



**ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday June 9, 2026 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 Thompson, Member Peddiboyina, Member Longo, Member Krieger, Member Samona, Member Jappaya
- Present:** Chairperson Montague, Member Thompson, Member Longo, Member Krieger, Member Samona, Member Jappaya
- Absent:** Member Peddiboyina
- Also Present:** Alan Hall (Community Development Deputy Director), Joellen Shortley (City Attorney), Megan Nardone (Recording Secretary)

- Pledge of Allegiance
- Approval of Minutes: **May 2026 Approved**
- Approval of Agenda: **Approved**
- Public Remarks: **None**
- Public Hearings:

PZ26-0006 (Meadow Bridge Park) 41370 Bridge Street, east of Meadowbrook Road, north of Eleven Mile Road Parcel 50-22-13-351-020. The applicant is seeking a variance from the City of Novi Zoning Ordinance Section 4.19.2.F to allow a dumpster enclosure in the front yard setback. This property is zoned Light Industrial (I-1).

I move that we grant the variance in case number PZ26-0006, sought by Meadowbrook Bridge Park for 41370 Bridge Street, because the petitioner has shown practical difficulty requiring placement of their dumpster. Without the variance, the petitioner will be unreasonably prevented or limited with respect to use of the property because essentially their building has four fronts: the expressway, Meadowbrook, and their neighbors. The property is unique because of its location. The petition did not create the condition because the roads already existed. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the intent of its placement and surrounding and covering, to keep it, the dumpster is aesthetically pleasing and an improvement on the property, and they said that they would repave afterwards. And the relief is consistent with the spirit and intent of the ordinance because of their intention of improvement.

**Motion Maker: Krieger
Seconded: Longo
Motion Carried: 6:0**

PZ26-0004 (Henry Ford Health) 47601 Grand River Avenue, south of Grand River Avenue, west of Beck Road, Parcel 50-22-17-400-046. The applicant is requesting variances from City of Novi Sign Ordinance Section 28-5(a)Chart to allow an increase in the number of signs and height of ground signs beyond what is permitted; Section 28-5(b)(1)b to allow wall signage exceeding the maximum permitted square footage; Section 28-5(b)(2)a to allow ground signage exceeding the maximum permitted area. This property is zoned Office Service Commercial (OSC).

I move that we grant the variance in case number PZ26-0004 sought by Henry Ford Health for the sign variances from the City of Novi sign ordinance by the same ordinances as mentioned in the packet, to allow an increase in the number of signs, the height of the ground signs, and the square footage of wall and ground signs beyond what is permitted. Because the petitioner has shown practical difficulty, including the unique scale and configuration of a large multi building hospital campus requiring signage beyond standard ordinances requiring variances for 23 signs, that would be 23 signs as identified in the application package, on the basis of the following: 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 this city, or that are self-created, including that this is a large multi building hospital campus with multiple access roads, parking areas, and building entrances serving emergency and non-emergency medical traffic that require comprehensive wayfinding. 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 this facility includes an active emergency service where inadequate or nonconforming signage poses a direct public safety risk to patients, visitors, businesses, and emergency responders; that the grant of the relief will not result in a use or structure that is incompatible or unreasonably interferes with adjacent or surrounding properties; that it will result in substantial justice being done to both the applicant and the adjacent or surrounding areas. This variance, I would add, is granted subject to all 23 signs shall be installed in strict conformance and compliance with the plans, drawings, dimensions, and specifications submitted as part of the application for case number PZ26-0004, with no deviation in size, height, location, or number of signs beyond what was presented and approved.

Amended to remove the location of sign E119, as that is being heard in a subsequent case.

**Motion Maker: Samona as amended
Seconded: Kriger
Motion Carried: 6:0**

PZ26-0011 (Henry Ford Health) 47601 Grand River Avenue, south of Grand River Avenue, west of Beck Road, Parcel 50-22-17-400-046. The applicant is requesting a variance from City of Novi Zoning Ordinance Section 5.9 to allow a ground sign within the corner clear zone. This property is zoned Office Service Commercial (OSC).

