

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

TUESDAY, FEBRUARY 8, 2022 7:00 P.M.

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

BOARD MEMBERS:

Joe Peddiboyina, Chairperson

Linda Krieger, Acting Secretary

Siddharth Mav Sanghvi

Michael Thompson

Michael Longo

Jay McLeod

ALSO PRESENT:

Thomas R. Schultz, City Attorney

Lawrence Butler, Comm. Development, Dep. Director

Katherine Oppermann, Recording Secretary

Anita Sophia Wagner

Reported by:

Darlene K. May, Certified Shorthand Reporter

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Novi, Michigan
Tuesday, February 8, 2022
7:00 p.m.

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CHAIRPERSON PEDDIBOYINA: Good evening.
Welcome to the City of Novi Zoning Board of Appeals.
Today is February 8th, 7:00 p.m. Call to the order and
Pledge of Allegiance. Please, everybody stand up for
the Pledge of Allegiance by Member Longo.

(Pledge of Allegiance recited.)

CHAIRPERSON PEDDIBOYINA: Thank you. Please
be seated.

I'd request the applicants and audience,
please, make your phones on silence mode. Whenever you
have time, public hearing time, we have only three
minutes of time allowed. And whenever you're called,
please come to the podium. First tell your first and
last name clearly for our secretary for the court
record. And if you have anything, you can address when
we call. Thank you for the cooperation.

And also, we'll have a public hearing when
you're called and there is televisions also in the
rooms and the outside. We have a total of four cases,

1 I believe.

2 Okay. Can you call roll call, please?

3 MS. OPPERMANN: Certainly.

4 Member Krieger?

5 MEMBER KRIEGER: Present.

6 MS. OPPERMANN: Member Longo?

7 MEMBER LONGO: Here.

8 MS. OPPERMANN: Member McLeod?

9 MEMBER McLEOD: Here.

10 MS. OPPERMANN: Member Montague is absent,
11 excused.

12 Chairperson Peddiboyina?

13 CHAIRPERSON PEDDIBOYINA: Yes, please.

14 MS. OPPERMANN: Member Sanghvi?

15 MEMBER SANGHVI: Here.

16 MS. OPPERMANN: Member Thompson?

17 MEMBER THOMPSON: Yes.

18 MS. OPPERMANN: And Member Copes is also
19 absent, excused.

20 CHAIRPERSON PEDDIBOYINA: Thank you,
21 Katherine.

22 And public hearing and format and rules and
23 conduct. Anything to be added or changes, please, now

1 is the time to -- you can come to the podium and you
2 can see today's agenda.

3 Okay. Looks like none.

4 Approval of agenda, any changes?

5 MS. OPPERMANN: There are no changes to the
6 agenda.

7 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

8 And minutes of January 2022 meeting approval.
9 Can you -- make somebody a motion for the approval of
10 January meeting minutes?

11 MEMBER THOMPSON: I make a motion that we
12 approve the minutes for January.

13 CHAIRPERSON PEDDIBOYINA: Okay. All the
14 members, can you keep your mics on? Can you turn on
15 your mic, please? Everybody. Thank you.

16 Okay. Go ahead.

17 MEMBER THOMPSON: Sorry. I approve the -- I
18 motion that we approve the minutes for January.

19 MEMBER LONGO: I second.

20 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

21 Say aye.

22 So it looks like there's no changes. Thank
23 you.

1 MS. OPPERMANN: Pardon me. Chairperson
2 Peddiboyina, did you have an all in favor of approving
3 the agenda?

4 CHAIRPERSON PEDDIBOYINA: Yeah. All in favor
5 of the January agenda, approval of agenda.

6 MEMBER KRIEGER: Aye.

7 THE BOARD: Aye.

8 CHAIRPERSON PEDDIBOYINA: Any nays?

9 Okay. Looks like none.

10 MR. SCHULTZ: I guess, could I just get a
11 clarification? I know you approved the January
12 minutes. Could it just get an approval of the actual
13 agenda for tonight's meeting?

14 CHAIRPERSON PEDDIBOYINA: Oh, sure. Thank
15 you, counsel.

16 Okay. As per our attorney, let's go for the
17 approval of agenda. Anybody have any changes, or any
18 adding, any deletions tonight? Can somebody make
19 objections?

20 Say all in favor aye.

21 THE BOARD: Aye.

22 MR. SCHULTZ: We're good.

23 CHAIRPERSON PEDDIBOYINA: Okay. Any nos?

1 Okay. Looks like none. Thank you.

2 Okay. Public remarks?

3 Anyone have anything to -- any public
4 remarks, this is the time to speak.

5 Thank you. Looks like none. Okay.

6 Today we have the first case, PZ21-0081,
7 Joseph Yono, 1401 East Lake Drive, West of Novi Road
8 and South of Fourteen Mile Road, Parcel
9 50-22-02-329-027. The applicant is requesting a
10 variance from the City of Novi Zoning Ordinance Section
11 3.32-10.ii.a, for the building of a proposed 240 square
12 foot shed on the waterfront, 100 square feet allowed by
13 code, variance of 140 square feet. The variance would
14 accommodate the building of a new lakefront accessory
15 structure. This property is zoned Single Family
16 Residential, R-4.

17 Is the applicant -- okay. Please spell your
18 first and last name clearly for our secretary.

19 And our secretary, Linda, Member Linda, can
20 you please take it?

21 MR. YONO: Joseph Yono, Y-o-n-o.

22 MR. SCHAUER: Raymond Schauer,
23 S-c-h-a-u-e-r.

1 MEMBER KRIEGER: If you'll raise your right
2 hands.

3 Do you both swear or affirm to tell the truth
4 in this case?

5 MR. YONO: I do.

6 MR. SCHAUER: I do.

7 MEMBER KRIEGER: Thank you.

8 CHAIRPERSON PEDDIBOYINA: Okay. Please go
9 ahead a way we can help tonight for your case. I think
10 this is the second time, I believe, or third time.

11 MR. SCHAUER: This is the third time. So if
12 you guys recall in the November ZBA meeting, we got a
13 vote of three to two and we were under the impression
14 that we had passed and then in the morning we got an
15 E-mail that the city attorney overruled that
16 essentially. So with that said, we reduced what we
17 presented last time by an additional 14 square feet.
18 We're at 240 now.

19 I have some additional references here. But
20 the same arguments that we had before are still going
21 to apply. The intentions for the Yono family are to be
22 able to have a property across the main road from
23 themselves that they can be able to access to enjoy the

1 lake and be able to minimize the amount of times they
2 need to cross a road that's becoming busier by the
3 year.

4 (Document displayed.)

5 MR. SCHAUER: If you look throughout pretty
6 much the entire greater Walled Lake area, if a property
7 has a lot like this, they're granted -- you're going to
8 see many pool cabanas or accessory structures of
9 similar size used for similar purposes.

10 Hang on one second, I have a color version
11 here.

12 (Document displayed.)

13 MR. SCHAUER: So essentially what we've done
14 here is tucked the building itself right up against the
15 tree line where this 40 is here, so that the views from
16 the people on this side as well as behind the Yono's
17 are not impacted negatively at all. There's already a
18 tree line here that would, you know, mitigate any of
19 those views. So that's kind of why we put that there.
20 As far as the metrics go, we are at 8.38 lot coverage.
21 So we're definitely well below what we originally
22 submitted. We were at 13.69 back in October when we
23 submitted that.

1 I have a couple of exterior renderings here,
2 too. So the Yonos are also about to break ground on
3 their main residence across the street. So this
4 house -- or their house across the street will kind of
5 match in tone with this. It will be one sort of
6 aesthetic package. As you drive down the road, it's
7 not going to be, you know, out of the ordinary or
8 something that doesn't belong. It's going to be kind
9 of like an extremely smaller version of the house
10 itself.

