



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: August 14, 2018

REGARDING: 46100 Grand River Ave, Parcel # 50-22-16-251-023 (PZ18-0034)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant
TBON LLC

Variance Type
Sign Variance

Property Characteristics
Zoning District: Office Service Technology with Exposition overlay
Location: West of Taft Road and North of Grand River Avenue
Parcel #: 50-22-16-251-023

Request
The applicant is requesting variances from the City of Novi Code of Ordinances Section 28.5 to install five new additional oversized full screened changeable copy signs. The allowable changeable copy portion of a sign shall not exceed two thirds (0.66) of the sign area. The proposed signs are in addition to those already installed and allowed by right or previous variances. This property is zoned OST District with EXO Overlay (EXO).

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. **PZ18-0034**, 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. **PZ18-0034**, 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

RECEIVED

JUL 03 2018

CITY OF NOVI
COMMUNITY DEVELOPMENT



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ZONING BOARD OF APPEALS
APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$300.00</u>
PROJECT NAME / SUBDIVISION <u>SUBURBAN COLLECTION SHOWPLACE</u>				Meeting Date: <u>August 14, 2018</u>
ADDRESS <u>46100 GRAND RIVER</u>		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ 18-0034</u>
SIDWELL # <u>50-22-16-251-023</u>		May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY <u>BETWEEN TAFT AND BECK N.SIDE OF GRAND RIVER</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 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 type="checkbox"/> NO				
II. APPLICANT INFORMATION				
A. APPLICANT		EMAIL ADDRESS <u>bbowman@suburbanshowplace.com</u>		CELL PHONE NO. <u>248-207-8040</u>
NAME <u>BLAIR BOWMAN</u>				TELEPHONE NO.
ORGANIZATION/COMPANY <u>TBON LLC</u>				FAX NO.
ADDRESS <u>46100 GRAND RIVER</u>		CITY <u>Novi</u>	STATE <u>MI</u>	ZIP CODE <u>48374</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>SAME</u>				TELEPHONE NO.
ORGANIZATION/COMPANY				FAX NO.
ADDRESS		CITY	STATE	ZIP CODE
III. ZONING INFORMATION				
A. ZONING DISTRICT				
<input 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 type="checkbox"/> OTHER <u>Ost - Exo</u>				
B. VARIANCE REQUESTED				
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:				
1. Section	<u>28-5</u>	Variance requested	<u>INSTALL of 5 additional</u>	
2. Section	<u>" "</u>	Variance requested	<u>OVERSIZED full screen</u>	
3. Section		Variance requested	<u>changeable copy signs</u>	
4. Section		Variance requested	<u>INSTALLATION of (1) ADDITIONAL OVERSIZED ILLUMINATED WALL SIGN</u>	
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 or 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

July 3rd, 2018
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

July 3rd 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

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

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:**

n/a

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:**

n/a

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:**

n/a

- 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:**

This is the primary extraordinary circumstance for the boards consideration. Given the size and scale of both the Showplace, particularly as expanded, and the large area of property that the complex is constructed on this is the type of unique circumstance to be considered for additional and larger signage. Please see attached correspondence.

- 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:**

n/a

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.

Without the proposed signage the inability for attendees and participants to safely and effectively navigate the site will continue to be a severe limit on the property. The unique nature of the Showplace facility, being one of the largest privately owned convention and exposition centers in the country, draws visitors and vendors literally from all over the world. Upon arriving at the site there is little to no way to determine what portion of the facility a particular event is occurring within or to obtain any information about the event or the activities relating to that event. In addition, as the expanded facility and fairgrounds conducts larger outdoor events, these signs can be used transmit information for both normal and emergency purposes. See attached correspondence.

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.

The signs as proposed have very limited or no visibility from adjacent properties or from the Grand River thoroughfare. The signs as proposed are modest in size and scale as compared to the size and scale of building and property it self and are small versions of those typically found at other similar facilities. See attached correspondence.



