

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: September 14, 2021

REGARDING: 44175 Twelve Mile Road, Parcel # 50-22-15-200-112 (PZ21-0050)

BY: Larry Butler, Deputy Director Community Development

. GENERAL INFORMATION:

Applicant

Signs by Crannie / Twelve Mile Crossing

Variance Type

Sign Variance

Property Characteristics

Zoning District: Regional Center

Location: West of Novi Road and South of Twelve Mile Road

Parcel #: 50-22-15-200-112

Request

The applicant is requesting variances from The City of Novi Code of Ordinances Section 28-5 and 28-5(a) for 24 square foot sign faces, 84 inches tall. These signs exceed the size and height originally approved by ZBA# 01-045. This property is zoned Regional Center (RC).

II. STAFF COMMENTS:

III. RECOMMENDATION:

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

1.	I	move	that	we	<u>grant</u>	the	variance	in	Case	No.	PZ21-0050,	sought	by for
											ner has sho	wn pract	
	difficulty requiring												
	(a) Without the variance Petitioner will be unreasonably prevented or limited with to use of the property because										d with res	pect	
		(b) Th	e prope	erty is u	ınique b	ecaus	se				·		
		(c) Pe	etitioner	did no	ot create	the c	condition be	caus	se		·	_	

		(d)	(d) The relief granted will not unreasonably interfere with adjacent or surroproperties because								surrou	ounding				
		(e)	The	relie	f if (consiste	ent wit	h the	spirit	and	d inte	nt of	the	ordinan -	ice be	cause
		(f)	The	variar	nce gr	anted	is subje	ct to:						- ·		
				1										·		
				2												
				3										·		
				4												
2.	I	mo					the			in	Case	No.	PZ21	-0050,	sough	t by
															not s	shown
	pra	actic	aı aı	TTICUIT	y requ	iiring										·
		(a) The circumstances and features of the including are not unique be exist generally throughout the City.								property because they						
		exist generally throughout the City. (b) The circumstances and features of the property relating to the variance request ar self-created because									st are					
	(c) The failure to grant relief will result in mere inconvenience or inability to attae economic or financial return based on Petitioners statemer										nigher that					
		(d) The variance would result in interference with the adjacent and surrounding proby								ing prop	oerties					
		(e)		_			would					•	and int	ent of t	he ordir	nance

