



## ZONING BOARD OF APPEALS ACTION SUMMARY

CITY OF NOVI

Regular Meeting

Tuesday, February 9, 2016 - 7:00 P.M.

Council Chambers | Novi Civic Center | 45175 W. Ten Mile Rd

(248) 347-0415

Roll call: Members Ferrell, Krieger, Sanghvi, Bywra, Richert, Montville and Gronachan  
Present: Members Ferrell, Krieger, Sanghvi, Bywra, Montville and Gronachan  
Absent: Members Richert (Excused)  
Also Present: Charles Boulard, Building Director, Beth Saarela, City Attorney and Stephanie Ramsay, Recording Secretary

Pledge of Allegiance

Approval of Agenda: APPROVED with the change that Case PZ15-0045 has been postponed until the March 15, 2016 meeting.

Approval of Minutes:

1. Approval of the December 8, 2015 minutes - APPROVED
2. Approval of the January 12, 2016 minutes – APPROVED with change that on Page 113, Line 9, '(unintelligible)' should be replaced with 'Wayne Wrobel'.

Public Remarks: None

Public Hearings

1. **VOJTKOFSKY (CASE NO. PZ15-0045), RYAN VOJTKOFSKY, PARCEL 50-22-21-179-011, 25687 CODY LANE, EAST OF BECK ROAD AND SOUTH OF 11 MILE ROAD.** The applicant is requesting variances from the City of Novi, Code of Ordinances; Section 5.11.A. to allow construction of fencing within the exterior side yard of an existing home located on a corner lot.

Case postponed until the March 15, 2016 meeting.

2. **NORDSTROM RACK (CASE PZ15-0047), ROBERT CALLISON ARCHITECTURE ON BEHALF OF NORDSTROM RACK, 43839 WEST OAKS DRIVE, PARCEL # 50-22-16-176-033, SOUTH OF TWELVE MILE ROAD AND WEST OF NOVI ROAD, PARCEL.** The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; 28-5(2)b.1(a)(i)a and 28-5(3) to allow installation of an oversized sign of 189 square feet on the east elevation and (2) additional wall signs of 65.5 square feet each on the north and west elevations of a new retail store. One sign of 65 square feet maximum is allowed by right. The property is located south of 12 Mile and west of Novi Road.

Motioned by Montville, supported by Krieger to APPROVE Case PZ15-0047, Petitioners request for a variance from CITY OF NOVI, CODE OF ORDINANCES, 28-5(2)b.1 (a)(i)a and 28-5(3) to allow installation of an oversized sign of 189 square feet on the east elevation and (2) additional wall signs of 65.5 square feet each on the north and west elevations of a new retail store. One sign of 65 square feet maximum is allowed by right. The property is located south of 12 Mile and west of Novi Road.

Motion carried 6-0.

3. **INFINITY OF NOVI (CASE NO. PZ15-0049), STANLEY TKACZ OF STUDIO DESIGN ON BEHALF OF INFINITY OF NOVI, 24355 HAGGERTY ROAD, PARCEL #: 50-22-24-476-022, WEST OF HAGGERTY ROAD AND SOUTH OF GRAND RIVER AVE.** The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES; Section 28-5(3) to allow installation of an additional sign in the form of a 5.0 square foot brand sign on the building. Three existing wall signs of 7.0, 13.1 and 74.0 square feet each are currently approved and installed as well as a 19 square foot ground sign. Previous ZBA cases for signage were 92-101 and 97-120. The property is located west of Haggerty Road and south of Grand River Ave.

Motioned by Krieger, supported by Montville to APPROVE Case PZ15-0049, Petitioners request for a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow installation of an additional sign in the form of a 5.0 square foot brand sign on the building. Three existing wall signs of 7.0, 13.1 and 74.0 square feet each are currently approved and installed as well as a 19 square foot ground sign. Previous ZBA cases for signage were 92-101 and 97-120. The property is located west of Haggerty Road and south of Grand River Ave. Conditions

Motion carried 4-2.

Public Comments: None

Other Matters:

1. Election of Officers:

Chairperson – Cynthia Gronachan was reappointed.

Vice Chair – Siddarth Mav Sanghvi was appointed.

Secretary – Jonathan Montville was appointed.

2. ZBA Training has been tentatively scheduled for March 22, 2016 at 6 p.m.

Adjournment:

Voice vote to adjourn the meeting at 7:30 p.m.

Zoning 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 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).