

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: September 13, 2022

REGARDING: <u>27100 Wixom Road</u>, <u>Parcel # 50-22-17-101-022</u> (<u>PZ22-0043</u>)

BY: Larry Butler, Deputy Director Community Development

GENERAL INFORMATION:

Applicant

Drew Gilmour - Kimley Horn

Variance Type

Sign Variance

Property Characteristics

Zoning District: This property is zoned Light Industrial (I-1)

Location: Target Drive Up, Wixom Road south of Grand River Ave

Parcel #: 50-22-17-101-022

Request

The applicant is requesting several variances from the City of Novi Sign Ordinance from Section 28-5(a) for additional ground signs (1 ground sign permitted, variance of 14 signs) also from section 28-5(a) a variance request for two (2) 12 feet high signs (6 feet high maximum allowed, variance of 6 feet) The variances requested will provide instructions to customers on how to properly use the Drive-Up service. This property is zoned Light Industrial (I-1)

II. STAFF COMMENTS:

III. RECOMMENDATION:

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

1.		move	that	we	<u>grant</u>	the	variance	in	Case	No.	PZ22-0043,	sought	, ,
										Dotitio			for
	because Petitioner has shown practical											licai	
	difficulty requiring									·			
	(a) Without the variance Petitioner will be unreasonably prevented to use of the property because									d with resp	pect		
		(b) The	e prope	erty is u	ınique b	ecaus	se				··		

(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 <u>deny</u> the variance in Case No. PZ22-0043, sought by
for
(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

Larry Butler - Deputy Director Community Development - City of Novi

(248) 347-0417.



45175 Ten Mile Road Novi, MI 48375 (248) 347-0415 Phone (248) 735-5600 Facsimile www.cityofnovi.org

ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA C	Application Fee:						
PROJECT NAME / SUBDIVISION		Meeting Date:					
ADDRESS	LOT/SIUTE/SPACE #	weeting Date:					
	Dbtain from Assessing ent (248) 347-0485	ZBA Case #: PZ					
CROSS ROADS OF PROPERTY	on (210) 017 0100						
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?	REQUEST IS FOR:						
☐ YES ☐ NO	☐ RESIDENTIAL ☐ COMI	MERCIAL D VACANT PR	OPERTY SIGNAGE				
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR	CITATION ISSUED?	s 🗆 no					
II. APPLICANT INFORMATION EMAIL ADDRESS		CELL PHONE NO.					
A. APPLICANT		CELL PHONE NO.					
NAME		TELEPHONE NO.					
ORGANIZATION/COMPANY		FAX NO.					
ADDRESS	CITY	STATE	ZIP CODE				
B. PROPERTY OWNER	O THE PROPERTY OWNER	l	1				
Identify the person or organization that		CELL PHONE NO.					
owns the subject property: NAME		TELEPHONE NO.					
		- FAVAGO					
ORGANIZATION/COMPANY		FAX NO.					
ADDRESS	CITY	STATE	ZIP CODE				
III. ZONING INFORMATION							
A. ZONING DISTRICT							
\square R-A \square R-1 \square R-2 \square R-3 \square R-4	□ RM-1 □ RM-2						
	OTHER						
B. VARIANCE REQUESTED INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:							
Section Variance requested							
1							
2. Section Variance requested							
3. SectionVariance requested							
4. SectionVariance requested							
IV. FEES AND DRAWNINGS							
A. FEES							
☐ Single Family Residential (Existing) \$200 ☐ (With Violation) \$250 ☐ Single Family Residential (New) \$250							
☐ Multiple/Commercial/Industrial \$300 ☐ (With Violation) \$400 ☐ Signs \$300 ☐ (With Violation) \$400							
☐ House Moves \$300 ☐ Special Meetings (At discretion of Board) \$600 B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF							
Dimensioned Drawings and Plans Existing & proposed distance to adjacent property lines							
 Site/Plot Plan Existing or proposed buildings or addition on the property Location of existing & proposed signs, if applicable Floor plans & elevations 							
 Number & location of all on-site parking, if applicable 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 or 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						
\square construct new home/building \square addition to existing home/building \square ske	GNAGE					
□ ACCESSORY BUILDING □ USE □ OTHER						
VI. APPLICANT & PROPERTY SIGNATURES						
A. APPLICANT						
Drew Librour	7/28/22					
Applicant Signature	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 p application, and is/are aware of the contents of this application and related enclosures. Property Owner Signature VII. FOR OFFICIAL USE ONLY DECISION ON APPEAL:	7/28/22 Date					
The undersigned affirms and acknowledges that he, she or they are the owner(s) of the p application, and is/are aware of the contents of this application and related enclosures. Property Owner Signature VII. FOR OFFICIAL USE ONLY DECISION ON APPEAL: GRANTED DENIED	7/28/22 Date					
The undersigned affirms and acknowledges that he, she or they are the owner(s) of the p application, and is/are aware of the contents of this application and related enclosures. Property Owner Signature VII. FOR OFFICIAL USE ONLY DECISION ON APPEAL:	7/28/22 Date					



Community Development Department

45175 Ten Mile Road Novi, MI 48375 (248) 347-0415 Phone (248) 735-5600 Facsimile www.cityofnovi.org

REVIEW STANDARDS SIGN VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Sign Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Sign Variance.)

