



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: February 14, 2017

REGARDING: 44000 GRAND RIVER AVE (50-22-15-402-002) PZ16-0058

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

SIGNWORKS OF MICHIGAN, LLC

Variance Type

SIGN VARIANCE

Property Characteristics

Zoning District: I-2 (General Industrial)
Location: north of Grand River Ave and west of Novi Road
Parcel #: 50-22-15-402-002

Request

The applicant is requesting a variance from the City of Novi Code of Ordinance; Section 28-5(3) to allow installation of two 174 square foot wall signs. This property is zoned I-2 (GENERAL INDUSTRIAL).

II. STAFF COMMENTS:

The request is for (2) additional wall signs for a very large facility with a great deal of road frontage. Signs of 120 square feet each were approved at the December 2016 meeting in accordance with the notice. Staff supports the request as the site is unique.

III. RECOMMENDATION:

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

1. I move that we ***grant*** the variance in Case No. **PZ16-0058**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

 - (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
 - (b) The property is unique because _____.
 - (c) Petitioner did not create the condition because _____.

- _____.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because_____.
- _____.
- (e) The relief if consistent with the spirit and intent of the ordinance because
- _____.
- _____.
- (f) The variance granted is subject to:
1. _____.
 2. _____.
 3. _____.
 4. _____.

2. I move that we **deny** the variance in Case No. **PZ16-0058**, sought by _____,
for_____ because Petitioner has not shown practical difficulty requiring _____.

- (a) The circumstances and features of the property including_____ are not unique because they exist generally throughout the City.
- (b) The circumstances and features of the property relating to the variance request are self-created because_____.
- _____.
- (c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.
- (d) The variance would result in interference with the adjacent and surrounding properties by_____.
- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to_____.
- _____.

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

Application Fee: \$300.00
 Meeting Date: Dec. 13, 2016
 ZBA Case #: PZ16-0058

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION Comau LLC			
ADDRESS 44000 Grand River Ave, Novi, MI 48375		LOT/SIUTE/SPACE #	
SIDWELL # 50-22-		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY NE of Novi Road on Grand River Avenue			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS afrass@signworksofmi.com	CELL PHONE NO. 616-540-1928
NAME Ann Frass		TELEPHONE NO. 616-954-2554	
ORGANIZATION/COMPANY Signworks of Michigan, Inc.		FAX NO. 616-954-2556	
ADDRESS 4612 44th Street SE	CITY Grand Rapids	STATE MI	ZIP CODE 49512
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS james.agemak@comau.com	CELL PHONE NO.
NAME James Agemak		TELEPHONE NO. 248-368-2870	
ORGANIZATION/COMPANY Comau LLC		FAX NO.	
ADDRESS 44000 Grand River Avenue	CITY Novi	STATE MI	ZIP CODE 48375
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input checked="" type="checkbox"/> L-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section _____ Variance requested _____			
2. Section _____ Variance requested _____			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
IV. FEES AND DRAWINGS			
A. FEES			
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input checked="" type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600			
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • 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 ten-(10) days** before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

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 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 establish 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.

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 SIGNAGE
 ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Andrew J. Pass
Applicant Signature

10/27/16
Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Steve J. Jank
Property Owner Signature

10/27/2016
Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date

November 1, 2016

City of Novi
Community Development Department
45175 Ten Mile Road
Novi, MI 48375

RE: Review Standards Sign Ordinance for Comau Industries, 44000 Grand River Avenue, Novi, MI

Standard #1.

This Application of Sign Ordinance Appeal is to request installation of two illuminated sign cabinets at Comau Industries per the attached drawing.

Comau Industries has been growing and expanding in the Detroit area. They have a branded logo and have created a consistent appearance with their signage at their multiple locations. Comau would like to keep this uniformity with their exterior signage and increase their visibility by adding signage along Highway 96.

Their building faces Highway 96 on the north and east elevations. Westbound traffic on Highway 96 faces the East elevation and eastbound on Highway 96 see only north elevation. Due to the positioning of the building we are requesting signage on both the North and East elevations so the signage will be visible to all of the vehicular traffic. If only one sign were allowed, half of all travelers would not be able to see it.

The size of the Comau Industries is much larger than the standard building. Encompassing 153,900 square feet, Comau has 855 lineal feet along Highway 96, and the building is 180 feet wide. The building is nearly 3/16 of a mile long. We are requesting (2) signs due to the vast nature of the building size. In addition, each proposed sign is 12'w, 174 sf.

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Sign Ordinance Appeal for Comau Industries

Standard #2.

Comau Industries encompasses a large footprint in the City of Novi with substantial employment opportunities. We would like to increase the visibility of their location. Their current signage is only a standard monument sign along Grand River Avenue.

Standard #3.

Signage is allowed on buildings along Highway 96. One sign is allowed, and the size of the sign is based on the distance from the highway, up to 250 square feet. Comau is allowed (1) 100sf sign. Due to the position of the building on the lot, and the size of the building, we are requesting (2) signs that over the standard allowance.

In summary, we are requesting a size and quantity variance for these exterior signs. We appreciate your consideration regarding this matter.

