



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: June 12, 2018

REGARDING: 45501 Twelve Mile Rd, Parcel # 50-22-16-226-019 (PZ18-0024)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Aver Sign

Variance Type

Sign Variance

Property Characteristics

Zoning District:	Office Service Technology
Location:	East of Beck Road and South of Twelve Mile Road
Parcel #:	50-22-16-226-019

Request

The applicant is requesting variances from the City of Novi Code of Ordinance Sections 28-5(a) for one additional sign, 28-5b 2a for additional square footage and 28-7(b)2 for an oversized driveway sign, one 250 square foot sign allowed by code. This property is zoned Office Service Technology (OST).

II. STAFF COMMENTS:

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ18-0024**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.
- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
- (b) The property is unique because _____.
- (c) Petitioner did not create the condition because _____.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because_____.

(e) The relief if consistent with the spirit and intent of the ordinance because_____.

(f) The variance granted is subject to:

1._____.

2._____.

3._____.

4._____.

2. I move that we deny the variance in Case No. **PZ18-0024**, sought by _____ for _____ because Petitioner has not shown practical difficulty requiring _____.

(a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because_____.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.

(d) The variance would result in interference with the adjacent and surrounding properties by_____.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to_____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler
Deputy Director Community Development
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

APR 23 2018

CITY OF NOVI
 COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$300.00</u>	
PROJECT NAME / SUBDIVISION <u>HINO Motors</u>				Meeting Date: <u>June 12, 2018</u>	
ADDRESS <u>45501 12 Mile</u>		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ 18-0024</u>	
SIDWELL # <u>50-22-16-226-019</u>		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY <u>Twelve Mile / Taft</u>					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input checked="" type="checkbox"/> SIGNAGE			
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS <u>timb@averSign.com</u>		CELL PHONE NO.	
NAME <u>Tim Brown</u>				TELEPHONE NO. <u>248-542-0678</u>	
ORGANIZATION/COMPANY <u>AverSign Company</u>				FAX NO.	
ADDRESS <u>359 Livernois</u>		CITY <u>Ferndale</u>		STATE <u>MI</u> ZIP CODE <u>48270</u>	
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME <u>Hino Motors</u>				TELEPHONE NO. <u>865-377-7139</u>	
ORGANIZATION/COMPANY <u>Hino Motor Sales USA</u>				FAX NO.	
ADDRESS <u>41180 Bridge</u>		CITY <u>Novi</u>		STATE <u>MI</u> ZIP CODE <u>48375</u>	
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input checked="" type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH					
<input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input checked="" type="checkbox"/> OTHER <u>OST</u>					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>28-5(a)</u>		Variance requested <u>additional grand sign (2)</u>			
2. Section <u>28-5(b)(2)(a)</u>		Variance requested <u>size of sign - additional square footage</u>			
3. Section <u>28-7(b)(2)</u>		Variance requested <u>over sized driveway sign</u>			
4. Section _____		Variance requested _____			
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250					
<input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input checked="" type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400					
<input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
• Dimensioned Drawings and Plans		• Existing & proposed distance to adjacent property lines			
• Site/Plot Plan		• Location of existing & proposed signs, if applicable			
• Existing or proposed buildings or addition on the property		• Floor plans & elevations			
• Number & location of all on-site parking, if applicable		• Any other information relevant to the Variance application			



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ~~ten-(10) days~~ before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi 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 establish 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.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature

4/13/18
Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

4/12/2018
Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department

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Novi, MI 48375
(248) 347-0415 Phone
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REVIEW STANDARDS SIGN VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Sign Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Sign Variance.)

Standard #1. Extraordinary Circumstances or Conditions.

Explain how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone District or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** A sign could not be placed in the location required by the Zoning Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure. **Describe below:**

OR

- b. **Environmental Conditions.** A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon storm water facilities. **Describe below:**

OR

- c. **Abutting Property.** A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property. **Describe below:**

- d. Scale of Building or Lot Frontage.** A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only). **Describe below:**
- e. Not Self-Created.** Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property. **Describe below:**

Standard #2. Limit Use of Property.

Explain how 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.

Standard #3. Adverse Impact on Surrounding Area.

Explain how the Sign Variance will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter.

