



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:** February 9, 2016

REGARDING: Nordstrom Rack (PZ15-0047), 43839 West Oaks Drive

BY: Charles Boulard, Building Official

I. GENERAL INFORMATION:

Applicant

Robert Ryan of Callison Architecture on behalf of Nordstrom Rack

Variance Type

Sign Variance

Property Characteristics

Zoning District: RC, Regional Center District
Site Location: 43839 West Oaks Drive
Parcel #: 50-22-15-200-101

Request

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.

II. ZONING AND LAND USE:

The table below lists the zoning district, existing land use and future land use for the subject site and surrounding parcels.

Parcel	Zoning District	Existing Land Use	Future Land Use
Subject Property	RC, Regional Center District	Retail/Entertainment	Regional Commercial
North	RC, Regional Center District	Retail/Entertainment	PD2
South	1-96C, Conference District	Hotel/Conference Center	PD2
East	RC, Regional Center District	Retail/Entertainment	Regional Commercial
West	RC, Regional Center District	Retail/Entertainment	Regional Commercial

III. STAFF COMMENTS:

Proposed Changes

The applicant is requesting approval for 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.

IV. RECOMMENDATION:

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

1. I move that we **grant** the variance in Case No. **PZ15-0047**, 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. **PZ15-0047**, sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

(a) The _____ circumstances _____ and _____ features _____ of _____ the _____ property

Zoning Board Of Appeals

Nordstrom Rack
Case # PZ15-0047

February 9, 2016

Page 3 of 3

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 (248) 347-0423.

Charles Boulard
Building Official
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: _____

Meeting Date: _____

ZBA Case #: PZ _____

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION NORDSTROM RACK AT WEST OAKS			
ADDRESS 43839 WEST OAKS, NOVI, MI 48377		LOT/SIUTE/SPACE #	
SIDWELL # 50-22-_____		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY I-96 & NOVI RD			
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 rob.ryan@callison.com	CELL PHONE NO. (206) 257-8367
NAME ROBERT RYAN		TELEPHONE NO. (206) 623-4646	
ORGANIZATION/COMPANY CALLISON ARCHITECTURE, LLC.		FAX NO. (206) 623-4625	
ADDRESS 1420 FIFTH AVENUE, SUITE 2400	CITY SEATTLE	STATE WA	ZIP CODE 98101
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 rgallentine@rgpt.com	CELL PHONE NO.	
NAME ROSS GALENTINE		TELEPHONE NO. (248) 592-6326	
ORGANIZATION/COMPANY RAMCO-GERSHENSON, INC.		FAX NO. (248) 592-6327	
ADDRESS 31500 NORTHWESTERN HIGHWAY, SUITE 300	CITY FARMINGTON HILLS	STATE MI	ZIP CODE 48334
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 type="checkbox"/> I-2 <input checked="" 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 <u>28-5(2)b.1.(a)(i)a.</u> Variance requested	<u>SIGN A - EAST ELEVATION: AN INCREASE IN SQUARE FOOT SIGNAGE.</u>		
2. Section <u>28-5(3)</u> Variance requested	<u>SIGNS B & C - NORTH AND WEST ELEVATIONS: ADDITIONAL SIGNAGE.</u>		
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 checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input 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 		<ul style="list-style-type: none"> 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 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

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature

12/15/2015
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.

Property Owner Signature **AS AGENT FOR**
RAMCO GERSHENSON, INC.

12/14/15
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



Community Development Department

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ZONING BOARD OF APPEALS VARIANCE APPLICATION CHECKLIST

The following items are required for a complete Variance application. Incomplete applications will be returned.

Signed Application Form

Complete the Zoning Board of Appeals application form. Application must be signed by the applicant and the property owner (if different).

Response to Variance Review Standards – Dimensional, Use, or Sign

Select the applicable Review Standards for the requested Variance and complete in full. Use additional paper if needed. If you don't know which Review Standards to complete, call the Community Development Department at 248.347.0415 for guidance.

Dimensioned Site Plan (1 copy & 1 digital copy submitted as a PDF)

- Existing or proposed buildings or additions on the property.
- Number and location of all on-site parking spaces.
- Existing and proposed distances to adjacent property lines.
- Location of existing and proposed signs, if applicable.
- Any other information relevant to the Variance application.

Dimensioned Drawings and Plans (1 copy & 1 digital copy submitted as a PDF)

- Floor plans and elevations with all proposed buildings and additions.
- All existing and proposed signs on the property (photographs may be used).
- For use variances, include floor plan showing the existing and proposed layout and functions of each area.
- For multi-family residential structures or projects, a summary showing the existing and proposed number of dwelling units by type (efficiency, one-bedroom, two-bedroom, etc.)

Other Helpful Information – Optional (1 copy & 1 digital copy submitted as a PDF)

- Photographs of the lot or structure that shows the special conditions or circumstances described in the application.
- Photographs or maps that show how other properties in the area enjoy the same type of property rights related to the Variance.
- Letters of support from the neighbors who would be most affected by your request.

Fee (make check payable to the City of Novi)

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

Additional Information

In the course of reviewing the application, the Planning Department staff may request additional information from the applicant.



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**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.

Not Applicable Applicable If applicable, describe below:

and/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 stormwater facilities.

