



**ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI**
Tuesday, January 13, 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

Present: Chairperson Montague, Member Longo, Member Krieger, Member Samona

Absent: Member Thompson, Member Peddiboyina

Also Present: Alan Hall (Community Development Deputy Director), Beth Saarela (City Attorney), Megan Nardone (Recording Secretary)

Pledge of Allegiance

Approved November & December

Approval of Minutes: **Approved**

Approval of Agenda: **None**

Public Remarks:

Public Hearings:

PZ25-0066 (Dick's Sporting Goods) 27600 Novi Road Suite 101, east of Novi Road, south of Twelve Mile Road, Parcel 50-22-14-100-042 The applicant is requesting variances from the City of Novi Sign Ordinance Section 28-5(b)(1) to allow 3 additional wall signs (1 sign allowed, variance of 3 additional signs); and section 28-5(b)(1)a for a sign square footage of 199.21 sq. ft. (65 sq. ft. maximum, variance of 134.21 sq. ft.). This property is zoned Regional Center (R-C).

I move that we grant the variances in case number PZ25-0066 sought by Dick's Sporting Goods for two additional wall signs on the west elevation and an increase in the wall sign area. Because the petitioner has demonstrated practical difficulty. Including the exceptional size, mall tight frontage orientation is in a substantial setback up the building within the 12 oaks mall site. Which these conditions do not generally apply to other properties in the city and the failure to grant the variance would unreasonably limit effective building, identification and wayfinding for large format retail use, and would result in more than a mere inconvenience. The variance is not self-created, is not self-created and will not adversely impact surrounding properties and is consistent with the spirit and intent of the ordinance. So I'll amend my motion to a cumulative of two wall signs. One additional wall sign.

Motion Maker: Samona
Seconded: Longo
Motion Carried: 4:0

PZ25-0067 (Grand Beck Development) 47277 Grand River Avenue, east of Beck Road , south of Grand River Avenue, Parcel 50-22-16-151-010 and 50-22-16-151-012 The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.12.D for a building height of 35 ft. 6 in. (30 ft. maximum, variance of 5 ft. 6 in.); and Section 5.4.2 to locate the loading zone in the front yard (loading zones required in the rear yard). This property is zoned General Business (B-3).

I move that we grant the variances in Case Number PZ25-067 sought by Grand Beck Development for their requested building height of thirty-five feet, six inches. Since this will be a portion of the building and the loading zone is in the front of the building because of it, the petitioner has shown practical difficulty requiring these needs. Without the variances, the petitioner will be unreasonably prevented or limited with respect to the use of the property because of the safety concerns of loading gasoline near the pumps. As stated by the petitioner, they have two fronts, which also assists them with both of those conditions. The property is unique because it is on a corner lot. It is also in the City West zone area, and the property is unique because, being in the west area, it will be proportional with the building heights in that area. The petitioner did not create the condition because this is not a lot split. The relief granted will not unreasonably interfere with adjacent or surrounding properties due to the way the site has been designed, including the masonry wall to protect the west side and the shrubbery to the north, which will also benefit the public. The relief granted will not unreasonably interfere with adjacent or surrounding properties because of these two requests, and the relief is consistent with the spirit and intent of the ordinance, as it aligns with the City West intent.

Motion Maker: Krieger
Seconded: Somona
Motion Carried: 4:0

PZ25-0068 (Consumer's Energy) 44488 Grand River Avenue, west of Novi Road, north of Grand River Avenue, Parcel 50-22-15-326-012 The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.19.D for an east side setback of 9 ft. (50 ft. required, variance of 41 ft.); and a west side setback of 16 ft. 4 in. (50 ft. required, variance of 33 ft. 6 in.). This property is zoned General Industrial (I-2).

I move that we grant the variance in case number PZ25-0068 set by Consumer Energy for two setback variances. Because the petitioner has shown practical difficulty, requiring space to put a building on that lot. Without the variance, the petitioner will be unreasonably prevented or limited in respect of the use of the property because no building could be located on that. The property is unique because the property is so only 50ft wide. The petitioner did not create this condition because the property was purchased as is. The relief granted will not unreasonably interfere with the adjacent or surrounding properties because no close neighbors face any issue or problem. The relief is consistent with the spirit and intent of the ordinance, because the building presents no problem to the neighbors nor to the street.

Motion Maker: Longo
Seconded: Krieger
Motion Carried: 4:0

Other Matters:

Meeting Adjournment: 7:57 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).