ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday November 10, 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 Longo, Member Krieger, Member Samona, Member Jappaya, Member Peddiboyina
Absent:	Member Thompson
Also Present:	Alan Hall (Community Development Deputy Director), Beth Saarela (City Attorney), Megan Nardone (Recording Secretary)

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

PZ26-0041 (Stephen Chenault) 22020 Meadowbrook Road, south of Nine Mile Road, east of Meadowbrook Road, Parcel 50-22-36-151-013. *Case #PZ26-0041 was postponed from September 8, 2026 hearing date to allow time to redesign and provide additional information.* The applicant is requesting variances from Section 4.19.1.E.i of the City of Novi Zoning Ordinance to permit a total aggregate accessory structure area of 2,710 sq. ft. (850 sq. ft. allowed, variance of 1,860 sq. ft.); and Section 4.19.1.I to allow a 20 ft. tall garage (14 ft. maximum height allowed, variance of 6 ft.): and Section 4.19.1.E.v which provides that the aggregate area of all accessory buildings shall not exceed the ground-floor area of the principal building on the lot (1,816 sq. ft. for principal building, total accessory 2,710 sq. ft.) variance to exceed the square footage. This property is zoned One-Family Residential (R-3).

I move that we grant the variance in Case Number PZ26-0041, sought by Stephen Chenault at 22020 Meadowbrook Road, under the following conditions and changes: that the current accessory structure be removed; that the new structure be 32 feet wide by approximately 30 feet deep, with a mean height of 14 feet and a maximum height of 18 feet at the peak; that it be a minimum of 10 feet from the house and placed 14 feet from the north fence; and that it be

positioned closer to the house, with the remaining distance to the east side to be determined. The petitioner would be unreasonably prevented or limited with respect to the use of his property because of the need for an accessory structure, considering the R-3 zoning, the approximately one-and-a-half-acre property, and the narrowness of the lot. The petitioner did not create the condition because the property is not a divided lot. The relief granted will not unreasonably interfere with the adjacent or surrounding properties because it will decrease concerns regarding water drainage, maintain visibility, and provide a reasonable balance between the needs of the neighbors and the property owner.

Member Samona amended the motion to include that the structure be 30 feet by 25 feet, that a land improvement be necessary, and that the existing shed be removed prior to final approval of the new shed.

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

PZ26-0058 (ITT Motion Technologies Cooling Tower) 46785 Magellan Drive, east of Beck Road, south of West Road, Parcel No. 50-22-09-177-011. The applicant is requesting variances from Section 4.19.1.H of the City of Novi Zoning Ordinance to permit a cooling tower and foundation pad within an existing water main easement, where accessory buildings are prohibited; and Section 4.19.1.G to allow a cooling tower enclosure to be located 2 ft. from the principal building (10 ft. minimum required, variance of 8 ft.).This property is zoned Light Industrial (I-1).

I move that we grant the variance in Case Number PZ26-0058, sought by ITT Motion Technologies, for a water-cooling tower pad and housing within the water main easement, pursuant to Section 4.19.1.8, and located 2 feet from the building, which is a variance of 8 feet, pursuant to Section 4.19.1. Because the petitioner has shown practical difficulty requiring the relief requested without the variance, the petitioner would be unreasonably prevented or limited with respect to the use of the property because they would not be able to reasonably install equipment necessary for the existing use. The property is unique because of the 20-foot water main easement that runs along the rear of the property. The petitioner did not create the condition because the building and the easement already existed. The relief requested will not unreasonably interfere with adjacent or surrounding properties because of the industrial location, fencing, and/or screening. The relief is consistent with the spirit and intent of the ordinance because it is the minimum variance necessary. The variance should be granted subject to a hold harmless agreement being received and accepted by the City regarding access to the water mains, should that be needed.

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

Other Matters:

Meeting Adjournment: 7:53 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).