



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:** December 13, 2016

REGARDING: 44000 Grand River Ave., Parcel # 50-22-15-402-002
BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant
SIGNWORKS OF MICHIGAN, INC.

Variance Type
SIGN VARIANCE

Property Characteristics
Zoning District: I-2 (LIGHT INDUSTRIAL)
Location: NORTH OF GRAND RIVER AVENUE 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 Code Section 28-5(3) to install two of 120 square feet signs, one sign of 100 square feet allowed. This property is zoned I-2 (Light Industrial).

II. STAFF COMMENTS:

Proposed Changes
Request is for the installation of two 120 square feet signs due to the nature of the lot for better viewing by the public. One sign of 100 square feet allowed.

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 is 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 Petitioner's 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

Chaput, Carol

From: Ann Frass <afrass@signworksofmi.com>
Sent: Thursday, November 03, 2016 9:15 AM
To: Chaput, Carol
Subject: Comau Building, 44000 Grand River Avenue, Novi
Attachments: Highway Sign - Panels.pdf; Novi - Comau Building.jpg; Highway Sign - Aerial.pdf

Hi Carol –

Thank you for your call today. The Sidwell number for COMAU at 44000 Grand River Avenue, Novi is 50-22-15-402-002.

Attached are the digital files of the designs and pics that were sent. Please let me know if you need anything further.

Ann Frass



Your full service source to deliver your message!

Signworks of Michigan, Inc.

4612 44th Street SE Grand Rapids, Michigan 49512
Tel: (616) 954-2554 x14 · Cell: (616) 540-1928
Fax: (616) 954-2556

Visit us at www.signworksofmi.com



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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.

Page 2

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.

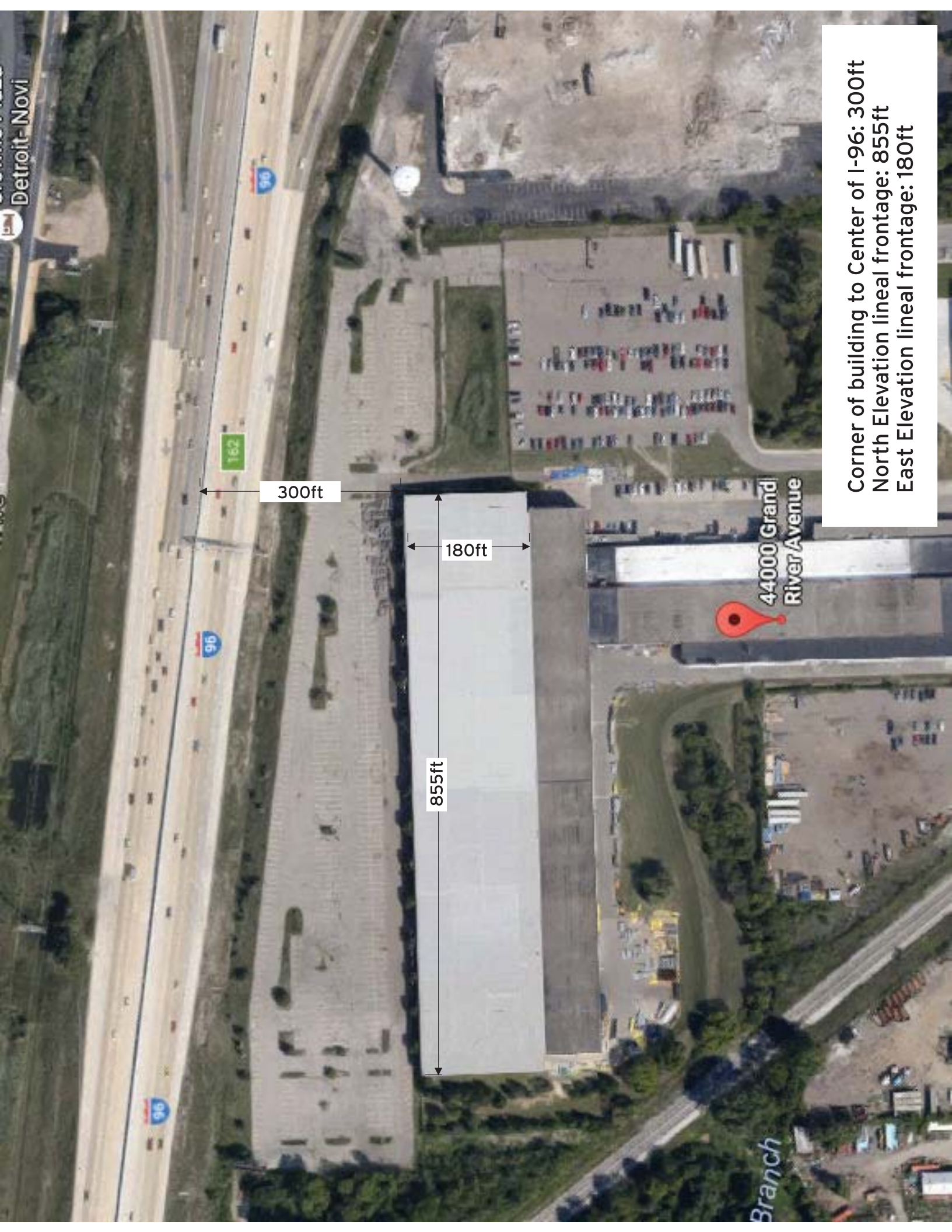
Standard #3.

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



300ft

180ft

855ft

44000 Grand
River Avenue

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

Detroit-Novi

Branch



COMAU BUILDING 11/1/16

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.

DESIGN VALIDATION 10/31/2016

CLIENT APPROVAL
(Please Sign and Check Boxes)

 COPY DESIGN COLOR

Signature _____ Date _____



10'w x 12'h = 120 sqft (each sign)
30' from grade to top of sign

Proposed Signage



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

Chaput, Carol

From: Ann Frass <afrass@signworksofmi.com>
Sent: Friday, November 04, 2016 8:15 AM
To: Chaput, Carol
Subject: Comau Building, 44000 Grand River Avenue, Novi
Attachments: Highway Sign - Panels 12w.pdf

Hi Carol –

Thank you for your assistance with the COMAU Zoning board of Appeals Sign Variance. Our original request was for a 10' wide sign, but COMAU would prefer to request the attached design of a 12' wide sign.

Could you please call me at 616-954-2554 to confirm this little change can be made, as well as to discuss the prototype that needs to be erected within 10 days of the variance meeting.

Thank you!

Ann Frass



Your full service source to deliver your message!

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