

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

Tuesday, February 12, 2013

Proceedings had and Testimony taken in the matter of  
the ZONING BOARD OF APPEALS, at City of Novi, 45175 West Ten Mile  
Road, Novi, Michigan, on Tuesday, February 12, 2013

BOARD MEMBERS

Rickie Ibe, Chairman

Linda Krieger

Jeffrey Gedeon

Brent Ferrell

Donna Skelcy

David Ghannam

James Gerbl ick

ALSO PRESENT: Andy Gerecke, Building Official

Beth Saarela, City Attorney

Coordinator: Sarah Marchioni, Recording Secretary

REPORTED BY: Jennifer L. Wall, Certified Shorthand Reporter

1  
2  
3

INDEX

Case No.	Page
PZ-13-0001	7

♀

4	130212. txt PZ-13-0002	18
5	PZ-13-0003	35
6	PZ-13-0004	44
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

♀

3

1 Novi , Mi chi gan.  
2 Tuesday, January 8, 2013  
3 7: 00 p. m.  
4 \*\* \*\* \*\*  
5 CHAIRMAN IBE: Good eveni ng.  
6 Wel come to the Zoni ng Board of Appeal s for  
7 the Ci ty of Novi , February 12, 2012 meeti ng.  
8 Can we please all ri se for the

9 Pledge of Allegiance.  
10 (Pledge of Allegiance recited.)  
11 CHAIRMAN IBE: Thank you. Would  
12 the Recording Secretary please call the roll.  
13 MS. MARCHIONI: Member Gedeon?  
14 MR. GEDEON: Here.  
15 MS. MARCHIONI: Member Gerbluck?  
16 MR. GERBLICK: Here.  
17 MS. MARCHIONI: Member Ghannam?  
18 MR. GHANNAM: Here.  
19 MS. MARCHIONI: Chairman Ibe?  
20 CHAIRMAN IBE: Present.  
21 MS. MARCHIONI: Member Krieger?  
22 MS. KRIEGER: Here.  
23 MS. MARCHIONI: Member Sanghvi is  
24 absent.  
25 Member Skelcy?

♀

4

1 MS. SKELCY: Here.  
2 MS. MARCHIONI: Member Ferrell?  
3 MR. FERRELL: Here.  
4 CHAIRMAN IBE: Thank you. At  
5 this time I would like to welcome those who  
6 are watching at home and those in the  
7 audience here.  
8 And for those who wish to  
9 follow the proceedings today, the agenda can  
10 be found in the back of the room and you may  
11 pick up a copy if you like to.  
12 And when your case is called,  
13 please approach the podium that is to my

14 right.

15 You will have five minutes to  
16 present your case before the board, and  
17 please do state your name as well as spell  
18 your last name for the -- to make it easy for  
19 our recording secretary and the transcriber.

20 And after the presentation is  
21 made, you will get a chance to be asked  
22 questions either by the board or the board  
23 will get a chance to discuss your case as  
24 well, and a decision will be made.

25 Now, all decisions made today

♀

5

1 will be final. And please turn off all  
2 cellphones and pagers.

3 Do we have any amendments to  
4 the agenda today?

5 MS. MARCHIONI: No.

6 CHAIRMAN IBE: Seeing none, I  
7 will entertain a motion.

8 MR. GHANNAM: So moved.

9 MR. GERBLICK: Second.

10 CHAIRMAN IBE: All those opposed?

11 (No audible responses.)

12 CHAIRMAN IBE: All those in  
13 favor?

14 THE BOARD: Aye.

15 CHAIRMAN IBE: The agenda is  
16 hereby approved.

17 We do have two minutes to  
18 approve today. I think we will take the one

19 130212.txt  
from December 11, 2012.

20 Do we have any modifications  
21 regarding the minutes from December 11, 2012?

22 (No audible responses.)

23 CHAIRMAN IBE: Seeing none, I  
24 will entertain a motion.

25 MR. GEDEON: I move to approve

6

1 the minutes from the December 11, 2012  
2 meeting.

3 MS. SKELCY: Second.

4 CHAIRMAN IBE: Seeing that a  
5 motion has been made and seconded, all those  
6 in favor say aye.

7 THE BOARD: Aye.

8 CHAIRMAN IBE: All those against?

9 (No audible responses.)

10 CHAIRMAN IBE: Seeing none, the  
11 minutes for December 11, 2012 are hereby  
12 adopted.

13 That brings us to the minutes  
14 for January 8, 2013 meeting.

15 Do we have any modifications  
16 or any comments regarding the minutes?

17 (No audible responses.)

18 CHAIRMAN IBE: Seeing none, I  
19 will entertain a motion to approve the  
20 minutes.

21 MR. GEDEON: I move to approve  
22 the minutes from the January 8th, 2013  
23 meeting.

130212.txt  
MS. SKELCY: Second.

24  
25

CHAIRMAN IBE: Seeing that a

7

1 motion has been made and seconded, all those  
2 in favor say aye.

3 THE BOARD: Aye.

4 CHAIRMAN IBE: All those against?

5 (No audible responses.)

6 CHAIRMAN IBE: Seeing none, the  
7 minutes for January 8, 2013 minutes is also  
8 adopted.

9 Is there anyone in the  
10 audience who would like to make a public  
11 remark at this time?

12 Now, a public remark is  
13 limited to, just what it is, a public remark  
14 and not to any specific case before the board  
15 this evening.

16 (No audible responses.)

17 Well, seeing none, we will  
18 close the public remarks section and we will  
19 go onto our first case for today.

20 CHAIRMAN IBE: And that brings us  
21 to Case No. PZ13-0001, 26348 Mandalay Circle.

22 Will the applicant please come  
23 to the podium, state your name and spell your  
24 last name for the record.

25 And if you're not an attorney,

8

1 raise your right hand and be sworn in by  
2 Madam Secretary. Thank you.

130212.txt

3 MR. KAHN: I'm sorry? Do I have  
4 to get sworn in?

5 CHAIRMAN IBE: Yes, sir, you do.  
6 First state your name.

7 MR. KAHN: My name is Fasel Kahn.  
8 I'm the engineer for the applicant here.  
9 Address is 43279, Sterling Heights 48313.

10 MS. KRIEGER: In Case N.  
11 PZ13-0001, do you swear or affirm to tell in  
12 the truth in this case?

13 MR. KAHN: Yes, ma'am.

14 CHAIRMAN IBE: Please go ahead,  
15 sir.

16 MR. KAHN: As you have in front  
17 of you, my client here is asking for a  
18 two-foot variance on a side yard for a single  
19 family home because of -- due to the shape of  
20 the lot.