Standard #1. Extraordinary Circumstances or Conditions.

Explain how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone District or in the general vicinity. Circumstances or physical conditions may include:

a. Shape of Lot. A sign could not be placed in the location required by the Zoning Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure. Describe below:

OR

b. Environmental Conditions. A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon storm water facilities. **Describe below:**

OR

c. Abutting Property. A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property. **Describe below:**

- d. Scale of Building or Lot Frontage. A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only). Describe below:
- **e. Not Self-Created.** Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property. **Describe below:**

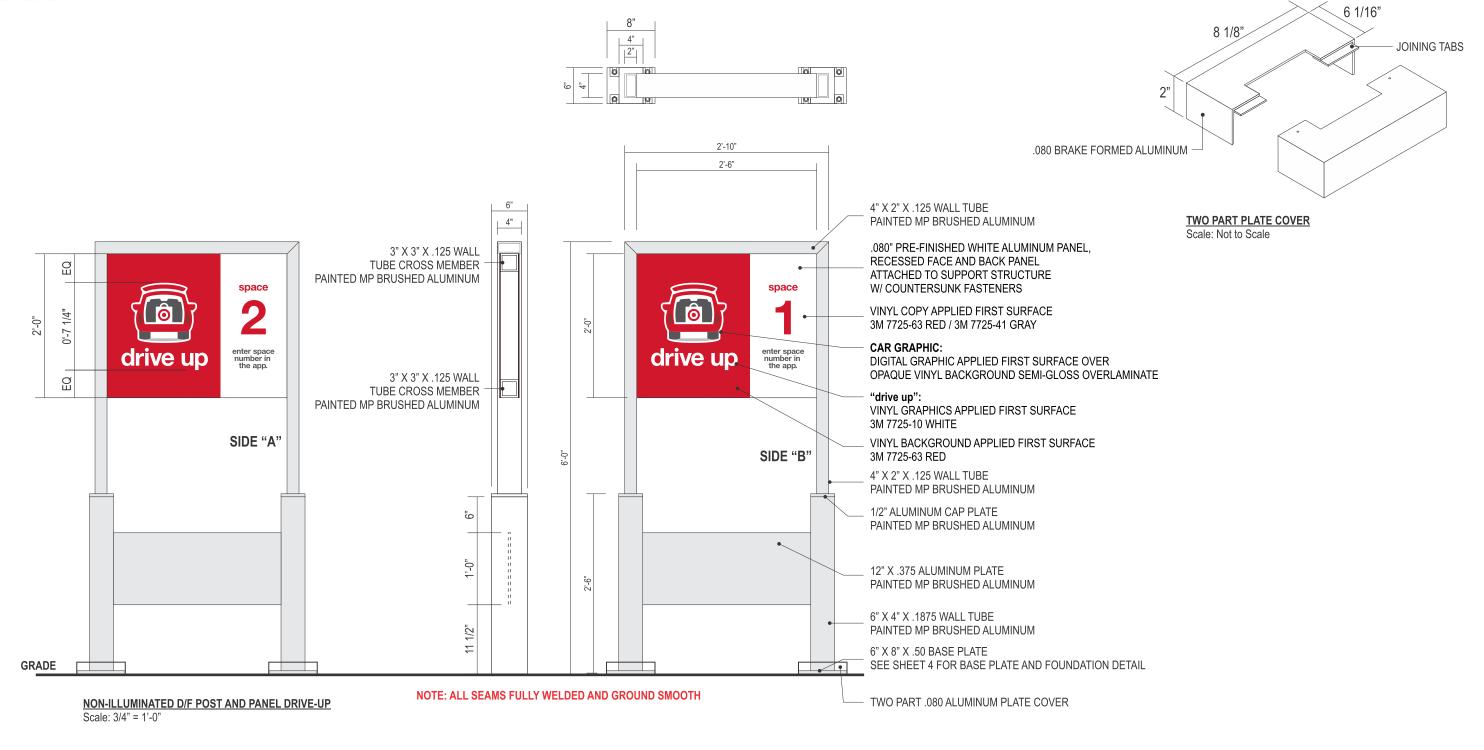
Standard #2. Limit Use of Property.