Not Applicable Applicable If applicable, describe below:

and/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.

Not Applicable Applicable If applicable, 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).

Not Applicable Applicable If applicable, 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.

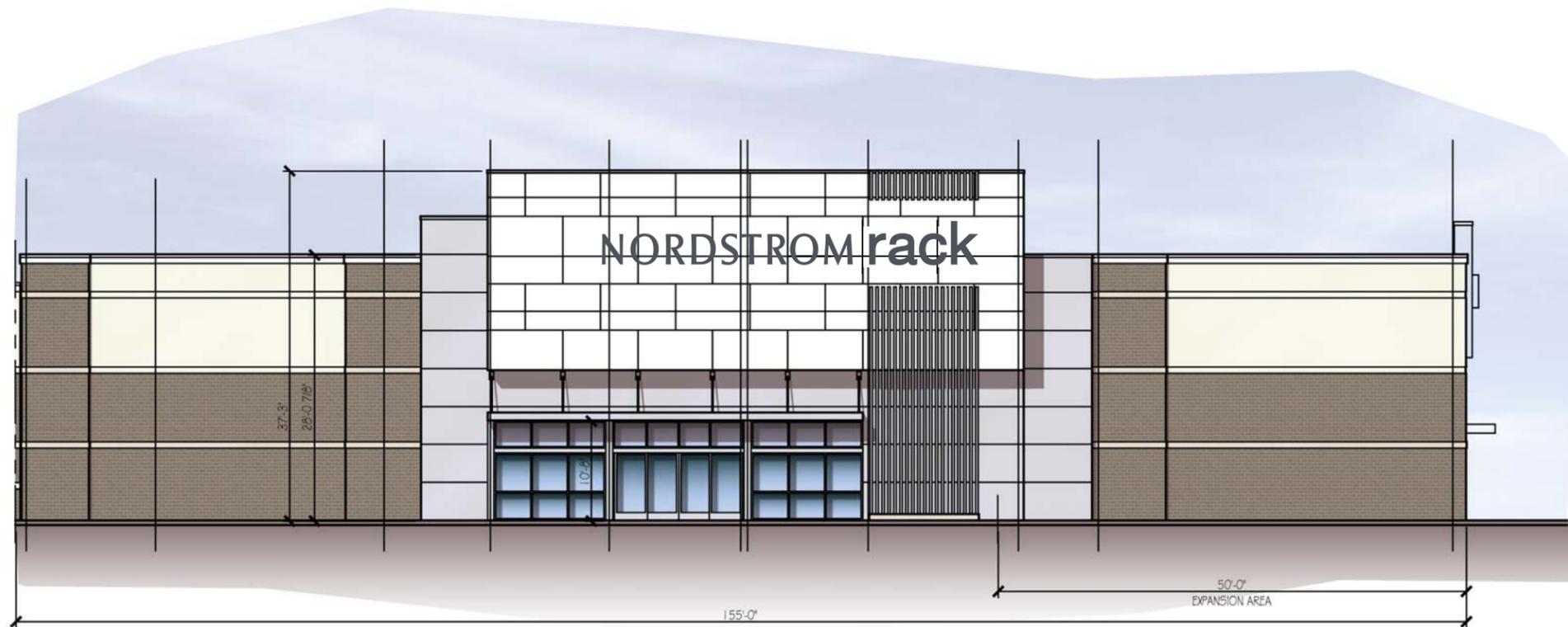
Not Applicable Applicable If applicable, describe below:

Standard #2. Limit Use of Property.

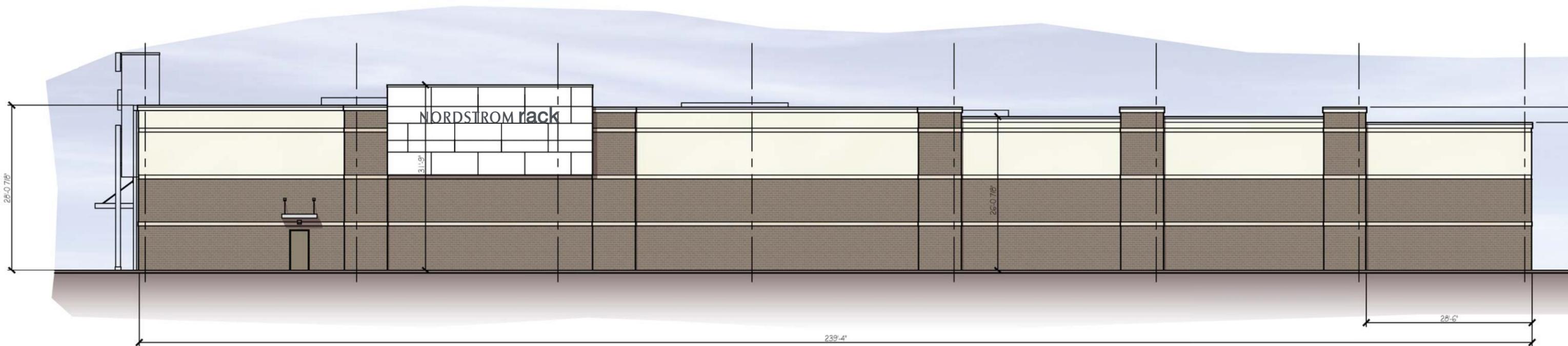
Explain how the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

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.