21 Although it has a lot of  
22 buildable area, it's kind of hard to fit in  
23 the house which can go in.

24 And we do have a letter from  
25 the neighbor here, who has no objection to

1 this variance.

2 So instead of 40 feet total,  
3 we going to have 38 feet, and on one side  
4 it's 15, it's going to be 13 feet.

5 And if you have any other  
6 questions, I will be more than happy to  
7 answer.

8 CHAIRMAN IBE: Thank you,  
9 Mr. Kahn, for that brief presentation.

10 Is there anyone in the public  
11 who would like to make a remark regarding  
12 this particular case at this time? Please  
13 step forward to the podium.

14 (No audible responses.)

15 CHAIRMAN IBE: Seeing none, I  
16 will ask our Madam Secretary to read into the  
17 record any correspondence received.

18 MS. KRIEGER: In Case No.  
19 PZ13-0001, 64 were mailed, one approval, one  
20 objection, five returned mail.

21 First one is, "I own the  
22 undeveloped light industrial property  
23 adjoining this lot. To the north there is a  
24 60-foot deep grade green belted easement area  
25 between this Asbury Park lot and my property

♀

10

1 to the north. I recommend the board grants  
2 this variance to allow the corner of this  
3 house to be placed two feet into the rear  
4 yard setback. As I see no adverse impact or  
5 consequences resulting from the granting of  
6 this variance. I have seen the plans for  
7 this house and I am very impressed with its  
8 elegant elevation design, especially  
9 considering the hardship resulting from the  
10 restrictive design constraints and due to the  
11 size and shape of this lot. I believe this  
12 house will be another great addition to this



13 already beautiful Asbury Park housing  
14 development, which Novi can be proud of.  
15 Thank you Grand River Beck LLC. Jeff Heyn,  
16 H-e-y-n."

17 The next one is an objection.  
18 "Beck Road is much too crowded. Part of the  
19 attraction to living in this area is that  
20 there is still nature surrounding us. There  
21 are already too many vacant buildings and  
22 homes to be building more, from Ashton Meyers  
23 on Manhattan Circle". That's it.

24 CHAIRMAN IBE: Thank you, Madam  
25 Secretary. Now, turn to the city for any

♀

11

1 comment?

2 MR. GERECKE: Nothing to add.

3 CHAIRMAN IBE: City attorney?

4 MS. SAARELA: I have nothing.

5 CHAIRMAN IBE: Thank you. I will  
6 now open it up to the board for discussion.

7 Yes, Member Skelcy.

8 MS. SKELCY: I note that the  
9 staff comments indicate that you are -- that  
10 there is no reason why you couldn't adjust  
11 the home, so that you don't have to have a  
12 variance?

13 Can you respond to the staff  
14 comments on that?

15 MR. KAHN: We have reduced this  
16 house as much as we could, and reducing it  
17 anymore is going to take away from the

18 architectural aspects of it and also gives  
19 the liveable area, that's why it's just --  
20 it's just a column of two feet, just around  
21 that column -- that's why we went to the  
22 neighbor who owns the property and said -- he  
23 said, he supported it because he's the one --  
24 he's the only one getting effected by that  
25 two feet.

♀

12

1 MS. SKELCY: When I look at the  
2 plans that were provided to us with the  
3 packet, it shows that it's just a tiny  
4 corner.

5 MR. KAHN: Yes.

6 MS. SKELCY: You can't modify  
7 that tiny corner of the house to meet the  
8 variance?

9 MR. KAHN: He says -- the  
10 homeowner who is the buying the house does  
11 not want to do that. You know, it's a sole  
12 job, they like this and they want to keep  
13 that column straight. They don't want a  
14 rounded corner.

15 MS. SKELCY: They don't want a  
16 rounded corner?

17 MR. KAHN: Yeah.

18 MS. SKELCY: What about a smaller  
19 corner on either side? He doesn't want that  
20 either?

21 MR. KAHN: The homeowner who is  
22 buying the house, not the builder or me. I

23 mean, but this is the house they want, this  
24 is the only house we can fit in here.

25 In other words, you have to

13

1 build a lot smaller house if you still want  
2 to do the same things.

3 MS. SKELCY: It seems to me that  
4 you could do a rounded corner and meet the  
5 variance and that wouldn't really inhibit the  
6 home in a great degree because it's only two  
7 feet.

8 So at this point, I would have  
9 to say I'm not so certain that I am favor of  
10 this unless my other boards members can  
11 convince me otherwise. Thank you.

12 CHAIRMAN IBE: Thank you, Member  
13 Skelcy.

14 Do we have any other  
15 additional comments or questions for the  
16 applicant?

17 (No audible responses.)

18 Sir, while the members are  
19 thinking, I just have one question. How big  
20 is this house, footage-wise?

21 MR. KAHN: 3,600 square feet.

22 Just to give you a little  
23 history because of the shape of the lot, we  
24 are having a lot of trouble selling the house  
25 on this.

14

1                   And finally, we got somebody  
2                   who wants to buy a house, but that's stuck on  
3                   this small -- they want it this way, and they  
4                   won't compromise as to any rounded corners on  
5                   anything, so we thought we would give it a  
6                   try and see if you guys would be willing to  
7                   give a two foot variance.

8                   And since the two foot  
9                   variance does not effect anybody other than  
10                  this industrial site, we went to him, talked  
11                  to him and he understood what they're doing.

12                  He didn't have any objection,  
13                  you can see the letter he wrote. Actually,  
14                  he thinks that it's going to enhance the  
15                  neighborhood by having another building on  
16                  the lot instead of a vacant lot, growing  
17                  weeds.

18                  CHAIRMAN IBE: Thank you,  
19                  Mr. Kahn.

20                  Yes, Member Gedeon?

21                  MR. GEDEON: Just to clarify, did  
22                  you state earlier that the home design had  
23                  already been modified to a smaller size to  
24                  accommodate the lot?

25                  MR. KAHN: Yes. We modified it

♀

15

1                   on the side, just push it this way, to go to  
2                   that two feet, otherwise we will need like a  
3                   five, six feet variance. We didn't want to  
4                   come for a five feet variance.

5                   MR. GEDEON: Thank you.

6 CHAIRMAN IBE: Thank you, Member  
7 Gedeon. Do we have any additional questions  
8 for Mr. Kahn?

9 Yes, Member Krieger?

10 MS. KRIEGER: I drove by the  
11 site, and considering how to build a home  
12 like that, and then the drainage, there was a  
13 crew there working, taking care of water  
14 issues, and that they have already tried to  
15 come up with a construction and came with a  
16 lesser request than they might have come  
17 with, they're going to have 13 feet versus 15  
18 feet, I'm not opposed to it.