11 Our biggest, you know, goal here is to
12 provide a safe place for the Yonos to be able to enjoy
13 the waterfront all summer, all year essentially and be
14 able to not have to cross the road to use the restroom
15 or to go grab a drink, move kayaks in and out. I mean,
16 that just gets dangerous to do that repetitively
17 multiple times per day.

18 (Document displayed.)

19 MR. SCHAUER: I have another view here. This
20 is the left side. Just a kind of a walk-up drink ledge
21 or opening the door, you know, to be able to see out
22 and grab stuff as you have -- you're entertaining
23 guests and that sort of thing.

1 I'll just leave this up here.

2 Anything to add, Joe?

3 MR. YONO: Again, like I said, last time
4 we're just -- have younger kids crossing back and
5 forth, family members, older mom. One of the board
6 members last time said he didn't want this to be
7 livable. It's not going to be livable. It's not --

8 CHAIRPERSON PEDDIBOYINA: Can you speak near
9 the mic, please?

10 MR. YONO: I'm sorry. I said last time one
11 of the board members said he doesn't want this to be
12 like a livable space. It's not. It's really intended
13 for storage, really, the bathroom and entertaining.

14 And if you drive down East Lake Drive, there
15 is maybe five or six of these on the water side. Some
16 are bigger, some are smaller.

17 It kind of fits in that area. I sit on a
18 corner lot, which is a double lot so my front is bigger
19 than a lot of those lots that are on the water side and
20 even on the residential side. And we're just trying to
21 make something nice that sticks out right there. I
22 talked to a couple of neighbors, they don't mind it.
23 It is far from the water. It's basically, I want to

1 say, 20 -- is it 25 feet from the water?

2 MR. SCHAUER: It's just under 20 feet.

3 MR. YONO: From the water. We're putting a
4 seawall up along that water to basically -- the
5 property now takes a dip where all the water runs off
6 the road and my neighbor's side into my property, so
7 that lake part is always flooded. So we want to raise
8 it to make it level like everybody else's. The
9 neighbor to the left, if you're looking at the water,
10 sits higher than me and her property is all concrete.
11 So I, basically, get all that washed down, and from the
12 road it drops also.

13 So we're trying to basically level it with
14 the road like the other properties and put this cabana.

15 CHAIRPERSON PEDDIBOYINA: Okay. Anything you
16 would like to add?

17 MR. SCHAUER: Nope.

18 CHAIRPERSON PEDDIBOYINA: Thank you.

19 Okay. From the city?

20 MR. BUTLER: Yes. Just one quick question.
21 I just wanted to confirm that the shed will be six feet
22 off the property line on the right side there. You are
23 six feet, that's correct?

1 MR. YONO: Yes. Yes. I think it's even
2 more. I think it's like seven.

3 MR. BUTLER: Okay. Perfect.

4 MR. SCHAUER: I believe we show it as two
5 feet currently, but if we need to make it ...

6 MR. BUTLER: The code calls for it has to be
7 six feet off the property line.

8 MR. SCHAUER: Okay. We can make that
9 adjustment.

10 MR. BUTLER: And it's already far enough from
11 the water so that's okay. But it has to move that six
12 feet.

13 MR. SCHAUER: Okay.

14 MR. BUTLER: Thank you.

15 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
16 Larry.

17 Okay. And correspondence, our secretary.

18 MEMBER KRIEGER: For this case, 31 letters
19 were sent, zero returned, one approval, two objections.

20 The first is objection from Wayne and Maria
21 Tilmos on Paramount and no comments.

22 The next one is objection. "With the limited
23 amount of lake frontage, the shed of that size would be

1 disproportional to the lot size." From Brent Beshears,
2 I think I said that right. 1395 East Lake.

3 And the -- "Just wanted to send a note to let
4 you know I'm okay with the proposed variance request
5 for Mr. Yono. Please let me know if you have any
6 questions." From Lauren Pober on East Lake.

7 That's it.

8 CHAIRPERSON PEDDIBOYINA: Thank you, Member
9 Linda.

10 Okay. From the public, anybody -- audience
11 who would like to speak on this case?

12 I would request anybody in the audience that
13 would like to speak on this case, this is the time to
14 speak on this.

15 Thank you. Looks like none.

16 Okay. Thank you for the good presentation.
17 And let me open to my board and let them speak on this
18 case.

19 It's open to the board, anybody can speak on
20 this.

21 Okay. Dr. Sanghvi, please go ahead.

22 MEMBER SANGHVI: Thank you.

23 Good evening.

1 MR. YONO: Good evening.

2 MEMBER SANGHVI: I think I have been -- we
3 have met here before a couple of times.

4 MR. SCHAUER: Yup.

5 MEMBER SANGHVI: I got only two questions.
6 Number one, what is the total size of your house? How
7 many square feet?

8 MR. YONO: 4,300 plus, almost 4,400 square
9 feet.

10 MEMBER SANGHVI: As compared to that, how big
11 is this shed?

12 MR. YONO: 240 square feet.

13 MEMBER SANGHVI: Because I see more -- it's
14 more than 100 percent you are requiring a variance,
15 that's why I'm asking.

16 MR. SCHAUER: Yes. The house has already
17 been approved and everything. We're just waiting for
18 the permits to knock down the old house that's existing
19 so we can start building on the new one.

20 MEMBER SANGHVI: Okay. Thank you.

21 I am done, sir.

22 CHAIRPERSON PEDDIBOYINA: Thank you, Member
23 Sanghvi.

1 Okay. Please go ahead.

2 MEMBER McLEOD: Good evening. Quick
3 question. You mentioned as you drive down the road you
4 can see similar variances that were provided. Are
5 these your immediate neighbors or are these, like,
6 within view of where you are on the lake?

7 MR. YONO: It's on East Lake Drive. They're
8 probably -- one is about, I want to say, ten houses
9 down and the other one is about maybe eight houses down
10 from the other one. One is a shipping container with a
11 second level. The second one I want to say is like a
12 15 by 15. Literally looks like a house that sits a
13 little lower on East Lake Drive. Kind of the same
14 design with an open front where you can enjoy the water
15 by being inside or on the outside.

16 MEMBER McLEOD: Okay. Thank you.

17 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

18 Member Linda?

19 MEMBER KRIEGER: The bathroom, the sewage,
20 where do you -- having that drained to?

21 MR. YONO: We're planning on putting sewer
22 and water on the lake side also and electricity.

23 MEMBER KRIEGER: I worry about that because

1 in the last 30 plus years that I've been driving up and
2 down that south -- that East Lake Road, is that at
3 times in the summer the water will have an odor of
4 sewage. It hasn't recently, but just to -- I don't
5 know how that is.

6 MR. YONO: It's going to be city sewer and
7 water, not septic.

8 MR. SCHAUER: Yeah. We'll be connecting to
9 the city infrastructure.

10 MEMBER KRIEGER: Okay. So that will be under
11 the road?

12 MR. YONO: Correct.

13 MR. SCHAUER: Correct.

14 MEMBER KRIEGER: Okay. And then the -- it's
15 all going to be enclosed?

16 MR. YONO: Yes.

17 MEMBER KRIEGER: Because the ones that are
18 neighboring in the more southern area are smaller
19 and -- or if they're bigger, they're open all year.
20 There's no walls. They have pillars to hold the roof
21 up. And then the ones that are bigger that are
22 surrounded have the berm as you go up the road and see
23 more on the east side of the lake. So if you could

1 address -- I'm still concerned about the size. Because
2 people driving on the road when the building is built,
3 how -- there's -- when you're looking at the lake and
4 driving, it's going to be there versus the other ones
5 that are there they're not as obtrusive. So this one
6 you'll see it as soon as you're driving by. So can you
7 explain a little bit more or if you could --

8 MR. SCHAUER: In terms of the site, the
9 most -- the property that will be impacted the most by
10 this view is the Yono's personal view themselves.
11 Because of the tree line directly to the right between
12 161 and 162 and then the location of that, we're not
13 necessarily detracting views from any other property
14 necessarily, except for the Yono's own view which he's
15 happy to sacrifice for this because he can obviously go
16 utilize this property. One of the main factors with
17 him purchasing both lots and then also the waterfront
18 lot was to ultimately have a structure like this so
19 that it can be something that they utilize safely and
20 not have it be this kind of distant thing that they get
21 to go to. And it's inconvenient to be there and they
22 have to, you know, truck a cooler, all that stuff
23 daily. That would kind of get old as a property

1 owner.

