



ZONING BOARD OF APPEALS ACTION SUMMARY

CITY OF NOVI

Regular Meeting

Tuesday, March 14, 2017

Council Chambers | Novi Civic Center | 45175 Ten Mile Rd
(248) 347-0415

Call to Order: 7:00pm

Roll call: Members Byrwa, Member Ferrell, Member Krieger, Member Montville, Member Nafso, Member Peddiboyina, Member Sanghvi, and Chairperson Gronachan

Present: Members Byrwa, Member Ferrell, Member Krieger, Member Nafso, Member Peddiboyina (7:04pm Arrival), and Member Sanghvi

Absent Excused: Chairperson Gronachan

Also Present: Larry Butler (Community Development Deputy Director) Beth Saarela (City Attorney), Monica Dreslinski (Recording Secretary)

Pledge of Allegiance

Approval of Agenda:

APPROVED as amended

Approval of January 2016 Minutes:

APPROVED

Public Remarks:

None

Public Hearings:

None

- 1. PZ16-0063 (ALLIED SIGNS, INC.) 26150 TOWN CENTER DRIVE, north of Eleven Mile Road and east of Town Center Drive, Parcel # 50-22-14-376-018.** The applicant is requesting a variance from the City of Novi Code of Ordinance; Section 28-5(2), to allow one 22 square foot ground sign and code section 28-5(2) to allow one additional wall sign at 23.81 square foot. This property is zoned OSC (OFFICE SERVICE COMMERCIAL)

Case number PZ16-0063 was postponed to the April 11, 2017 Zoning Board of Appeals Meeting.

Motion Maker: Member Ferrell

Seconded: Member Krieger

Motion passed 7-0.

- 2. PZ17-0004 (C&S Twelve Mile Center, LLC) 41935 Twelve Mile Road, south of Twelve Mile Road and west of Meadowbrook Road, Parcel # 50-22-14-200-025.** The applicant is requesting a variance from the CITY OF NOVI ZONING ORDINANCE Section 4.19 to

allow for the installation of an accessory use structure in the side yard. This property is zoned Office Service Technology (OST).

In case number PZ17-0004, the applicant requested a variance to place an accessory structure (generator) in the side yard of the property, and to place the switch gear within six feet of the property line. The motion was approved because the applicant did not self-create the need for the variance; the building on the property already had the existing footprint. The relief granted will not unreasonably interfere with the adjacent or surrounding properties because the applicant has proposed a decorative screening around both accessory structures.

Motion Maker: Member Ferrell

Seconded: Member Ferrell

Motion passed 7-0.

- 3. PZ17-0005 (Gary Ehlers) 1705 East Lake Drive, north of Thirteen Mile Road and west of Novi Road Parcel # 50-22-02-357-015.** The applicant is requesting a variance from the CITY OF NOVI Zoning Ordinance Section 3.1.5 to allow for the installation of a sun room/storage room in the side yard. This property is zoned One Family Residential (R-4).

Case number PZ17-0005 was postponed until the April 11, 2017 Zoning Board of Appeals Meeting.

Motion Maker: Member Byrwa

Seconded: Member Ferrell

Motion passes 7-0.

- 4. PZ17-0006 (Preventative Maintenance Technologies, LLC) 22575 Heslip Drive, north of Nine Mile Road and west of Heslip Drive, Parcel # 50-22-26-376-018.** The applicant is requesting a variance from the CITY OF NOVI Zoning Ordinance Section 4.19 to allow for the installation of an accessory use structure in the side yard. This property is zoned Light Industrial (I-1).

In case number PZ17-0006, the applicant was requesting the installation of an accessory structure (generator) in the side yard of the property. The motion was approved because of the unique layout of the lot and the Fire Marshal approved the location requested.

Motion Maker: Member Krieger

Seconded: Member Peddiboyina

Motion passes 7-0.

- 5. PZ17-0007 (Euko Design-Signs Inc.) 39475 Ten Mile Road, south of Ten Mile Road and west of Haggerty Road, Parcel # 50-22-25-226-019.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance; Sections 28-5(3) to allow three 20.65 square foot wall signs. This property is zoned Office Service (OS-1).

In case number PZ17-0007, the applicant was requesting the addition of 3 total wall signs to be added to the Comerica Bank tower. The motion was approved because of the increased frontage setback facing Ten Mile Road. The variance granted will help secure a safe traffic flow in and out of the banks ingress and egress.

Motion Maker: Member Montville
Seconded: Member Byrwa
Motion passes 7-0.

Meeting Adjournment: 7:50 PM

Zoning 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 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).