Explain how the 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.

Standard #3. Adverse Impact on Surrounding Area.

Explain how the Sign Variance will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter.









BEACON: 24VOLT SOLAR POWERED DRIVE UP BEACON

- 1'-0" 8 3/4"

O

(1)

-1'-6" DIA. -

=

2'-8 3/4"

MATERIAL FINISH COLORS AKZO 100% WHITE (FULL GLOSS) Target Red II R139422 AKZO (FULL GLOSS) Acrylic W/ DIFFUSER Logo Face Push-Thru Copy Header/Supports



NOTE: NOTE Solar Panel to be 120Watt Solar **SOLAR PANEL, MOUNTING BRACKET BRACKET & SUPPORT - WHITE** Panel (Dimensions 2'-2 1/2" x 4'-0") AND BATTERIES TO SHIP DIRECT TO **SOLAR PANEL - BLACK** INSTALLER AND BE INSTALLED IN LENGTH OF STUB PIPE (1'-8") THE FIELD. LOGO - ROUTED OUT WINDOW

3" ROUND

LOUVERED VENT

2'-8 3/4"

(1)

TO

NOTE: SOLAR PANEL

TO BE AT 45 DEGREE

ANGLE FACING SOUTH

W/WHITE ACRYLIC BACK-UP(4 SIDE\$) DIGITALLY PRINTED VINYL GRAPHICS 0.49 SF

COPY - ROUTED OUT

W/ 1/4" PUSH-THRU

(4 SIDES) 1.82 SF

Controller House

is shelves (timer)

Removable Panel

for Access

NOTE SIGNS TO BE DESIGNED FOR TWO WIND LOAD ZONES. (180 MPH)

(APPROPRIATE STRUCTURAL **DESIGN TO BE USED FOR** LOCATION AS REQUIRED)

2" TALL x 1/2" DEEP x 11 1/4" WIDE REVEAL

REMOVABLE SERVICE DOOR TO HAVE TAMPER PROOF SCREWS. PART# X93410024SS9H. BIT FOR THIS FASTENER IS

PART#125HT0864A HEX BIT

3" ROUND LOUVERED VENT (4" TO CENTER)

STUB PIPE AND PLATE IN FOOTER TO BE PROVIDED BY FEDERAL HEATH.

BATTERIES TO BE HOUSED IN LOWER CABINET SECTION.

AREA FOR BATTERIES TO BE

SEALED TO PREVENT MOISTURE

12'(FT) DRIVE-UP BEACON | FOUR(4) SIDED | SOLAR POWERED

— 1'-6" DIA.

12'(FT) DRIVE-UP BEACON w/ SOLAR PANEL

97

drive

DESCRIPTION OF WORK

COUNTER-SUNK SCREWS.

MANUFACTURE AND INSTALL BEACON SIGN AS SHOWN AND

.125" ALUM SKIN & FRAME . COPY TO BE ROUT-OUT WITH 1/4 PUSH THRU IS 1/2" SHOULDER-CUT CLEAR ACRYLIC W/ FIRS

TOP (LOGO) IS 7328 WHITE ACRYLIC VINYL GRAPHICS FIRST

FACES AND POLE COVER TO BE PAINTED RED (SEE CHART)

SERVICE DOORS AS REQUIRED. ALL FASTENERS TO BE

WHITE VINYL AND DIFFUSER 2ND SURFACE.

WHITE LED ILLUMINATION WITH SOLAR PANELS.

BATTERIES SELF CONTAINED AS NOTED.

12'(FT) DRIVE-UP BEACON | FOUR(4) SIDED | SOLAR POWERED

scale 1/2"=1'-0"

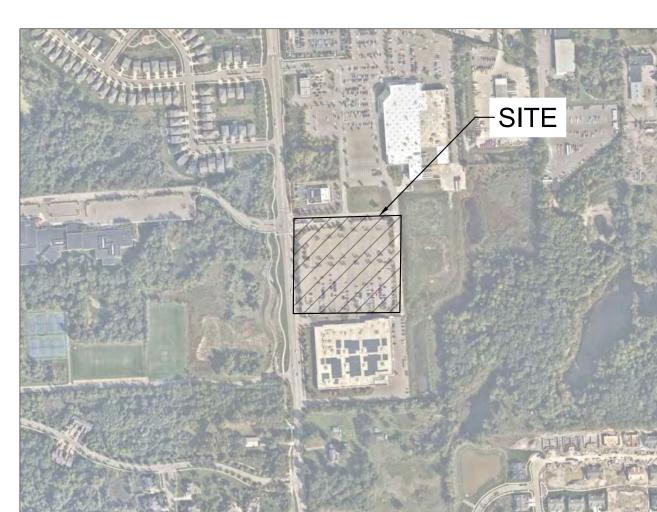
scale 1/2"=1'-0"