I move that we grant the variance for case number PZ26-0011, sought by Henry Ford Health, for the variance of the sign, because the Petitioner has shown difficulty requiring building the ground sign. Without the variance, the petitioner would be unreasonably prevented and limited with respect to the use of the property, being a hospital campus. The property is unique in the amount of departments and buildings on the site. The petitioner did not create a condition because of the street curvature. The relief granted will not reasonably interfere with adjacent or surrounding properties, because Henry Ford is the only tenant within a long range here, and belief it's

consistent with the spirit and the intent of the ordinance, just to be able to guide traffic better and make the guest experience better when on site

Amended to specify sign E119.

Motion Maker: Thompson as amended
Seconded: Longo
Motion Carried: 5:0

PZ26-0017 (Henry Ford Health) 26850 Grand River Avenue, south of Grand River Avenue, west of Beck Road, Parcel 50-22-17-400-038. The applicant is requesting variances from City of Novi Sign Ordinance Section 28-5(a) Chart to allow an increase in the number of signs and height of ground signs beyond what is permitted. This property is zoned Office Service Commercial (OSC).

I move to grant the variance in case PZ26-0017, sought by Henry Ford Health, Signs E51 and E52, because the petitioner has shown practical difficulty requiring a variance for the number of signs, requiring the ZBA to approve on the following basis. The construction of a conforming sign will require approval and a significant alteration. That failure to grant the relief will unreasonably prevent and limit the use of the property, and the result will be more than a minor inconvenience or ability to obtain a higher economic or financial return. The point of having these is just to guide traffic better.

Motion Maker: Thompson
Seconded: Samona
Motion Carried: 6:0

PZ26-0020 (Street Family) 1915 West Lake Drive, on West Lake Drive, south of Harbor Cove, Parcel 50-22-03-131-024. The applicant is requesting a variance from City of Novi Zoning Ordinance Section 3.35.10.B to allow an accessory structure within the front yard setback. This property is zoned One-Family Residential (R-4).

I move that we grant the variance in case number PZ26-0020, sought by the Street family, for an accessory structure in the front yard setback because the petitioner has shown practical difficulty requiring a building in the "front yard." Without the variance, the petitioner will be unreasonably prevented or limited with respect to the use of the property because the storage space allows easy access to the property. The property is unique because it is narrow and the lakefront is on the back of the house. Petitioner did not create the condition because the owner purchased the property. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it is not visible to adjoining property at the end of the street. The relief is consistent with the spirit and intent of the ordinance because it does not obstruct the views, and while it is in the front yard, it isn't on the lake front.

Amended to state that it is an 18-foot front yard setback and a 5-foot side yard setback.

Motion Maker: Longo as amended
Seconded: Samona
Motion Carried: 6:0

PZ26-0022 (Novi Medical Center) 45380 West Ten Mile Road, north of West Ten Mile, east of Glenda Street, Parcel 50-22-22-301-045. The applicant is requesting variances from City of Novi Zoning Ordinance Section 5.2.12.D to allow a reduction in parking to 27 spaces (33 spaces required, deficiency of 6 spaces); and Section 5.4.1 to allow a reduction in loading space to 231 sq. ft. (296 sq. ft. required, resulting in a variance of 65 sq. ft.). This property is zoned Office Service-1 (OS-1).

I move that we grant the variance in case number PZ26-0022, sought by Novi Medical Center for 45380 West Ten Mile Road, because petitioner has shown practical difficulty requiring the variance for the spaces for parking and the loading zone reduction. Without the variance, the petitioner would be unreasonably prevented or limited with respect to the use of the property because of the use of the building versus actuality, that they only have 27 spaces, one for loading, and that the loading would be 231 sq. ft., because of its location on Ten and Taft, and the petitioner did not create the condition because it's already created as is. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the petitioner stated that it would be Monday to Friday, 9 to 5, and including Saturday, 9 to 5, and they would take care of any other issues. The relief is consistent with the spirit and intent of the ordinance because it's a reasonable request.

**Motion Maker: Krieger
Seconded: Samona
Motion Carried: 6:0**

Other Matters:

Meeting Adjournment: 8:45 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).