2 MEMBER KRIEGER: So you wouldn't be storing a
3 boat in there?

4 MR. YONO: No. It's too small.

5 MEMBER KRIEGER: You wouldn't be able to?

6 MR. SCHAUER: No. Miscellaneous like kayaks
7 and daily use stuff.

8 MR. YONO: Life jackets.

9 MR. SCHAUER: Yeah. Things that you would
10 prefer not to have to leave in the house and then every
11 time bring that over in a wagon or something like
12 that.

13 MEMBER KRIEGER: Well, the kayaks aren't
14 anywhere near 20 feet. Would you be able to reduce it
15 to 18?

16 MR. SCHAUER: Reduce the ...

17 MEMBER KRIEGER: The length. And go 10 by
18 18.

19 MR. SCHAUER: Let me double-check the actual
20 current size here real quick.

21 Yeah. So we are 12 by 20 right now.

22 MEMBER KRIEGER: Right.

23 MR. SCHAUER: I mean, how about 12 by 18? We

1 would like to keep the 12 width only so that, number
2 one, we can fit a doorwall off the rear adequately size
3 and then also the -- we're thinking about the door
4 facing the garage or the street side as well to be able
5 to, you know, pull in let's say multiple kayaks or if
6 you're backing something in on a trailer to be able to,
7 you know, easily --

8 MEMBER KRIEGER: The storage door in the
9 front facing the road?

10 MR. SCHAUER: Correct. Yes.

11 MEMBER KRIEGER: I'm not familiar with the
12 sizes of the doors. Those kind of doors.

13 MR. SCHAUER: So we have an eight -- if
14 you -- right here. We have an eight foot by eight foot
15 door facing the side of the road. If we were to reduce
16 that in width it would get down to, you know, like a
17 six foot door and I think that would kind of look a
18 little odd.

19 MEMBER KRIEGER: Okay. I'd like to listen to
20 the other members. Thank you.

21 CHAIRPERSON PEDDIBOYINA: Thank you, Member
22 Linda.

23 Any other board member?

1 MEMBER THOMPSON: The asphalt -- it's going
2 to be an asphalt driveway and then an asphalt patio
3 around it?

4 MR. SCHAUER: It will be brick pavers.
5 Probably asphalt to the building itself and then around
6 that will be like an impervious paver type material
7 that water can pass through.

8 MEMBER THOMPSON: Okay. And is there a city
9 code of how close that can be to the water?

10 MR. BUTLER: It has to be at least six feet
11 from the water, but he's farther than that.

12 MR. YONO: We're 20 something from the
13 water.

14 MR. SCHAUER: Yeah. And our --

15 MEMBER THOMPSON: It's only six feet?

16 MR. SCHAUER: And the flat work is --

17 MR. BUTLER: That's the closest he can be --
18 well, to his property line.

19 MR. SCHAUER: Yeah. The flat work is about
20 eight feet off the water's edge, too, right now. I
21 mean, we can pull that back. That's just for
22 diagrammatic purposes.

23 MR. YONO: And the seawall we're doing is

1 also a brick -- let me pull up a picture here.

2 It's kind of like our neighbors' boulder size
3 brick which is going to be level with when we level the
4 ground. And those bricks are basically like you were
5 saying, is going to be brick pavers from there coming
6 around throughout the whole thing, grass on the other
7 side.

8 MR. SCHAUER: So I think -- and I can
9 probably speak for Joe here for -- you know, for
10 purposes of making you guys happy and making us happy,
11 we would entertain reducing the length by two feet. So
12 12 by 18 instead of 12 by 20.

13 CHAIRPERSON PEDDIBOYINA: Okay. Member
14 Thompson, you want to continue or anything you want to
15 ask?

16 MEMBER THOMPSON: That is it for me.

17 CHAIRPERSON PEDDIBOYINA: Okay. Any other
18 board member?

19 Yeah, please.

20 MEMBER McLEOD: Sorry. To confirm, they
21 mentioned the -- they're raising the barrier to the
22 water a couple of times. Is that actually in question
23 or is that just the --

1 MR. SCHAUER: No, that's not a question.

2 MEMBER McLEOD: Okay. Just wanted --

3 MR. YONO: This is kind of what we're going
4 to do for the retaining wall along the wall of the sea.
5 Now we just have like stones that are just thrown
6 there.

7 (Cell phone photos displayed.)

8 MR. YONO: This is what we currently have
9 there now. So all these rocks, boulders, just thrown
10 along there acting as a seawall.

11 It's basically cleaning up really that
12 corner. We sit next to the boat launch right here that
13 nobody really uses. I've been -- I took care of it all
14 summer, cut the grass, made it look nice.

15 MEMBER THOMPSON: Where were the -- the offer
16 of giving up two feet, would that come from the storage
17 part or the cabana part?

18 MR. SCHAUER: We would take the wall facing
19 the road and bring it closer to the water.

20 MEMBER THOMPSON: So less storage?

21 MR. SCHAUER: Yes.

22 CHAIRPERSON PEDDIBOYINA: Okay. Member
23 Thompson, any other questions for you?

1 MEMBER THOMPSON: That is it.

2 CHAIRPERSON PEDDIBOYINA: Okay. Any other
3 board before I close?

4 Okay. Member Longo?

5 MEMBER LONGO: Yeah. I could support the 12
6 by 18 foot. Also, I think we would put in there just
7 for your security that you need to be six feet off that
8 property line. That should be in a variance.

9 MR. SCHAUER: We're already planning on doing
10 that.

11 MEMBER LONGO: Well, it's not in the drawing
12 and I don't want you to build it and then --

13 MR. SCHAUER: Yeah. No. We'll -- it's
14 noted.

15 (Parties talking simultaneously)

16 MR. SCHAUER: Okay.

17 MEMBER LONGO: I don't want you to build it
18 and then be, you know, subject to moving it. We don't
19 want to do that. So ...

20 MR. SCHAUER: Sure.

21 MEMBER LONGO: That's why I said that.
22 That's all I have. Thank you.

23 CHAIRPERSON PEDDIBOYINA: Okay. Before we go

1 to motion, any other questions on the board?

2 Looks like none.

3 Yeah, as you said, you want to reduce to 12
4 by 18. And also, Member Longo mentioned about the last
5 question, you agree on that, too?

6 MR. YONO: Yes.

7 MR. SCHAUER: Correct.

8 CHAIRPERSON PEDDIBOYINA: Okay. It's time
9 for the motion for. Member Thompson?

10 MEMBER THOMPSON: Okay. I move that we would
11 grant the variance in case PZ21-0081 sought by Joseph
12 Yono for a 12 by 18 square foot accessory building
13 because the petitioner has shown practical difficulty
14 requiring a variance -- getting a variance from the
15 city. Without the variance the -- probably need to
16 turn that on.

17 Without the variance, the petitioner would be
18 unreasonably prevented or limited with the use of his
19 property because the variance does not allow something
20 that big so he needs the help getting it.

21 The property is unique because it's on Walled
22 Lake and has neighbors with similar structures. The
23 petitioner did not create the situation because it is

1 an older zoning code.

2 The relief granted would not unreasonably
3 interfere with adjacent or surrounding properties
4 because they have similar structures on their property
5 also. The relief is consistent with the spirit and the
6 intent of the ordinance, again, because of similar
7 structures on close by lake houses.