To; City of Novi Zoning Board of Appeals

In Regards to the variance requests for the property located at 45501 Twelve Mile Road, HINO Motors Sales USA, Inc

We are applying for a variance for additional signage as well as additional square footage for these signs to help identify the new location and assist in directing traffic to the new HINO Motors headquarters building. The new building is going to be over 124,000 square feet with two stories. The main sign located at the entranceway off Twelve Mile is setback 62.7 ft from the Road Right-of-Way with a total square footage of 95.6 by including the base of the sign in this calculation. This sign design is similar to other commercial signs in the area and will not be a detriment to surrounding properties. It is currently setback as far as possible without impeding the parking lot area. The speed limit ranges from 45-50MPH in this area so a smaller sign will definitely be more difficult to see in a reasonably safe amount of time.

The second ground sign is to be utilized as a directional sign for delivery vehicles, it is setback 30.4 ft from the Road ROW and measures 16sqft. This sign is purely for identification and directional purposes, it is not a detriment to surrounding properties nor will it hinder property values. This property cannot be reasonably used without having proper identification for clients/customers/employees and delivery personnel. Please consider approving our sign proposal seeing that it will not create an inconvenience to the city or surrounding properties. Thank you for your consideration.

Tim Brown

Aver Sign Company

359 Livernois

Ferndale, MI 48220

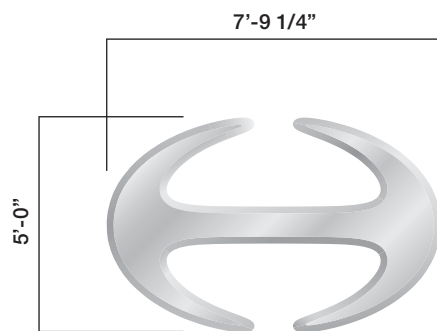
RECEIVED

APR 23 2018

**CITY OF NOVI
COMMUNITY DEVELOPMENT**



Proposed Signage



Thermoformed HINO logo w/ translucent chrome finish applied to second surface.

Logo to be illuminated with white LEDs.

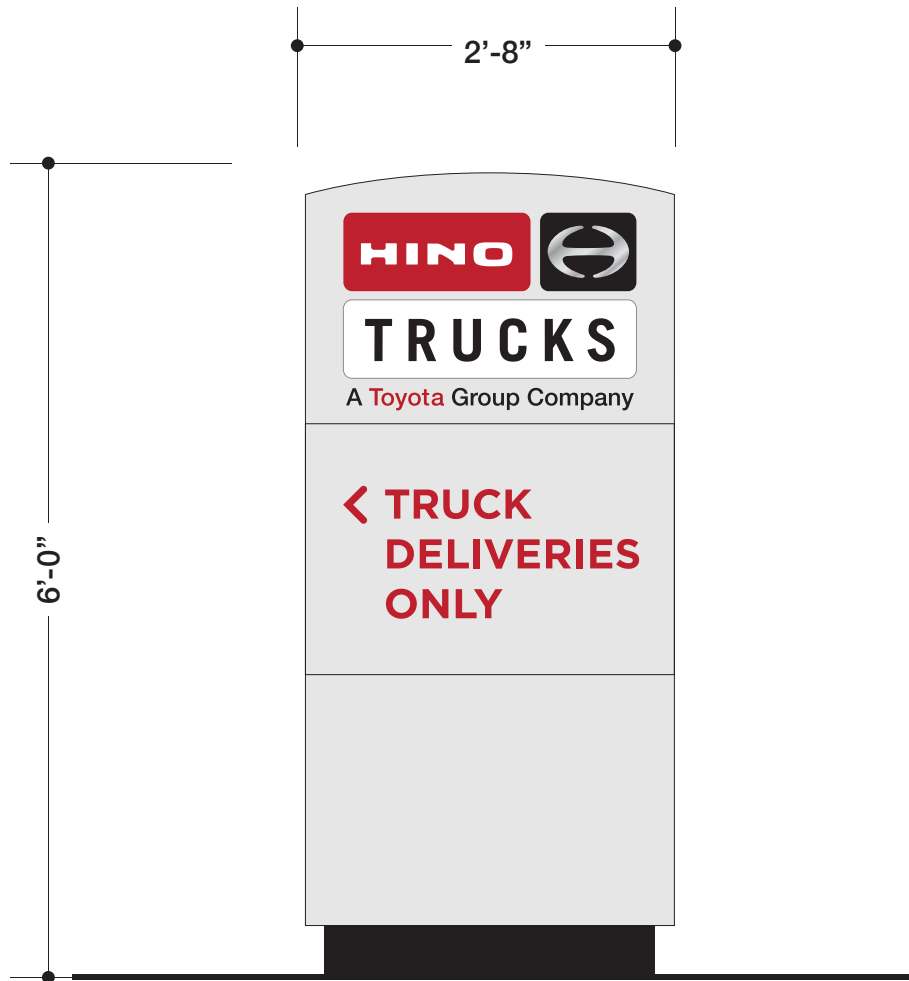
Fabricated aluminum cabinet with Silver ACM cladding. 1/2" thick clear acrylic pushed through copy decorated on first surface with translucent vinyl. Chrome HINO logo to be thermoformed with translucent chrome finish applied to second surface.

