



ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Regular Meeting

Tuesday, January 12, 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

Approval of Minutes: Approval of the November 10, 2015 minutes: Approved with the following changes:

1. Page 57, Line 4, should read 'couldn't tell that whether'.
2. Page 57, Lines 5 and 6, should read 'residents laws ordinance'.
3. Page 58, Line 2, should read 'lot was created'.
4. Page 58, Line 12, should have a period at the end, not a question mark.

Public Remarks: None

Public Hearings

1. **CROSKY LANNI (CASE NO. PZ15-0043), INTERCITY NEON ON BEHALF OF SYMMETRY PROPERTY MANAGEMENT FOR CROSKY LANNI, 44725 GRAND RIVER AVE, GRAND RIVER AVE EAST OF TAFT ROAD, PARCEL 50-22-15-376-012.** The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow a wall sign of 32.5 square feet located on the front face (Grand River) of the building. The property is located on Grand River Ave. east of Taft Road in the I-1 Zoning District and already has an existing multi-tenant ground sign.

Motioned by Ferrell, supported by Krieger to APPROVE Case PZ15-0043, Petitioners request for a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow a wall sign of 32.5 square feet located on the front face (Grand River) of the building. The property is located on Grand River Ave. east of Taft Road in the I-1 Zoning District and already has an existing multi-tenant ground sign.

Motion carried 6-0.

2. CITYGATE MARKETPLACE (CASE PZ15-0032), DORAID MARKUS ON BEHALF OF CITYGATE MARKETPLACE, 27200 BECK ROAD, NORTH OF GRAND RIVER AVENUE AND EAST OF BECK ROAD, PARCEL # 50-22-16-176-033.

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, to allow construction of a 5,908 sq. ft. building with a retail space and two fast food restaurant spaces: 1) a variance from Section 3.1.23.D to reduce the required north yard building setback by 34 feet (50 feet required, 16 feet proposed); and 2) a variance from Section 5.3.11.A,B to reduce the required north yard parking setback (20.0 feet required, 0.0 feet proposed) to allow construction of a drive-through lane.

Motioned by Montville, supported by Ferrell to APPROVE Case PZ15-0032, Petitioners request for a variance from CITY OF NOVI, CODE OF ORDINANCES, to allow construction of a 5,908 sq. ft. building with a retail space and two fast food restaurant spaces: 1) a variance from Section 3.1.23.D to reduce the required north yard building setback by 34 feet (50 feet required, 16 feet proposed); and 2) a variance from Section 5.3.11.A,B to reduce the required north yard parking setback (20.0 feet required, 0.0 feet proposed) to allow construction of a drive-through lane.

Motion carried 6-0.

3. VOJTIKOFSKY (CASE NO. PZ15-0045), RYAN VOJTIKOFSKY, 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 3.1.5 (d) to allow construction of an addition to an existing nonconforming home on an existing parcel: 1) a variance of 13.0 feet in the required total of side yard setbacks (10 feet minimum each side required, 25 feet total required, existing south side 2.0 feet, proposed north side 10 feet, total 12 feet proposed); 2) a variance of 5.0 feet for the required front yard for the addition (30 feet required. 25 feet proposed, existing home approximately 10 feet.) The property is located west of Novi Road and south of 13 Mile Road.

Motioned by Krieger, supported by Ferrell to TABLE Case PZ15-0045, until the February 9, 2016 meeting.

4. AIRTIME (CASE NO. PZ15-0046), NEW GENERATION SIGNS FOR AIRTIME, 44255 TWELVE MILE ROAD, UNIT A, WEST OF DONELSON DRIVE AND SOUTH OF 12 MILE ROAD, PARCEL#: 50-22-15-200-112.

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; 28-5 (3)f and 28-5(2)b 1(a)(i)d to allow installation of (3) additional wall signs (1 sign allowed) with a total additional area of 281 square feet.

Motioned by Montville, supported by Sanghvi to APPROVE Case PZ15-0046, Petitioners request for a variance from CITY OF NOVI, CODE OF ORDINANCES, 28-5

(3)f and 28-5(2)b 1(a)(i)d to allow installation of (3) additional wall signs (1 sign allowed) with a total additional area of 281 square feet.

Motion carried 5-1.

Public Comments: None

Other Matters:

1. Voice vote to approve the updated 'Rules of Procedure' form.

Adjournment:

Voice vote to adjourn the meeting at 9:12 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).