8 MEMBER SANGHVI: Second.

9 CHAIRPERSON PEDDIBOYINA: Okay.

10 Go ahead, Member Linda.

11 MEMBER KRIEGER: Just to -- the amendment for
12 the six feet on the property line. For what you were
13 concerned about ...

14 MR. BUTLER: You can write that in there
15 saying that they have to remember to keep that six feet
16 off this side of the property line.

17 MEMBER KRIEGER: Yeah.

18 CHAIRPERSON PEDDIBOYINA: Okay. One second.

19 Member --

20 MR. SCHULTZ: So we just confirmed -- sorry.
21 Just confirmed that two conditions, one is the
22 reduction to the 18 feet in length and the second one
23 is six feet off the south property line?

1 MR. BUTLER: If you're facing the back, it
2 would be on the right-hand side.

3 MR. SCHULTZ: Six feet off the property line.

4 MR. BUTLER: Facing the back of the house,
5 yeah.

6 MR. SCHULTZ: Those would be two conditions
7 to the motion to approve.

8 CHAIRPERSON PEDDIBOYINA: Thank you,
9 attorney. And Member Thompson, can you add those two
10 points before going to motion again.

11 MEMBER KRIEGER: You accept those?

12 CHAIRPERSON PEDDIBOYINA: Accept those two
13 points.

14 MEMBER THOMPSON: Okay. I said the first
15 time the 12 by 18. So now I move that we grant the
16 variance in case PZ21-0081 sought by Joseph Yono for a
17 12 by 18 square foot accessory building that is six
18 feet off of the property line because the petitioner
19 has shown difficulty requiring getting a variance from
20 the city.

21 MEMBER SANGHVI: Okay. Still second it.

22 CHAIRPERSON PEDDIBOYINA: Thank you, both of
23 you.

1 Okay. Please call roll call.

2 MR. SCHULTZ: Just to clarify. We'll use the
3 original motion which was fine and the only reason I
4 said it was a condition to reduce to 12 by 18 is his
5 actual request is for the 20 feet. So the original
6 motion is good with those two conditions which has been
7 approved by the seconder so you're good to vote.

8 CHAIRPERSON PEDDIBOYINA: Thank you, Member
9 Thompson.

10 MEMBER THOMPSON: I accept the amendment.

11 CHAIRPERSON PEDDIBOYINA: Okay, Katherine.

12 MS. OPPERMANN: Certainly. Chairperson
13 Peddiboyina?

14 CHAIRPERSON PEDDIBOYINA: Yes, please.

15 MS. OPPERMANN: Member Krieger?

16 MEMBER KRIEGER: Yes.

17 MS. OPPERMANN: Member Longo?

18 MEMBER LONGO: Yes.

19 MS. OPPERMANN: Member McLeod?

20 MEMBER McLEOD: Yes.

21 MS. OPPERMANN: Member Sanghvi?

22 MEMBER SANGHVI: Yes.

23 MS. OPPERMANN: Member Thompson?

1 MEMBER THOMPSON: Yes.

2 MS. OPPERMAN: Motion passes.

3 CHAIRPERSON PEDDIBOYINA: Good luck.

4 MEMBER KRIEGER: Good luck.

5 MR. YONO: Thank you.

6 CHAIRPERSON PEDDIBOYINA: Okay. Take care.

7 Congratulations.

8 Okay. Today, let's go to the case number
9 two. PZ22-0001, Metro Detroit Signs/Aspen Dental,
10 26222 Novi Road, East of Novi Road and North of Grand
11 River Avenue, Parcel 50-22-14-352-002. The applicant
12 is requesting a variance from the City of Novi Code of
13 Ordinance Section 28-5(d)(2) and 28-5(b)(1)a, for the
14 installation two wall signs exceeding the permitted
15 size of signs. A 61.34 square foot illuminated wall
16 sign on the east elevation of the building, 24 square
17 feet allowed, variance of 37.34 square feet, and a
18 61.34 square foot illuminated wall sign on the west
19 elevation of the building, 55 square feet allowed,
20 variance of 6.34 square feet. The property is zoned
21 Town Center, TC.

22 Okay. Please spell your first and last name
23 clearly for our court record and for the secretary

1 taking the oath.

2 MR. DETERS: Good evening everyone. My name
3 is Paul Deters, D as in David, e-t-e-r-s. And I'm with
4 Metro Signs & Lighting, 11444 Kaltz Avenue in Warren.

5 CHAIRPERSON PEDDIBOYINA: Member Linda, can
6 you take the oath?

7 MEMBER KRIEGER: Are you a lawyer?

8 MR. DETERS: No, ma'am, I'm not.

9 MEMBER KRIEGER: Okay. Raise your right
10 hand.

11 Do you swear or affirm to tell the truth in
12 this case?

13 MR. DETERS: Yes, I do.

14 MEMBER KRIEGER: Thank you.

15 CHAIRPERSON PEDDIBOYINA: Okay. Please go
16 ahead any way we can help you tonight on this case,
17 please.

18 MR. DETERS: Very good. Thank you. Well, if
19 many of you may recall, I was before this very board
20 last month for the adjacent property which had the
21 exact same circumstance as this one.

22 Last month -- and where I'm pointing here,
23 that was the Sleep Number location that has the

1 identical circumstance that the Aspen Dental has. And
2 so what we're hoping, as you can see, this is Novi Road
3 here. The way the parking is set here and the entrance
4 into the site, the east elevation is really the front
5 and that's where everybody is going to be viewing and
6 coming into the Aspen Dental location. So very few
7 people will use this front elevation or what would be
8 considered the front elevation along Novi Road.

9 And here is, I could just see what they're
10 hoping to do is the building is very symmetrical. They
11 have three identical arches that they -- they put a lot
12 of design into these buildings. And what we're hoping
13 to do is get the same sign that has been approved for
14 the south elevation, for the east which is going to be
15 where their main door is. As well as the west
16 elevation that faces Novi Road.

17 And you can see relative to the span and the
18 architectural features that are on these buildings, the
19 signs are very much to scale and we believe it's
20 appropriate, they're just slightly small -- slightly
21 larger than what the code would normally allow.

22 And one thing is that we, too, and ask that
23 the board might consider is that just the way the Aspen

1 Dental -- and that's what their signs look like. The
2 letters are -- like the capital letter D is 26 inches
3 tall. So about half of the area or a third of the area
4 of the entire sign is this open space that's created by
5 the ascender on the capital letter A, which is a part
6 of their logo, and the descender of the letter P which
7 creates a real large dead area that's considered
8 signage just the way the code calculates that. So I
9 think -- they're really, the actual signage is less
10 than 40 square feet in each case.

11 CHAIRPERSON PEDDIBOYINA: Okay. Any other
12 things you would like to add?

13 MR. DETERS: No, sir.

14 CHAIRPERSON PEDDIBOYINA: Okay. Came to your
15 property also. And the next door is Sleeping --

16 MR. DETERS: Sleep Number is what it's going
17 to be.

18 CHAIRPERSON PEDDIBOYINA: Sleep Number. I
19 remember, yeah. That's what I remember vaguely.

20 Okay. Let's see. Open to the board. Before
21 going to the board, I would like to ask the audience,
22 anybody would like to speak on this case?

23 Looks like none.

1 Okay. From the city, Larry?

2 MR. BUTLER: No comments from the city.

3 Standing by for questions.

4 CHAIRPERSON PEDDIBOYINA: Okay. Linda,
5 secretary?

6 MEMBER KRIEGER: For this case, 32 letters
7 were sent, zero returned, zero approvals, zero
8 objections.

9 CHAIRPERSON PEDDIBOYINA: Okay. Good. Thank
10 you.

11 Okay. It's open to the board and anyone can
12 speak on this case.

13 Dr. Sanghvi. Please go ahead, Dr. Sanghvi.

14 MEMBER SANGHVI: Thank you. Just a couple of
15 questions. This is going to be a dental office only?

16 MR. DETERS: That is correct.

17 MEMBER SANGHVI: And how many people are
18 you -- how many people will be working there?

19 MR. DETERS: You know what, I don't know.
20 It's a fairly typical size office. I think they have
21 three or four dentists that work there. They're fairly
22 large operations. They get quite a bit of traffic.