19 CHAIRMAN IBE: Thank you, Member  
20 Krieger.

21 Do we have any additional  
22 questions or comments? Yes, Member Gerblick.

23 MR. GERBLICK: I would echo  
24 Member Krieger's comments of they seem to  
25 have made an attempt to minimize the

♀

16

1 requested variance, and you have already  
2 modified the home to meet the minimum  
3 requirements.

4 CHAIRMAN IBE: Thank you. Any  
5 additional questions or comments?

6 (No audible responses.)

7 Seeing none, I will entertain  
8 a motion depending, on how the members feel  
9 about this particular case at this time.  
10 Anyone -- yes, Member Gedeon?

11 MR. GEDEON: I will make a motion  
12 to approve this.

13 In Case PZ13-0001, 26348  
14 Mandalay Circle, I move to approve the  
15 variance as requested because there are  
16 unique circumstances or physical conditions  
17 of the property, specifically the triangular  
18 shape of the lot. And the need for the  
19 variance is not due the applicant's personal  
20 economic difficulties.

21 The need is not self-created.  
22 Strict compliance with  
23 governing setbacks and other dimensional  
24 requirements will unreasonably prevent the  
25 property owner from using the property for a

17

1 permitted purpose or will render conformity  
2 with those regulations unnecessarily  
3 burdensome.

4 The requested variance is the  
5 minimum variance necessary to do substantial  
6 justice to the applicant as well as to the  
7 other property owners in the district.  
8 Specifically, the applicant indicated that  
9 the size of the home was already adjusted  
10 down to a smaller size to reduce the size of  
11 the needed variance. And requested variance  
12 will not cause an adverse impact on  
13 surrounding property owners, property values  
14 or the use and enjoyment of the property in  
15 neighborhood or zoning district.

130212.txt

16 And specifically the adjoining  
17 property owner stated his approval for this  
18 variance and noted that there is a  
19 redeveloped area to the property that would  
20 be most directly impacted by the variance.

21 MS. KRIEGER: Second.

22 CHAIRMAN IBE: Seeing that a  
23 motion has been made and seconded, do we have  
24 any further need to discuss this motion?

25 Seeing none, will the

18

1 Recording Secretary please call the record.

2 MS. MARCHIONI: Member Gedeon?

3 MR. GEDEON: Yes.

4 MS. MARCHIONI: Member Krieger?

5 MS. KRIEGER: Yes.

6 MS. MARCHIONI: Member Gerbl ick?

7 MR. GERBLI CK: Yes.

8 MS. MARCHIONI: Member Ghannam?

9 MR. GHANNAM: Yes.

10 MS. MARCHIONI: Chair man I be?

11 CHAIRMAN IBE: Yes.

12 MS. MARCHIONI: Member Skel cy?

13 MS. SKELCY: No.

14 MS. MARCHIONI: Member Ferrel l?

15 MR. FERRELL: Yes.

16 MS. MARCHIONI: Moti on passes.

17 CHAIRMAN IBE: Thank you, si r.

18 Congratul ati ons.

19 We wi ll now call Case No.

20 PZ13-0002, 44575 Twel ve Mi le Road.

130212.txt

21 Will the applicant please come  
22 to the podium, state your name, spell the  
23 last name for the record.

24 If you are not an attorney,  
25 please raise your right hand to be sworn in.

19

1 Thank you.

2 MR. LANG: My name is Ron Lang,  
3 L-a-n-g. I live in Northville.

4 MS. KRIEGER: In Case No.  
5 PZ13-0002, do you swear or affirm to tell the  
6 truth in this case?

7 MR. LANG: Yes, I do.

8 MR. ELLIS: Hi. My name is Gary  
9 Ellis, E-l-l-i-s. I'm from Birmingham,  
10 Michigan.

11 MS. KRIEGER: In Case No.  
12 PZ13-0002, do you swear or affirm to tell the  
13 truth?

14 MR. ELLIS: Absolutely.

15 CHAIRMAN IBE: Gentlemen, please  
16 proceed.

17 MR. LANG: I'm executive vice  
18 president, chief financial officer at Tel com  
19 Credit Union. We own the property at 44575  
20 West 12 Mile Road, which is situated at the  
21 southwest corner of Twelve Mile and Cabaret  
22 Drive.

23 We are here tonight, we would  
24 like to relocate some of our signs due to  
25 some rebranding initiatives that we have been



1           undertaking, studying and implementing across  
2           all of our branches, which currently includes  
3           seven, including this property. We are  
4           looking to expand even further in near  
5           future.

6                               We are not asking for an  
7           increase in the amount of square footage and  
8           total signage. The issue is, the method in  
9           which the location -- in which the way the  
10          sign is attached to the building. If you're  
11          familiar with the exterior of our building,  
12          it's primarily glass, a very small thin band  
13          of brick at the bottom, at ground level and  
14          at the top, and we've -- over the nine years  
15          that we have been in this location, we have  
16          tried a couple different signage techniques.

17                              First we went with two ground  
18          signs, that were very difficult to see from  
19          any distance based off of where they were  
20          located off Twelve Mile.

21                              A couple years into that, we  
22          went to some small building signs. Again,  
23          those are rather small difficult to see, and  
24          the location of those signs do not permit a  
25          real attraction to our lobby area.

♀

1                              In such the fact that we have  
2          been told we look more than office building  
3          as opposed to a financial institution branch  
4          office.

5                   So what we would like to do is  
6                   relocate the two signs that are on the  
7                   building today, one of which we would like to  
8                   have above the lobby main entrance to draw  
9                   attention to that area of the building so  
10                  that it appears more like an actual financial  
11                  institution branch office.

12                  We feel it's necessary because  
13                  the branch itself is designed to accommodate  
14                  between 50 and 75 percent more lobby traffic  
15                  than what we have been able to attract in the  
16                  nine years that we have been there.

17                  We think this kind of signage  
18                  and branding will help in a great manner to  
19                  attract more of the community members to our  
20                  institution, where we attempt to provide the  
21                  best financial products that we can at the  
22                  lowest possible cost to our members.

23                  So what we are asking for is  
24                  the one sign at the -- above the main  
25                  entrance lobby and then one ground sign is to

♀

22

1                  compensate for the fact that that signage  
2                  above the main entryway door, only faces to  
3                  the northeast and can only be seen by traffic  
4                  traveling west on Twelve Mile, so we'd like  
5                  to have a ground sign, then been back where  
6                  we had seven, eight years ago, down at the  
7                  northwest corner of our property, so that  
8                  traffic traveling east on Twelve Mile can at  
9                  least see the ground sign.