East Elevation



North Elevation

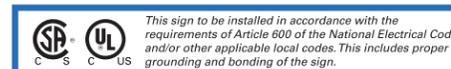


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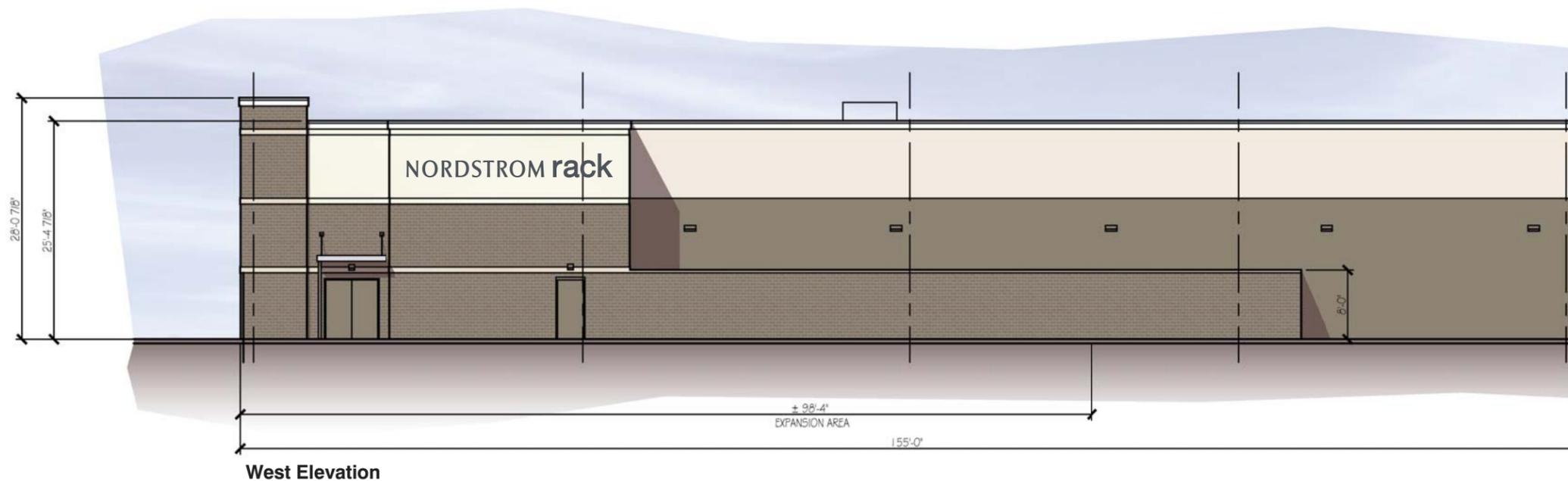
Customer Approval: _____ Date: _____