Secondary copy to be backed up with acrylic.

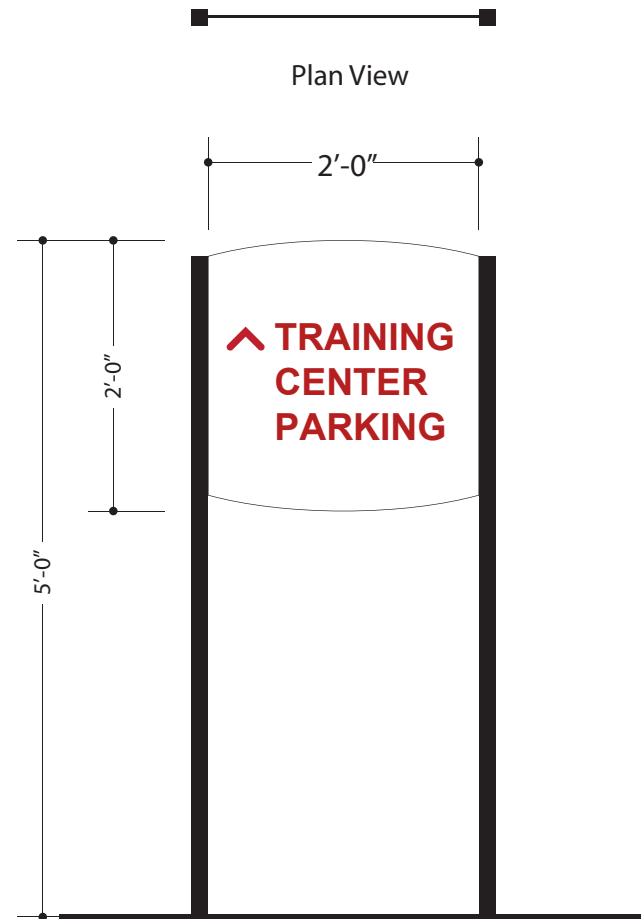
Lower clad to be fabricated aluminum with semi-gloss black finish. North American Headquarters copy to be 1/2" thick clear acrylic pushed through decorated on first surface with translucent vinyl.

Cabinet to be illuminated with white LEDs.





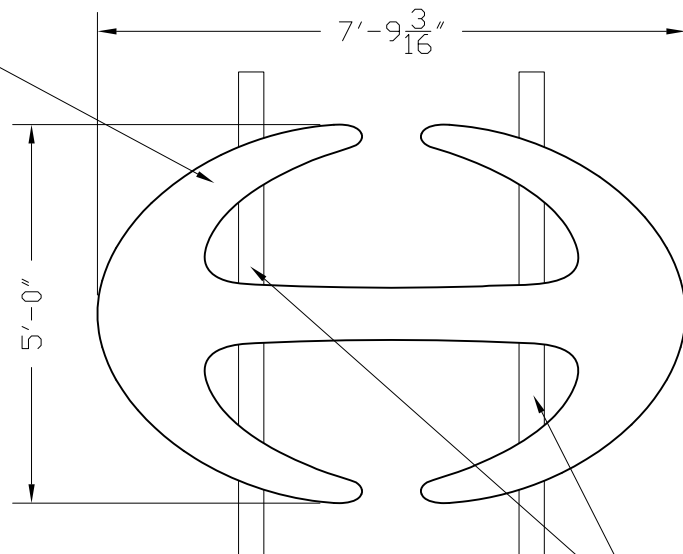
Double-sided LED-Illuminated Entrance
Directional Used for Taft Road Entrance



