



## ZONING BOARD OF APPEALS ACTION SUMMARY

CITY OF NOVI

Regular Meeting

Tuesday, October 11, 2016 - 7:00 P.M.

Council Chambers | Novi Civic Center | 45175 Ten Mile Rd

(248) 347-0415

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

**Present:** Member Ferrell, Member Byrwa, Member Montville, Member Peddiboyina, and Chairperson Gronachan

**Absent:** Member Krieger & Member Sanghvi

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

Pledge of Allegiance

Approval of Agenda:

**APPROVED as amended (PZ16-0034 tabled to November 15, 2016 Hearing)**

Approval of July 9, 2016 Minutes:

**APPROVED**

August 9, 2016 Minutes:

**APPROVED**

Public Remarks:

**None**

Public Hearings:

**None**

1. **Grand Promenade, LLC (PZ16-0034), 48975 Grand River Avenue, south of Grand River Ave and east of Wixom Road, Parcel # 50-22-17-101-026.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance; Section 28-5(3) to allow construction of a second monument sign, of 30 square feet. This property is zoned B-3 (General Business).

The motion to grant the variance in case PZ16-0034, sought by Grand Promenade LLC to allow construction of a second monument sign was tabled to the November 15, 2016 Zoning Board of Appeals Meeting.

2. **Team Rehab of Novi (PZ16-0039), 39575 WEST TEN MILE ROAD SUITE 201, south of Ten Mile Road and west of Haggerty Road, Parcel # 50-22-25-226-016.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance Section 28-5(3) to allow installation of one additional wall sign of 65 square feet on the north elevation. This property is zoned OS-1 (Office Service).

The motion to grant the variance in case PZ16-0039, sought by Phillips Sign & Lighting Incorporated to install one additional wall sign on the north elevation of the building was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because of the unique and difficult location of the property. The relief granted will not unreasonably interfere with adjacent or surrounding properties because of the LED and standard lighting levels being used to illuminate the sign.

**Motion Maker: Member Ferrell**  
**Seconded: Member Montville**  
**Motion Approved: 5-0**

3. **Chipotle Mexican Grill (PZ16-0040), 43345 Crescent Blvd. north of Grand River Avenue and east of Novi Road, Parcel # 50-22-14-351-063.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance Section 28-5(3) to allow installation of one additional wall sign on the west elevation at 35.2 square feet. This property is zoned TC (Town Center).

The motion to grant the variance in case PZ16-0040, sought by Metro Detroit Signs to install an additional wall sign on the properties west elevation was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because of the unique topography of the lot and difficulty in locating the building.

**Motion Maker: Member Ferrell**  
**Seconded: Member Montville**  
**Motion Approved: 5-0**

4. **Rally House (PZ16-0042), 43575 WEST OAKS DRIVE, north of I-96 and west of Novi Road, Parcel # 50-22-15-200-101.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance Section 28-5(2) to

allow installation of an oversize wall sign of 79 square feet. This property is zoned RC (Regional Center).

The motion to grant the variance in case PZ16-0042, sought by Metro Detroit Signs to install an oversized wall sign of 14 square feet was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because of the limited visibility and high traffic volumes in the area. The property is unique because of the increased setback and high traffic volumes. The petitioner did not create the condition because of the increased setback and location of the property. The relief granted will not unreasonably interfere with the adjacent or surrounding properties because of the signs increased aesthetic design.

**Motion Maker: Member Montville**

**Seconded: Member Ferrell**

**Motion Approved: 5-0**

5. **Walsh College Novi Campus (PZ16-0044), 41500 GARDENBROOK ROAD, south of I-96 and west of Meadowbrook Road, Parcel # 50-22-14-451-024.**

The applicant is requesting variance from the CITY OF NOVI Code of Ordinance Section 28-5(2) to allow construction of one oversize ground sign at 73.125 square feet and Section 28-5 (3) to allow a second 42 inch high directional sign at 44.4 square feet. This property is zoned I-1 (Light Industrial).

The motion to grant the variance in case PZ16-0044, sought by Walsh College Novi Campus to allow construction of an oversized ground sign and a directional sign was approved. The petitioner has shown practical difficulty requiring increased exposure due to the vegetation and I-96 overpass. The petitioner did not create the condition because of the preexisting location. The relief granted will not unreasonably interfere with adjacent or surrounding properties because of the increased aesthetic value of the sign.

**Motion Maker: Member Montville**

**Seconded: Member Peddiboyina**

**Motion Approved: 5-0**

6. **Out N Out Quality (PZ16-0045), 24831 GLENDA STREET, north of Ten Mile and east of Taft Road, Parcel # 50-22-22-301-028.** The applicant is requesting

variances from the City of Novi Zoning Ordinance Section 4.19.e.1 and 4.19.e.5 to allow construction of an 850 square foot attached accessory use garage, 620 square foot over allowable required. Accessory square footage exceeds house square footage by 174 square feet. Existing detached garage to be demolished. This property is zoned R-4 (Single Family Residential).

The motion to grant the variance in case PZ16-0045, sought by Out N Out Quality to allow construction of an 850 square foot attached accessory use garage was approved. The petitioner has shown practical difficulty due to the condition of the current garage. Without the variance the petitioner will be unreasonably prevented or limited with the respect to use of the property because of the deteriorating garage. The property is unique because of the age of the home, as well as the condition of the garage. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will enhance the neighborhood.

**Motion Maker: Member Ferrell**

**Seconded: Member Peddiboyina**

**Motion Approved 5-0**

7. **Rainbow Child Care (PZ16-0046), NO ADDRESS, south of I-96 and west of Beck Road, Parcel # 50-22-17-226-021.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance Section 5.4.2 to allow absence of required loading area. This property is zoned B-2 (General Business).

The motion to grant the variance in case PZ16-0046, sought by 814 Development to allow the absence of a loading dock for Rainbow Child Care Center was approved. The petitioner has shown practical difficulty due to the location of the property, and the high traffic volumes making large truck deliveries difficult. The relief is consistent with the spirit and intent of the ordinance because of the limited deliveries during what is considered low traffic times. The property is unique because the absence of a loading dock will allow additional parking spaces.

**Motion Maker: Member Montville**

**Seconded: Member Ferrell**

**Motion Approved 5-0**

8. **Athletico Physical Therapy (PZ16-0047) 43443 GRAND RIVER AVENUE, south of Grand River Avenue and west of Novi Road, Parcel # 50-22-22-227-029.**

The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance Section 28-5(3) to allow installation of one additional wall sign at 55 square feet. A single wall sign is allowed by right. This property is zoned TC-1 (Town Center-1).

The motion to grant the variance in case PZ16-0047, sought by Metro Detroit Signs to allow the installation of an additional wall sign on the east elevation was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because of the layout of the lot and placement of the building on the lot. The property is unique because of the high traffic volumes and limited visibility of the business from the road. The petitioner did not create the condition because of the location of the building on the lot. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the sign is smaller than the ordinance states.

**Motion Maker: Member Montville**

**Seconded: Member Ferrell**

**Motion Approved 5-0**

Meeting Adjournment: 8:19pm

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).