130212.txt

10 So I think that's about it.

11 CHAIRMAN IBE: Thank you very  
12 much for that wonderful presentation.

13 We will now ask anyone in the  
14 audience who would like to make a comment  
15 regarding this particular case at this time.  
16 Do I see anyone?

17 (No audible responses.)

18 CHAIRMAN IBE: Well, seeing none,  
19 we will close the public comment section, and  
20 I will ask our Madam Secretary to read into  
21 the record any correspondence.

22 MS. KRIEGER: In Case No.  
23 PZ13-0002, 21 were mailed, zero approvals,  
24 zero objections.

25 CHAIRMAN IBE: Thank you, Madam

♀

23

1 Secretary.

2 We will now turn over to the  
3 city for any comments or questions that they  
4 may have?

5 MR. GERECKE: Nothing.

6 MS. SAARELA: Nothing either.

7 CHAIRMAN IBE: Thank you very  
8 much.

9 Now open this up to the board  
10 for discussion.

11 Yes, Member Ghannam.

12 MR. GHANNAM: I have got a  
13 question for the city. The one proposal for  
14 the ground sign is for a pole sign. Aren't

15 pole signs prohibited in Novi?

16 MS. SAARELA: Yes. Basically we  
17 will be looking as to vary from -- what you  
18 would be looking for is to vary from the fact  
19 that because it's not permitted, it's  
20 prohibited.

21 MR. LANG: I delivered a new  
22 packet. Angela asked me to drop off a packet  
23 that addresses that. We actually added a  
24 base instead of a pole sign. That monument  
25 sign, it's just a much more better design.

24

1 MR. GHANNAM: I saw that. I  
2 appreciate that. But based on their original  
3 proposal, can we approve --

4 MS. SAARELA: You can. They are  
5 eliminating one variance request basically.  
6 So we are only looking at the one.

7 So anything that's, you know,  
8 lesser variance or withdrawal of a variance  
9 you can still consider it.

10 MR. GHANNAM: The two requests  
11 are --

12 MS. SAARELA: Just one request  
13 now. Just the suspended sign.

14 MR. GHANNAM: So they're entitled  
15 to the ground sign? Is that accurate?

16 MS. SAARELA: Correct.

17 MR. GHANNAM: So it's just a sign  
18 above the entrance, if I recall, is that  
19 correct?

20 MS. SAARELA: Correct, to attach  
21 to the --

22 MR. ELLIS: Again, I apologize,  
23 in regard to the suspended sign, we amended  
24 that, structurally there was no steel  
25 supports in the soffit area that we were

25

1 told -- I'm from the sign company, by the  
2 way. So we had to switch how we were going  
3 to mount that. We switched to mounting  
4 directly onto the moldings itself. So it's  
5 not going to be suspended anymore. Both the  
6 signs, they actually are asking for a smaller  
7 signage, just smarter, better signage in the  
8 proper locations.

9 So the sign square footage is  
10 actually smaller than what they currently  
11 have. We just need -- we just don't have the  
12 wall space. We need to mount it on the  
13 glass.

14 It's a circular sign now, so  
15 we -- if you try to mount it on that brick --  
16 one, it's not the right location, and you  
17 know, compared to what the lobby is, also it  
18 would hang down in front of somebody's office  
19 for that sign.

20 So we are asking to move that  
21 over, the lobby sign, and ask for one of the  
22 ground signs. Normally, you allow two ground  
23 signs or two wall signs, but --

24 MR. GHANNAM: Is that accurate?

25 I thought there was one sign per property?

26

1 MS. SAARELA: The section that  
2 you're looking at here, it does say that  
3 there is only one permitted single mounted  
4 pole ground sign, 30 square foot would be  
5 allowed.

6 MR. GHANNAM: They have complied  
7 with that, with the ground?

8 MS. SAARELA: That part is  
9 complied with, so it sounds like we are just  
10 looking at the additional -- request for the  
11 additional signage that's going to be  
12 attached now instead of suspended, is that  
13 correct?

14 MR. ELLIS: Correct.

15 MR. GHANNAM: Explain to me real  
16 quick what the difference between the first  
17 and second proposal was. I know one was  
18 going to be overhanging, correct, now it's  
19 going to be mounted?

20 MR. ELLIS: Exactly.

21 MR. GHANNAM: Explain to me the  
22 mounting again one more time.

23 MR. ELLIS: Tel com has like a  
24 eight-foot soffit that comes off of the  
25 building. We were going to have a rigid sign

27

1 tying into some steel beams on that soffit.

2 Once we actually got into that

3 area, and it wasn't as easy as we thought --  
4 the steel beams weren't there.

5 So to do this, would be a  
6 major undertaking structurally. So we  
7 switched to another standard mounting  
8 procedure, where we mount directly onto the  
9 beams themselves.

10 We have done that for multiple  
11 hospitals. We have a much larger sign with  
12 the exact same configurations for the DMC, so  
13 we are very familiar with that and how that  
14 works.

15 I do have some more granular  
16 mounting details if you need to see how  
17 that's done.

18 MR. GHANNAM: No, I don't. I'm  
19 sure the city will make sure it's sufficient  
20 under the circumstances, if it's approved.

21 And the difference between the  
22 size of the sign you're saying from the  
23 original proposal is your amended is smaller?

24 MR. ELLIS: It's the same size.  
25 The size that's currently up there, rounding

♀

28

1 numbers is 90 square feet. What's existing.  
2 What they have there now.

3 And what we want to do is  
4 replace that with a 70 square foot sign. So  
5 they're leaving 20 square foot, you know, on  
6 the table basically to get a sign that's more  
7 appropriate.

8 MR. GHANNAM: I understand. I  
9 got 80 or 90 percent of it, but the  
10 explanation made me understand it more.

11 I have no problem with the  
12 proposal now. I will be willing to support  
13 it. Thank you.

14 CHAIRMAN IBE: Thank you, Member  
15 Ghannam.

16 Yes, Member Gedeon?

17 MR. GEDEON: Remind me, when you  
18 were making your presentation, you said that  
19 you previously had a ground sign?

20 MR. LANG: We previously had two  
21 ground signs, of which one of them would be  
22 in the location that we would put the new  
23 ground sign back.

24 MR. GEDEON: At the same time  
25 when you had two ground signs, did you also

29

1 have the lettering on the building?