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

I. PROPERTY INFORMATION (Add	Application Fee: \$200.00						
PROJECT NAME / SUBDIVISION Twelve Mile Crossing							
ADDRESS		LOT/SIUTE/SPACE #	OT/SIUTE/SPACE # Meeting Date: 9/14/7				
44175 W 12 Mile Rd		70.00 4 07 21 - (10) 50					
SIDWELL # 50-22-15 _ 200 _ 11		otain from Assessing nt (248) 347-0485	LDA Case #. PZ	1 00 20			
CROSS ROADS OF PROPERTY Cabaret Dr and 12 Mile Rd							
IS THE PROPERTY WITHIN A HOMEOWNER'S ASS	SOCIATION JURISDICTION?	REQUEST IS FOR:					
☐ YES 🗹 NÖ		RESIDENTIAL COM	MERCIAL 🗌 VACANT PR	ROPERTY 🗹 SIGNAGE			
DOES YOUR APPEAL RESULT FROM A NO	TICE OF VIOLATION OR C	ITATION ISSUED?	s 🗆 no				
II. APPLICANT INFORMATION		THE WAY THE THE	- HERMANNEN	State State S			
A. APPLICANT	EMAIL ADDRESS	io	CELL PHONE NO. 517 974 3399				
NAME	jeffl@signsbycranni	ie					
Nick Guzik / Jeff Lorencen			TELEPHONE NO. 810 487 0000				
ORGANIZATION/COMPANY			FAX NO.				
Signs by Crannie ADDRESS		CITY	? STATE	ZIP CODE			
4145 Market Place		Flint	Michigan	48507			
B. PROPERTY OWNER CHECK H	ERE IF APPLICANT IS ALSO	THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:	EMAIL ADDRESS michaeld@greenea		CELL PHONE NO.				
NAME			TELEPHONE NO.				
Michael DuBois ORGANIZATION/COMPANY			EAVNO				
Green Earth Realty			FAX NO.				
ADDRESS 6220 Campbell Rd, Ste. 104		CITY Dallas	STATE TX	ZIP CODE 75248			
III. ZONING INFORMATION		And the second of the	Two Tiles and the	20142 (0.24° (0.1			
A. ZONING DISTRICT							
□ R-A □ R-1 □ R-2	☐ R-3 ☐ R-4	□ RM-1 □ RM-2 [□ MH				
☐ I-1 ☐ I-2 Ø RC	□ TC □ TC-1	☐ OTHER					
B. VARIANCE REQUESTED							
INDICATE ORDINANCE SECTION (S) AND							
1. Section 28-5(additional 8 square foot o	of sign face area 24	SF total			
2. Section 28-5(a)	Variance requested	additional 12" in overall height to 84"					
3. Section	Variance requested _						
4. Section	Variance requested _						
IV. FEES AND DRAWNINGS	ieti yya zayye b						
A. FEES							
\square Single Family Residential (Existing	g) \$200 🗌 (With Violati	ion) \$250 🗌 Single Fami	ly Residential (New) \$	250			
☐ Multiple/Commercial/Industrial	☐ Multiple/Commercial/Industrial \$300 ☐ (With Violation) \$400 🗹 Signs \$300 ☐ (With Violation) \$400						
☐ House Moves \$300	☐ House Moves \$300 ☐ Special Meetings (At discretion of Board) \$600						
B. DRAWINGS 1-COPY & 1 DIG	B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF						
 Dimensioned Drawings and Plans Site/Plot Plan Existing & proposed distance to adjacent property lines Location of existing & proposed signs if applicable 							
 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 tenmeeting. Failure to install a mock-up sign may result in your case not being heard by the schedule ZBA meeting, or cancelled. A mock-up sign is NOT to be actual sign. Upon app	Board, postponed to the next				
removed within five- (5) days of the meeting. If the case is denied, the applicant is response removal of the mock-up or actual sign (if erected under violation) within five- (5) days of					
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 long building permit for such erection or alteration is obtained within such period and such ere 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 ☑ SI					
	GNAGE				
□ ACCESSORY BUILDING □ USE □ OTHER					
VI APPLICANT & PROPERTY SIGNATURES					
VI. APPLICANT & PROPERTY SIGNATURES					
VI. APPLICANT & PROPERTY SIGNATURES A. APPLICANT					
	8-2-21				
	8-2-21 Date				
	8-2-21 Date				
A. APPLICANT ** Jeffy C. Lorencon Applicant Signature	8-2-21 Date				
A. APPLICANT Y Jeffy C Lorence Applicant Signature B. PROPERTY OWNER	8-2-21 Date				
A. APPLICANT Y Jesting C Lonence Applicant signature B. PROPERTY OWNER If the applicant is not the owner, the property owner must read and sign below:	Date				
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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:

u.	Ordinance due to the	could hot be placed in in ne shape, topography or c of an existing structure.	other physical conditions of the lot or					
	☐ Not Applicable	☐ Applicable	If applicable, describe below:					
		and/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 stormwater facilities.							
	☐ Not Applicable	☐ Applicable	If applicable, describe below:					
		and/or						
c.		-	ably seen by passing motorists due to gns or other obstructions on an					
	☐ Not Applicable	Applicable	If applicable, 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 the building frontage (wall sign only) or length of the lot frontage (ground sign only).					
	☐ Not Applicable	Applicable	If applicable, describe below:			
e.		ot created by the applic	ractical difficulty causing the need for ant or any person having an interest in			
	☐ Not Applicable	Applicable	If applicable, 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.