View From Wixom Rd



DRIVE UP EXPANSION T-1465 NOVI 27100 WIXOM RD NOVI, MI 48374



VICINITY MAP



SHEET INDEX

COVER SHEET	.C0.0
OVERALL SITE PLAN	.C0.1
IMPROVEMENT PLAN	.C1.0
DETAILS	.C2.0 - C2.1



Date No Description



DATE: 10/11/2021

T-1465

COVER SHEET

C0.0

KIMLEY-HORN CONTACT: JUSTIN BECKER P.E. 7965 N HIGH ST, SUITE 200 COLUMBUS, OH 43235

OWNER

ZONING

I-1

TARGET CORP. CONTACT: MATTHEW FLANSBURG 50 SOUTH 10TH ST, SUITE 400 MINNEAPOLIS, MN, 55403 MATTHEW.FLANSBURG@TARGET.COM

DRIVE AISLE = 24' MIN. WIDTH

• STANDARD PARKING STALL = 9' X 19' MIN.

CIVIL ENGINEER

SCOPE OF WORK

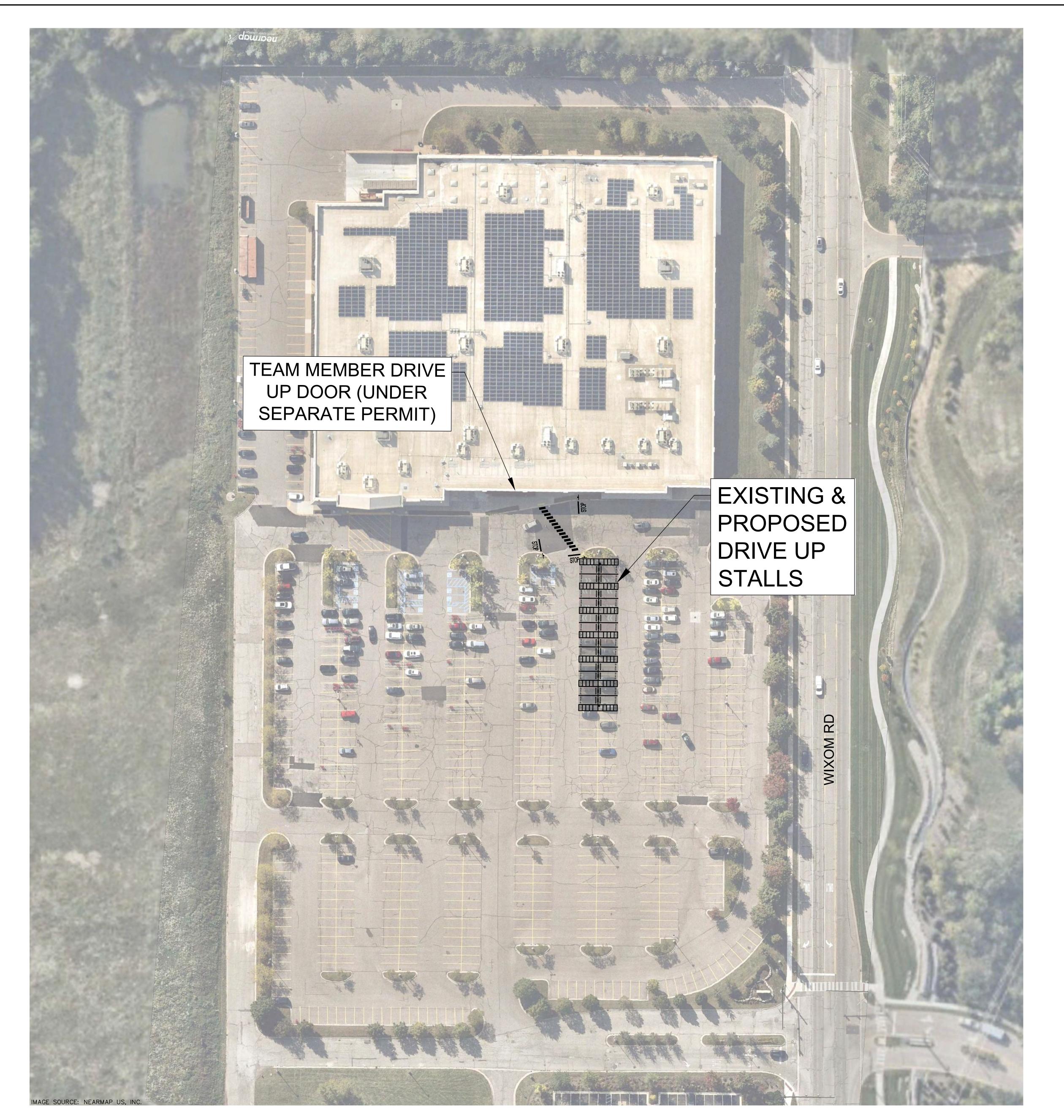
PARKING LOT RE-STRIPING, STALL PARKING SIGNAGE AND

WAYFINDING DRIVE UP BEACONS WHERE SHOWN ON THE PLAN.