23 MEMBER SANGHVI: And my second is, does it

1 open into the mall of the Town Center on the other
2 side?

3 MR. DETERS: To the development behind it to
4 the east.

5 MEMBER SANGHVI: That would be to the east of
6 you?

7 MR. DETERS: No. There is not an exit out
8 the east. There's --

9 MEMBER SANGHVI: All right. Only through
10 Novi Road only?

11 MR. DETERS: And the side street there which
12 is -- well, there's a side -- there's a small entry
13 drive road --

14 MEMBER SANGHVI: Yeah. I know. That's why
15 I'm asking you. That is what is very critical that
16 it's in that corner. Thank you.

17 CHAIRPERSON PEDDIBOYINA: Okay. Dr. Sanghvi,
18 thank you.

19 Any other board member who would like to
20 speak on this case?

21 Okay, Member Linda?

22 MEMBER KRIEGER: I drove by. I would have
23 appreciated a mockup sign to get a proportion picture.

1 And -- but I see the need for it. I mean, according to
2 what you've given us in the document, it looks
3 proportional, so and I know -- understand the need and
4 then the speed of the road or just the multiple
5 elements dealing with that corner that you have and
6 then plus -- would it be lit -- the question would be
7 for Aspen Dental. Is it going to be lit 24?

8 MR. DETERS: No, it will not.

9 MEMBER KRIEGER: Okay.

10 MR. DETERS: They'll turn it off. Usually
11 around 11 o'clock, midnight they'll turn that off.

12 MEMBER KRIEGER: Okay. That's my question.
13 Thank you.

14 CHAIRPERSON PEDDIBOYINA: Thank you, Member
15 Linda.

16 Any other board member?

17 Okay. Looks like none. And it's motion
18 time. Dr. Sanghvi?

19 MEMBER SANGHVI: Thank you. I move that we
20 grant the variance in case number PZ22-0001, sought by
21 Metro Detroit Signs for the location of 26222 Novi
22 Road for Aspen Dental. Because the petitioner has
23 shown practical difficulty requiring the need for this

1 variance as described in the application.

2 This property is very different than most of
3 the properties around Novi Road at that place and it
4 doesn't open onto the Town Center mall and this
5 requires this size of sign. And without the variance,
6 the petitioner would be unreasonably prevented or
7 restricted in the use of this property.

8 The property is unique because of its
9 location off Novi Road.

10 Petitioner did not create the condition and
11 the relief granted will not unnecessarily interfere
12 with any adjacent or surrounding properties. The
13 relief is consistent with the spirit and intent of the
14 ordinance.

15 Thank you.

16 CHAIRPERSON PEDDIBOYINA: Thank you, Dr.
17 Sanghvi.

18 Can somebody can make a second?

19 MEMBER KRIEGER: Second.

20 MEMBER LONGO: Second.

21 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

22 Any other discussions?

23 Okay. Looks like none.

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Okay, Katherine.
MS. OPPERMANN: Chairperson Peddiboyina?
CHAIRPERSON PEDDIBOYINA: Yes, please.
MS. OPPERMANN: Member Krieger?
MEMBER KRIEGER: Yes.
MS. OPPERMANN: Member Longo?
MEMBER LONGO: Yes.
MS. OPPERMANN: Member McLeod?
MEMBER McLEOD: Yes.
MS. OPPERMANN: Member Sanghvi?
CHAIRPERSON PEDDIBOYINA: Member Sanghvi?

Dr. Sanghvi?

MEMBER SANGHVI: Yes. Thank you.
MS. OPPERMANN: And Member Thompson?
MEMBER THOMPSON: Yes.
MS. OPPERMANN: Motion passes.
CHAIRPERSON PEDDIBOYINA: Okay.

Congratulations. Thank you.

MR. DETERS: Thank you very much.

CHAIRPERSON PEDDIBOYINA: Okay. The case number, today's number three, PZ22-0002, Catholic Central High School, 27225 Wixom Road, West of Wixom Road and South of Grand River Avenue, Parcel number

1 50-22-18-200-027. The applicant is requesting variance
2 from the City of Novi Zoning Ordinance Section 3.1.2.D
3 to allow increase of building height to 44 feet at the
4 west entry and 38.45 feet for the robotics room on the
5 east side of a proposed addition to the school
6 building. The remainder of the addition is less than
7 the 35 foot maximum height required by code. This
8 property is zoned Single Family Residential, R-1.

9 Okay. Please go ahead. State your first and
10 last name clearly for our secretary and court record
11 purpose. Thank you.

12 MR. TUREK: Good evening. Ed Turek,
13 T-u-r-e-k. President of Catholic Central High School.

14 CHAIRPERSON PEDDIBOYINA: Okay, Katherine --
15 Linda.

16 MEMBER KRIEGER: Will you raise your right
17 hand. Thank you.

18 And do you swear or affirm to tell the truth
19 in this case?

20 MR. TUREK: I do.

21 MEMBER KRIEGER: Thank you.

22 CHAIRPERSON PEDDIBOYINA: Okay. Mr. Turek,
23 go ahead. And what can we help you tonight?

1 MR. TUREK: Thank you. Good evening. We
2 thank you for hearing us this evening. As we continue
3 to try to attract new students to our school, our
4 private school, it is important that we continue to
5 build out our campus.

6 When we moved here 16 years ago, STEM and
7 robotics were not very important to the education of a
8 high school student, but now, as most of you know, it
9 is very important. And we do not have a facility to
10 operate in. Our robotics team is currently off site,
11 off campus functioning and our STEM curriculum is
12 spread out throughout the building. So this is a huge
13 step for us to again attract students just to maintain
14 our enrollment. It's becoming very competitive in the
15 Catholic schools as we draw from students in a wide
16 variety of zip codes.

17 So we're here looking at talking about our
18 new STEM addition which would be very -- again, very
19 important. It's also very important that we build a
20 structure that identifies who we are, a Catholic
21 college prep school. I want to thank the city staff,
22 including the Planning Commission for their support and
23 their guidance. Our CC supporters who wrote letters.

1 And some are in the audience this evening,
2 including our neighbors from Berkshire Point who we
3 continue to cooperate with. And I know -- I understand
4 they sent a letter of support as well. They're our
5 closest neighbors.

6 Finally, I want to thank our team for all
7 their hard work and we have some of them here to answer
8 any questions. And I would like to introduce one of
9 our lead architects from IDS who will go over briefly
10 what the building will look like and why. Thank you.

11 CHAIRPERSON PEDDIBOYINA: Mr. Turek, I have a
12 question. Do you have any pictures to show?

13 MR. TUREK: I'm sorry?

14 CHAIRPERSON PEDDIBOYINA: Do you have any
15 pictures, photos?

16 MR. TUREK: Yes. We're going to show you
17 that right now.

18 CHAIRPERSON PEDDIBOYINA: Yes. Please go
19 ahead and present. Thank you.

20 MEMBER KRIEGER: Could you swear in as well,
21 sir?

22 MR. LA TONA: Of course.

23 MEMBER KRIEGER: Thank you.

1 CHAIRPERSON PEDDIBOYINA: Yeah. Please go
2 ahead and tell your first and last name clearly.

3 MR. SCHAUER: Adrian La Tona. A-d-r-i-a-n.
4 Last name La Tona, L-a space T-o-n-a.

5 MEMBER KRIEGER: Raise your right -- thank
6 you.

7 Would you -- in this case, would you swear or
8 affirm to tell the truth in this case?

9 MR. LA TONA: I swear.

10 MEMBER KRIEGER: Thank you.

11 CHAIRPERSON PEDDIBOYINA: Thank you. Please
12 go ahead.

13 MR. LA TONA: Thank you. Good evening
14 everyone.

15 CHAIRPERSON PEDDIBOYINA: Can you come closer
16 to the mic so that everybody can speak?

17 MR. LA TONA: Okay. Can you guys hear me?

18 CHAIRPERSON PEDDIBOYINA: Yeah.

19 MR. LA TONA: Okay. Good evening everyone.
20 Like Ed mentioned, I'm an architect on the project.
21 And we've been working with the school here to start
22 developing this new vision for the campus. And what
23 we're really trying to do is create a Catholic college

1 preparatory campus that speaks to the history of the
2 institution, what they're about and where they're
3 going. And this STEM addition is really the first
4 piece of that. Beginning with the robotics wing that
5 you see on the screen here, it's about creating a new
6 jewel when you first walk into the campus. That moment
7 that grabs --

8 (Clarification by the court reporter.)