2 MR. LANG: No. We only had the  
3 two ground signs at that time, and --

4 MR. GEDEON: Did you have a prior  
5 variance for that?

6 MR. LANG: For the wall signs?  
7 We went from the two ground signs to the wall  
8 signs. We did have a variance because it  
9 increased the overall square footage.

10 MR. GEDEON: So to the city, is  
11 that prior variance not applicable here?

12 MR. GERECKE: Yes, I believe



13 that -- I believe that the prior variance is  
14 not applicable, at least based on the staff  
15 report that Charles provided.

16 MS. SAARELA: Probably most  
17 likely because it was two monument signs and  
18 this one is attached to the building. It's  
19 not the same variance.

20 MR. ELLIS: I don't know if I  
21 could shed any light, but I happen to be -- I  
22 have worked with Telcom for many years now.  
23 And about seven or eight years ago, we did  
24 get a variance for an additional ground sign.  
25 One was allowed. We got a variance for an

♀

30

1 additional ground sign just because of the  
2 size of the parcel and there was two streets,  
3 and to have one 60 square foot ground sign,  
4 which wasn't enough for that property, so  
5 that was granted.

6 They tried that for a couple  
7 of years and got quite a few complaints about  
8 not being able to see their building, and so  
9 at that point they decided to come back and  
10 ask graciously for some more help from you  
11 guys to allow them to remove the ground signs  
12 and go to the wall signs. So we were granted  
13 a variance for that as well.

14 CHAIRMAN IBE: Yes, Member  
15 Skelcy?

16 MS. SKELCY: I have a question  
17 for the city attorney.

18 They're allowed the monument  
19 sign as a right, correct?

20 MS. SAARELA: Correct.

21 MS. SKELCY: And then they're  
22 basically now asking not for the suspended,  
23 but for a wall sign?

24 MS. SAARELA: They're asking for  
25 basically an additional sign suspended,

31

1 correct. They're taking out the suspended  
2 aspect of it now.

3 MS. SKELCY: This is just like a  
4 second sign which we have seen before?

5 MS. SAARELA: Right. I will  
6 consider it a lesser variance because they're  
7 taking out the suspended part.

8 MS. SKELCY: So we don't have to  
9 have it renoticed?

10 MS. SAARELA: Right.

11 MS. SKELCY: Okay. Thank you.

12 CHAIRMAN IBE: Thank you, Member  
13 Skelcy.

14 Member Gerbl ick?

15 MR. GERBLICK: For the city  
16 again, sorry about all the questions.

17 The wall sign would then be --  
18 is there a size limitation to the -- are  
19 we -- is it two variances that we would be --  
20 the additional sign as well as additional  
21 square footage on that sign, from the stated  
22 ordinance?

23 MS. SAARELA: Is the sign  
24 still -- it's the size that you proposed  
25 originally that was requested for the

32

1 original variance, it hasn't changed?

2 MR. ELLIS: Well, like I said,  
3 the original sign that we --

4 MS. SAARELA: I guess is it still  
5 70 square foot?

6 MR. ELLIS: Yes.

7 MS. SAARELA: So that's what it  
8 was noticed as, so we can still --

9 MR. GERBLICK: Okay.

10 CHAIRMAN IBE: Do we have any  
11 additional questions or comments?

12 MS. KRIEGER: I was wondering  
13 what other avenues have you done, because  
14 yes, when I drive by, I have thought of it,  
15 when I see Telcom, is it an office. And so  
16 that people would not be confused with the  
17 new signage, have you tried -- what  
18 statistically have you done?

19 MR. LANG: We do occasional  
20 newspaper advertising in the Novi News, but  
21 we probably get our biggest play in some of  
22 the community involvement activities that we  
23 participate in.

24 But we're about to undertake a  
25 significant media approach to marketing

33

1 oursel ves along with the rebranding project.

130212.txt

2 MS. KRIEGER: Thank you.

3 CHAIRMAN IBE: Thank you. Do we  
4 have any additional questions, comments?

5 (No audible responses.)

6 CHAIRMAN IBE: Well, seeing none,  
7 I will entertain a motion. Yes, please.

8 MR. FERRELL: I move to approve  
9 Case No. PZ13-0002, for 44575 Twelve Mile  
10 Road.

11 The request is based upon  
12 circumstances or features that are  
13 exceptional and unique to the property and do  
14 not result from the conditions that exist  
15 generally in the city, or that are  
16 self-created because having a sign only  
17 facing so westbound traffic can see it.

18 The failure to grant relief  
19 will unreasonably prevent or limit the use of  
20 the property, and will result in  
21 substantially more than a mere inconvenience  
22 or inability to attain a high economic or  
23 financial return. Because by allowing people  
24 to know that the building is a financial  
25 building, rather than an office building.

♀

34

1 The grant of relief will not  
2 result in the use of structure that is  
3 incompatible with or unreasonably interferes  
4 with adjacent or surrounding properties, will  
5 result in substantial justice being done to  
6 both the applicant and adjacent or

7 surrounding properties and is not  
8 inconsistent with the spirit of the  
9 ordinance.

10 MR. GHANNAM: I'll second that  
11 just as long as the motion is clear that this  
12 is based on the amended petition that  
13 requests the ground sign as opposed to a pole  
14 sign, and a 70 square foot wall sign.

15 MR. FERRELL: Okay.

16 MR. GHANNAM: I will second that.

17 CHAIRMAN IBE: Seeing that motion  
18 has been made and duly seconded, is there any  
19 need for further discussion regarding this  
20 motion or this particular case?

21 (No audible responses.)

22 CHAIRMAN IBE: Well, seeing none,  
23 I will ask our recording secretary to please  
24 call the roll.

25 MS. MARCHIONI: Member Ferrell?

1 MR. FERRELL: Yes.

2 MS. MARCHIONI: Member Ghannam?

3 MR. GHANNAM: Yes.

4 MS. MARCHIONI: Member Gedeon?

5 MR. GEDEON: Yes.

6 MS. MARCHIONI: Member Gerbl ick?

7 MR. GERBLICK: Yes.

8 MS. MARCHIONI: Chair man Ibe?

9 CHAIRMAN IBE: Yes.

10 MS. MARCHIONI: Member Krieger?

11 MS. KRIEGER: Yes.

130212.txt

12 MS. MARCHIONI: Member Skelcy?

13 MS. SKELCY: Yes.

14 MS. MARCHIONI: Motion passes  
15 seven to zero.

16 CHAIRMAN IBE: Congratulations.

17 MR. LANG: Thank you very much.

18 CHAIRMAN IBE: You're welcome.

19 That brings us to our third  
20 case for today. Case No. PZ13-0003, for  
21 47960 Grand River Avenue, Menchie's Frozen  
22 Yogurt.

