

05/13/2025

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

Tuesday, May 13, 2025

Council Chambers/Novi Civic Center

41725 Novi Road

Novi, Michigan

BOARD MEMBERS:

W. Clift Montague, Chairperson

Mike Longo, Secretary

Joe Peddiboyina, Member

Siddharth Mav Sanghvi, Member

Linda Krieger, Member

Michael Thompson, Member

Joe Samona, Alternate Member

ABSENT UNEXCUSED:

Larry Butler, Member

ALSO PRESENT:

Elizabeth Saarela, City Attorney

Alan Hall, Deputy Community Development
Director

Sarah Fletcher, Recording Secretary

REPORTED BY:

Melinda R. Womack

Certified Shorthand Reporter

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1 CHAIRPERSON MONTAGUE: All right. We
2 will convene the Zoning Board of Appeals meeting
3 for Tuesday May 13th. And Mike will lead us in
4 the Pledge of Allegiance.

5 (Pledge of Allegiance recited)

6 CHAIRPERSON MONTAGUE: Thank you. Can
7 we have the roll call, please.

8 MS. FLETCHER: Chairperson Montague?

9 CHAIRPERSON MONTAGUE: Here.

10 MS. FLETCHER: Member Sanghvi?

11 MEMBER SANGHVI: Here.

12 MS. FLETCHER: Member Thompson?

13 MEMBER THOMPSON: Yes.

14 MS. FLETCHER: Member Peddiboyina?

15 MEMBER PEDDIBOYINA: Yes, please.

16 MS. FLETCHER: Member Longo?

17 MEMBER LONGO: Present.

18 MS. FLETCHER: Member Krieger.

19 MEMBER KRIEGER: Here.

20 MS. FLETCHER: Member Butler? Absent.

21 Unexcused. And Alternate Member Samona?

22 MEMBER SAMONA: Here.

23 MS. FLETCHER: Thank you. We have a
24 quorum.

25 CHAIRPERSON MONTAGUE: Thank you. Just

1 a few rules of conduct. Please silence or turn
2 off your cell phone. We'll be asking you to come
3 forward, state your name and address and spell
4 your name, and then be sworn in by the secretary.
5 We'll allow you ten minutes to present your case.
6 If anyone shows up in the audience, they can
7 address the current case. They'll be asked to
8 raise their hand to be recognized and we'll have
9 three minutes. All right. So meeting minutes
10 from April.

11 MEMBER SAMONA: Motion to approve.

12 MEMBER PEDDIBOYINA: Second.

13 CHAIRPERSON MONTAGUE: All in favor.

14 THE BOARD: Aye.

15 CHAIRPERSON MONTAGUE: Any opposed?

16 Thank you. The agenda. Are there any changes to
17 the agenda?

18 MR. HALL: No, sir.

19 CHAIRPERSON MONTAGUE: Motion for
20 approval of the agenda, please.

21 MEMBER PEDDIBOYINA: I approve.

22 MEMBER KRIEGER: Second.

23 CHAIRPERSON MONTAGUE: All in favor
24 aye.

25 THE BOARD: Aye.

1 CHAIRPERSON MONTAGUE: Any opposed?

2 Any general public remarks that don't belong to
3 the case. I can see not. We have a single case
4 tonight. It is case PZ25-0011 (Bank of America)
5 48050 Grand River Avenue, on Grand River Avenue,
6 west of Beck Road, Parcel 50-22-17-226-011. The
7 applicant is requesting variances from the City of
8 Novi Sign Ordinance Sections 28-5(a) and 28-5(d)
9 to allow an additional wall sign and 3 canopy
10 signs (1 wall sign allowed variance of 4). This
11 property is zoned Community Business (B-2).

12 **A. State your name and spell it, please.**

13 MS. DETERS: Good evening. My name is
14 Maryann, A-N-N Deters, D-E-T-E-R-S.

15 MEMBER LONGO: Maryann, are you an
16 attorney?

17 MS. DETERS: No.

18 MEMBER LONGO: Do you promise to tell
19 the truth in this case?

20 MS. DETERS: I do.

21 MEMBER LONGO: Thank you.

22 MS. DETERS: I'm with Metro Signs and
23 Lighting. We're at 11444 Kaltz Avenue in Warren,
24 Michigan. And we've been hired to permit and
25 install signage for Bank of America. They are

1 currently at the property, and this is a face
2 change with their, I guess we're in upgrade with
3 their new branding of their signage. The variance
4 is for, as you stated, one additional wall sign.
5 Actually, currently they have two wall signs now,
6 and so what we're asking is no more than what they
7 have now in addition to a few canopy directional
8 signs in the drive-through area.