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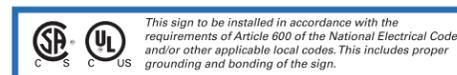
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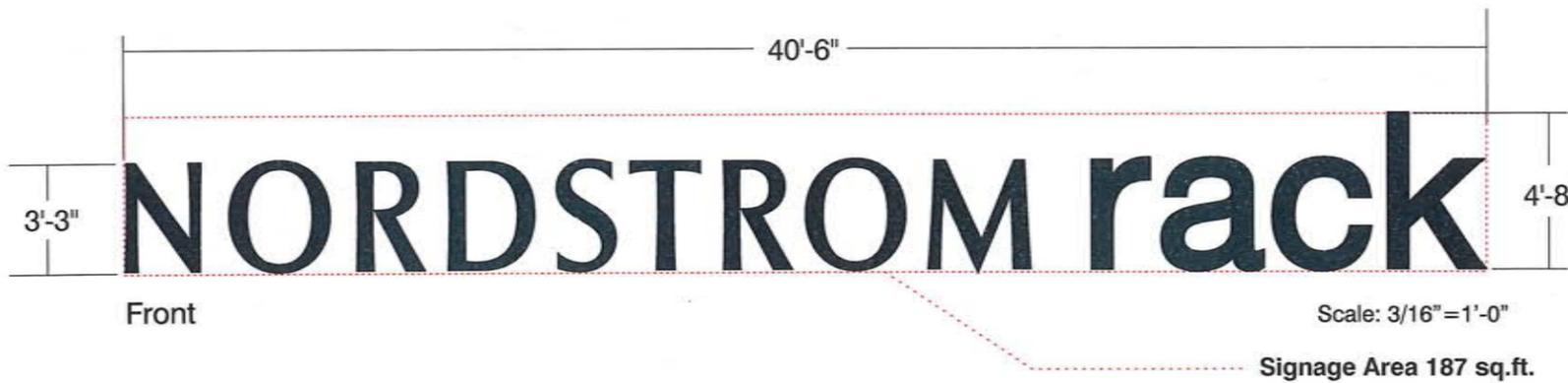
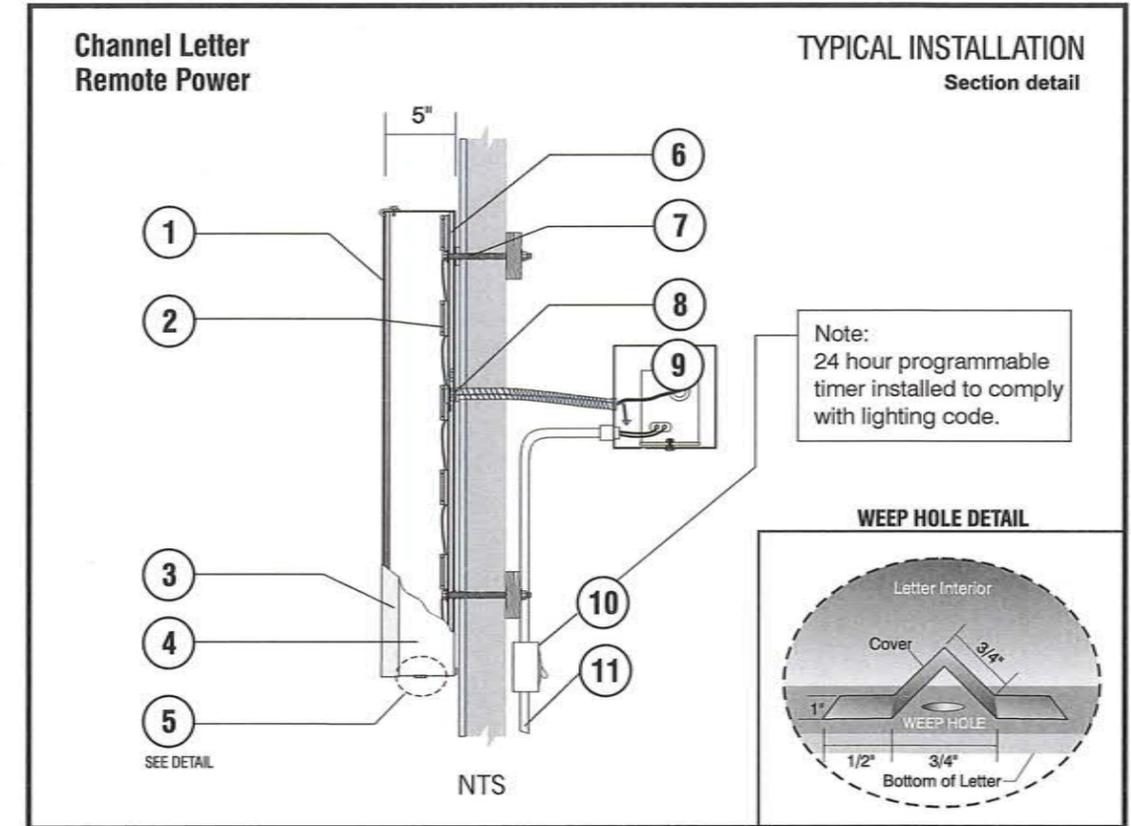
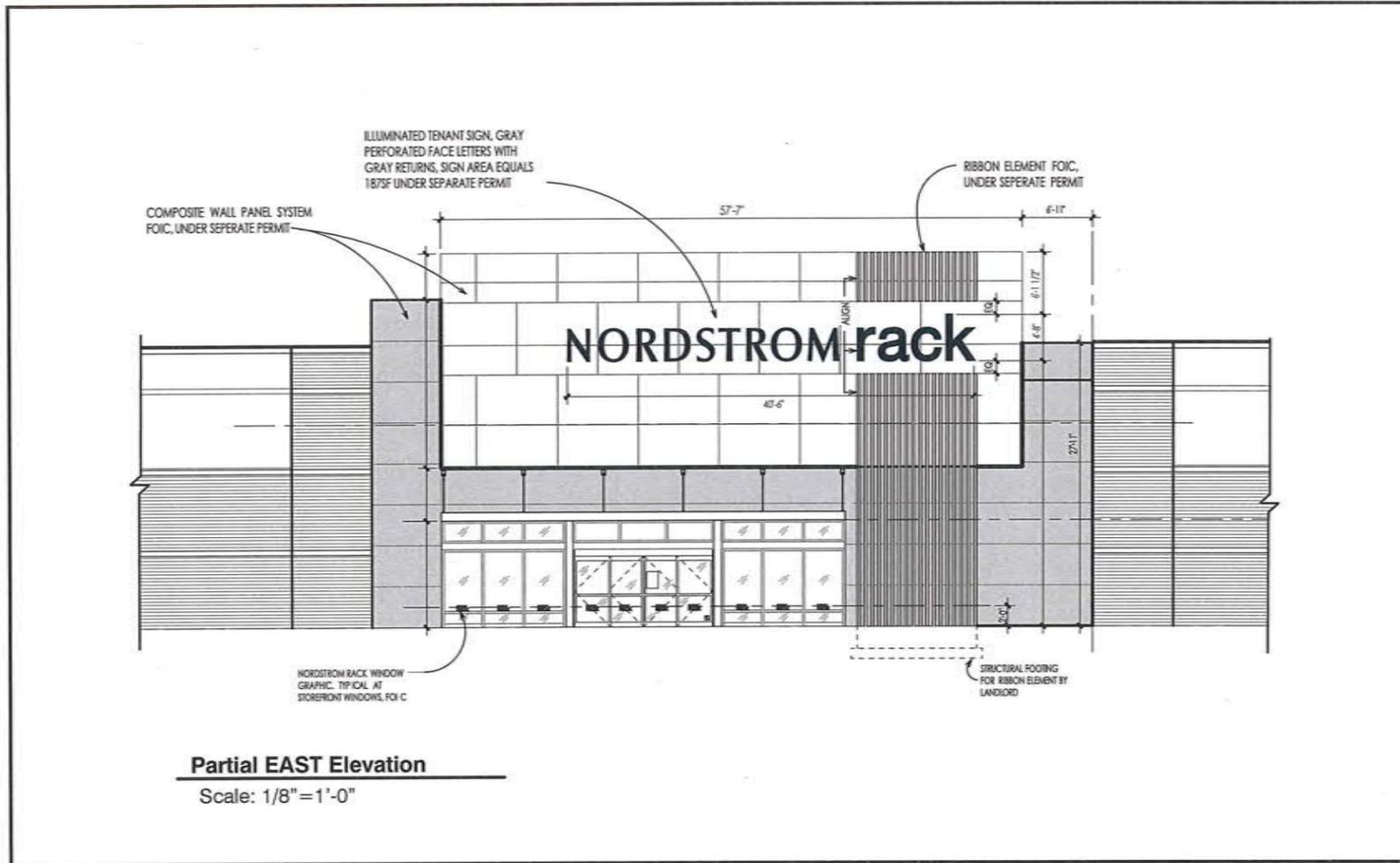
Client:	Nordstrom Rack - West Oaks		
Site:	43839 West Oaks Novi MI 48377		
Co. Rep:	T. Slough	Date:	12-09-15
Designer:	A. Matthews	Scale:	1/16"=1'
Revision:		Page:	1 of 2