OFF-STREET PARKING LOT CODE REQUIREMENTS

614-454-6699 JUSTIN.BECKER@KIMLEY-HORN.COM







Kimley» Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH ST, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6699
WWW.KIMLEY-HORN.COM

Date No Description

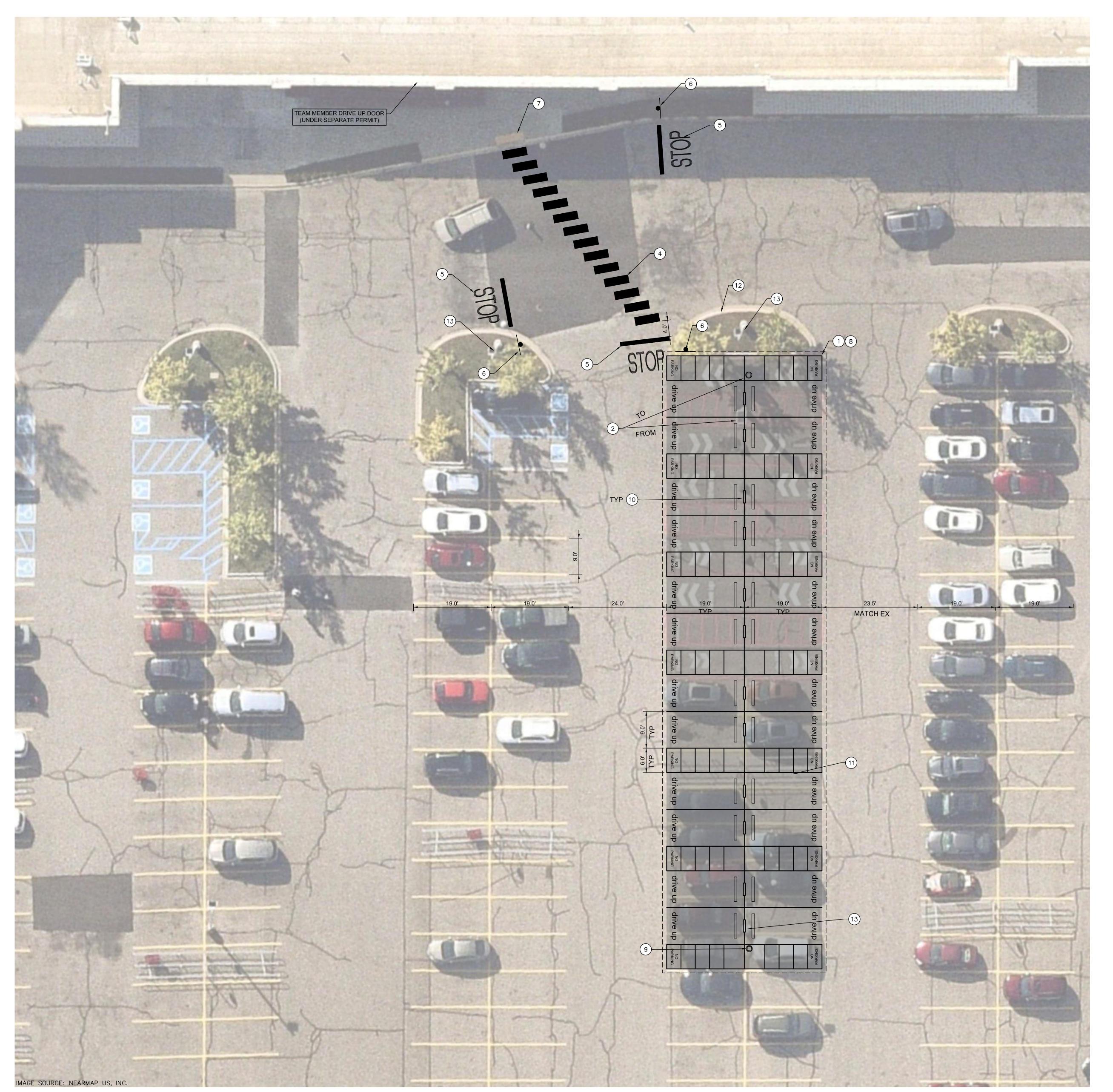


DATE: 10/11/2021



T-1465 OVERALL SITE PLAN

Know what's **below.**





KEY MAP
1" = 150'

CONSTRUCTION NOTES

- 1 REMOVE EXISTING STRIPING AND DRIVE UP SIGNAGE.
 2 RELOCATE EXISTING DRIVE UP BEACON.
- 5 INSTALL STOP BAR AND MARKING PER DETAILS SHEET.

