance for the North (rear) elevation only of 90 square feet. The variance may no longer be used as Gander Mountain will no longer have a north elevation frontage. See attached ZBA Action summary for the past actions for this tenant space.

IV. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ15-0013**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.
 - (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
 - (b) The property is unique because _____.
 - (c) Petitioner did not create the condition because _____.
 - (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____.
 - (e) The relief if consistent with the spirit and intent of the ordinance because _____.
 - (f) The variance granted is subject to:
 1. _____.
 2. _____.
 3. _____.
 4. _____.

2. I move that we **deny** the variance in Case No. **PZ15-0013**, sought by _____,
for _____ because Petitioner has not shown
practical difficulty requiring _____.

(a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.

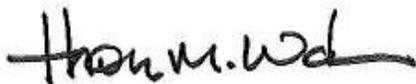
(b) The circumstances and features of the property relating to the variance request are self-created because _____.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.

(d) The variance would result in interference with the adjacent and surrounding properties by _____.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417



Thomas M. Walsh
Building Official
City of Novi



45175 Ten Mile Road
 Novi, MI 48375
 (248) 347-0415 Phone
 (248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: _____ Meeting Date: _____ ZBA Case #: PZ _____
PROJECT NAME / SUBDIVISION Gander Mountain				
ADDRESS 43825 West Oaks Drive		LOT/SIUTE/SPACE #		
SIDWELL # 50-22-15 - 200 - 101		May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY				
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input checked="" type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO				
II. APPLICANT INFORMATION				
A. APPLICANT		EMAIL ADDRESS Kim@alliedsignsinc.com	CELL PHONE NO.	
NAME Patrick Stieber		TELEPHONE NO. 586-791-7900		
ORGANIZATION/COMPANY Allied Signs, Inc.		FAX NO. 586-791-7788		
ADDRESS 33650 Giftos	CITY Clinton Twp.	STATE MI	ZIP CODE 48035	
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER				
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	CELL PHONE NO.	
NAME Frederick Zantello		TELEPHONE NO.		
ORGANIZATION/COMPANY Ramco West Oaks 1, LLC		FAX NO.		
ADDRESS 31500 Northwestern Hwy.	CITY Farmington Hills	STATE MI	ZIP CODE 48334	
III. ZONING INFORMATION				
A. ZONING DISTRICT				
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input checked="" type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____				
B. VARIANCE REQUESTED				
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:				
1. Section <u>28-5(2)(b)</u> Variance requested <u>Additional wall sign on the rear (west) elevation.</u>				
2. Section _____ Variance requested _____				
3. Section _____ Variance requested _____				
4. Section _____ Variance requested _____				
IV. FEES AND DRAWINGS				
A. FEES				
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input checked="" type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600				
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF				
<input type="checkbox"/> Dimensioned Drawings and Plans <input type="checkbox"/> Site/Plot Plan <input type="checkbox"/> Existing or proposed buildings or addition on the property <input type="checkbox"/> Number & location of all on-site parking, if applicable		<input type="checkbox"/> Existing & proposed distance to adjacent property lines <input type="checkbox"/> Location of existing & proposed signs, if applicable <input type="checkbox"/> Floor plans & elevations <input type="checkbox"/> Any other information relevant to the Variance application		



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi 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 or 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.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

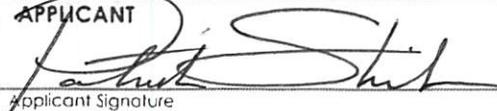
The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE

ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT


Applicant Signature

3/31/15
Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.


Property Owner Signature Frederick A. Zantello *Ex. V. P.*

March 31, 2015
Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



**REVIEW STANDARDS
SIGN VARIANCE
CITY OF NOVI
Community Development Department
(248) 347-0415**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Sign Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Sign Variance.)

Standard #1. Extraordinary Circumstances or Conditions.

Explain how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone District or in the general vicinity. Circumstances or physical conditions may include:

a. Shape of Lot. A sign could not be placed in the location required by the Zoning Ordinance due to the physical shape, topography or other physical condition of a lot or due to the location of an existing structure.

Not Applicable Applicable If applicable, describe below:

Due to the shape and layout of the shopping center, the West (rear) elevation has exposure along Donelson Drive and faces another part of the shopping center.

and/or

b. Environmental Conditions. A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon stormwater facilities.

Not Applicable Applicable If applicable, describe below:

and/or

c. Abutting Property. A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property.