Please let me know if there is anything further that you need. Thank you again for your assistance with this.

Ann Frass
Signworks

DESIGN VALIDATION 11/3/2016

CLIENT APPROVAL
(Please Sign and Check Boxes) COPY DESIGN COLOR

Signature _____ Date _____



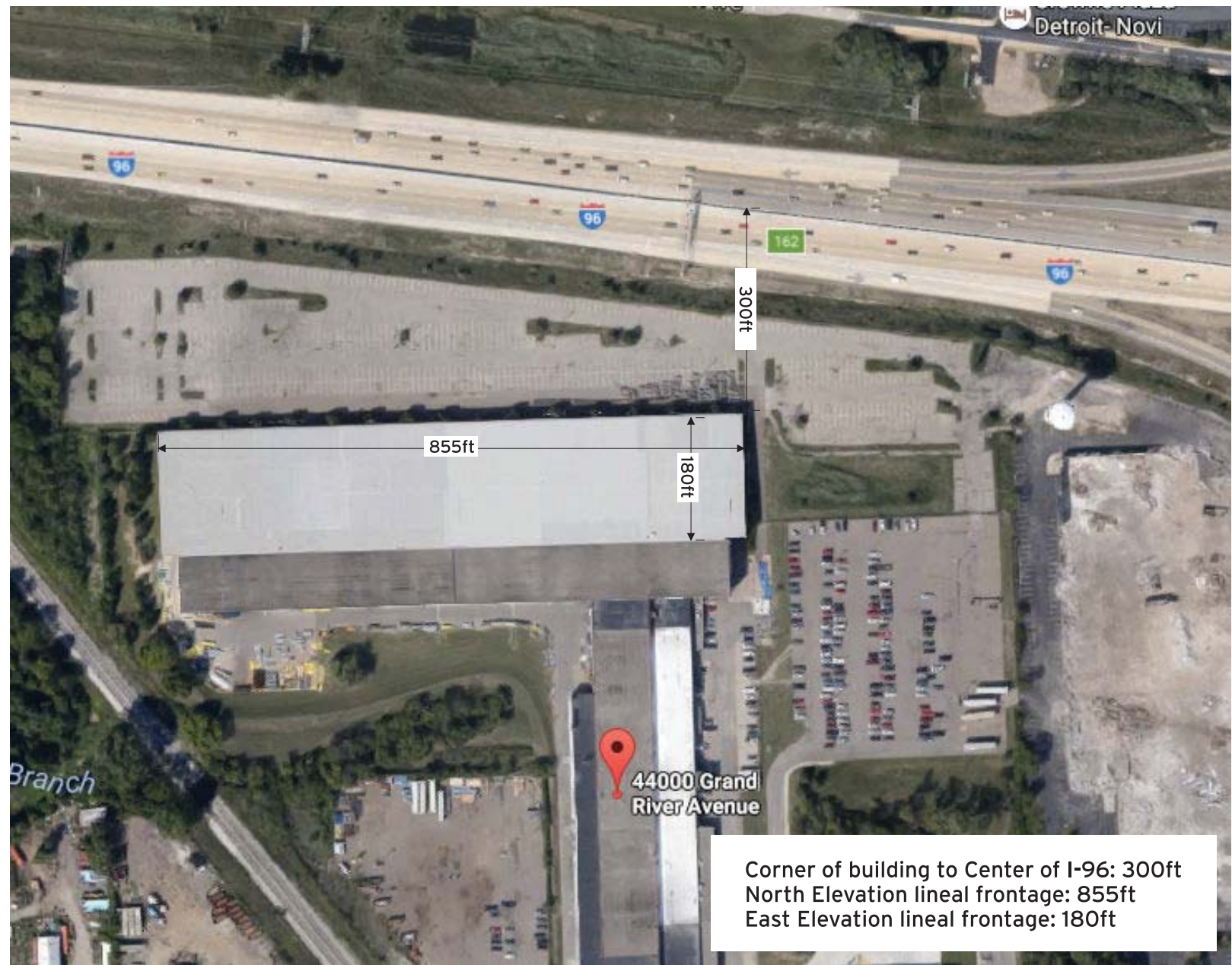
12'w x 14'6"h = 174 sqft (each sign)
32' from grade to top of sign
Proposed Signage

SIGNWORKS
Visual Communication Solutions
Your full service source to deliver your message!

Signworks of Michigan, Inc.
4612 44th Street SE, Grand Rapids, MI 49512
www.signworksofmi.com • info@signworksofmi.com • Fax: 616-954-2556
Ph: 616-954-2554 • Muskegon: 231-722-1007 • Grand Haven: 616-850-1007

Job Info:
Comau, Inc.
Highway Sign.fs

These illustrations and/or specifications are considered confidential and are the sole property of Signworks of Michigan, Inc. Any unauthorized review, use, disclosure or distribution is prohibited.



Corner of building to Center of I-96: 300ft
North Elevation lineal frontage: 855ft
East Elevation lineal frontage: 180ft



COMAU BUILDING 11/1/16