Single-sided non-illuminated ground
directional to show Training Center Parking
area located inside parking lot where
shown on the site plan

THERMOFORMED HINO LOGO
 TRANSLUCENT CHROME FINISH 2ND SURFACE.
 WHITE LED ILLUMINATION

20



EXISTING MULLIONS

FRONT ELEVATION

WET LOCATION

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

BILL OF MATERIALS

FIND NO.	QUANTITY	DESCRIPTION	PART NUMBER
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REV	DRAWN BY	DATE	DESCRIPTION



MAGNA

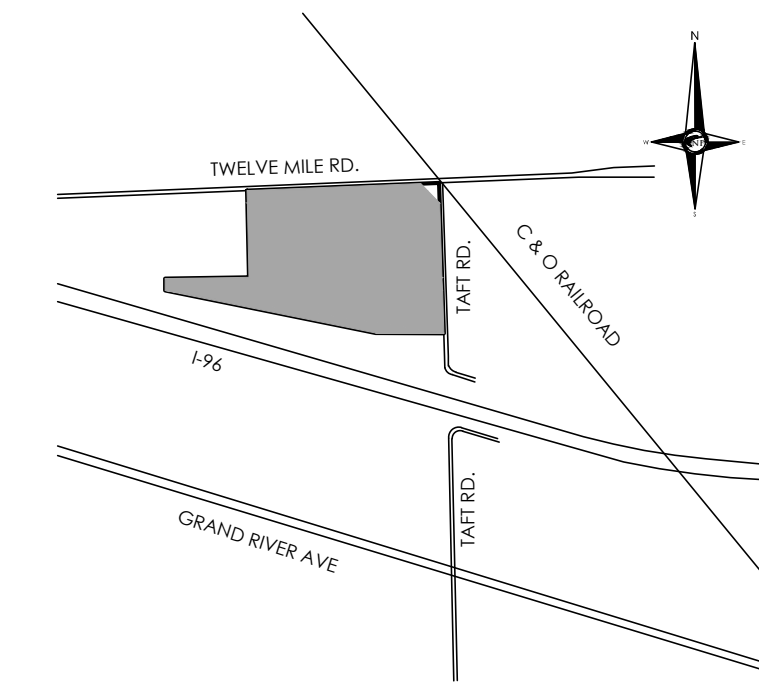
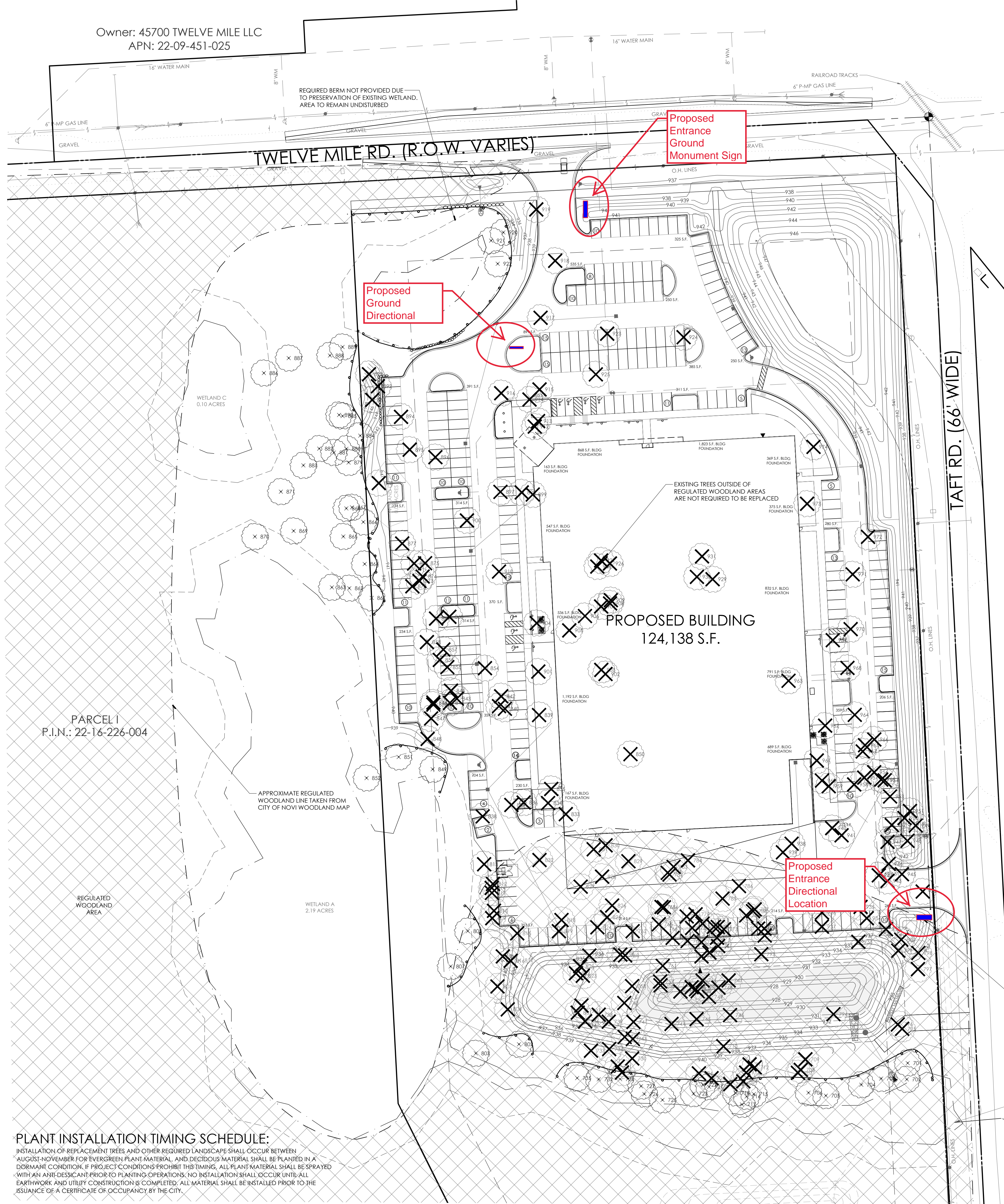
Sign International