Not Applicable Applicable If applicable, describe below:

- d. **Scale of Building or Lot Frontage.** A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only).

Not Applicable Applicable If applicable, describe below:

The proposed sign meets the size requirements but they are only allowed (1) wall sign. Due to the size of their store and the visibility along the rear of the building, an additional sign is needed.

- e. **Not Self-Created.** Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property.

Not Applicable Applicable If applicable, describe below:

Lack of identification along Donelson Drive and part of the shopping center located behind Gander Mountain.

Standard #2. Limit Use of Property.

Explain how the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

It won't prevent Gander Mountain from using the property but there will be severe consequences for them because they would not be able to advertise their purpose on the rear of the building that faces Donelson Drive and the other stores behind Gander Mountain.

Standard #4. Adverse Impact on Surrounding Area.

Explain how the Sig Variance will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter

It will not adversely impact the surrounding area as this is just a wall sign that faces an interior street and shopping center. This is a business district and does not infringe on any residential area. Allows for branding of the business for the public.



March 25, 2015

Allied Signs, Inc.
33650 Giftos
Clinton Township, Michigan 48035

RE: GANDER MOUNTAIN – 43825 WEST OAKS

The sign permit applications for the above location have been reviewed.

Sign #1 – East Elevation

This sign has been ~~denied~~ ^{approved}. The variance granted for this sign by ZBA Case 03-088 allows, a 218 square foot sign, being 6.6 feet in height and 33.4 feet in length. The proposed sign is 221.50 square feet. *Revised drawing sent for this sign.*

Sign #2 – East Elevation (logo)

This sign is approved as granted by the ZBA Case 03-088 for an 8 foot diameter sign.

Sign #3 – West Elevation (rear)

This sign has been denied. A variance is required for any additional signs on the rear of the building. A previous variance was granted for the NORTH elevation only of 90 square feet. This variance may no longer be used as Gander Mountain will no longer have north elevation frontage.

Sign #4 – Face Change to Business Center Sign.

This sign is approved.

Enclosed please find invoices for the two approved sign permits. Should you wish to request consideration of variances for the denied signs, please contact Angie Pawlowski, at 248-347-0459.

Sincerely,

CITY OF NOVI

Jeannie Niland

Ordinance Enforcement Officer

Photo of Novi, MI Location



CUSTOMER INFORMATION



GANDERM.TN.

Address: Address and Street
City
State

Project Manager: Jennifer Henson

DRAWING INFORMATION

File Name: GM City Site Survey
REV Letter Date

Date: REV A Date
Revisions: REV B Date

Page: 3 of 8

Designer: Jeff Weisplanning

Customer/LL Approval:



SignArt Company

Eau Claire, WI
715-834-5127
800-235-5178

St. Paul, MN
651-688-0563
800-699-0563

www.signartusa.com



This drawing was created to assist you in visualizing our proposal. It is the property of Sign Art Company and may not be used or reproduced by others.

Sign Code:
Maximum Sign Area
 65 sq. ft.

Current Variance
Note: GMTN was already approved several variances for the existing signs. We can change the existing signs as long as the SF falls within what was already approved.

Front East Elevation: **218 SF allowed. 8'd circle logo sign.**

North Elevation: **90 SF Max/ 3' Max letter height**
Note: Variance allows SF on North Elevation, this signage is proposed on the West Elevation.

Proposed Signs:
 North Elevation:
REMOVE Existing 3'-0" H GM Channel Letterset: 46.7 sq. ft.
REMOVE Existing 3'-0" DIA. Goose Logo: 9 sq. ft.

- A** Rear West Elevation:
NEW 3'-0" H GM Channel Letterset: 46.7 sq. ft.
- B** **NEW 3'-0" DIA. Goose Logo: 9 sq. ft.**