Zoning Board of Appeals:
Chairperson Krieger and Zoning Board of Appeals Members
c/o City of Novi
45175 Ten Mile Road
Novi, MI 48375

RE: Proposed Signage Package for the expanded Suburban Collection Showplace

Dear Chairperson Krieger and Zoning Board of Appeals Members,

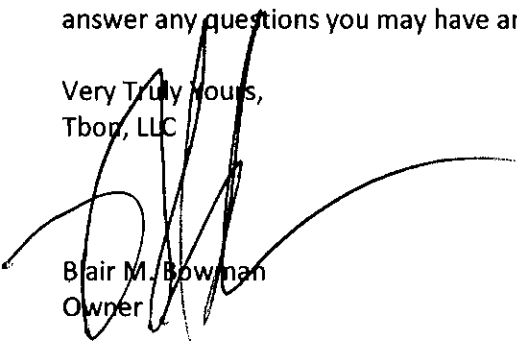
We are respectfully presenting and submitting a comprehensive building and directional signage package for the expanded Suburban Collection Showplace. As you may be aware, this body graciously granted a prior request for additional large-scale signs for our facility. These signs were proposed to be backlit static signs over the main Showplace Exposition Hall entrance and on the wall of the Diamond Center portion of the facility. Since that time as you also may be aware, we have nearly completed a major expansion on the west side of the facility providing some additional critical meeting space and a large multi-purpose event center hall. The basis of our request before you is to a) provide reasonable sized, well located signage to provide both directional and event information b) to propose utilizing modern technology for modern digital/changeable copy technology for the new Event Center, the existing Showplace and Diamond Center (we are proposing static signage for the Hyatt Place Hotel) and c) to allow for event producers to have access to signage similar to other facilities of our type throughout the country/world.

We believe that this should receive reasonable consideration because of the unique nature of our facility. It is frankly one of the most unique in the country in what we have been able to accomplish in our public/private partnership with the City of Novi creating one of the largest privately held convention and exposition centers in the country. We are not only seeking to attract new events to our great city but also to have the tools necessary to maintain our already existing major tradeshow and consumer show lineup. One only needs to look to downtown Detroit to examine the new signage put into place at Cobo Hall to serve as an example of the type of signage which our customer base is looking to have available (see attached photos). The type and size of signage that we are proposing is extremely modest in comparison and it is important to note that most of the signage has low to no visibility from other properties or the Grand River thoroughfare. Again, given the large-scale nature of our campus, the daily occurrence of multiple events and the very different nature of the various portions of our operations, the ability to deliver information for people to safely and orderly navigate the property is imperative. Also, we continue to see the development of more large scale outdoor events including the Michigan State Fair and Stars and Stripes Festival which are a major component of the long-term plan for the expanded Showplace and fairgrounds.

The type of signage we are proposing will allow us to deliver and provide information to attendees not only about what is occurring at the facility but also in the event of a natural disaster or other form of emergency as to where to go and what to do.

In summary, we respectfully request our that our variance for this unique property and situation for this critical building and directional signage package be approved. We look forward to the opportunity to answer any questions you may have and to provide any additional information that you may require.

Very Truly Yours,
Tbor, LLC



Bair M. Bowman
Owner





COBO
CENTER

CENTERED AROUND YOU

EXIT 1A

Jefferson Ave

10





PROPOSED ADDITIONAL SIGNAGE PACKAGE FOR THE

S SUBURBAN COLLECTION
SHOWPLACE

AND EXPANDED STATE FAIRGROUNDS



DIAMOND
CENTER



HYATT
PLACE®

S SUBURBAN COLLECTION SHOWPLACE PROPOSED SIGNAGE MAP

KEY



SIGN **PROPOSED DIGITAL SIGNS**
SECTION 28-5 INSTALLATION OF (5) ADDITIONAL
OVERSIZED FULL SCREEN CHANGEABLE COPY SIGNS

SIGN **PROPOSED BACKLIT STATIC SIGN**
SECTION 28-5 INSTALLATION OF (1) ADDITIONAL
OVERSIZED ILLUMINATED WALL SIGN

★ **ALREADY APPROVED AS BACKLIT STATIC (13-0012)
NOW PROPOSING DIGITAL**



PROPOSED SIGN SIZING

SIGN 1
5' X 30'

SIGN 2
5' X 30'

SIGN 3
3' X 20'

SIGN 4 & 5
10' X 20'

SIGN 6
28' X 40"