9 So that's an overhead of the entire
10 bank. This is a list of the signs that we are
11 asking for our variance for. Again, one is the
12 south elevation wall sign just under 15 square
13 feet, and then four wall directional signs on the
14 canopies all under three feet. Three square foot.
15 That's our application. So I guess does anybody
16 have any questions or --

17 MS. FLETCHER: You can hit the down
18 button. There's additional photos in there as
19 well.

20 MS. DETERS: This is the wall sign, the
21 second wall sign that we're asking. Again, you
22 can see on the upper right the existing sign that
23 we're replacing with the one, the proposed
24 signage, and it is just a tad bit smaller than
25 what's there now. And these are some construction

1 details of that sign. It is illuminated. And
2 then these -- this is a view of the drive-through
3 and the four three square foot non-illuminated
4 signs that is also on the variance application.
5 And then this is a close up of two, three. I
6 believe there's two of these. Yes. There are two
7 of these. That's it.

8 CHAIRPERSON MONTAGUE: Okay. Anything
9 else to add? No? All right. Oh, we have one
10 audience member. Anybody from the audience want
11 to comment on this? City?

12 MR. HALL: Thank you, Mr. Chairman.
13 Yep. They're here to ask for four sign variances.
14 One is an additional wall sign, as she's
15 mentioned, and three additional canopy signs. For
16 the wall sign, you say it's illuminated. It's a
17 back illumination? Is that how it is?

18 MS. DETERS: I believe it is. So it's
19 pushed through lettering. So it's internally
20 illuminated but it's very slight.

21 MR. HALL: You'll see the white box at
22 night.

23 MS. DETERS: Yeah. Very slight.

24 MR. HALL: It's not animated. It
25 doesn't dance or move around or that kind of

1 stuff.

2 MS. DETERS: No.

3 MR. HALL: And for the canopy signs,
4 there's no illumination, so those will be dark at
5 night, actually.

6 MS. DETERS: Correct.

7 MR. HALL: Is there wall lights or
8 anything cast upon it or just the parking lot
9 lights?

10 MS. DETERS: Just the parking lot
11 lights.

12 MR. HALL: With that, we -- they're
13 needed for way finding on the site and we have no
14 objections. Thank you.

15 CHAIRPERSON MONTAGUE: Correspondence?

16 MEMBER LONGO: Yes. We mailed out 13
17 notices. None were returned. There were no
18 objections and no approvals.

19 CHAIRPERSON MONTAGUE: Okay. Open it
20 to the Board for comments. Go ahead, Linda.
21 Start us off.

22 MEMBER KRIEGER: I wanted to appreciate
23 the signage for Bank of America. I've always seen
24 it with blue on red and it's so hard to see, the
25 black on white is so much easier to see, easier

1 for directional. And considering where this
2 location is at that they need the assistance, so I
3 would approve of the motion.

4 MEMBER SANGHVI: Yes. I came there and
5 drove around your property yesterday looking
6 around everywhere. This current sign you have got
7 there is already documented sign or is it the old
8 sign?

9 MS. DETERS: Can you clarify? The
10 current wall sign on the south is -- I'll go back
11 there. You can see it in the upper right hand.
12 And then what we're proposing is in the lower area
13 of the slide. So it's smaller than what's
14 existing. So we'll be removing that sign and
15 replacing it with a smaller sign.

16 MEMBER SANGHVI: I understand your
17 corporate logo is changing so you have to change
18 all the signs. So I have no problem in supporting
19 your application.

20 MS. DETERS: Thank you.

21 MEMBER SANGHVI: Thank you.

22 MEMBER PEDDIBOYINA: Thank you, Chair.
23 And I go three times a week to your bank and it's
24 needed the sign you mentioned. The logo also, as
25 my board member mentioned. And it is visible to

1 the other people, the new customers to come to the
2 bank also. It is a necessary thing. I don't have
3 any objection on this. Thank you.

4 MS. DETERS: Thank you.

5 MEMBER PEDDIBOYINA: I appreciate it.

6 MEMBER SAMONA: For the second time on
7 the Board I do not have any questions. That's it.

8 CHAIRPERSON MONTAGUE: Motion, please.

9 MEMBER THOMPSON: Yeah. That's a plaza
10 that we drive through often with the Kroger and
11 the Home Depot. I'm familiar with it. So I move
12 that we grant the variance in Case PZ25-0011
13 sought by Metro Signs for Bank of America because
14 the Petitioner has shown practical difficulty with
15 the sign variance, requiring one additional wall
16 sign and three canopy signs on the basis of any of
17 the following; the best one that appears to me is
18 that the failure to grant relief will unreasonably
19 prevent or limit the use of the property and will
20 result in substantially more of an inconvenience
21 or inability to attain a higher economic or
22 financial return. You're trying to make it clear
23 for the customers that are going through. The
24 Applebee's right there. There's a lot of people
25 cutting through, especially with the Home Depot.