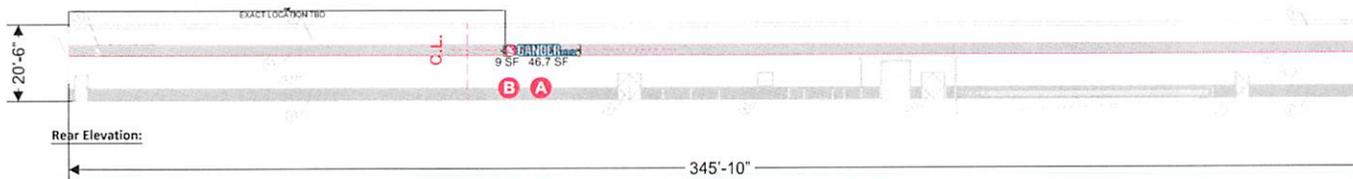
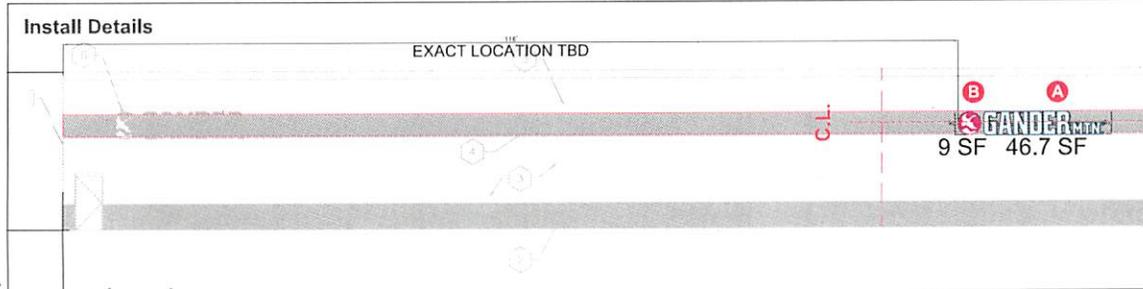
Total Sign Area Rear West Elevation: 55.7 sq. ft.

Total Sign Area Allowed by Variance: 90 sq. ft.
3'-0" H Maximum Letter Height on North Elevation.
Signage is proposed on West Elevation

Below Code: 34.30 sq. ft.

Page 1 - Rear West Elevation
Building Elevation with Signs & Sign Code

Installation Instructions:
INSTALL the (Gander Mt. & Logo Set) Approximately 116'-0" from the building edge as shown.
CENTER the (Gander Mt. & Logo Set) Up and Down in the painted band as shown.



"SignArt and its installing subcontractor are responsible for the installation of signage as shown, penetration points and pushing electrical through to the building, when installing in an area that previous had existing signage connection will be made by installer. It is the GC's responsibility to provide all final electrical connections in all new signage install locations where there was previously no signage installed."

Rear West Elevation:
SCALE: 1/32" = 1'-0"

CUSTOMER INFORMATION



Project
 Manager: **Jennifer Henson**

DRAWING INFORMATION

GM Novi, MI
 File Name: **Rear West Elevation wall sign REV A 3-10-15**
 Date: **REV A 3-10-15**
 Revisions:

Scale: **0" = 1'-0" at 11" x 17"**

Page: **1 of 3**

Designer: **Jeff Weispfenning**

Customer/
 LL Approval:



SignArt Company

Eau Claire, WI
 715-834-5127
 800-235-5178

St. Paul, MN
 651-688-0563
 800-699-0563

www.signartusa.com

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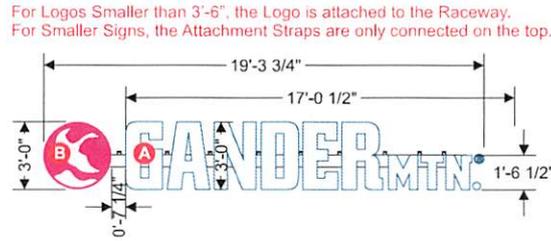


Internally Illuminated Raceway Mounted Channel Letters & Logo Panel

- A Gander Mountain Channel Letters**
LEDs: continuous strip white LEDs
Faces: flat cut out 3/16" translucent white polycarbonate faces
Trim Caps: 2" green
Letter Body: 6" deep .040" aluminum, painted SW 6461 "Isle of Pines" green with Pre-finished white backer material
Raceway: 4" W x 4 5/8" H aluminum, painted to match storefront (T.B.D.)
LED Power Supply: 120v. 277v.
- B Goose Logo Panel:**
Frame: Extruded fabricated aluminum framework
LEDs: US LED Tandem Two white LEDs
Faces: translucent white flexible face with applied 3M #3630-49 Burgundy vinyl overlay
Logo Body: 6" deep .125 aluminum, painted burgundy with Retainer-less Bleed Frame Face and white backer material
Raceway: 4" W x 4 5/8" H aluminum, painted to match storefront (T.B.D.)
LED Power Supply: 120v. 277v.