9 MR. LA TONA: Yeah. Maybe it will help too
10 if I --

11 MEMBER KRIEGER: Oh, yeah.

12 MR. LA TONA: -- remove my mask a bit.
13 That's better? Okay. Thank you.

14 It's really about creating that first
15 welcoming moment when you walk into campus capturing
16 the aspirations of students and prospective parents
17 coming here. The robotics wing itself is that glass
18 jewel piece. As we move down the rest of the building,
19 as you can see here, is creating more of that
20 collegiate gothic style, speaking to the history and
21 the religious aspects of the institution. And like Ed
22 mentioned, the majority of this addition is under that
23 existing zoning requirement and that's not an easy feat

1 given that this is a STEM addition.

2 There's a lot of mechanical systems required.
3 There's a lot of structural steel in here. So we're
4 very cognizant of that and lending a lot of credence to
5 the existing requirements while still trying to connect
6 to the school.

7 When we get over to the west end, this is the
8 west entry piece more central to the campus. This is
9 about wayfinding. This building is over a thousand
10 feet long. It's difficult to navigate when you first
11 approach. Creating this new entrance here on the west
12 end gives visitors a clear identity, a clear
13 destination to go to when they first come in on
14 campus.

15 I also want to touch on the materiality. The
16 building materials that we're using, they're timeless.
17 It's brick, it's limestone, it's slate roofs, and it's
18 glass. It's about creating something that's going to
19 last the next hundred years just like Catholic Central
20 has.

21 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
22 Mr. Adrian.

23 Any other people?

1 Okay. Please go ahead.

2 MR. RYAN: Thank you, Mr. Chair. Good
3 evening, ladies and gentleman. My name is Tom Ryan.
4 I'm an attorney for Detroit Catholic Central. I have
5 offices at 2055 Orchard Lake Road in Sylvan Lake,
6 Michigan. Good evening. Thank you for your time
7 tonight.

8 As indicated earlier -- I just want to go
9 through the standards briefly if I could. The campus
10 is evolving. And it's a long narrow lot that's -- a
11 number of lots, if you will, with multiple zone
12 districts on it which has been, you know, existing very
13 well with the woodlands and wetlands in the city of
14 Novi since it was first brought here in the early
15 2000s. So it's a very unique lot. It's got a lot of
16 woodlands and wetlands as indicated.

17 And the neighbors, the Berkshire
18 neighborhood, is really the closest neighborhood as
19 indicated. And they really will not be able to see any
20 of this. They might see the peak of the east end, but
21 otherwise, they won't see this building at all.

22 And I would indicate just since part of our
23 zoning is light industrial which is not actually where

1 the school is, but it's just to the north of that is
2 light industrial which the zone height there is 40
3 feet. So really, we're -- you know, 35 feet is what
4 the areas for our two, but really we're just a little
5 below on the -- on the west end and we're a little bit
6 higher -- I should say, we're a little bit lower on the
7 eastern end closest to the homes and we're a little bit
8 higher on the west end which is away from the homes.
9 So the property is very unique in that regard.

10 Secondly, it's not -- this is not a
11 self-created hardship, respectfully, because the
12 functionality of the STEM program and the robotic which
13 is ever evolving. And I'm not a science person.
14 Fortunately, I'm a social scientist so don't ask me any
15 addition or anything. I know history and sociology,
16 but I don't know anything about -- you know, I was in a
17 lost generation of science, if you will. But the
18 science requirements are ever evolving and they need to
19 have that space. They need that height which is a
20 minimal height. They need to make sure that as the
21 robotics teaching and education continues, that it's
22 going to be functional and it's going to meet the needs
23 of the future. So it's a, you know, de minimis

1 deviation, if you will, from the requirements, but this
2 is necessary because of the functionality of the
3 building and the architectural, which we think unique
4 architectural detail of the zoning ordinance in this
5 area --

6 Strict compliance is really not appropriate.
7 It is not conducive to this type of project, at least
8 at the two ends. You know, the one end is a little bit
9 over. The other one is 38 feet. So it's three feet
10 over. So it's really marginally over your limits. But
11 the reason for that is, is that they tried to keep
12 everything down to the 35 feet area and most of the
13 building isn't that high so it's not overwhelming.
14 It's just the two ends.

15 So this is again, Section 4, the minimum
16 variance necessary to seek compliance for this. And
17 lastly, no one -- we've got support from our neighbors.
18 Nobody will see this. It will be a really -- like the
19 front on Novi Road when people come in, when the school
20 works with the Planning Commission and the City
21 Council, nobody knows what's behind there, but once you
22 get into the community, into the school, you know that
23 you're seeing something special. And this is a 21st

1 Century use, with a 21st Century building which we
2 think is timeless and is appropriate under the
3 circumstances.

4 So I'll be happy to answer any questions.
5 But thank you very much for your time.

6 CHAIRPERSON PEDDIBOYINA: Thank you, Mr.
7 Attorney.

8 Any other person would like to speak on this
9 case?

10 MEMBER KRIEGER: Would that be in public?

11 CHAIRPERSON PEDDIBOYINA: Yeah. Okay. From
12 the audience, anybody would like to speak on this case
13 before we move?

14 MR. WILLIAMS: Good evening. You need my
15 name?

16 CHAIRPERSON PEDDIBOYINA: Yeah. Go ahead.

17 MR. WILLIAMS: Yeah. My name is Chuck
18 Williams, W-i-l-l-i-a-m-s. A parent of students at
19 Catholic Central. And I'm just here to support the
20 proposed expansion. They do a great job there. You
21 know, we've had a -- our kids have had a wonderful
22 education and I trust that any of the enhancements that
23 they want to make are ones that are -- they're for the

1 good of the students. Agree with all -- I won't repeat
2 the comments, although I agree with them. STEM is
3 very, very important to parents of students and I think
4 that this is an excellent step towards providing an
5 excellent education for future students. Thank you.

6 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

7 MR. FADOOOL: Good evening. I'm George
8 Fadool, F-a-d-o-o-l. I'm a Novi resident. I live not
9 too far from Catholic Central. I did send a letter of
10 support, but I'd like to add a couple of things. First
11 off, I think it's terrific as a resident of Novi and a
12 homeowner in Novi that we have a very commendable K-12
13 community in the Novi community schools. I think
14 Catholic Central is an asset that is very unique. And
15 not very many communities can enjoy an educational
16 facility like this. It reminds me of the saying, "All
17 ships rise with the tide."

18 And I think it benefits all the residents in
19 Novi to have an attraction and an educational
20 attraction like Catholic Central.

21 Second of all, I just -- we all read Intel
22 selected Columbus, Ohio for their next two facilities.
23 One of the reasons they selected Ohio and Columbus

1 specifically was the quality of education in that
2 community. So I think this isn't just a Novi positive,
3 it's a positive for Michigan. And I encourage you to
4 support the request tonight. Thank you.

