

MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

TUESDAY, JUNE 13, 2023 7:00 p.m.

Council Chambers | Novi Civic Center | 45175 W. Ten Mile Road

BOARD MEMBERS:

Joe Peddiboyina, Chairperson

Clift Montague, Co-Chairperson

Linda Krieger, Acting Secretary

Siddharth Mav Sanghvi

Michael Thompson

ALSO PRESENT:

Joellen Shortley, City Attorney

Alan Hall, Deputy Community Development Director

Anita Sophia Wagner, Recording Secretary

Sarah Fletcher, Deputy Recording Secretary

Reported by:

Darlene K. May, Certified Shorthand Reporter

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Novi, Michigan

Tuesday, June 13, 2023

7:00 p.m.

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CHAIRPERSON PEDDIBOYINA: Okay. Good evening. And today is June 13th, seven o'clock, Novi Zoning Board of Appeals.

Please stand for the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON PEDDIBOYINA: Thank you very much. And please be seated. And keep your cell phones muted.

And, okay. Roll call?

MS. WAGNER: Chairperson Peddiboyina?

CHAIRPERSON PEDDIBOYINA: Yes, please.

MS. WAGNER: Member Longo, absent, excused.

Member McLeod, absent, excused.

Member Montague?

MEMBER MONTAGUE: Here.

MS. WAGNER: Member Krieger?

MEMBER KRIEGER: Here.

MS. WAGNER: Member Sanghvi?

MEMBER SANGHVI: Yes.

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MS. WAGNER: Member Thompson?

MEMBER THOMPSON: Here.

CHAIRPERSON PEDDIBOYINA: Thank you. We have a quorum, no, to conduct the meeting, Anita?

MS. WAGNER: (No response.)

CHAIRPERSON PEDDIBOYINA: We have a quorum?

MS. WAGNER: We have a quorum?

CHAIRPERSON PEDDIBOYINA: Yes.

Okay. Thank you. And public hearing and format of rules. And there is a form you can see, anybody in the public. And if anybody have any questions or anything, you can come on once on the public hearing. There's a three minutes time allowed.

You can present anything you want on the monitor. Thank you so much for that.

Approval of the agenda. Somebody can make a motion for the approval of agenda

MEMBER KRIEGER: I move to approve the agenda.

CHAIRPERSON PEDDIBOYINA: Can somebody make a second, please?

MEMBER MONTAGUE: I'll second.

CHAIRPERSON PEDDIBOYINA: Thank you,

1 approved.

2 And no changes or anything?

3 MS. WAGNER: (No response.)

4 CHAIRPERSON PEDDIBOYINA: Anita, any changes?

5 MS. WAGNER: No.

6 CHAIRPERSON SANGHVI: Thank you so much.

7 And minutes of May 2023, somebody make a
8 motion. Any changes or anything?

9 MEMBER KRIEGER: We have to be all in favor.

10 CHAIRPERSON PEDDIBOYINA: Yes. Say all in
11 favor for the --

12 MEMBER KRIEGER: Approval of the agenda.

13 CHAIRPERSON PEDDIBOYINA: Say "aye",
14 please.

15 THE BOARD: Aye.

16 CHAIRPERSON PEDDIBOYINA: Okay. Any nays?

17 Thank you. Agenda approved.

18 And coming to the approval of meeting minutes
19 in May 2023. Any changes or anything? Can somebody
20 make a motion for that?

21 MEMBER KRIEGER: I move to approve the
22 minutes for May 2023.

23 CHAIRPERSON PEDDIBOYINA: Somebody can make a

1 second, please?

2 MEMBER MONTAGUE: I'll second.

3 CHAIRPERSON PEDDIBOYINA: Thank you. Any
4 changes?

5 MS. WAGNER: No changes.

6 CHAIRPERSON PEDDIBOYINA: Okay. Saying all
7 in favor. Aye.

8 THE BOARD: Aye.

9 CHAIRPERSON PEDDIBOYINA: Thank you. Minutes
10 are approved.

11 Public remarks, as I mentioned.

12 And today we have the case on PZ23-00 --
13 sorry, PZ23-0016, Signarama and Flint/Novi, 44225
14 Twelve Mile Road, Suite C-100, west of Novi Road, south
15 of Twelve Mile, parcel 50-22-15-200-112.

