



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday, October 8, 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 Sanghvi, Member Thompson, Member Longo, Member Montague, Member Krieger, Member McLeod
- Present:** Chairperson Peddiboyina, Member Sanghvi, Member Longo, Member Montague, Member Krieger, Member McLeod
- Absent Unexcused:** Member Thompson
- Also Present:** Alan Hall (Community Development Deputy Director), Beth Saarela (City Attorney), Sarah Fletcher (Recording Secretary)

- Pledge of Allegiance
- Approval of Minutes: **Approved**
- Approval of Agenda: **Approved**
- Public Remarks: **None**
- Public Hearings:

PZ24-0050 (Community Financial Credit Union) north of Grand River Avenue, west of Novi Road, Parcel 50-22-15-476-061. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.2.12.D to reduce the number of parking stalls for this business to 17 (20 required, variance of 3). This property is zoned Town Center (TC).

I move that we grant the variance in case number PZ24-0050 for Community Financial Credit Union for their request for decreased parking are to seventeen, twenty required so a variance of three. The Petitioner has shown practical difficulty, they have a very tight lot that they have to comply with the river area with one side and driving on the other. Without the variance the Petitioner will be unreasonably prevented or limited with respect to use of the property because they anticipate mostly ITM use verse a 3,000 square foot building to make it doable. Their presentation in this case makes it very friendly towards Novi and inviting towards others. The property is unique because of the topography and its location. Petitioner did not create the condition because its an already existing area. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will actually help draw customers and pedestrians to the area. The relief is consistent with the spirit and intent of the ordinance because it's a minimal request and friendly toward the environment.

Motion Maker: Krieger
Seconded: Sanghvi
Motion Carried: 6:0

PZ24-0051 (Citizens Bank) 41400 Ten Mile Road, on the northwest corner of Ten Mile and Meadowbrook Road, Parcel 50-22-23-426-009. The applicant is requesting variances from the City of Novi Sign Ordinance Section 28-5(a) to allow a ground sign at 15 ft. in height (6 ft. allowed,

variance of 9 ft.); Section 28-5(b)(2)a. to allow a 50.16 sq. ft. ground sign (43 sq. ft. allowed, variance of 7.16 sq. ft.). This property is zoned General Business (B-3).

I move that we table case PZ24-0051 until November 19th.

**Motion Maker: Montague
Seconded: Sanghvi
Motion Carried: 6:0**

Other Matters: None

Meeting Adjournment: 7:39 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).