



cityofnovi.org

CITY of NOVI CITY COUNCIL

Agenda Item 2 December 21, 2015

SUBJECT: Consideration of grant of Pawnbroker License to Gold Buy & Jewelry, operating at 40490 Grand River Avenue, Suite D of Gateway Village, as an incidental part of that use, limited to no more than 10% of overall sales.

SUBMITTING DEPARTMENT: City Clerk

CITY MANAGER APPROVAL:

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BACKGROUND INFORMATION:

In April, 2012, the City Council granted a Pawnbroker License to Joseph Haddad on behalf of Gold Buy and Jewelry, Inc., in the Gateway Village. Before granting the license, the City Council first determined that the use would be allowed under the Consent Judgment between the developer of the Village and the City of Novi. (See attached.) The Consent Judgment, at paragraph 3 (beginning on page 4), lists the land use activities that are allowed within the development. Pawnbrokers are not listed. On the other hand, Item DD lists "uses similar to those listed above" as permitted uses.

The City Council's finding that the proposed use is permitted was based on its finding that a jewelry store could be expected to have a limited pawnbroker element that is clearly incidental to the principal jewelry store use, up to 10% of sales.

The applicant conducted activity under the 2012 Pawnbroker License for only one year. The use appears to have been consistent with the Council's approval. According to records provided by the applicant, the overall sales from pawn amounted to less than 1% of the total revenues in 2012.

Due to a higher demand for the service, the applicant has decided to apply for a Pawnbroker License for 2016.

RECOMMENDED ACTION: Approval of grant of Pawnbroker License to Gold Buy & Jewelry, operating at 40490 Grand River Avenue, Suite D of Gateway Village as an incidental part of that use, limited to no more than 10% of overall sales.

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Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Burke				
Council Member Casey				

	1	2	Y	N
Council Member Markham				
Council Member Mutch				
Council Member Wrobel				