West Elevation



Client:	Nordstrom Rack - West Oaks		
Site:	43839 West Oaks Novi MI 48377		
Co. Rep:	T. Slough	Date:	12-09-15
Designer:	A. Matthews	Scale:	1/16"=1'
Revision:		Page:	2 of 2



Nordstrom Rack Channel Letters

1	3/16" ACRYLIC - 7323 WHITE ALTUGLAS INTERNATIONAL PLEXIGLAS ACRYLIC WITH FIRST SURFACE 3M 3635-0252 GREY PERFORATED VINYL
2	AGILITE LED MODULES / COLOR TEMP: 6500K
3	3/4" TRIM CAP: TRANSCO INC. STAINLESS STEEL SCREW EVERY 12" (PAINTED TO MATCH PMS 432C GRAY)
4	.080 ALUMINUM RETURN (ASTM B209 SHEET) (PAINTED TO MATCH PMS 432C GRAY)
5	WEEP HOLE COVER- .040 ALUMINUM PAINTED MATTE BLACK - VHB ATTACHMENT
6	.090 ALUMINUM BACK (ASTM B209 SHEET) (PAINTED TO MATCH PMS 432C GRAY)
7	ATTACHMENT HARDWARE - THRU-BOLT WITH 3/8" SS ALTHREAD
8	1/2" ELECTRICAL PASS THROUGH
9	REMOTE POWER SUPPLY - AGILIGHT PS12-60W-100-277V
10	DISCONNECT SWITCH
11	1 - 120V PRIMARY @ 20 AMPS (BY OTHERS)