224 INDUSTRIAL DRIVE • LEXINGTON, S.C. 29072 • PH. (803) 808-5600

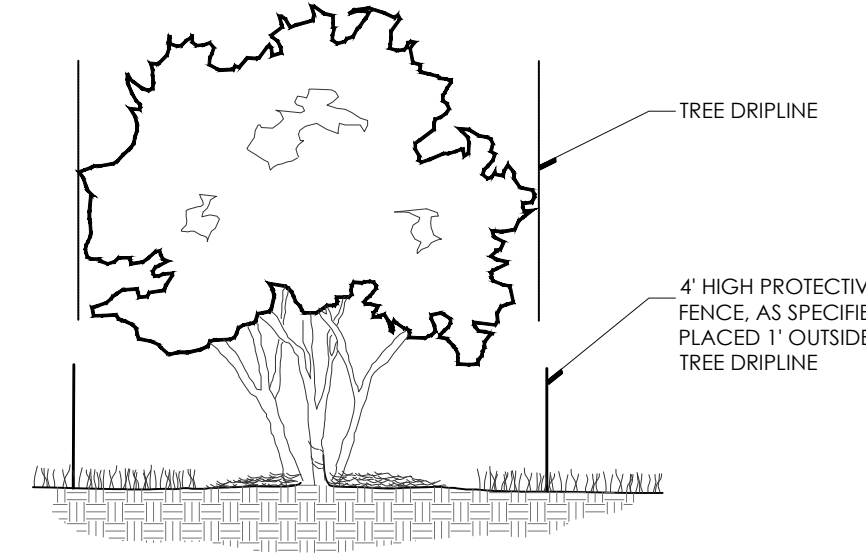
THIS IS AN ORIGINAL UNPUBLISHED DESIGN, CREATED BY MAGNA SIGN INTERNATIONAL. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT PLANNED FOR YOU BY MAGNA SIGN INTERNATIONAL. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WHATSOEVER. ALL OR ANY PART OF THIS DESIGN (EXCEPTING REGISTERED TRADEMARKS) REMAIN THE PROPERTY OF MAGNA SIGN INTERNATIONAL.