Page 2 - Rear West Elevation Building Signs, Sign Specs & Section Details

On Raceway Mounted Lettersets the Raceway is not centered on the Letters. Please measure the Letter to find the Center.



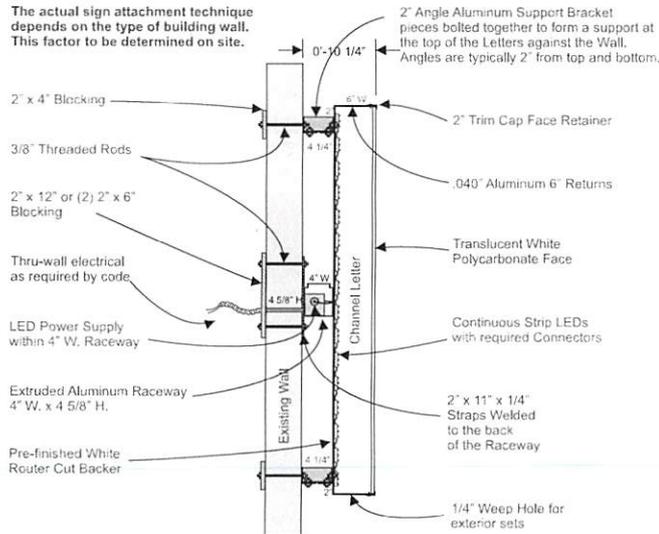
For Logos Smaller than 3'-6", the Logo is attached to the Raceway.
 For Smaller Signs, the Attachment Straps are only connected on the top.

Rear West Elevation Signs
 SCALE: 3/16" = 1'-0"
 Total Sign Area: 55.7 sq. ft.

Logo Sign Area: 9 sq. ft.

Letterset Sign Area: 46.7 sq. ft.

(The distance between the Logo Panel and the Letterset may change relative to the size of the sign. This Logo Lockup is the final form of the logo with all of it's elements locked in their relative positions. For the sake of maintaining consistency the lockup should not be taken apart or altered in any way.)



SECTION ASSEMBLY DETAIL

Typical Internally Illuminated (LEDs)
 Channel Letter/Logo (Raceway Mounted)



A B

CUSTOMER INFORMATION



Project Manager: Jennifer Henson

DRAWING INFORMATION

GM Novi, MI
 Rear West Elevation wall sign
 REV A 3-10-15
 Date: REV A 3-10-15
 Revisions:

Scale: 3/16" = 1'-0" at 11" x 17"

Page: 2 of 3

Designer: Jeff Weispfenning

Customer/LL Approval:



SignArt Company

Eau Claire, WI
 715-834-5127
 800-235-5178

St. Paul, MN
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www.signartusa.com



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cityofnovi.org

COMMUNITY DEVELOPMENT DEPARTMENT

PZBA03-088 - ACTION SUMMARY

PROJECT SUMMARY:

sign variance / Gander Mountain

APPLICANT/OWNER INFORMATION:

APPLICANT

DESIGN FORUM
7575 PARAGON RD
DAYTON OH 45459

OWNER

RAMCO-GERSHENSON PROPERTIES TRUST
31500 NORTHWESTERN HWY, STE 300
FARMINGTON HILLS MI 48334

PROPERTY INFORMATION:

LOCATION/ADDRESS: 43825 WEST OAKS DR

PARCEL NUMBER: 50-22-15-200-101

ZONING DISTRICT: R-C

SUBDIVISION: WEST OAKS I

LOT/UNIT #:

ACTION SUMMARY:

ZBA MEETING DATE: 10/07/2003

Case No. 03-088 filed by Jon Sylva representing Gander Mountain at 43825 West Oaks Drive (fka K-Mart, West Oak Shopping Center)

Jon Sylva is requesting nine (9) sign variances to erect five (5) wall signs at the Gander Mountain (fka K-Mart), located at 43825 West Oaks Drive in the West Oaks Shopping Center.

Sign A (Exhibit EG-1) – East elevation (2 variances):

CITY OF NOVI, CODE OF ORDINANCES: Section 28-6(3).d states: "Each separately owned and operated business occupying a building on a single parcel of land, which has a separate exterior entrance, is entitled to one (1) identification wall sign."

The applicant is requesting permission to erect a 339 square foot illuminated wall sign to read "Gander Mountain."