 6 INSTALL STOP SIGN PER DETAILS SHEET.
- 7) PROTECT IN PLACE EXISTING CURB RAMP.8) INSTALL DRIVE UP STRIPING AND SIGNAGE.
- 9 INSTALL DRIVE UP BEACON PER DETAILS SHEET.
 (10) INSTALL STANCHION SIGN AND BASE PER DETAILS SHEET.
- 11) REMOVE AND SALVAGE EXISTING CART CORRALS.
 CONTRACTOR TO COORDINATE RELOCATION WITH TARGET.
- CONTRACTOR TO COORDINATE RELOCATION WITH TAF

 (12) PROTECT IN PLACE EXISTING LANDSCAPE ISLAND.
- 13) PROTECT IN PLACE EXISTING LIGHT POLE.

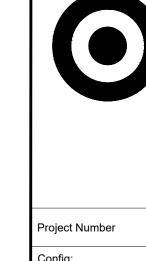




Date No Description

DATE: 10/11/2021

T-1465 NOVI
27100 WIXOM RD
NOVI, MI 48374



Project Number T-1465

Config:

Drawn By TD

Checked By KR

IMPROVEMENT

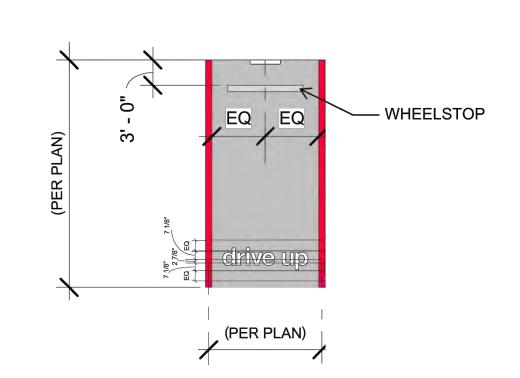
PLAN

C1.0

Know what's below.
Call before you dig.

EXISTING & PROPOSED DRIVE UP STALLS

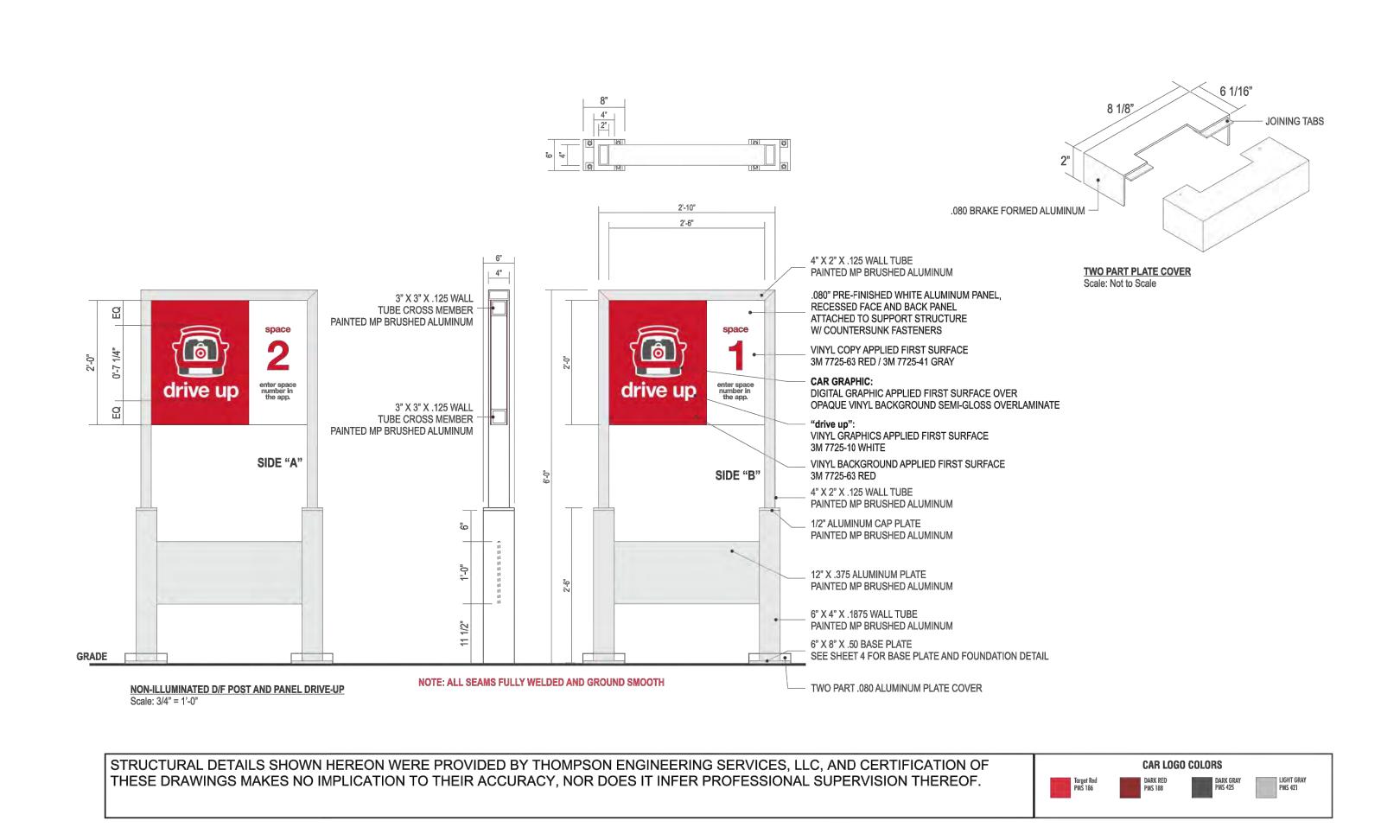
1" = 10'



