



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday, February 13th, 2024, 7:00 PM
Council Chambers | Novi Civic Center | 45175 Ten Mile Rd
(248) 347-0415

- Call to Order:** 7:00 pm
- Roll call:** Chairperson Peddiboyina, Member Montague, Member Longo, Member Krieger, Member Sanghvi, Member McLeod, Alternate Member Butler
- Present:** Chairperson Peddiboyina, Member Montague, Member Longo, Member Krieger, Member Sanghvi, Member McLeod, Alternate Member Butler
- Absent Excused:** Member Thompson
- Also Present:** Alan Hall (Community Development Deputy Director), Beth Saarela (City Attorney), Sarah Fletcher (Recording Secretary)

Pledge of Allegiance
Approval of Agenda:

Amended to postpone PZ23-0061 indefinitely.

Motion Maker: Krieger
Seconded: Longo
Motion Approved 7:0

Approval of Minutes:
Public Remarks:
Public Hearings:

January 2024, APPROVED
None

PZ24-0001 (Trek Inc) 46470 Desoto Court, north of West Road, west of West Park Drive, Parcel 50-22-04-379-002. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.2.12.E for a reduction in required parking spaces to 66 (90 parking spaces required, a reduction variance of 24 parking spaces). This variance will eliminate the need for additional parking for the proposed warehouse addition. This property is zoned Light Industrial (I-I).

In case number PZ24-0001 Trek for 46470 Desoto Court, I move that we grant the variance for this case because Petitioner has shown practical difficulty for requiring this need. Without the variance, the petitioner will be unreasonably prevented or limited with respect to use of the property because they're not needing as many parking spaces as related to the business so it gives more green space. The property is unique because it is in a cul de sac and abutting other easements. Petitioner did not create the condition because the location is a condominium complex for businesses. The relief granted will not unreasonably interfere with adjacent or surrounding properties because they are keeping the buffer zone with the landscaping care for and will not interfere with residential areas. The relief is consistent with the spirit and intent of the ordinance because it is a reasonable request.

Motion Maker: Krieger

Seconded: Longo

Motion Approved 7:0

Other Matters: Board Elections.

Member Sanghvi made a motion for the current board members holding the positions of Chairperson, Vice Chairperson and Secretary to keep their current positions. The current board members holding those positions agreed to continue their roles. Member Kreiger Seconded the motion. All were in favor.

Meeting Adjournment: 7:18 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).