16 The applicant is requesting a variance from
17 the City of Novi Sign Ordinance Section 28-5(b)(1)a to
18 allow a 107 square foot wall sign, maximum allowed is
19 65 square feet, a variance of 42 square feet. This
20 property is zoned Regional Center, R-C.

21 Is the applicant present?

22 MR. POWERS: I'm sorry?

23 CHAIRPERSON PEDDIBOYINA: Please come to the

1 podium and tell your first name and last name clearly
2 for our records. And our secretary will take the
3 oath.

4 MR. POWERS: My name is Mike Powers, and I'm
5 with Signarama in Novi.

6 CHAIRPERSON PEDDIBOYINA: Okay.

7 Secretary, can you take the oath?

8 MEMBER KRIEGER: Can you spell your last name
9 for our court reporter?

10 MR. POWERS: It's Powers. P, as in Paul,
11 O-w-e-r-s.

12 MEMBER KRIEGER: Thank you. Do you swear or
13 affirm to tell the truth in this case?

14 MR. POWERS: I do.

15 MEMBER KRIEGER: Thank you.

16 CHAIRPERSON PEDDIBOYINA: Please go ahead and
17 where we can help you tonight. And you can present
18 your case, please.

19 MR. POWERS: Thank you. So our customer,
20 Putting Edge, who has been there for 15 years, is
21 redoing their facade which, I think you should have
22 some images of it. And with that they have a rebrand
23 as well. So they are -- well, the sign, you know, the

1 logo has changed.

2 So they're looking to redo the facade
3 painting from that kind of purplish color to black and
4 adding a new sign. The current sign is at 100 square
5 feet. We're looking to go at 107 square feet and
6 that's what the customer is asking us to do is try and
7 get an approval for going a little bit larger than what
8 the City allows right now, which is 65 square feet.

9 CHAIRPERSON PEDDIBOYINA: Okay. Anything
10 else you want to add?

11 MR. POWERS: No. That's pretty much it.

12 CHAIRPERSON PEDDIBOYINA: Do you want to show
13 any diagram or anything tonight to our board members?

14 MR. POWERS: Sure. I can show some stuff.

15 (Document displayed.)

16 MR. POWERS: So that kind of shows the
17 existing sign as it was with that purple facade
18 switching to what I think is a little bit classier look
19 with the new signage in place.

20 And then he also asks that I show some on the
21 other tenants' signs. Kind of Aqua-Tots, which is over
22 there. Which, I mean, if you see based on the size of
23 the facility that they have, which is similar in size,

1 you know, really, the signage for the building isn't
2 going overboard; is what the customer is requesting.

3 CHAIRPERSON PEDDIBOYINA: Okay. Anything
4 else?

5 MR. POWERS: No. That's it.

6 CHAIRPERSON PEDDIBOYINA: Thank you. Looks
7 like there's no audience. Any other audience tonight,
8 they can raise their hand and they can speak up.

9 Looks like none.

10 From the City?

11 MR. HALL: Thank you, Mr. Chairman. No, we
12 have no comments. We'll stand by for questions.

13 CHAIRPERSON PEDDIBOYINA: Thank you so much.
14 And, Secretary.

15 MEMBER KRIEGER: 44 were mailed in this case.
16 And there's apparently zero objections. Zero
17 approvals. There's nothing here.

18 Okay. That's it.

19 CHAIRPERSON PEDDIBOYINA: Okay. Perfect.
20 It's open to the board. Anybody?

21 Okay. Dr. Sanghvi.

22 MEMBER SANGHVI: Thank you. I came and
23 visited your place a couple of days ago.

1 MR. POWERS: Okay.

2 MEMBER SANGHVI: I have seen this sign
3 umpteen times over the last 20 years and I'm glad
4 you're updating. I just had one question. Are you
5 going to continue using the purple background there?

6 MR. POWERS: No. What he is proposing is
7 black.

8 MEMBER SANGHVI: Because the meaning of
9 purple has changed over the last 20 years so I just
10 wondered. Anyway, thank you.