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Date: _____

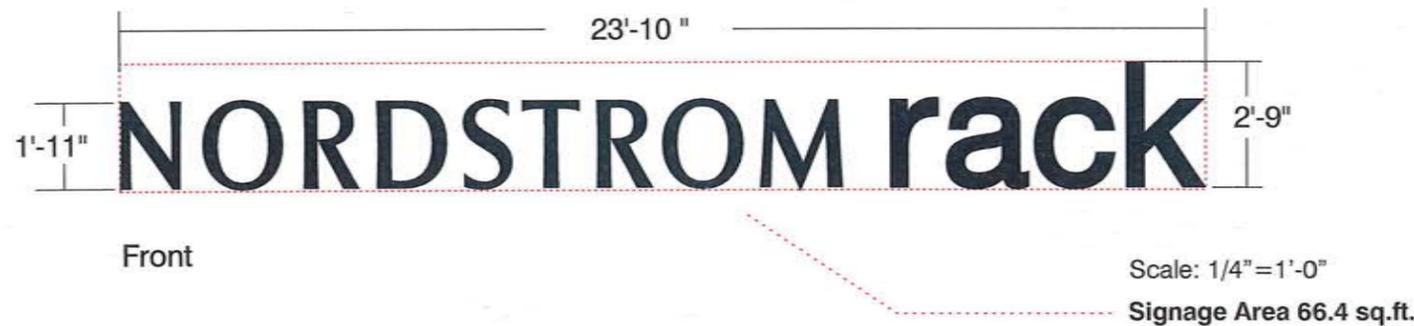
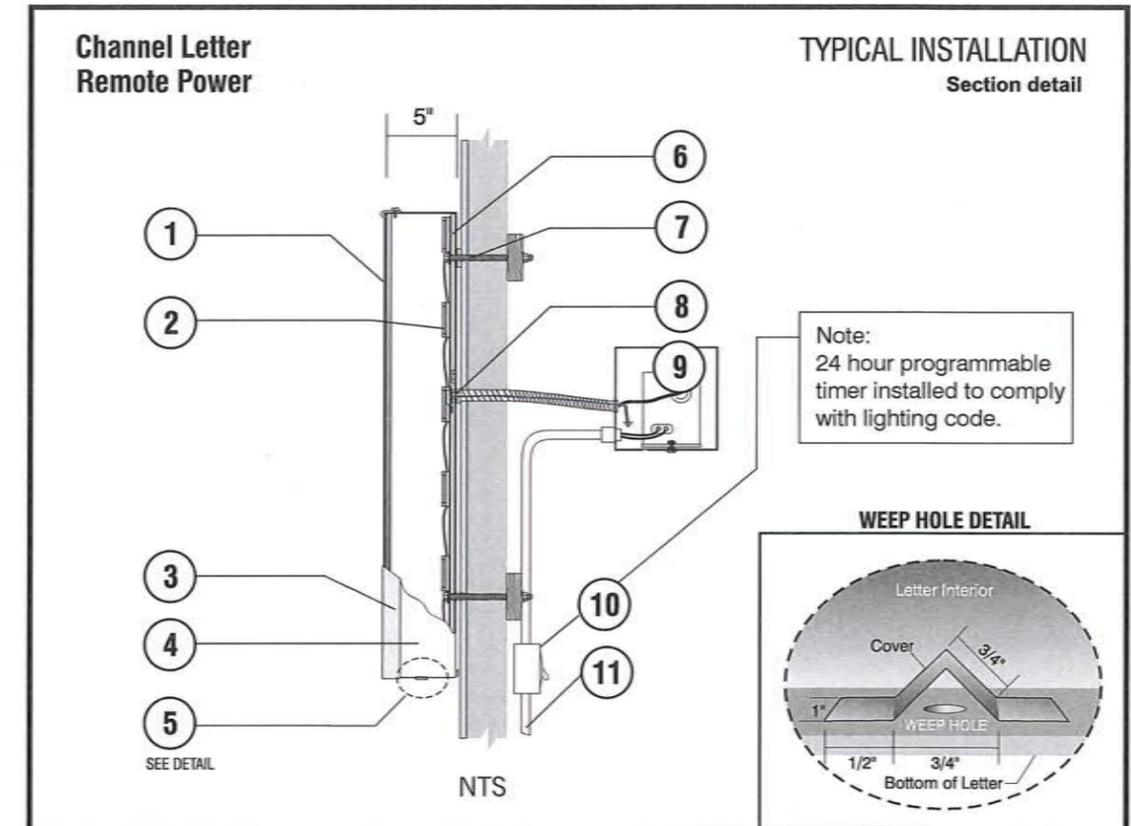
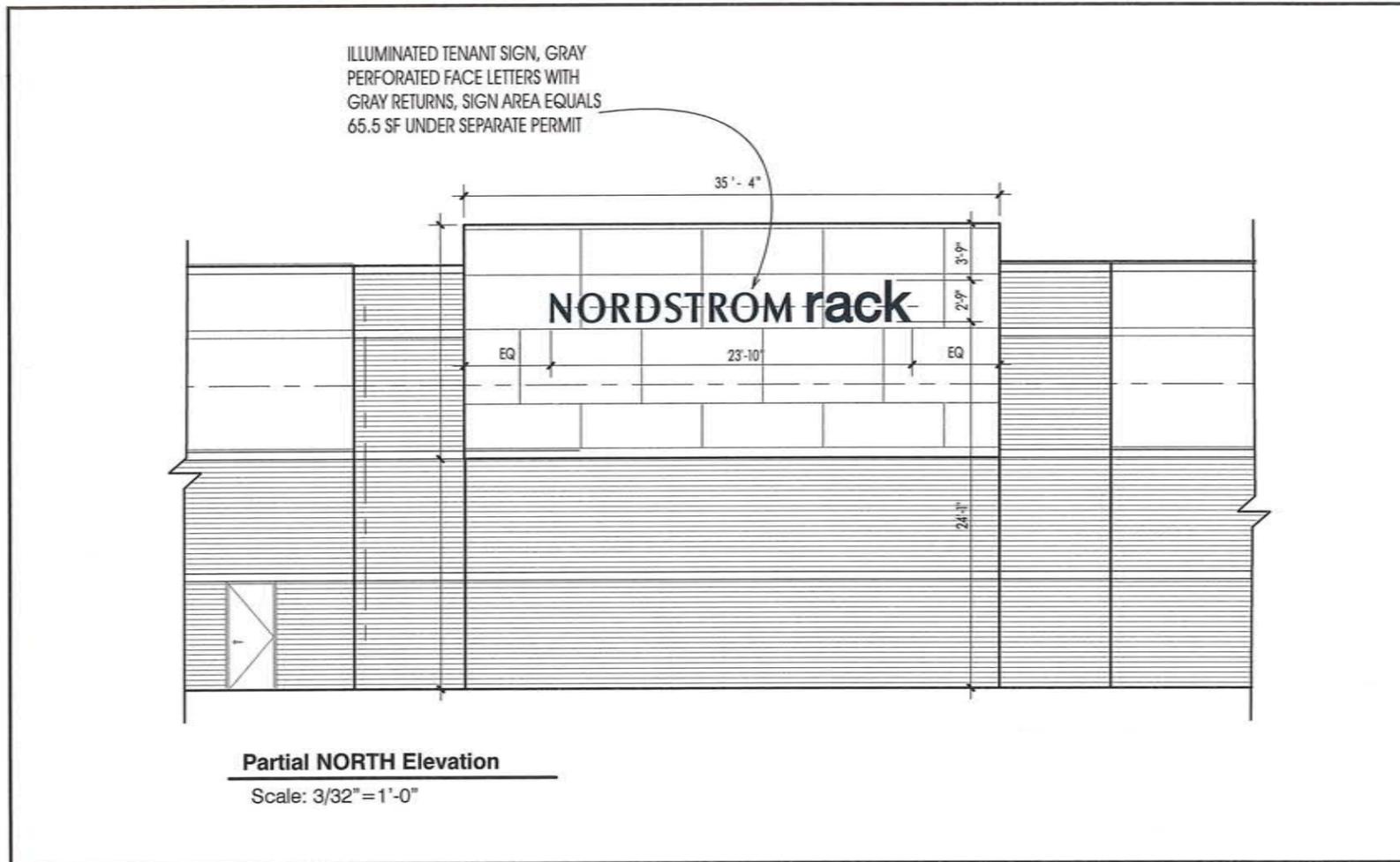
NOTE: ART IS CONCEPTUAL IN NATURE, AND IS MEANT TO BE REPRESENTATIVE OF THE BASIC CONCEPT. MATERIALS, COLORS AND SPECIFICATIONS ARE SUBJECT TO CHANGE PENDING FINAL ENGINEERING.