Standard #1 Extraordinary Circumstances or Conditions

d. Twelve Mile Crossing at Fountain View is requesting Sign Variance in regards to wayfinding signs that list tenants.

Request is for variance in height of sign to 84" from grade. Request for increase in panel size height from 48" to 63".

The Twelve Mile Crossing at Fountain View is by its nature somewhat confusing in regards to which drive to turn into for guest to identify how to proceed to their destination. The goal of this wayfinding project is to provide an orderly path for guest, reduce confusion and help with traffic flow.

Because of the increased tenants at the center the existing wayfinding is out dated and ineffective. The currents signage needs to be replaced for several reasons:

- Number of tenants has outgrown current signage.
- To accommodate traffic management and for new signage to be legible the overall height and panel size needs to be increased.
- Smaller point size on copy would be a detriment to guest trying to read and identify their way around the center.

The copy on the signage must be legible and based on sign industry standards the copy must be at a minimum $2 \frac{1}{2}$ " for the signs to be effective.

With smaller copy the tenants name becomes difficult to read, will cause confusion to the driver and actually defeat the purpose of having wayfinding. It becomes less dangerous in providing guest with a clear direction of where they would like to go in the center.

Standard #2 - Limit Use of Property

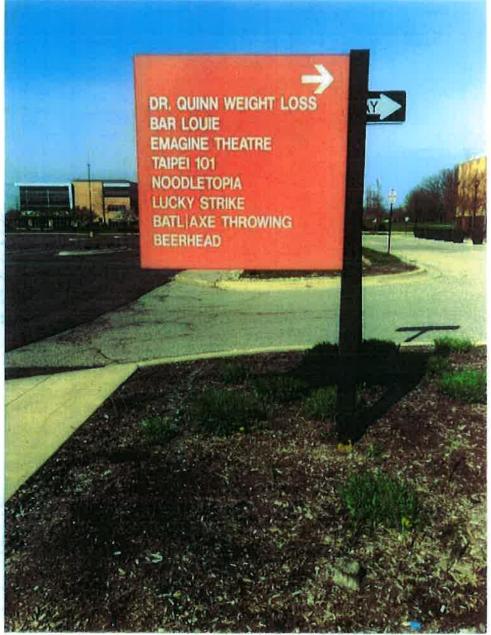
Without the ability to include tenants' names legibly on wayfinding signage, guest will become frustrated, have a terrible time attempting to identify their destination and will have a bad experience even before they get to their destination.

It is incumbent for the property and business owners to provide a safe and easy means to identify where visitors are going. Visitors will be frustrated that will lead to having a bad experience and may even end up leaving the center because it is to confusing and thus impact the economic potential of each business.

Standard #3 Adverse Impact on Surrounding Area.

The approval of this request will not affect any neighbors and not near any residential housing









