



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

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

PZ25-0069 (Culver's) 27767 Novi Road, south of 12 Mile Road, east of Novi Road, Parcel 50-22-15-200-115. The applicant is requesting variances from the City of Novi Sign Ordinance Section 28-5(a) chart for the RC zoning district to allow one additional wall sign; and section 28-5(a), to allow an increased height for the existing monument ground sign. This property is zoned Regional Center District (RC).

I move that we grant the variance in Case Number PZ25-0069, sought by Culver's, for the added wall sign to the north and the monument sign addition up to an additional 4 ft. 8 in. due to the transformer. This would be conditional because of the transformer, such that if at any time the transformer is moved or changed, this variance would be reconsidered. The request is based upon circumstances and features that are exceptional and unique to the property. The topography, as well, in this area does not result in conditions that exist generally in the city or that are self-created. 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 because of the interference of the transformer location at this time. Granting relief would offset other improvements or actions, such as increased setbacks or increased landscaping. The construction of a conforming sign would require the removal or

significant alteration of natural features on the property because of the transformer. The grant of relief will not result in a use or structure that is incompatible with, or unreasonably interferes with, adjacent or surrounding properties. It will result in substantial justice being done to both the applicant and adjacent or surrounding properties, attracting attention whether customers come to Culver's or are visiting other nearby shops. It is not inconsistent with the spirit and intent of this chapter.

**Motion Maker: Krieger
Seconded: Longo
Motion Carried: 6:0**

PZ25-0070 (Catholic Central) 27225 Wixom Road, west of Wixom Road, south of 12 Mile Road, Parcel 50-22-18-200-027. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.7.3.F to allow the use of CCT 4000 Kelvin lighting fixtures (3000 Kelvin allowed, variance of 1000 Kelvin). This property is zoned One Family Residential (R-1).

I move that we grant the variance in Case PZ25-0070, sought by Catholic Central High School, to allow the use of 4000 Kelvin exterior lighting fixtures, where 3000 Kelvin is currently permitted under the City of Novi Zoning Ordinance. The petitioner has demonstrated a practical difficulty requiring the variance. Without the variance, the petitioner would be unreasonably limited in the use of the property, as the proposed lighting is intended to match existing site lighting that was previously approved prior to adoption of the current ordinance. Strict compliance would result in inconsistent lighting across the campus. The property is unique due to its size, existing institutional development, and established lighting conditions, which differ from typical residential or commercial properties within many zoning districts. The petitioner did not create the condition, as the existing 4000 Kelvin lighting on the site was approved before the ordinance limiting color temperature was adopted. The relief granted will not unreasonably interfere with adjacent or surrounding properties, as submitted. The photometric plan demonstrates full cut-off fixtures, no increase in light levels at the property line, and compliance with glare and spillover controls. The relief is consistent with the spirit and intent of the ordinance, as the proposed lighting meets the ordinance's objectives related to safety, light control, and protection of neighboring properties, with the only deviation being color temperature.

**Motion Maker: Samona
Seconded: Krieger
Motion Carried: 6:0**

PZ25-0071 (Renaissance Hotel) 27790 Novi Road, north of west 12 mile Road, south of Twelve Oaks Mall Road, Parcel 50-22-14-100-064. The applicant is requesting variances from the City of Novi Sign Ordinance Section 28-5(b)(1) b. To allow 2 additional wall signs. This property is zoned Residential Commercial (R-C).

I move that we grant the variance for Case Number PZ25-0071, sought by the Renaissance Hotel, for the additional wall signs, because the petitioner has shown practical difficulty, including clarification of the purpose of the building, requiring more exposure to the public, on the basis that failure to grant the 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, because finding the reason for the building is difficult. Also, the grant of relief will not result in a use or a structure that is incompatible with, or unreasonably interferes with, adjacent or surrounding properties. It will result in substantial justice being done to both the applicant and the adjacent or surrounding properties and is not inconsistent with the spirit and intent of the chapter, because the signs do not cause any distraction to traffic or the public.

Alan Hall: Can we suggest a modification to the motion to include adding the maximum size for the signs as presented showing one sign to be 2.9 sq. ft. and the other to be 8.08 sq. ft.?

Member Longo: Okay.

Member Samona: I second as amended.

Motion Maker: Longo

Seconded: Samona as amended

Motion Carried: 6:0

PZ26-0001 (Chamberlin Crossing) Napier and 8 Mile Road, north of Park Place Drive, east of Napier Road, Parcel 50-22-31-104-013 & 50-22-31-104-014.The applicant is requesting variances from the City of Novi Sign Ordinance Section 28-1 (7) for two, nonconforming monument ground signs which do not meet the design standards per the definition of a "ground sign" in that they do not contain a monument base and have support poles visible. This property is zoned Residential Acreage (R-A).

I move that we grant the variance in Case Number PZ26-0001, sought by Chamberlin Crossing. The petitioner has shown practical difficulty, including coming up with the architecture for the subdivision sign. They did it with landscaping at the base of it. The request is based upon circumstances and features that are exceptional and unique to the property. It used to be a farm there, and now it is a subdivision. It is unique in its location and unique properties, so this entranceway speaks to that in its own way. The boxwoods will be maintained to make up for the post not being a monument sign, according to the ordinance. Failure to grant relief will unreasonably prevent or limit the use of the property and result in substantially more than mere inconvenience or inability to attain a higher economic or financial return. The grant of relief would be offset by other improvements or actions, such as increased setbacks or increased landscaping. They have done the landscaping, so it is a matter of maintaining the landscaping for the sake of the sign. The construction of a conforming sign would require the removal of current conditions and natural features that have been provided. The grant of relief will not result in a use or structure that is incompatible with, or unreasonably interferes with, adjacent or surrounding properties and will result in substantial justice being done to both the applicant and adjacent or surrounding properties. It is consistent with the spirit and intent of the chapter. Because of its uniqueness in the area and location on Napier, along with the landscaping and the HOA's maintenance of it, it will be appropriate.

Motion Maker: Krieger

Seconded: Samona

Motion carried: 6.0

Other Matters:

Meeting Adjournment: 8:05 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).