TITLE: ILLUMINATED WALL LOGO		DRAWING NUMBER	
CUSTOMER: HINO TRUCKS NORTH AMERICAN HEADQUARTERS		A3837	
LOCATION: HINO TRUCKS		SHEET	OF
DATE: 3/6/18		DRAWN BY: RSS	PROJECT MANAGER: CHECKED BY:

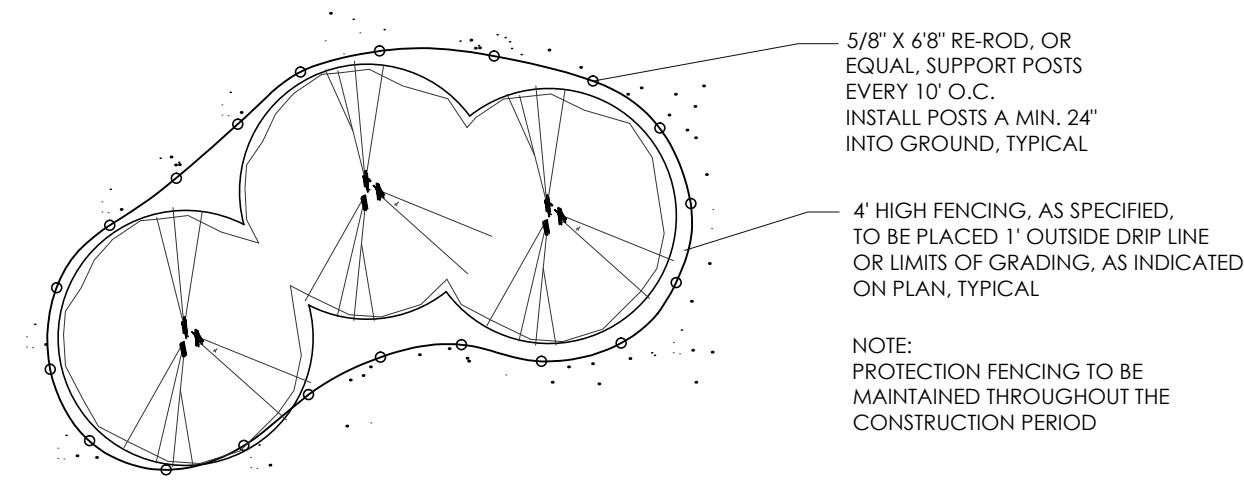
Owner: 45700 TWELVE MILE LLC
APN: 22-09-451-025



LOCATION MAP N.T.S.

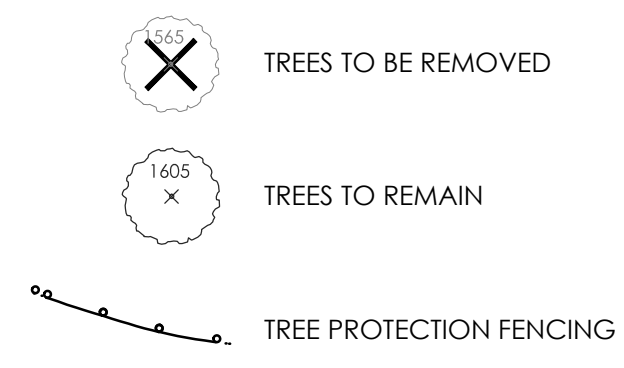


TREE PROTECTION DETAIL-SECTION N.T.S.



TREE PROTECTION DETAIL-PLAN N.T.S.

LEGEND:



REPLACEMENT SUMMARY

TOTAL REGULATED TREES TO BE REMOVED:		
8-11\"/>		

* MONIES WILL BE PAID INTO THE TREE FUND FOR 107 TREES THAT CANNOT BE ACCOMMODATED ON-SITE

GENERAL TREE PROTECTION NOTES

- APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
- NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
- WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
- DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE, SCHEDULED TO REMAIN.
- ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED; ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
- SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
- TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
- ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
- THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
- THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
- ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
- THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MANUALLY WITH A HYDRO-AXE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
- TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL, BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.

