



cityofnovi.org

## ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Regular Meeting

Tuesday, June 11, 2019

Council Chambers | Novi Civic Center | 45175 Ten Mile Rd

(248) 347-0415

- Call to Order:** 7:00pm
- Roll call:** Members Byrwa, Member Ferrell, Member Gronachan, Chairperson Krieger, Member Peddiboyina, Member Sanghvi, and Member Sanker
- Present:** Members Byrwa, Member Ferrell, Member Gronachan, Chairperson Krieger, and Member Sanker
- Absent Excused:** Member Peddiboyina, and Member Sanghvi
- Also Present:** Larry Butler (Community Development Deputy Director), Beth Saarela (City Attorney), Katherine Oppermann (Recording Secretary)

Pledge of Allegiance  
 Approval of Agenda:  
 Approval of Minutes:  
 Public Remarks:  
 Public Hearings:

**APPROVED**  
**APRIL AND MAY APPROVED**  
**None**

**PZ19-0018 (Metro Detroit Signs/Starbucks) 27795 Novi Road, West of Novi Road and South of Twelve Mile Road, Parcel # 50-22-15-200-059** The applicant is requesting a variance from the City of Novi Code of Ordinance Section 28-5 (a) for a total of seven proposed signs, one circular wall sign and one wall mounted drive thru sign on the east elevation, one wall mounted drive thru sign on north the elevation, four pole mounted ground directional signs. One wall sign and one ground sign allowed by code. This property is zoned Regional Center (R-C).

***The motion to approve case PZ19-0018 requesting variance to allow a total of SIX proposed signs (one less than request), one wall mounted drive thru sign on the east elevation, one wall mounted drive thru sign on north the elevation, and four pole mounted ground directional sign was approved. The petitioner has shown practical difficulty requiring additional identification of the new addition and drive-thru. The property is unique because of the location of the building, the traffic flow, elevation and recent expansion of business. The petitioner did not create the condition because it has been an established business location.***

*Maker: Member Gronachan  
 Seconded: Member Krieger  
 Motion passed 6-0.*

**PZ19-0019 (Supply Line International LLC) 42350 Grand River Avenue, West of Meadowbrook Road and North of Grand River Avenue, Parcel # 50-22-23-226-001.** The applicant is requesting a variance from the City of Novi Zoning Ordinances Section 5.2.12 for the proposed modification to the number of parking spots per actual calculations and outline in the attached parking study, Seventy five spaces. This property is zoned General Business (B-3).

***The motion to approve case PZ19-0019 requesting variance to allow only 75 parking spaces was approved. Without variance the petitioner will be unreasonably prevented or limited with respect to the property because they will be unable to accommodate the proposed site improvements. The petitioner did not create the condition because it is an existing property that currently has only 38 parking spots. The relief granted will not unreasonably interfere with adjacent or surrounding properties because having the proposed 75 spaces was determined to be appropriate by independent study.***

*Maker: Member Sanker  
Seconded: Member Gronachan  
Motion passed 6-0.*

**PZ19-0020 (Terra fka Villa d'Este), West of Beck Road and North of Eight Mile Road, Parcels #50-22-31-400-007 and 50-22-32-402-036.** The applicant is requesting a variance from the City of Novi Code of Ordinance Section 28-5 for the installation of two proposed temporary signs beyond 64 days. One located at Garfield and Eight Mile road and one at Right of Way at Eight Mile and Beck. The maximum display time of free standing temporary signs is 64 days. This property is zoned General Business (R-1).

***The motion to approve case PZ19-0020 requesting variance to allow the installation of two proposed temporary signs beyond the permitted 64 days was approved. Without variance the petitioner will be unreasonably prevented or limited with respect to the property because they will be unable to adequately advertise while the construction on 9 mile road makes it closed to thru traffic. The property is unique because of its location being setback on the southwest, more rural portion of Novi. Petitioner did not create the condition because the construction closing down the road is not their own. The relief is consistent with the spirit and intent of the ordinance because it will help with sales and visibility.***

***The Variance granted is subject to:***

- 1. Signs being allowed for the duration of two years or until 75% of Certificates of Occupancy have been issued.***
- 2. Should the signs be needed longer another review by the Zoning Board will be required.***

*Maker: Member Gronachan  
Seconded: Member Krieger  
Motion passed 6-0.*

**PZ19-0021 (Onyx Plaza) 24555 Novi Road, West of Novi Road and North of Ten Mile Road, Parcel # 50-22-22-400-010** The applicant is requesting variance from the City of Novi Zoning Ordinance Section 4.19.2.F for the proposed location of a dumpster in the interior side yard. Except where otherwise permitted and regulated in this ordinance, refuse bins and their screening enclosures shall be located in the rear yard. Section 5.4.2 for locating a proposed loading area in the interior side yard. Within the B, GE, FS, RC, NCC, TC and TC-1 districts, loading, unloading space shall be provided in the rear yard. Section 4.19.2.A for the proposed location for the transformer to the interior side yard. Accessory structures, except where otherwise permitted and regulated in this Ordinance, shall be located in the rear yard and shall meet the setback requirements of an accessory building. This property is zoned General Business (B-3).

***The motion to approve case PZ19-0021 requesting variance to allow a dumpster in the interior side yard, a proposed loading area in the interior side yard, and the transformer in the interior side yard was approved. Without variance the petitioner will be unreasonably prevented or limited with respect to the property because of the placement and frontage of the building. The property is unique because of the size of the lot and building location. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the placement of all items will be adjacent to the building and screening will be provided.***

*Maker: Member Krieger  
Seconded: Member Gronachan  
Motion passed 6-0.*

#### **Meeting Adjournment: 8:06pm**

Zoning Ordinance, Section 3107. - 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).