



**ZONING BOARD OF APPEALS ACTION SUMMARY**  
**CITY OF NOVI**  
**Tuesday, December 10, 2024, 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 McLeod, Alternate Member Butler
- Present:** Chairperson Peddiboyina, Member Thompson, Member Longo, Member Montague, Member Krieger, Member McLeod, Alternate Member Butler
- Absent:** Member Sanghvi
- Also Present:** Alan Hall (Community Development Deputy Director), Beth Saarela (City Attorney), Sarah Fletcher (Recording Secretary)

- Pledge of Allegiance  
 Approval of Minutes: **Amended Page 88 Line 5 to say "I assume you will not put a bathroom over there"**  
**Motion Maker: Longo**  
**Seconded: McLeod**
- Approval of Agenda: **Approved**  
 Public Remarks: **None**  
 Public Hearings:

**PZ24-0059 (Citizens Bank) 41400 Ten Mile Road, on the northwest corner of Ten Mile and Meadowbrook Road, Parcel 50-22-23-426-009.** The applicant is requesting variances from the City of Novi Sign Ordinance Section 28-5(a) and Section 28-5(d) to allow 8 total wall/canopy signs (2 allowed, variance of 6 signs). This property is zoned General Business (B-3).

**I move that we grant the variance in Case No. PZ24-0059 sought for Citizens Bank because Petitioner has shown practical difficulty including the location, the topography. That the request is based upon circumstances or features that are exceptional and unique to the property and do not result from conditions that exist generally in the city or that are self-created including being on a corner lot and the topography with the easement for drainage. 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 of directional signage necessity. 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 does not distract from the area.**

**Motion Maker: Krieger**  
**Seconded: Longo**  
**Motion Carried: 7:0**

**PZ24-0060 (Sheetz Novi) 39471 Twelve Mile Road, on the southwest corner of Twelve Mile Road and Haggerty Road, Parcel 50-22-13-200-016.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.4.2 to allow a loading zone in the front yard (loading zones permitted in the rear or interior side yard). This property is zoned General Business (B-3).

I move that we grant the variance in Case No. PZ24-0060 sought by Sheetz Novi to allow front yard loading zone because the petitioner has shown practical difficulty in accommodating fuel delivery vehicles. Without the variance the Petitioner will be unreasonably prevented or limited with respect to use of the property because in a B-3 where a gas station is acceptable, they have a need for fuel delivery. The property is unique in the sense that it is a corner lot and access to the underground storage tanks need to be close to the pumping zone. Petitioner did not create the condition because the lot obviously exist on the corner where there is already a gas station, matter of fact. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it is adjacent to other commercial properties and like I said, it is currently a gas station. The relief is consistent with the spirit and intent of the ordinance because of the use of the property requires fuel delivery and we should also note that they have done a great job with landscape screening.

**Motion Maker: Montague  
Seconded: Krieger  
Motion Carried: 7:0**

**Other Matters:** None

**Meeting Adjournment:** 7:24 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).