5 CHAIRPERSON PEDDIBOYINA: Thank you so
6 much.

7 Any other audience before I move?

8 Okay. Looks like none.

9 Yeah. It's a great presentation. The
10 architect and the president did an excellent job. And
11 coming to attorney point of view. And nowadays, the
12 school education, you know, robotics is the key thing
13 in every aspect. I know I came the summertime to your
14 school also. And my cousin's daughter is studying in
15 your school. So these are all the -- nowadays, even
16 the restaurants, the robotics are serving the food and
17 all. People have to learn robotics more and more.
18 There is a lot of competition in state and national,
19 people are participating and those are the things.

20 Before I go on to that, I have a question.
21 City, what is the issue on 35 feet is the maximum?

22 MR. BUTLER: Normally, it's 35.

23 CHAIRPERSON PEDDIBOYINA: Normally is the 35?

1 Is it because of the residential zone? This is an R-1.

2 MR. BUTLER: Right.

3 CHAIRPERSON PEDDIBOYINA: Okay. Larry, do
4 you have any other questions?

5 MR. BUTLER: Yeah. The only question I have
6 is, are you really going to put a Blue Angels jet in
7 there or is that just a mockup for a demonstration?

8 MR. TUREK: That's actually part of the plan
9 is to do that and put that in. We'll also have a
10 flight simulator in there. So we feel it's another
11 tool to inspire our students. So, yes, it's being
12 donated.

13 MR. BUTLER: I'm probably going to have to
14 come and test that.

15 MR. TUREK: You're welcome to.

16 CHAIRPERSON PEDDIBOYINA: Okay, Larry. Thank
17 you very much.

18 And correspondence, secretary?

19 MEMBER KRIEGER: In this case, 116 letters
20 were sent, one returned, six approvals, zero
21 objections.

22 CHAIRPERSON PEDDIBOYINA: That's great.

23 MEMBER KRIEGER: So, there you go.

1 CHAIRPERSON PEDDIBOYINA: Yeah, go ahead.

2 MEMBER KRIEGER: Should I read the names in?

3 CHAIRPERSON PEDDIBOYINA: Yeah. Please go
4 ahead and briefly. Just go briefly.

5 MEMBER KRIEGER: Okay. The first one is from
6 Mr. George Fadool for approval.

7 Next one is Richard and Wende Boerema,
8 B-o-e-r-e-m-a, on Equestrian Trail.

9 The next one is from Chuck Childress on
10 Island Lake.

11 The next one is from Chuck and Lisa Williams
12 on White Pines.

13 Next one is from Ellen Marsh on Cheltenham
14 Drive.

15 Harish Siddappa, H-a-r-i-s-h S-i-d-d-a-p-p-a,
16 last name. Is the president of Berkshire Condominium
17 Homeowners Association. "We are not raising any
18 objections."

19 I think that's it. Is that six? Yeah.

20 CHAIRPERSON PEDDIBOYINA: Okay.

21 MEMBER KRIEGER: That's it.

22 CHAIRPERSON PEDDIBOYINA: Thank you very
23 much, secretary.

1 Okay. I have question for the president of
2 Catholic school. Can you please come to the podium?
3 Do you have a current robotic center in your school?

4 MR. TUREK: No, we do not. We're renting
5 space off site across 96.

6 CHAIRPERSON PEDDIBOYINA: Okay. So you need
7 it really badly on this thing. That's all I have. I
8 have no objections on this thing. I love to help on
9 this.

10 And it's open to the board.

11 Dr. Sanghvi?

12 MEMBER SANGHVI: Thank you. I have known
13 this campus before it started. I think Mr. Ryan used
14 to come with Father Elmer, if my memory serves me
15 right.

16 MR. RYAN: That's correct.

17 MEMBER SANGHVI: And I drove around yesterday
18 again to see, visualize what it is. My only -- I have
19 only one question, this glass house you are building is
20 a little incongruous with the rest of the building and
21 it doesn't blend as well as otherwise one would have
22 expected. So is there a specific reason why you are
23 making it a little different than the rest of the

1 building?

2 MR. TUREK: The idea was for it to stand out
3 and to try to combine a modern but yet traditional
4 addition. It was a very delicate -- it's a great
5 question. And it was debated for weeks and months and
6 almost a year and this is what we came up with the best
7 conclusion. But it was designed specifically for
8 that.

9 MEMBER SANGHVI: Okay.

10 MR. TUREK: I'm not an architect either.

11 CHAIRPERSON PEDDIBOYINA: Yeah. You can
12 explain.

13 MEMBER SANGHVI: Because it doesn't fit in
14 with the rest of the campus. That's why I ask you.

15 MR. LA TONA: Sure. And that's actually part
16 of the reason for the design, in order to show this off
17 and create that moment when you first walk in. You
18 know, we hear a lot about standout buildings and
19 background buildings and part of this long facade that
20 you see stretching across the north end of Catholic
21 Central is intended to create a backdrop for that key
22 robotics piece because for the institution it's a
23 differentiator. It's a game changer for them and how

1 they operate. And it's something that's an asset.

2 MEMBER SANGHVI: Well, I have no problem.
3 It's just I'm more like a traditionalist and I would
4 have liked it to blended better than it does with the
5 rest of the campus. Anyway, thank you.

6 CHAIRPERSON PEDDIBOYINA: Thank you, Dr.
7 Sanghvi.

8 Any other board member?

9 Please go ahead.

10 MEMBER McLEOD: Thank you. So I actually
11 have a question on the images. And I think it's the
12 bottom one that it'll have my answer the most. I'm
13 trying to understand the materiality of the request.
14 When I look at the bottom picture, all the buildings
15 are uniform except one little point at the entrance on
16 the right.

17 I think it's the one -- yeah. So that one
18 kind of has it there. The brownish, lightish, tanish
19 color. So that's one point that I see. And I believe
20 it's one point where you're asking for the exception
21 for. But where is the other? I can't identify on the
22 rendering. Everything else is really uniform.

23 MR. LA TONA: So I can field that question.

1 The variances are being requested for this
2 piece like you mentioned here, and the robotics wing.
3 The way the ordinance is currently stated, height is
4 measured to I think it's the two-thirds of a sloped
5 roof. So if you follow that ordinance, the majority of
6 our sloped building is under the existing zoning
7 ordinance. It's when we get to the flat roof of the
8 robotics wing because it's not sloped but flat on top,
9 that it gets above that 35 foot ordinance.

10 MEMBER McLEOD: And I'm not sure if you can
11 actually point on there. But when you say the sloped
12 roof, you're talking about the one on the far left?

13 MR. LA TONA: These sloped roof elements
14 here.

15 MEMBER McLEOD: Oh, okay.

16 MR. LA TONA: And then this is the peak --
17 this is the high point, the 44 foot mark here. And
18 that was about -- if I pulled back here, you're only
19 seeing half of the existing building here. There's an
20 entire second half that continues at this very
21 consistent height. And the creation of that peak is
22 very intentional so that visitors coming to the STEM
23 addition, coming to view robotics competitions and that

1 sort of thing know where to go. It's about wayfinding
2 and creating a sense of entry on campus, and there's
3 also very much a religious element to that entrance
4 piece as well.

5 CHAIRPERSON PEDDIBOYINA: Ready?

6 MEMBER McLEOD: Thank you.

7 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

8 Any other board member?

9 Okay, Member Longo?

10 MEMBER LONGO: Yeah. I have two things.

11 First of all, I disagree with Mav. I understand that
12 the building doesn't look like the other buildings. I
13 have a technical background and saw that building and
14 it immediately turned the light on. So you guys that
15 argued that, that happens to people like me. And if I
16 had a student, which I don't, but if I had a student,
17 I'd say, you know, you got to look at this if you're
18 interested in technical. And STEM and robotics is hot
19 stuff right now. Both in education, after high school,
20 and in the workforce, our governor talked about that,
21 that we need that kind of stuff in the workforce in the
22 state of Michigan. I totally support this.

