

Amended to postpone PZ25-0032, PZ25-0041 until September 9th.

Motion Maker: Thompson

Seconded: Samona

Motion Maker: Sanghvi

Seconded: Krieger



ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Tuesday, August 12, 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 Samona

Present: Chairperson Montague, Member Sanghvi, Member Thompson, Member Peddiboyina, Member Longo, Member Krieger, Member Samona, Member Sanghvi,

Absent:

Also Present: Alan Hall (Community Development Deputy Director), Beth Saarela (City Attorney), Sarah Fletcher (Recording Secretary), Megan Nardone (Recording Secretary)

Pledge of Allegiance

Approval of Minutes:

Approval of Agenda:

Approved

Amended to postpone PZ25-0032 and PZ25-0041 until September 9th.

Motion Maker: Thompson

Seconded: Samona

Motion Maker: Sanghvi

Seconded: Krieger

Public Remarks:

None

Public Hearings:

PZ25-0032 (Brian Sears) 24190 Trafalgar Court, south of Ten Mile Road, east of Beck Road, Parcel 50-22-28-101-024. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.11.1.A.ii. to allow a 6 ft. fencing the interior side yard setback on the north and west property lines (not permitted for this property). This property is zoned One-Family Residential (R-1).

Amended to postpone PZ25-0032 until September 9th.

Motion Maker: Thompson
Seconded: Samona
Motion Carried: 8:0

PZ25-0036 (Scenic Pines Estates) 210 Buffington Drive, south of South Lake Drive, east of West Park Drive, Parcel 50-22-03-378-008. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.28.6.C.iv.a to omit the requirement for a landscape berm along the east, west and south property lines. This property is zoned One-Family Residential (R-4).

I move that we grant the variance in case number PZ25-0036, sought by Scenic Pines Estates, for omitting landscape berms on three sides of the property. The petitioner has shown a particular difficulty in adding the berms, and because of the water movement, this property is unique due to the drainage and elevation. Without the variance, the petitioner will be unreasonably prevented or limited with respect to the property because of the cost and the flow of water. That's all

Motion Maker: Longo
Seconded: Peddiboyina
Motion Carried: 8:0

PZ25-0039 (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 Sign Ordinance Section 28-5(b)(2)a. to be allowed a 40 sq. ft. illuminated ground sign with a changeable copy portion (31.8 sq. ft. allowed, variance of 8.2 sq. ft.) This property is zoned General Business (B-3).

I move that I approve the variance request for the property located at 39471 12 Mile Road, parcel 50-22-13-200-016, located in the southwest corner. This is for Section 28-5(b)(2)a of the city sign ordinance, to allow for a 40 sq. ft. illuminated ground sign. The property is located at a highly visible corner intersection—Caldwell and Haggerty—with significant traffic flow in and around the area. This is a minimal increase in approach and given the scale and the intent of the public ordinance, the variance does not negatively affect public safety. It will elevate the proposed sign, maintain the character of the surrounding area, and is consistent with signage in similarly zoned General Business (B-3) districts. The minimum necessary relief requested is 5.2 sq. ft., representing the least amount of variance from the ordinance. This particular article is difficult to comply with due to the property's prominent corner location and the need for a clear, visible sign for safety and direction of parcel traffic. The need for the variance is not self-created. The layout is due to the nature of the property itself and not from any action taken by the applicant.

Motion Maker: Peddiboyina
Seconded: Sagnhvi
Motion Carried: 8:0

PZ25-0040 (Kap and Rich Restaurant Group LLC) 21420 Novi Road, on Novi Road, south of Nine Mile Road, Parcel 50-22-35-101-037. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.2.12.E for a reduction in required parking spaces to 103 (105 parking spaces required, a reduction variance of 2 parking spaces). This property is zoned General Business (B-3).

I move that we grant the variance in case PZ25-0040, sought by Kap and Rich Restaurant Group LLC, for a reduction in the number of parking spots from 105 to 103, which is a total reduction of two parking spaces. The petitioner has shown practical difficulty, requiring a small reduction in the required parking to allow for building expansion. Without the variance, the petitioner will be unreasonably prevented or limited with respect to the use of the property. The enclosed patio and additions cannot be accommodated without slightly reducing the parking or redesigning the entire site, which would, in turn, make the project unrealistic. The property is unique because it is already a developed commercial parcel with limited land area for building expansion. The petitioner did not create the condition, as the parking lot and site were established under prior site plans and approvals. The relief granted will not unreasonably interfere with adjacent or surrounding properties, because the two-parking-spot reduction will have a negligible impact on parking availability. The relief is consistent with the spirit and intent of the ordinance, as it maintains safe and adequate parking while allowing reasonable, improved, and continued use of the property.

Motion Maker: Samona
Seconded: Sagnhvi
Motion Carried: 8:0

PZ25-0041 (Shelly Wagnon) 45358 White Pines Drive, north of Nine Mile Road, east of Taft Road, Parcel 50-22-27-304-001 The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.11.1.A.ii. to allow a fence in the exterior side yard setback (not permitted for this property). This property is zoned One-Family Residential (R-3).

Amended to postpone PZ25-0041 until September 9th.

Motion Maker: Sanghvi
Seconded: Krieger
Motion Carried: 8:0

PZ25-0045 (Pottery Barn) 27500 Novi Road E123, south of Twelve Mile Road, east of Novi Road, Parcel 50-22-14-100-069. The applicant is requesting a variance from the City of Novi Sign Ordinance Section 28-5(b)(1)a. to be allowed a 93 sq. ft. internally illuminated wall sign with halo lighting (60.63 sq. ft. allowed, variance of 32.37 sq. ft.) This property is zoned Regional Center (R-C).

I move that we grant the variance in Case PZ25-0045 for a Pottery Barn at 27500 Novi Road, to allow a 93-square-foot internally illuminated wall sign with halo lighting. This variance is requested due to the sign size and lighting, which are necessary given the distance from the building to 12 Mile Road and the unique shape and topography of the 12 Oaks Mall site specifically, its bowl-like setting. The request is based on circumstances and features that are exceptional and unique to this property and do not result from conditions that exist generally in the city, nor are they self-created. These include the mall's topography and the building's distance from 12 Mile Road. Failure to grant the variance would result in more than a minor inconvenience or inability to achieve reasonable economic or financial return, again due to the building's distance from 12 Mile and the speed of traffic along that corridor. The impact of the requested relief would be offset by other improvements or design features such as increased setbacks, enhanced landscaping, and an improved entrance design. This is consistent with prior improvements made by other tenants, including the previous occupant

California Pizza Kitchen, and neighboring businesses like The Cheesecake Factory. The proposed sign and entrance modifications will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties. Instead, it will result in substantial justice to both the applicant and neighboring businesses, and is not inconsistent with the spirit and intent of this chapter, as it will enhance visibility and draw more attention to the mall and nearby businesses.

Motion Maker: Krieger
Seconded: Longo
Motion Carried: 8:0

Meeting Adjournment: 8:29 p.m.

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).