1 So I think that this is going to make it clear for
2 people to know where they're going. And Just
3 being a single business in a plaza of businesses
4 in a highly traveled area of the plaza and Grand
5 River, it just makes sense for it to pass.

6 MEMBER LONGO: I second.

7 CHAIRPERSON MONTAGUE: Roll call,
8 please.

9 MS. FLETCHER: Member Samona?

10 MEMBER SAMONA: Yes.

11 MS. FLETCHER: Member Krieger?

12 MEMBER KRIEGER: Yes.

13 MS. FLETCHER: Member Longo?

14 MEMBER LONGO: Yes.

15 MS. FLETCHER: Member Peddiboyina?

16 MEMBER PEDDIBOYINA: Yes, please.

17 MS. FLETCHER: Member Thompson?

18 MEMBER THOMPSON: Yes.

19 MS. FLETCHER: Member Sanghvi?

20 MEMBER SANGHVI: Yes.

21 MS. FLETCHER: And chairperson

22 Montague?

23 CHAIRPERSON MONTAGUE: Yes.

24 MS. FLETCHER: Thank you. Motion

25 carries.

1 CHAIRPERSON MONTAGUE: Congratulations.

2 MS. DETERS: Thank you so much. Have a
3 good evening.

4 MEMBER SAMONA: Before we adjourn from
5 this very busy day today. Just want to say happy
6 belated birthday to Joe Peddiboyina whose birthday
7 was yesterday.

8 MEMBER PEDDIBOYINA: Thank you so much.

9 CHAIRPERSON MONTAGUE: How old.

10 MEMBER PEDDIBOYINA: I'm 32. I'm 52.
11 Anyhow.

12 MEMBER SANGHVI: Can I make a comment
13 just for the city. If you stop asking for mockups
14 and all this kind of thing, maybe we should amend
15 our application form. What do you think?

16 MS. FLETCHER: I think that's a great
17 thing to look into.

18 MEMBER SAMONA: What is that?

19 MS. FLETCHER: We're no longer
20 requiring mockups for the applicants so we can
21 change our application, but that's something that
22 we can discuss further.

23 MR. HALL: Yeah. Thank you. That's a
24 good idea.

25 MEMBER PEDDIBOYINA: Okay. Thank you

1 so much. And previously I came for the city
2 council meeting, city council and staff also. We
3 are celebrating the Sri Venkateswara Temple at
4 Grand River and Taft Road. It's the 12-year
5 anniversary. Everybody's coming on this Saturday
6 6:00. If you guys can come, that will be great.
7 If not, on Monday next Monday 6:00, I'll be there
8 and please come to the Temple. This is an
9 auspicious day. Thank you so much. Thank you,
10 Chair.

11 CHAIRPERSON MONTAGUE: Anything else?

12 MEMBER SAMONA: Motion to adjourn.

13 MEMBER SANGHVI: I make a motion to
14 adjourn.

15 MEMBER SAMONA: Dr. Sanghvi.

16 MEMBER PEDDIBOYINA: I second.

17 CHAIRPERSON MONTAGUE: All in favor
18 aye.

19 THE BOARD: Aye.

20 CHAIRPERSON MONTAGUE: Any opposed?

21 All right. We stand adjourned.

22 (The meeting was adjourned at 7:13 p.m.)
23
24
25

1 CERTIFICATE OF NOTARY
2

3 STATE OF MICHIGAN)
4) SS
5 COUNTY OF OAKLAND)
6

7 I, Melinda R. Womack, Certified
8 Shorthand Reporter, a Notary Public in and for the
9 above county and state, do hereby certify that the
10 above deposition was taken before me at the time
11 and place hereinbefore set forth; that the witness
12 was by me first duly sworn to testify to the
13 truth, and nothing but the truth, that the
14 foregoing questions asked and answers made by the
15 witness were duly recorded by me stenographically
16 and reduced to computer transcription; that this
17 is a true, full and correct transcript of my
18 stenographic notes so taken; and that I am not
19 related to, nor of counsel to either party nor
20 interested in the event of this cause.

21 
22

23 Melinda R. Womack, CSR-3611

24 Notary Public, Oakland County, Michigan

25 My Commission expires: 06-22-2025

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