CITY OF NOVI, CODE OF ORDINANCES: Section 28-6(2)b.1.(a)i.a. "Multiple businesses" states: "A wall sign displayed on a building occupied by two (2) or more businesses shall not exceed twenty-four (24) square feet, or one (1) square foot of signage for every two (2) lineal feet of business frontage to a maximum of forty (40) square feet.

Requested: 339 square feet
Permitted: 40 square feet
Variance: 299 square feet

Sign B (Exhibit EG-2) – East elevation (2 variances):

CITY OF NOVI, CODE OF ORDINANCES: Section 28-6(3).d states: "Each separately owned and operated business occupying a building on a single parcel of land, which has a separate exterior entrance, is entitled to one (1) identification wall sign."

The applicant is requesting permission to erect a 100 square foot illuminated wall sign to display logo.

CITY OF NOVI, CODE OF ORDINANCES: Section 28-6(2)b.1.(a)i.a. "Multiple businesses" states: "A wall sign displayed on a building occupied by two (2) or more businesses shall not exceed twenty-four (24) square feet, or one (1) square foot of signage for every two (2) lineal feet of business frontage to a maximum of forty (40) square feet.

Requested: 100 square feet
Permitted: 40 square feet
Variance: 60 square feet

Sign C (Exhibit EG-3) – North elevation (2 variances):

CITY OF NOVI, CODE OF ORDINANCES: Section 28-6(3).d states: "Each separately owned and operated business occupying a building on a single parcel of land, which has a separate exterior entrance, is entitled to one (1) identification wall sign."

The applicant is requesting permission to erect a 156 square foot illuminated wall sign, logo and read "Gander Mountain."

CITY OF NOVI, CODE OF ORDINANCES: Section 28-6(2)b.1.(a)i.a. "Multiple businesses" states: "A wall sign displayed on a building occupied by two (2) or more businesses shall not exceed twenty-four (24) square feet, or one (1) square foot of signage for every two (2) lineal feet of business frontage to a maximum of forty (40) square feet.

Requested: 156 square feet
Permitted: 40 square feet
Variance: 116 square feet

Sign D (Exhibit EG-4) – West elevation (1 variance)

CITY OF NOVI, CODE OF ORDINANCES: Section 28-8(10) states: "Signs not exceeding two (2) square feet which contain only noncommercial messages including designation of rest rooms, telephone location, and direction of door openings. "

Requested: 11.25 square feet
Permitted: 2.0 square feet
Variance: 9.25 square feet

Sign E (Exhibit EG-5) – West elevation (2 variances):

CITY OF NOVI, CODE OF ORDINANCES: Section 28-6(3).d states: "Each separately owned and operated business occupying a building on a single parcel of land, which has a separate exterior entrance, is entitled to one (1) identification wall sign."

The applicant is requesting permission to erect a 156 square foot illuminated wall sign, logo and read "Gander Mountain."

CITY OF NOVI, CODE OF ORDINANCES: Section 28-6(2)b.1.(a)i.a. "Multiple businesses" states: "A wall sign displayed on a building occupied by two (2) or more businesses shall not exceed twenty-four (24) square feet, or one (1) square foot of signage for every two (2) lineal feet of business frontage to a maximum of forty (40) square feet.

Requested: 156 square feet
Permitted: 40 square feet
Variance: 116 square feet

CASE TABLED TO NOVEMBER 6, 2003 MEETING

ACTION SUMMARY:

ZBA MEETING DATE: 11/06/2003

Case No. 03-088 filed by Design Forum representing Gander Mountain at 43825 West Oaks Drive (fka K-Mart, West Oak Shopping Center)

Jon Sylva for Design Forum is requesting nine (9) sign variances to erect five (5) wall signs at the Gander Mountain store (fka K-Mart), located at 43825 West Oaks Drive in the West Oaks Shopping Center.

Sign A (Exhibit EG-1) – East elevation (2 variances):

CITY OF NOVI, CODE OF ORDINANCES, Section 28-6(3).d states: "Each separately owned and operated business occupying a building on a single parcel of land, which has a separate exterior entrance, is entitled to one (1) identification wall sign."

The applicant is requesting permission to erect a 328 square foot illuminated wall sign to read "Gander Mtn."

CITY OF NOVI, CODE OF ORDINANCES, Section 28-6(2)b.1.(a)i.a. "Multiple businesses" states: "A wall sign displayed on a building occupied by two (2) or more businesses shall not exceed twenty-four (24) square feet, or one (1) square foot of signage for every two (2) lineal feet of business frontage to a maximum of forty (40) square feet."

