



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday, January 14, 2025, 7:00 PM
Council Chambers | Novi Civic Center | 45175 Ten Mile Rd
(248) 347-0415

- Call to Order:** 7:00 pm
- Roll call:** Chairperson Peddiboyina, Member Sanghvi, Member Thompson, Member Longo, Member Montague, Member Krieger, Member Butler, Alternate Member Samona
- Present:** Member Sanghvi, Member Longo, Member Montague, Member Krieger, Member Butler, Alternate Member Samona
- Absent:** Chairperson Peddiboyina, Member Thompson
- Also Present:** Alan Hall (Community Development Deputy Director), Beth Saarela (City Attorney), Sarah Fletcher (Recording Secretary)

Pledge of Allegiance
Approval of Minutes: **Approved**
Approval of Agenda: **Approved**
Public Remarks: **None**
Public Hearings:

PZ24-0062 (Lineage Logistics) 46500 Humboldt Drive, south of West Road, west of West Park Drive, Parcel 50-22-09-176-019. The applicant is requesting variances from the City of Novi Zoning Ordinance Section 5.15.12.b to allow 52.5 ft wide carports (40 ft allowed, variance of 12.5 ft) and to increase the maximum allowed height by 5 ft (12 ft maximum, variance of 5 ft). This property is zoned General Industrial (I-2).

For case number PZ24-0062 for 46500 Humboldt Drive, the applicant is seeking request. I move that we grant the variance for this case for 12.5 feet variance for the roofing and the 5 foot variance for the maximum because of the angel because of the solar panels. That the has shown practical difficulty for their business walking. That to cover it for adequate use of the solar panels for the business and for charging electric vehicles. It's a minimal area that its not the entire three parking areas that they have. Without the variance the Petitioner will be unreasonably prevented or limited with respect to use of the property because of the solar panels for the building will be used for assisting the charging of the vehicles. The property is unique because of its location in the general industrial area. Petitioner did not create the condition because the building came as is with the parking lot structure as is. The relief granted will not unreasonably interfere with adjacent or surrounding properties as stated by the petitioner that any noise would be minimal and not disturb the neighbor. It is general industrial area. The relief is consistent with the spirit and intent of the ordinance because it will help the business and not disturb neighboring businesses.

Motion Maker: Krieger
Seconded: Sanghvi
Motion Carried: 6:0

PZ24-0063 (Audi) 24295 Haggerty Road, on the northwest corner of Haggerty Road and Ten Mile Road, Parcel 50-22-24-476-030. The applicant is requesting a variance from City of Novi Sign Ordinance Section 28-5(a) to allow an additional wall sign for this tenant (2 allowed, variance of 1). This property is zoned General Business (B-3).

I move that we grant the variance in case number PZ24-0063 sought by Audi Novi for an additional sign because the petitioner has shown practical difficulty including customer being where they want to go, requiring a third sign. That 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 because the customers can be confused as to where to go for service. The grant of relief 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 because it is a simple wall sign.

**Motion Maker: Longo
Seconded: Samona
Motion Carried: 6:0**

Other Matters: None

Meeting Adjournment: 7:26 pm

Zoning Ordinance, Section 7.10.8 - 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).