11 MR. POWERS: Yes. Thank you.

12 MEMBER SANGHVI: You are only asking for a
13 marginal change and I have no problem supporting your
14 application.

15 MR. POWERS: Great. I appreciate that.

16 MEMBER SANGHVI: Thank you.

17 MR. POWERS: Thank you.

18 CHAIRPERSON PEDDIBOYINA: Any other board
19 member?

20 Looks like none. Yeah, your company is a
21 developed company. And I have seen many of these
22 signs. And as my fellow Dr. Sanghvi mentioned, I have
23 no objection for that.

1 And it's open to the board again.

2 Okay, looks like none.

3 Linda, you can go ahead.

4 MEMBER KRIEGER: I move that we grant the
5 variance in case number PZ23-0016, sought by Signarama
6 Flint/Novi for the petitioner for this case. The
7 petitioner has shown practical difficulty, including
8 the distance from the road to the building itself and
9 to the neighboring tenants. That they're rebranding
10 and have been present for the last 15 years, and
11 they're changing their logo. And their request is a
12 minimum request.

13 So the request is based on these
14 circumstances and features which are exceptional and
15 unique to this property and do not result from
16 conditions that exist generally in the city or are
17 self-created.

18 The failure to grant relief will unreasonably
19 prevent or limit the use of the property and will
20 result in substantially more than mere inconvenience or
21 inability to obtain a higher economic or financial
22 return because of its location on the west side of
23 the -- of the Fountain Walk area and the neighboring

1 and the distance to the road from the parking area.

2 That the grant of relief would be offset by
3 other improvements or actions, such as increased
4 setbacks or increased landscaping, such that the net
5 effect will result in improvement of the property or
6 the project they're upgrading from the last 15 years.

7 That construction of a conforming sign would
8 require the removal or significant alteration of
9 natural features on the property. They're just
10 changing the front facade so the architecture and
11 landscaping should -- would remain the same.

12 The grant of relief will not result in a use
13 or structure that is incompatible with or unreasonably
14 interferes with adjacent or surrounding properties and
15 will result in substantial justice being done to both
16 the applicant and adjacent or surrounding properties
17 and is not inconsistent with the spirit of this chapter
18 because it is a minor upgrade and is aesthetically
19 pleasing and will attract more visitors to the area.

20 MEMBER SANGHVI: Second.

21 CHAIRPERSON PEDDIBOYINA: Thank you, Dr.
22 Sanghvi.

23 And Dr. Linda. I'm sorry. Member Linda.

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Call for the roll.

MS. WAGNER: Chairperson Peddiboyina?

CHAIRPERSON PEDDIBOYINA: Yes, please.

MS. WAGNER: Member Krieger?

MEMBER KRIEGER: Yes.

MS. WAGNER: Member Montague?

MEMBER MONTAGUE: Yes.

MS. WAGNER: Member Sanghvi?

MEMBER SANGHVI: Yes.

MS. WAGNER: Member Thompson?

MEMBER THOMPSON: Yes.

MS. WAGNER: Motion passes.

CHAIRPERSON PEDDIBOYINA: Congratulations.

MEMBER KRIEGER: Best wishes.

MR. POWERS: Thank you all. Have a great evening.

CHAIRPERSON PEDDIBOYINA: Any other matters before I adjourn?

Looks like none. Say "Aye" all in favor.

MEMBER KRIEGER: For?

CHAIRPERSON PEDDIBOYINA: For adjourning the meeting.

THE BOARD: Aye.

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CHAIRPERSON PEDDIBOYINA: Any nays?

Motion passes.

(At 7:10 p.m., matter concluded.)

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C E R T I F I C A T E

STATE OF MICHIGAN)

) ss

COUNTY OF OAKLAND)

I, Darlene K. May, Notary Public within and for the County of Oakland do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the above-entitled matter at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of fourteen (14) typewritten pages, is a true and correct transcript of my said stenographic notes.

/s/Darlene K. May
Darlene K. May, RMR, CRR, RPR/CSR-6479

June 26, 2023
(Date)