**DIAMOND CENTER MAIN ENTRANCE
UNDER THE PORTE-COCHERE**

SIGN 1

REDUCED SIZE FROM PREVIOUSLY APPROVED 13-0012 BACKLIT STATIC
NOW PROPOSING DIGITAL (CHANGEABLE COPY)

*SECTION 28-5 INSTALLATION OF ADDITIONAL
OVERSIZED FULL SCREEN CHANGEABLE COPY SIGN*



SIGN 2

EVENT HALLS MAIN ENTRANCE

PREVIOUSLY APPROVED IN 13-0012 AS BACKLIT STATIC
PROPOSING DIGITAL (CHANGABLE COPY)

SECTION 28-5 INSTALLATION OF ADDITIONAL
OVERSIZED FULL SCREEN CHANGEABLE COPY SIGN



SIGN 3 - BOX OFFICE

CITY OF NOVI - SIGN PERMIT APPLICATION
COMMUNITY DEVELOPMENT
(248) 347-0415



All applications must have one drawing showing fully dimensioned sign details.
 All signs must have one plot plan showing sign location, any easements and right-of-way.
 All ground signs require a sign foundation permit. Submit a separate building permit application for ground sign foundation along with three signed/sealed engineered drawings and calculations to the Novi Building Department.

Address of Installation 46100 GRAND RIVER AVE NOVI, MI 48374 Date TBD

Owner of Sign TIBON, LLC Address 46100 GRAND RIVER AVE

City NOVI State MI Zip 48374 Phone 248 348 5600

Erector ELECTROMATIC Address 23409 INDUSTRIAL PARK CT. City FARMINGTON HILLS

State MI Zip 48335 Erector's License No. 5404662 Phone 866 998 0990

EMAIL JCBAKER3@ELECTRO-MATIC.COM

Type of Sign Entranceway Business Center Wall Ground Awning Projecting

Is this sign illuminated? DIGITAL Lineal frontage of this business (multiple tenant)

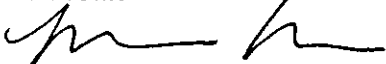
Is this a multi-tenant building? NO Is this a multi-story building? WHEN EXPANSION COMPLETED,

Is this a single tenant building on a single parcel of land? YES Distance from street centerline YES ~ 515'
(single tenant)

Size/Measurement: Horizontal 20' Vertical 3' Area Sq. Ft. 60

Height from Grade to Top of Sign ~10' Copy to be on Sign (CHANGEABLE COPY - DIGITAL)

SIGN PERMIT FEE DOES NOT INCLUDE ANY FEES FOR BUILDING, ELECTRICAL OR RIGHT-OF-WAY PERMITS THAT MAY APPLY.



SIGNATURE OF APPLICANT OR AGENT

248 760 4256

TELEPHONE NUMBER

MCKENZIE BOWMAN

PRINTED NAME

Reviewed by _____ Date _____

Approved _____
 Not Approved - Reason for Denial _____

ZONING BOARD OF APPEALS (if applicable)

Approved _____
 Not Approved Case No. _____ Date _____

SIGN 3

NEW EVENT CENTER EXTERIOR BOX OFFICE

DIGITAL (CHANGEABLE COPY)

*SECTION 28-5 INSTALLATION OF ADDITIONAL
OVERSIZED FULL SCREEN CHANGEABLE COPY SIGN*

SIGN 3



TICKET PRICES
MICHIGAN STATE FAIR
\$30.00 ULTIMATE BAND

SIGN 4 - NEW EVENT CENTER EXTERIOR (1)

CITY OF NOVI - SIGN PERMIT APPLICATION
COMMUNITY DEVELOPMENT
(248) 347-0415



All applications must have one drawing showing fully dimensioned sign details.
All signs must have one plot plan showing sign location, any easements and right-of-way.
All ground signs require a sign foundation permit. Submit a separate building permit application for ground sign foundation along with three signed/sealed engineered drawings and calculations to the Novi Building Department.

