



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday, May 13, 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 Montague, Member Sanghvi, Member Thompson, Member Peddiboyina, Member Longo, Member Krieger, Member Butler, Alternate Member Samona
- Present:** Chairperson Montague, Member Sanghvi, Member Thompson, Member Peddiboyina, Member Longo, Member Krieger, Alternate Member Samona
- Absent:** Member Butler
- 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:

PZ25-0011 (Bank of America) 48050 Grand River Avenue, on Grand River Avenue, west of Beck Road, Parcel 50-22-17-226-011. The applicant is requesting variances from the City of Novi Sign Ordinance Sections 28-5(a) and 28-5(d) to allow an additional wall sign and 3 canopy signs (1 wall sign allowed, variance of 4). This property is zoned Community Business (B-2).

I move that we grant the variance in Case PZ25-0011 sought by Metro Signs for bank of America because Petitioner has shown practical difficulty with the sign variance, requiring one additional wall sign and three canopy signs on the basis of any of the following; the best one that appears to me is 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. You're trying to make it clear to the customers that are going through. The Applebee's right there, there is a lot of people cutting through, especially with the Home Depot. I think this is going to make it clear for people to know where they are going. Just being a single business in a plaza of businesses in a highly traveled area of the plaza and Grand River, it just makes sense for it to pass.

Motion Maker: Thompson
Seconded: Longo
Motion Carried: 7:0

Other Matters: None

Meeting Adjournment: 7:13 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).