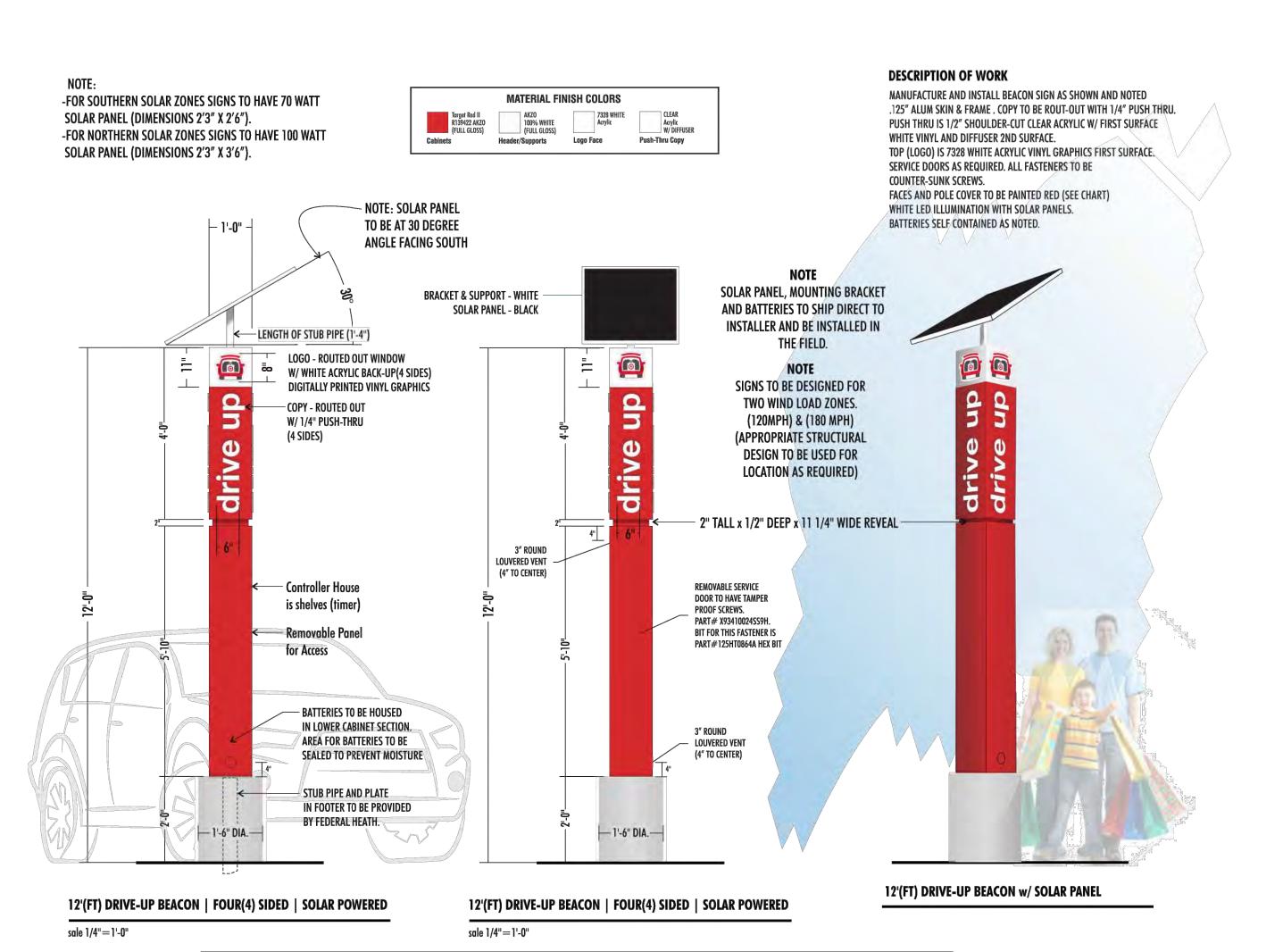
NOTES:

- ALL RED STRIPING IS 6" WIDE TARGET TO PROVIDE GC WITH "drive up" AND "NO PARKING" TEMPLATES SEE PLAN VIEW DIMENSIONS FOR EXACT
- LAYOUT OF SITE REFER TO C1.0 FOR EXACT DIMENSIONS

DRIVE UP STRIPING
N.T.S.



STANCHION SIGN POST AND BASE - DOUBLE SIDE N.T.S.



STRUCTURAL DETAILS SHOWN HEREON WERE PROVIDED BY MBI, INC, AND CERTIFICATION OF THESE DRAWINGS MAKES NO IMPLICATION TO THEIR ACCURACY, NOR DOES IT INFER PROFESSIONAL SUPERVISION THEREOF.

SOLAR DRIVE UP BEACON



TARGET_® 1000 NICOLLET MALL MINNEAPOLIS, MN 55403

© 2021 KIMLEY-HORN AND ASSOCIATES, IN 7965 N HIGH ST, SUITE 200 COLUMBUS, OH 43235 PHONE: 614–454–6699 WWW.KIMLEY—HORN.COM

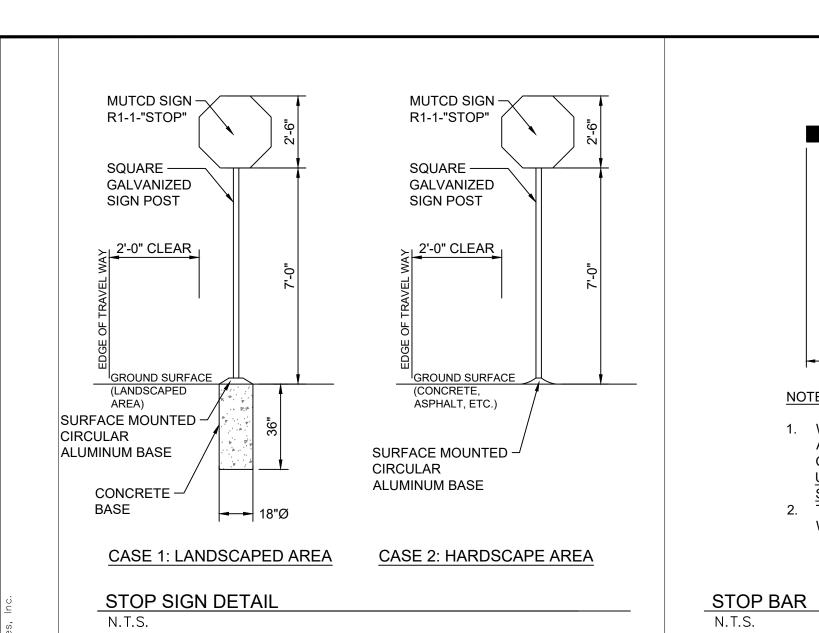
Date No Description

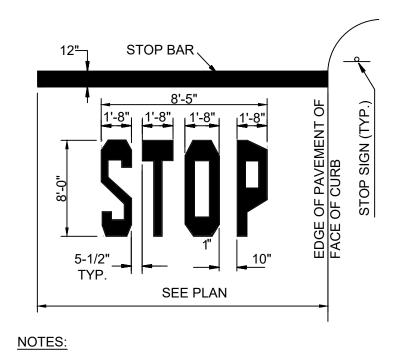
TRACY J. LETZRING ENGINEER

DATE: 10/11/2021

T-1465 Project Number **DETAILS**

C2.0





1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS

2. THESE WORDS AND BAR ARE TO BE PAINTED

6' WIDE CROSSWALK DETAIL N.T.S.

TARGET 1000 NICOLLET MALL MINNEAPOLIS, MN 55403

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH ST, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6699
WWW.KIMLEY-HORN.COM

Date No Description

DATE: 10/11/2021

T-1465

DETAILS

C2.1