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

NORDSTROM

CLIENT:	NORDSTROM - NORDSTROM RACK WEST OAKS		
SITE:	43839 WEST OAKS,	NOVI, MI	
COMPANY REP:	T. SLOUGH	DATE:	11-9-15
DESIGNER:	B. SMITH	SCALE:	AS NOTED
REVISION:		PAGE:	1 OF 5



Nordstrom Rack Channel Letters

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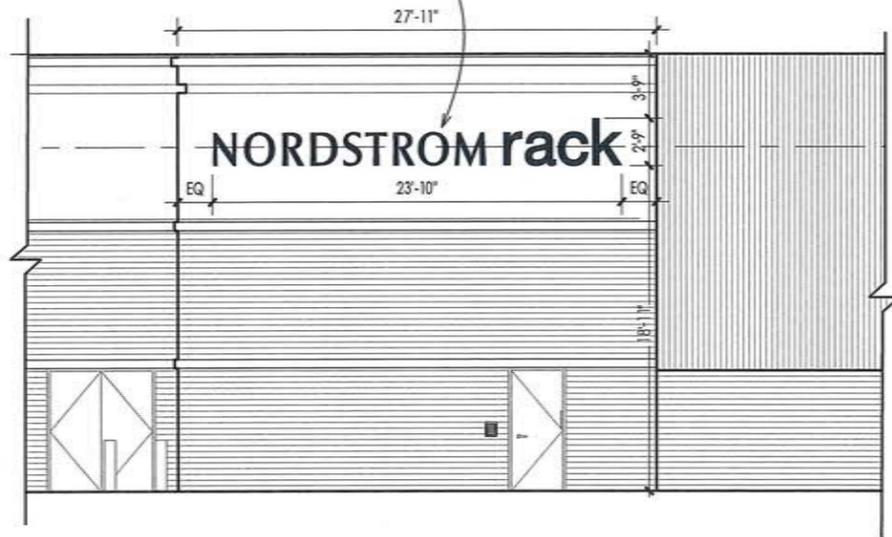


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REVISION:		PAGE:	2 OF 5

ILLUMINATED TENANT SIGN, GRAY PERFORATED FACE LETTERS WITH GRAY RETURNS, SIGN AREA EQUALS 65.5 SF UNDER SEPARATE PERMIT



Partial WEST Elevation

Scale: 3/32" = 1'-0"



Front

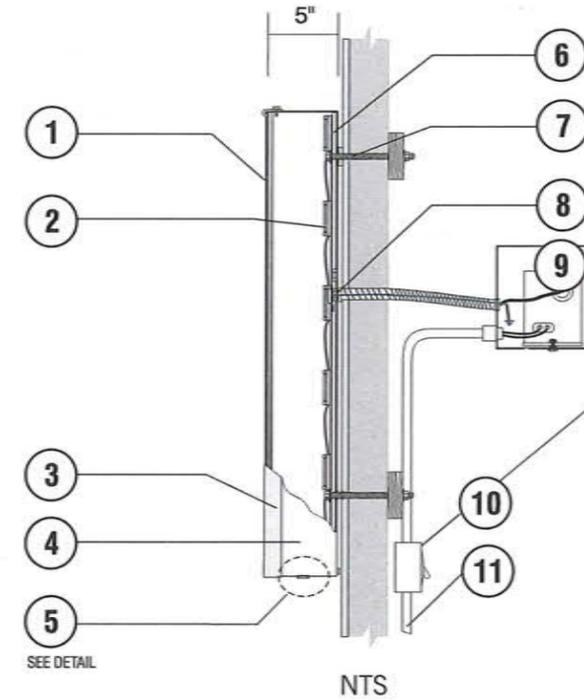
Scale: 1/4" = 1'-0"

Signage Area 66.4 sq.ft.