23 Please state your full name  
24 and your address and spell your last name for  
25 the record.

♀

36

1 MS. SAMSON: My name is Danny  
2 Samson. I live in Huntington Woods. The  
3 last name is spelled S-a-m-s-o-n.

4 MS. KRIEGER: Are you an  
5 attorney?

6 MS. SAMSON: I am not an  
7 attorney.

8 MS. KRIEGER: In Case No.  
9 PZ13-0003, do you swear or affirm to tell the  
10 truth?

11 MS. SAMSON: I do.

12 MS. KRIEGER: Thank you.

13 MS. SAMSON: Thank you.

14 I have a couple of photos I'd  
15 like to show. Can I place them down here.

16 CHAIRMAN IBE: Yes.

17 MS. SAMSON: First of all, thank  
18 you for hearing the case tonight. I'll keep  
19 it very simple.

20 I don't want to over  
21 complicate what you will agree -- I hope you  
22 will agree is a very simple request.

23 Menchie's Frozen Yogurt, I  
24 don't know if you have heard of it yet. We  
25 hope that you will quite a bit in the short

37

1 future. It's just what it sounds like. It's  
2 a frozen yogurt concept.

3 It's a self-service concept  
4 where you go in, and you fill your own yogurt  
5 up, you put toppings on and you weigh it at  
6 the end and you pay by the ounce. It's like  
7 a concept you have seen frequently around  
8 town now, across the country actually.

9 And this is a concept,  
10 Menchie's, it's very family, very community  
11 focused, so we are really looking forward to  
12 coming to Novi and doing business in Novi.

13 What you see here is the  
14 location, and it's a little bit complicated  
15 of a location. You can see the space goes  
16 from here, over to here (indicating). This  
17 will actually be the front door, the entrance  
18 to the restaurant. And obviously it's a  
19 unique -- a hardship here, where that jog in  
20 the building is created and it complicates  
21 the ability for signage and for us to do the

22 type of signage that we'd typically be doing,  
23 that we'd like to be doing.

24 I'm going to switch the photo  
25 to the mock-up that we have posted. I don't

38

1 know if you have had a chance to go out and  
2 see it. I hope you have. But you get the  
3 idea, a little bit from image here, how we  
4 would like to have the sign laid out.

5 It's my opinion, I hope you  
6 will agree again, very minor request, but  
7 certainly acknowledging that it's not in  
8 accordance with the ordinance today.

9 Normally what happens with our  
10 property, our signage is this circular  
11 portion of the logo would appear at the end  
12 of the Menchie's sign, right by the end. And  
13 obviously because of the way the building is  
14 configured, and the way the jog in the  
15 building exists, it's not possible to do  
16 that.

17 If we were to make it small  
18 enough, where we could actually fit in that  
19 area, it would be almost comical as to how  
20 small the sign becomes.

21 So we have been able to get  
22 approvals from our corporate body to modify  
23 the logo in this fashion.

24 I think it's important to note  
25 that if we did this sign -- if we had the

39



1 circle on the end of the Menchie's, the way  
2 it's typically done, we are actually below  
3 the requirements, the square footage  
4 requirements that we would be allowed under  
5 the ordinance.

6 So all we have really done is  
7 really reconfigure the sign, and  
8 consequently, unfortunately, have picked up  
9 additional square footage as a result.

10 I'm sure you know, in this  
11 area, really on either side of the disk  
12 portion of the sign, which really ultimately  
13 becomes brick on the building.

14 So again, I don't want to over  
15 complicate things, it's very straight  
16 forward. I'm hopeful that you will see our  
17 hardship we are dealing with, it's important  
18 to us to be able to maintain visual presence  
19 that we occupy this entire location, and not  
20 just this small sliver of space in the  
21 center, and we think this will be able to  
22 accomplish that.

23 So I'm hopeful you will  
24 support this.

25 CHAIRMAN IBE: Thank you, sir,

1 for the presentation.

2 Is there anyone in the  
3 audience who would like to make a  
4 comment regarding this particular case at

5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

this time?

(No audible responses.)

Well, seeing none, I will ask our Madam Secretary to read into the record any correspondence.

MS. KRIEGER: In Case No. PZ13-0003, 20 were emailed, zero approvals, zero objections.

CHAIRMAN IBE: Thank you, Member Krieger.

I will now turn to the city for any comment, questions that they may have.

MS. SAARELA: I don't have any.

MR. GERECKE: Nothing.

CHAIRMAN IBE: Thank you. Now, open it up to the board for discussion. Yes, Member Ghannam.

MR. GHANNAM: I do understand your position now. You actually have explained a lot of the questions that I had.

♀

41

1  
2  
3  
4  
5  
6  
7  
8  
9

This is part of a -- this is part of a franchise requirement, the logo as well as the name, correct?

MS. SAMSON: Correct.

MR. GHANNAM: You're saying the typical logo has the yogurt logo at the beginning, before the M?

MS. SAMSON: Exactly.

MR. GHANNAM: I understand this

10 little cut and this little bump out on the  
11 wall and so forth, that makes a lot more  
12 sense.

13 I understand also the way Novi  
14 measures the signs, it's got to include the  
15 entire area, even though you're not using it.  
16 With all that in mind, I have no problem with  
17 the request. I would be willing to support  
18 it.

19 MS. SAMSON: Thank you.

20 CHAIRMAN IBE: Thank you, Member  
21 Ghannam.

22 Do we have any additional  
23 questions or comments?

24 (No audible responses.)

25 MR. GHANNAM: Seeing none, I will

♀

42

1 entertain a motion. Yes, Member Gerblick?

2 MR. GERBLICK: I move that in  
3 Case No. PZ13-0003, 47960 Grand River, that  
4 we approve the motion as stated.

5 For reasons that the request  
6 is based upon circumstances or features that  
7 are exceptional and unique to the property  
8 and do not result in conditions that  
9 generally exist in the city and that are  
10 self-created. Specifically, the varying  
11 dimensions of the building, facade.

12 Failure to grant the relief  
13 will unreasonably prevent or limit the use of  
14 the property and will result in substantially

15 more than a mere inconvenience or inability  
16 to attain higher economic or financial  
17 return.