CITY OF NOVI TREE PROTECTION NOTES

- EITHER PLASTIC, WOOD SHOV FENCING SHALL BE INSTALLED AT OR BEYOND THE DRIFLINE, UNLESS MORE SUBSTANTIAL FENCING IS REQUIRED.
- STAKES SHALL BE METAL T POLES SPACED NO FARTHER THAN 5' ON CENTER.
- FENCING SHALL NOT BE INSTALLED CLOSER TO THE TREE THAN THE DRIFLINE OF THOSE TREES TO BE SAVED. SPECIAL CIRCUMSTANCES SHALL BE REVIEWED BY THE CITY.
- FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION, THE CITY SHALL BE NOTIFIED ONCE THE FENCING IS INSTALLED FOR INSPECTION.
- UNDER NO CIRCUMSTANCE SHALL THE PROTECTIVE FENCING BE REMOVED WITHOUT PROPER APPROVAL FROM THE CITY.
- NO PERSON SHALL CONDUCT ANY ACTIVITY WITHIN THE AREAS PROPOSED TO REMAIN, THIS SHALL INCLUDE, BUT NOT LIMITED TO:
 - A. NO SOLVENTS OR CHEMICALS WITHIN THE PROTECTED AREAS.
 - B. NO BUILDING MATERIALS OR CONSTRUCTION EQUIPMENT WITHIN THE PROTECTED AREAS.
 - C. NO GRADE CHANGES, INCLUDING FILL, WITHIN THE PROTECTED AREAS.
 - D. NO REMOVAL OF VEGETATION FROM THE GROUND UP WITHOUT THE PERMISSION FROM THE PROPER REVIEWING AUTHORITY, INCLUDING THE WOODLANDS REVIEW BOARD.
- REGULATED WOODLANDS AND REGULATED TREES ADJACENT TO THE PROPERTY ARE ALSO REQUIRED TO BE PROTECTED, WHETHER OR NOT THEY ARE SHOWN ON THE PLANS

PLANT INSTALLATION TIMING SCHEDULE:

INSTALLATION OF REPLACEMENT TREES AND OTHER REQUIRED LANDSCAPE SHALL OCCUR BETWEEN AUGUST-NOVEMBER FOR EVERGREEN PLANT MATERIAL, AND DECIDUOUS MATERIAL SHALL BE PLANTED IN A DORMANT CONDITION, IF PROJECT CONDITIONS PROHIBIT THIS TIMING, ALL PLANT MATERIAL SHALL BE SPRAYED WITH AN ANTI-DESICCANT PRIOR TO PLANTING OPERATIONS; NO INSTALLATION SHALL OCCUR UNTIL ALL EARTHWORK AND UTILITY CONSTRUCTION IS COMPLETED; ALL MATERIAL SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE CITY.



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

SEAL

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

PROJECT
Hino Truck Facility
27515 Taft
Novi, MI

CLIENT
General Development
Two Town Square
Suite 850
Southfield, MI 48076

Contact: Bruce Brickman
Ph: (248) 357-3777
Fax: (248) 357-1929
Cell: (248) 514-7111

PROJECT LOCATION
Part of the Northeast 1/4
of Section 16
T. 1 North, R. 8 East
City of Novi,
Oakland County, Michigan

SHEET
Tree Preservation Plan



Know what's below
Call before you dig.

REVISIONS

02-14-17	PRELIMINARY SITE PLAN
03-24-17	PRELIMINARY SITE PLAN
04-19-17	REVISED PER CITY REVIEW
05-10-17	REVISED PER CITY REVIEW
05-12-17	REVISED PER PC MTG
05-19-17	REVISED PER CITY
06-08-17	REVISED PER CITY
06-16-17	STAMPING SETS

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

APPROVED BY:
G. Ostrowski

DATE:
February 14, 2017

SCALE: 1" = 50'

NFE JOB NO. SHEET NO.
J497-01 L1