Requested: 328 square feet
Permitted: 40 square feet
Variance: 288 square feet

MOTION: THAT IN CASE NUMBER 03-088 TO GRANT THE PETITIONER'S REQUEST FOR:

SIGN A - EAST ELEVATION SIGN APPROVED FOR PURPOSE OF STORE IDENTIFICATION WITH TOTAL OF 218 SQUARE FEET WITH MAXIMUM LETTER HEIGHT OF 6.6 FEET AND LENGTH OF 33.4 FEET

Sign B (Exhibit EG-2) – East elevation (2 variances):

CITY OF NOVI, CODE OF ORDINANCES, Section 28-6(3).d states: "Each separately owned and operated business occupying a building on a single parcel of land, which has a separate exterior entrance, is entitled to one (1) identification wall sign."

The applicant is requesting permission to erect a 78.5 square foot illuminated wall sign to display logo.

CITY OF NOVI, CODE OF ORDINANCES, Section 28-6(2)b.1.(a)i.a. "Multiple businesses" states: "A wall sign displayed on a building occupied by two (2) or more businesses shall not exceed twenty-four (24) square feet, or one (1) square foot of signage for every two (2) lineal feet of business frontage to a maximum of forty (40) square feet."

Requested: 78.5 square feet
Permitted: 40 square feet
Variance: 38.5 square feet

MOTION: THAT IN CASE NUMBER 03-088 TO GRANT THE PETITIONER'S REQUEST FOR:

SIGN B - SECOND FRONT LOGO SIGN APPROVED FOR 8 FOOT DIAMETER

Sign C (Exhibit EG-3) – North elevation (2 variances):

CITY OF NOVI, CODE OF ORDINANCES, Section 28-6(3).d states: "Each separately owned and operated business occupying a building on a single parcel of land, which has a separate exterior entrance, is entitled to one (1) identification wall sign."

The applicant is requesting permission to erect a 161 square foot illuminated wall sign, logo to read "Gander Mtn."

CITY OF NOVI, CODE OF ORDINANCES, Section 28-6(2)b.1.(a)i.a. "Multiple businesses" states: "A wall sign displayed on a building occupied by two (2) or more businesses shall not exceed twenty-four (24) square feet, or one (1) square foot of signage for every two (2) lineal feet of business frontage to a maximum of forty (40) square feet."

Requested: 161 square feet
Permitted: 40 square feet
Variance: 121 square feet

MOTION: THAT IN CASE NUMBER 03-088 TO GRANT THE PETITIONER'S REQUEST FOR:

SIGN C - ADDITIONAL SIGN ON NORTH WALL APPROVED FOR 90 SQUARE FEET WITH MAXIMUM LETTER HEIGHT OF 3 FEET

Sign D (Exhibit EG-4) – West elevation (1 variance):

CITY OF NOVI, CODE OF ORDINANCE, Section 28-6(3).d. states: "Each separately owned and operated business occupying a building on a single parcel of land, which has a separate exterior entrance, is entitled to one (1) identification wall sign."

The applicant is requesting permission to erect a 10 square foot illuminated wall sign to read "ATV."

MOTION: THAT IN CASE NUMBER 03-088 TO GRANT THE PETITIONER'S REQUEST FOR:

SIGN D - APPROVED FOR 10 SQUARE FEET FOR PURPOSE OF IDENTIFICATION OF SECONDARY BUSINESS

Sign E (Exhibit EG-5) – West elevation (2 variances):

CITY OF NOVI, CODE OF ORDINANCES, Section 28-6(3).d states: "Each separately owned and operated business occupying a building on a single parcel of land, which has a separate exterior entrance, is entitled to one (1) identification wall sign."

The applicant is requesting permission to erect a 161 square foot illuminated wall sign, logo to read "Gander Mtn."

CITY OF NOVI, CODE OF ORDINANCES, Section 28-6(2)b.1.(a)i.a. "Multiple businesses" states: "A wall sign displayed on a building occupied by two (2) or more businesses shall not exceed twenty-four (24) square feet, or one (1) square foot of signage for every two (2) lineal feet of business frontage to a maximum of forty (40) square feet."

Requested: 161 square feet
Permitted: 40 square feet
Variance: 121 square feet

APPLICANT WITHDREW SIGN E REQUEST