Side - nts

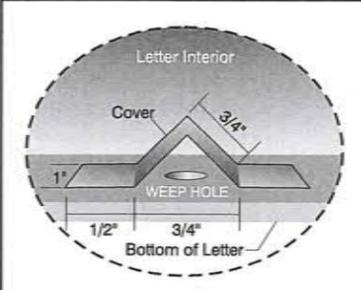
Channel Letter Remote Power



TYPICAL INSTALLATION Section detail

Note: 24 hour programmable timer installed to comply with lighting code.

WEEP HOLE DETAIL



Sign A

Nordstrom Rack Channel Letters

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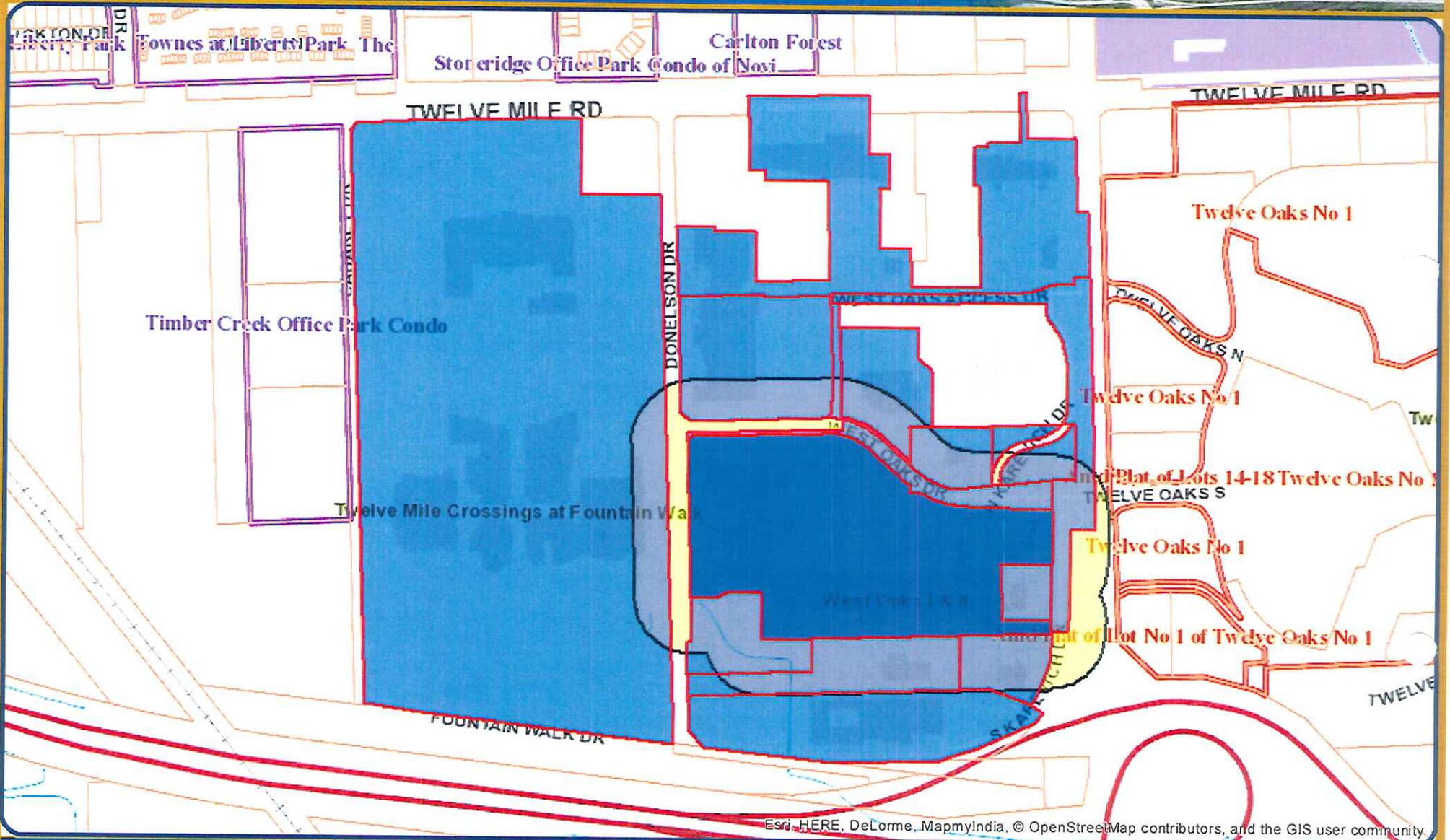
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CLIENT:	NORDSTROM - NORDSTROM RACK WEST OAKS		
SITE:	43839 WEST OAKS,	Novi, MI	
COMPANY REP:	T. SLOUGH	DATE:	11-9-15
DESIGNER:	B. SMITH	SCALE:	AS NOTED
REVISION:		PAGE:	3 OF 5

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PZ15-0047
43839 West Oaks Drive



Map Produced Using the
City of Novi, Michigan
Internet Mapping Portal



Author:
Date: 12/16/2015

0 365 730 1,460
Feet
1 inch = 738 feet

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>