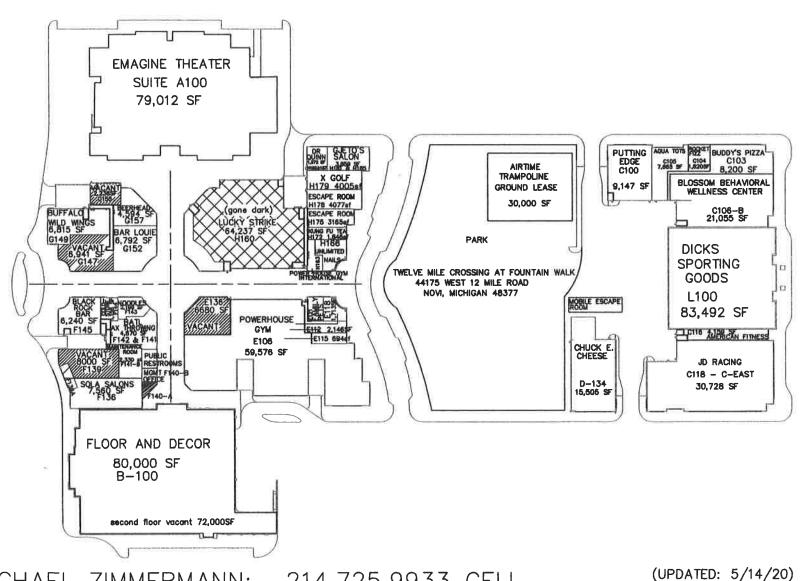








12 MILE CROSSING AT FOUNTAIN WALK 44175 WEST 12 MILE ROAD NOVI, MICHIGAN 48377



GFS Grocery (not a part) 20,000 SF

MICHAEL ZIMMERMANN: 214.725.9933 CELL

Double Sided Directional Sign EXAMPLE Side A



Signage = 22 Sqft End View

 1/8" Flat Cut-Out Alum. "Star" Mounted On Each Side Of Backer Panel

NOTE: Backer Panel Cut Out For Star

- (A) Vinyl Graphics
- Vinyl Graphics
- Painted Graphics
- 1/8" Flat Alum. Backer Panel
- Painted Graphics
- Ninyl Graphics (Tenant Copy)
- 4" Sq. Alum. Post (Left/Right Position Of Pole TBD)
- EXISTING
 4" Sq. Alum. Post
 To Be Painted

Direct Burial Of New Pole TBD

TWELVE MILE CROSSING
AT FOUNTAIN WALK

Emagine Theatre
Floor & Décor
Hub Stadium
Black Rock Bar & Grill
Buffalo Wild Wings
Beerhead
Bar Louie
BATL Axe Throwing
Sola Salons
Cold Stone Creamery
X
X
Actual Tenant Copy
To Follow

Example Only

Existing Panels -

Existing Post-To Be Reused

To Be Removed

Side B

Existing Sign Example



EMAGINE THEATRE
LUCKY STRIVE
TAINE 10
ESCAPE ROOM
X GOLF
G. FTD S SALCH & SPA
POWERHOUSE GVM
FAMILY PUPPY
UNLIMITED NAILS
OR GUINN WEIGHT LOSS

SIGN TYPE

Double Sided Directional Sign

SCALE

3/8"-1'-0"

COLORS

(A) White

MP 13552 Green Vireo

MP 02098 Blue Funk

MP 10454 Field O Green

Black

3M 7725-186 Bright Green

NOTES

Shop Drawing

Qty. 6 Signs

- Double Face

- Non-Illuminated

SALESPERSON

Nick Guzik

FILENAME

TwelveMileCrossing-DS Dir

Customer / Address

Twelve Mile Crossing at Fountain Walk 44175 W Twelve Mile Rd Novi, MI

DRAWN BY / DATE

GA 7-20-21 GA 7-29-21

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O2021 Signs by Crannie



4145 Market Place Flint, Michigan 48507 810-487-0000 www.SignsByCrannie.com













SIGN TYPE

Double Sided Directional Sign

SCALE

NTS

NOTES

Shop Drawing

Qty. 6 Signs

- Double Face

- Non-Illuminated

SALESPERSON

Nick Guzik

FILENAN

TwelveMileCrossing-DS Dir

Customer / Address

Twelve Mile Crossing at Fountain Walk 44175 W Twelve Mile Rd Novi, MI

DRAWN BY / DATE

GA 7-20-21 GA 7-29-21

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4145 Market Place Flint, Michigan 48507 810-487-0000 www.SignsByCrannie.com





Double-sided Monument



Single-sided Monument



Double-sided Directionals



Double-sided Small Directionals

Project: Date: Drawn By: Drawing #: Contract #:

Twelve Mile Crossing 06-28-21, 06-25-21 S. VOELKER 23286

4145 Market Place Flint, MI 48507 (810) 487-0000 (800) 973-0200

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