Address of Installation 46100 GRAND RIVER AVE NOVI, MI 48374 Date TBD

Owner of Sign TBON, LLC Address 46100 GRAND RIVER AVE

City NOVI State MI Zip 48374 Phone 248 348 5600

Erector ELECTROMATIC Address 23409 INDUSTRIAL PARK CT. City FARMINGTON HILLS

State MI Zip 48335 Erector's License No. 5404662 Phone 866 998 0990

EMAIL JCBAKER3@ELECTRO-MATIC.COM

Type of Sign Entranceway Business Center Wall Ground Awning Projecting

Is this sign illuminated? DIGITAL Lineal frontage of this business (multiple tenant)

Is this a multi-tenant building? NO Is this a multi-story building? WHEN EXPANSION COMPLETED, YES

Is this a single tenant building on a single parcel of land? YES Distance from street centerline ~494' (single tenant)

Size/Measurement: Horizontal 20' Vertical 10' Area Sq. Ft. 200

Height from Grade to Top of Sign ~29' Copy to be on Sign (CHANGEABLE COPY - DIGITAL)

SIGN PERMIT FEE DOES NOT INCLUDE ANY FEES FOR BUILDING, ELECTRICAL OR RIGHT-OF-WAY PERMITS THAT MAY APPLY.

[Signature]

248 760 4256
TELEPHONE NUMBER

SIGNATURE OF APPLICANT OR AGENT

MCKENZIE BOWMAN
PRINTED NAME

Reviewed by _____ Date _____


Approved _____
Not Approved - Reason for Denial _____

ZONING BOARD OF APPEALS (if applicable)

Approved _____
Not Approved Case No. _____ Date _____

SIGN 5 - NEW EVENT CENTER EXTERIOR (2)

CITY OF NOVI - SIGN PERMIT APPLICATION
COMMUNITY DEVELOPMENT
 (248) 347-0415



All applications must have one drawing showing fully dimensioned sign details.
 All signs must have one plot plan showing sign location, any easements and right-of-way.
 All ground signs require a sign foundation permit. Submit a separate building permit application for ground sign foundation along with three signed/sealed engineered drawings and calculations to the Novi Building Department.

Address of installation 46100 GRAND RIVER AVE NOVI, MI 48374 Date TBD

Owner of Sign TBON, LLC Address 46100 GRAND RIVER AVE

City NOVI State MI Zip 48374 Phone 248 348 5600

Erector ELECTROMATIC Address 23409 INDUSTRIAL ^{PARK CT.} City FARMINGTON HILLS

State MI Zip 48335 Erector's License No. 5404602 Phone 866 998 0990

EMAIL JCBAKER3@ELECTRO-MATIC.COM

Type of Sign Entranceway Business Center Wall Ground Awning Projecting

Is this sign illuminated? DIGITAL Lineal frontage of this business (multiple tenant)

Is this a multi-tenant building? NO Is this a multi-story building? WHEN EXPANSION COMPLETED,

Is this a single tenant building on a single parcel of land? YES Distance from street centerline ~494 (single tenant)

Size/Measurement: Horizontal 20' Vertical 10' Area Sq. Ft. 200

Height from Grade to Top of Sign 29' Copy to be on Sign (CHANGEABLE COPY - DIGITAL)

SIGN PERMIT FEE DOES NOT INCLUDE ANY FEES FOR BUILDING, ELECTRICAL OR RIGHT-OF-WAY PERMITS THAT MAY APPLY.

[Signature]

SIGNATURE OF APPLICANT OR AGENT

248 760 4256

TELEPHONE NUMBER

MCKENZIE BOWMAN

PRINTED NAME

Reviewed by _____ Date _____

Approved _____
 Not Approved - Reason for Denial _____

ZONING BOARD OF APPEALS (if applicable)

Approved _____
 Not Approved Case No. _____ Date _____

SIGN 4 & 5

**NEW EVENT CENTER EXTERIOR
DIGITAL (CHANGEABLE COPY)**

SECTION 28-5 INSTALLATION OF ADDITIONAL
OVERSIZED FULL SCREEN CHANGEABLE COPY SIGN

SIGN 4

20'



10'

29'

SIGN 5



**HYATT PLACE SIGN ON HOTEL TOWER
FACING THE GRAND RIVER ENTRANCE
BACKLIT STATIC**

**SECTION 28-5 INSTALLATION OF (1) ADDITIONAL OVERSIZED ILLUMINATED WALL SIGN*