18 As the applicant indicated,  
19 the franchise logo would not be represented  
20 from location to location, and the grant of  
21 the relief will not result in a use of the  
22 structure that is incompatible or  
23 unreasonably interferes with adjacent or  
24 surrounding properties and will result in  
25 substantial justice being done to both the

♀

43

1 applicant and the adjacent and surrounding  
2 properties, and is not inconsistent with the  
3 spirit of the ordinance.

4 In fact, it will take the  
5 place of a vacant location within an existing  
6 building.

7 MS. KRIEGER: Second.

8 CHAIRMAN IBE: Thank you. Seeing  
9 a motion has been made and duly seconded, do  
10 we have any need for further discussion?

11 (No audible responses.)

12 CHAIRMAN IBE: Seeing none, I  
13 will ask the Recording Secretary to please  
14 call the roll.

15 MS. MARCHIONI: Member Gerbluck?

16 MR. GERBLICK: Yes.

17 MS. MARCHIONI: Member Krieger?

18 MS. KRIEGER: Yes.

19 MS. MARCHIONI: Member Gedeon?

130212.txt

20  
21  
22  
23  
24  
25

MR. GEDEON: Yes.  
MS. MARCHIONI: Member Ghannam?  
MR. GHANNAM: Yes.  
MS. MARCHIONI: Chairman Ibe?  
CHAIRMAN IBE: Yes.  
MS. MARCHIONI: Member Skelcy?

44

♀

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

MS. SKELCY: Yes.  
MS. MARCHIONI: Member Ferrell?  
MR. FERRELL: Yes.  
MS. MARCHIONI: Motion passes  
seven to zero.  
CHAIRMAN IBE: Congratulations.  
That brings us to our final case for today.  
Case No. PZ13-0004, 41197 Park Forest Court.  
Will the applicants please  
come to the podium, state your names, spell  
your last names for the record.  
And if you are not an  
attorney, raise your right hand to be sworn  
in. Thank you.  
MS. DARNELL: My name is  
Amy Darnell, D-a-r-n-e-l-l.  
MS. KRIEGER: In Case No.  
PZ13-0004, do you swear or affirm to tell the  
truth in this case?  
MS. DARNELL: Yes, I do.  
MR. DARNELL: Christopher  
Darnell, D-a-r-n-e-l-l.  
MS. KRIEGER: In Case No.  
PZ13-0004, do you swear or affirm to tell the

25

truth?

45

1

MR. DARNELL: Yes.

2

MS. DARNELL: We are here

3

tonight. We constructed a fence in August of

4

last year. And this was done for the safety

5

of our family and pets and we back up to Nine

6

Mile and we are also a corner lot.

7

So with the sidewalk that was

8

actually constructed before we purchased the

9

house last June, we put up a privacy fence

10

for people who were walking by, privacy for

11

ourselves and we have two young children, who

12

are seven and four.

13

After -- I came to the city

14

and found out we did not need a permit to

15

construct the fence, and didn't know that

16

since we are a corner lot, we are considered

17

to have two front yards.

18

So we received a letter last

19

fall stating that we were in violation of one

20

of the sections because we constructed a

21

fence on our front lawn. Unaware, we went

22

ahead and did it.

23

So unfortunately the fence is

24

already constructed, and so we now know we

25

need a variance.

46

1

MR. DARNELL: A few things to

2

add. We have checked with our homeowners

3

association as well with -- regarding any

4 issues putting up a fence. There were no  
5 issues at that time brought to our attention.  
6 We had Novi Fence Company, a reputable  
7 company, come out and put up the fence for  
8 us.

9                   And I know some things about  
10 the safety issues in the area. I know  
11 recently and in the last couple of years,  
12 there has been some coyotes in the area and  
13 stuff like that. And one of the things that  
14 we enjoyed about the house was the size of  
15 the yard, and with our children, we fenced in  
16 the yard. We were able to maximize the space  
17 for it, our kids and many, many neighbor kids  
18 as well to play.

19                   MS. DARNELL: Just one more  
20 thing. Also in the packet you should have,  
21 as we drove through the neighborhood, there  
22 are numerous houses in the neighborhood that  
23 have corner lots and are fenced-in.

24                   And I provided seven examples  
25 of other fences, that are birwood, chain link

♀

47

1 or what's the new -- not PVC, composite  
2 looking fence, they're all constructed on  
3 corner lots throughout our neighborhood.

4                   CHAIRMAN IBE: Thank you for that  
5 wonderful presentation.

6                   Is there anyone in the  
7 audience who would like to make a comment  
8 regarding this particular case?

9 Yes, can you please come to  
10 the podium, state your name, and spell your  
11 last name.

12 If you are not an attorney,  
13 raise your right hand to be sworn in.

14 MR. WOOD: My name is Doug Wood,  
15 W-o-o-d.

16 MS. KRIEGER: In Case No.  
17 PZ13-0004, do you swear or affirm to tell the  
18 truth?

19 MR. WOOD: I do.

20 MS. KRIEGER: Thank you.

21 MR. WOOD: So I am a neighbor of  
22 the Darnells and the way the lots are  
23 configured, my house looks directly looking  
24 out my front window looks directly at the  
25 Darnell house.

♀

48

1 And I just have to say that  
2 they are right. If you look in the  
3 neighborhood and down Nine Mile, which their  
4 house backs up to, my house backs up to,  
5 there is numerous examples of fences that  
6 have been installed throughout the years.

7 I have been a -- lived in the  
8 home since '05. And when we bought our  
9 house, our house, our fence was installed by  
10 a previous owner, but they did a very nice  
11 job with the fence and I think it actually  
12 adds to the safety.

13 My kids play in their  
Page 40



14 backyard, and with the fact that people on  
15 Nine Mile Road, the speed limit is supposed  
16 to be only 35, but you know, we can both  
17 attest to the number of people that could --  
18 pulled over right down our street. It's nice  
19 as parents that they are, that they have a  
20 safe place for their kids to play.

21 I don't have any objections to  
22 them building a fence.

23 CHAIRMAN IBE: Thank you, sir,  
24 for that comment.

25 I'll turn to Madam Secretary

49

1 to read into the record any correspondence.

2 MS. KRIEGER: In Case No.  
3 PZ13-0004, 37 were mailed, one approval, one  
4 objection, one returned.

5 They circled the approval and  
6 the question is the fence already up from  
7 David and Nancy P-o-l-c-y-n.

8 The objection is "the fence is  
9 too close to the corner, when walking south  
10 on Chestnut Tree, as a person approaches Nine  
11 Mile, a car turning onto Chestnut Tree from  
12 the east cannot see the pedestrian until the  
13 car is almost on the person. When driving  
14 south on Chestnut Tree, I cannot see the  
15 pedestrian walking west on the path until  
16 they are almost in the street, obstruction of  
17 view for walking and driving" from Vicky  
18 Martin. That's it.

19 CHAIRMAN IBE: Thank you, Madam  
20 Secretary. I will now turn to the city for  
21 any questions or comments that they have.

22 MS. SAARELA: I don't have  
23 anything. Thank you.

24 CHAIRMAN IBE: I will open it up  
25 now for discussion from the board.

♀

50

1 Anyone interested in asking a  
2 question or comment?

3 In the absence of anyone  
4 saying -- yes, Member Gerblick?

5 MR. GERBLICK: How close is the  
6 fence to the sidewalk and the rear property  
7 line?

8 MR. DARNELL: The sidewalk, rear  
9 property is --

10 MR. GERBLICK: Chestnut Tree and  
11 then --

12 MS. DARNELL: From the south side  
13 of our property, which would be the Nine Mile  
14 side, we are seven to eight feet from the  
15 sidewalk.

16 MR. DARNELL: I believe so.

17 MS. DARNELL: In regards to the  
18 objection, at the corner of Chestnut Tree on  
19 our side there is a very large tree there  
20 already. It's a willow, it was existing.  
21 Also that was there when we moved in, there  
22 is a large -- I don't know what they are,  
23 like large trees and shrubs that were already

24 there to begin with.

25 So there was already an

51

1 obstruction, there was a line that the  
2 previous homeowners had to put in along the  
3 Chestnut Tree side of shrubs also. So our  
4 fence is chain link along Chestnut Tree. We  
5 did that on purpose because of line of sight,  
6 when you are coming down Chestnut Tree to  
7 turn onto Park Forest Court, we didn't want  
8 to cut off any line of sight as far as our  
9 children running out, or other cars, animals,  
10 anything else.

11 I'm sorry, what's your other  
12 question, how far is it from Chestnut Tree?

13 MR. GERBLICK: Yes.

14 MS. DARNELL: I believe I  
15 measured that was 11 feet. I'm sorry. I'm  
16 getting my numbers messed up. I'm a little  
17 nervous. I believe it's 11 feet from the  
18 edge of Chestnut Tree to the edge of our  
19 fence.

20 MR. DARNELL: Maybe closer 20 to  
21 the center.

22 MS. DARNELL: We didn't measure  
23 center.

24 MR. GERBLICK: Thank you.

25 CHAIRMAN IBE: Thank you, Member

52

1 Gerbl i ck.

2 MS. KRIEGER: The chain link  
3 fence is at the end of the wood fence?

4 MS. DARNELL: Yes.

5 MS. KRIEGER: Thank you.

6 CHAIRMAN IBE: Thank you. I have  
7 no objections regarding the fence. I think  
8 it's apparent you have to take steps for the  
9 safety and welfare of your children, as well  
10 as the neighborhood children who come upon  
11 your property.

12 In light of the fact that you  
13 do have fences around this subdivision is  
14 nothing that I find -- your situation is not  
15 unique, per se, in terms of finding anything  
16 really wrong with the fence. And moreover, I  
17 think it's -- being generally stated, I think  
18 it has to do with the beautification of the  
19 neighborhood itself, so I have no objections.

20 In the absence of any  
21 additional comments or questions, I will  
22 entertain a motion concerning this.

23 Member Krieger?

24 MS. KRIEGER: In Case No.  
25 PZ13-0004, 44197 Park Forest Court, I move to

♀

53

1 approve the applicant's request for the  
2 variance for the fence. That there are  
3 unique and physical conditions of the  
4 property. They're on a corner lot facing  
5 Nine Mile, such as narrowness, shallowness,  
6 shape, water, topography or surrounding

7 physical conditions, and the need for the  
8 variance is not due to the applicant's  
9 personal or economic difficulty because of  
10 safety issues for their children.

11 The need is not self-created,  
12 because there are others in that subdivision,  
13 the character of it, there are others with  
14 fences as well. Strict compliance with  
15 regulations governing area, setback,  
16 frontage, height, bulk, density or other  
17 dimensional requirements will unreasonably  
18 prevent the property owner from using the  
19 property for a permitted purpose. Their  
20 children will be able to play and be in a  
21 safe backyard, or will render conformity with  
22 those regulations unnecessarily burdensome.

23 Because it's also six feet and  
24 not greater than that, the requested variance  
25 is the minimum variance necessary to do

♀

54

1 substantial justice to the applicant as well  
2 to the other property owners in the district  
3 because they have -- it's a brand new fence,  
4 it looks very well, it matches in with  
5 surrounding neighbors, and is to the  
6 character and spirit of that area.

7 The requested variance will  
8 not cause an adverse impact on surrounding  
9 property, property values, or use and  
10 enjoyment of the property in the neighborhood  
11 or zoning district because children in that

12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

area will be in a safe backyard.

MR. FERRELL: Second.

CHAIRMAN IBE: Seeing that a motion has been made and duly seconded, do we have any need for further discussion?

(No audible responses.)

CHAIRMAN IBE: Seeing none, will the Recording Secretary please call the roll.

MS. MARCHIONI: Member Krieger?

MS. KRIEGER: Yes.

MS. MARCHIONI: Member Ferrell?

MR. FERRELL: Yes.

MS. MARCHIONI: Member Gedeon?

MR. GEDEON: Yes.

♀

55

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16

MS. MARCHIONI: Member Gerbllick?

MR. GERBLICK: Yes.

MS. MARCHIONI: Member Ghannam?

MR. GHANNAM: Yes.

MS. MARCHIONI: Chairman Ibe?

CHAIRMAN IBE: Yes.

MS. MARCHIONI: Member Skelcy?

MS. SKELCY: Yes.

MS. MARCHIONI: Motion passes seven to zero.

CHAIRMAN IBE: Congratulations.

Thank you.

That concludes the cases before the board today.

Do we have any other matters that the board should take up at this time?

17  
18  
19  
20  
21  
22  
23  
24  
25  
  
  
  
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21

Or the city?

MR. GERECKE: No.

CHAIRMAN IBE: Well, seeing none, I'll entertain a motion to adjourn this meeting.

MR. GERBLICK: So moved.

MS. SKELCY: Second.

CHAIRMAN IBE: Seeing that a motion has been made and seconded, all those

in favor say aye.

THE BOARD: Aye.

CHAIRMAN IBE: All those opposed?

(No audible responses.)

CHAIRMAN IBE: Seeing none, this meeting is adjourned.

(The meeting was adjourned at 7:53 p.m.)