23 MR. TUREK: Thank you.

1 CHAIRPERSON PEDDIBOYINA: Thank you, Member
2 Longo.

3 Any other board member before closing?

4 MEMBER KRIEGER: Question.

5 CHAIRPERSON PEDDIBOYINA: Yeah, go ahead,
6 Member Linda.

7 MEMBER KRIEGER: Sorry. For the glass
8 building, it's going to house the educational pieces
9 like what you were talking about displays?

10 MR. TUREK: So the glass is housed for the
11 robotics arena, which you need the tall height for
12 because they do a lot of competitions where you have to
13 sling a -- a robot slings a ball into a basket or hoop.
14 So that's the purpose of the height. There's also some
15 connecting labs in that area for engineering as well.

16 MEMBER KRIEGER: Okay. And then I drove
17 through there and I -- and it's just like driving
18 through the Felician Sisters property in Livonia. I
19 got the same feel. Like, I went to Madonna and saw --
20 I totally enjoyed driving around the property. And I
21 can understand where you want the height for the --
22 being a Catholic institution, the height draws -- is a
23 draw and has meaning. So I can understand that and

1 agree with that.

2 And then the glass, it is different, but then
3 it will be your -- it is the draw. And then also,
4 like, driving through the Felician Sisters property,
5 they have different pieces. So they're similar but
6 different, so I can understand and agree with that as
7 well.

8 MR. TUREK: Thank you.

9 MEMBER KRIEGER: Yeah.

10 CHAIRPERSON PEDDIBOYINA: Thank you, Member
11 Linda.

12 Any other board member before moving to the
13 motion?

14 Okay. Member Longo, it's time for the
15 motion.

16 MEMBER LONGO: Yes. I move that we grant the
17 variance in case number PZ22-0002 sought by Catholic
18 Central High School for the building height variances
19 because the petitioner has shown practical difficulty
20 requiring the space to support STEM, robotics and,
21 frankly, I think future things that you're going to
22 need to do.

23 Without the variance, petitioner will be

1 unreasonably prevented or limited with respect to the
2 use of the property because the entrance offers an
3 obvious place to enter the building and the tall
4 building makes the technical effort attractive to those
5 students that may be interested in that.

6 The property is unique because it is a large
7 high school campus in a residential zone. The
8 petitioner did not create the condition because the
9 educational structure is evolving and to keep with the
10 current educational needs.

11 The relief granted will not unreasonably
12 interfere with the adjacent or surrounding properties
13 because people can't see it. It doesn't block the view
14 of anyone. It's completely way off of Twelve Mile and
15 Wixom. The relief is consistent with the spirit and
16 intent of it because of the location.

17 MEMBER KRIEGER: Second.

18 CHAIRPERSON PEDDIBOYINA: Thank you.

19 Any other discussion before moving to the
20 roll call?

21 Okay. Looks like none. Katherine?

22 MS. OPPERMANN: Chairperson Peddiboyina?

23 CHAIRPERSON PEDDIBOYINA: Yes, please.

1 MS. OPPEMANN: Member Krieger?

2 MEMBER KRIEGER: Yes.

3 MS. OPPEMANN: Member Longo?

4 MEMBER LONGO: Yes.

5 MS. OPPEMANN: Member McLeod?

6 MEMBER McLEOD: Yes.

7 MS. OPPEMANN: Member Sanghvi?

8 MEMBER SANGHVI: Yes.

9 MS. OPPEMANN: And Member Thompson?

10 MEMBER THOMPSON: Yes.

11 MS. OPPEMANN: Motion passes.

12 MEMBER KRIEGER: Best wishes.

13 MR. TUREK: Thank you.

14 CHAIRPERSON PEDDIBOYINA: Congratulations to
15 all of you. Thank you.

16 And today going to the final case tonight.

17 Give me one minute. Let them go slowly.

18 Okay. Thank you so much.

19 And now is the final case for tonight,
20 PZ22-0003, Pro Image Design/IEP Urgent Care, 27204 Beck
21 Road A3, East of Beck Road and North of Grand River
22 Avenue, Parcel 50-22-16-176-033. The applicant is
23 requesting a variance from the City of Novi Code of

1 Ordinance Section 28-5(b)(1)a, for the installation of
2 a 33.37 square foot illuminated wall sign on the west
3 elevation of the building, 32.5 square feet allowed,
4 variance of .87 square feet. This property is zoned
5 Office Service Technology, OST.

6 Okay. Please tell your first and last name
7 clearly for our record.

8 MS. DURGAN: Hi. I'm Susan Durgan,
9 D-u-r-g-a-n, with Independent Emergency Physicians.

10 CHAIRPERSON PEDDIBOYINA: Okay. Susan, can
11 you say the oath for madame secretary?

12 MEMBER KRIEGER: Are you an attorney?

13 MS. DURGAN: I am not.

14 MEMBER KRIEGER: Okay. Raise your right
15 hand.

16 Do you swear or affirm to tell the truth in
17 this case?

18 MS. DURGAN: Yes.

19 MEMBER KRIEGER: Thank you.

20 MS. DURGAN: Sorry. Can you hear me?

21 CHAIRPERSON PEDDIBOYINA: Yeah. You can lift
22 your mic a little.

23 MS. DURGAN: Okay.

1 CHAIRPERSON PEDDIBOYINA: Yeah. Susan, go
2 ahead.

3 MS. DURGAN: So one thing I noticed in the
4 description, we actually submitted the paperwork for
5 the sign is 33.58 square feet. So the request for the
6 variance is 1.08 square feet, but it says in here it's
7 33.37. Just want to make sure that -- you know, that
8 it's actually 33.58. And I think that's actually what
9 was in the variance paperwork.

10 CHAIRPERSON PEDDIBOYINA: 33.58 square feet?

11 MS. DURGAN: Yes. So it's not the 33 --

12 CHAIRPERSON PEDDIBOYINA: .37?

13 MS. DURGAN: Yes. So -- so I think it says
14 that we're requesting a variance of 0.87, and it would
15 actually be 1.08. So it's a little bit over a square
16 foot.

17 CHAIRPERSON PEDDIBOYINA: 1.8?

18 MS. DURGAN: 1.08. So it's just a little --

19 CHAIRPERSON PEDDIBOYINA: 1.08. Not 0.87?

20 MS. DURGAN: Yes.

21 CHAIRPERSON PEDDIBOYINA: Katherine?

22 MEMBER KRIEGER: Do they have to renotify?

23 CHAIRPERSON PEDDIBOYINA: What would happen

1 in a case like this?

2 MEMBER KRIEGER: Yeah.

3 CHAIRPERSON PEDDIBOYINA: Do you want to read
4 the case again?

5 (Pause.)

6 MS. DURGAN: I mean, I'm looking at the
7 description that we have.

8 (Document displayed.)

9 MR. SCHULTZ: See, unlike Mr. Ryan, I'm not
10 good at math for a lawyer. So it would appear that the
11 notice is not -- if the notice were for a larger
12 variance than she actually wanted, you would be okay.
13 But it sounds like the notice is for a smaller variance
14 than what she actually needed, am I reading that
15 correctly?

16 MS. DURGAN: What -- I think the notice would
17 have said that it's smaller than it actually is.

18 MR. SCHULTZ: Right. So if she needs a 1.08
19 square foot variance, then this would need to be
20 renoticed.

21 MS. DURGAN: Okay.

22 MR. SCHULTZ: Just doing the math here.
23 Trying to.

1 MEMBER KRIEGER: The sign that's up there
2 now, is that -- what do you call it, a mockup sign?

3 MS. DURGAN: No. It's the actual sign. So
4 we fabricated a sign based on the 27 lineal footage
5 which we had confirmed with the city and then -- we
6 were actually taking down a sign. We were taking down
7 the Healthy Urgent Care sign. We had purchased the
8 property back in 2019 and so we were in the process of
9 rebranding the exterior signage. So we fabricated the
10 sign based on the permit of -- based on the 27 lineal
11 footage that Healthy Urgent Care was granted and then
12 there was discussion with the city that the measurement
13 was different. The measurement was 26. We actually
14 went out and measured it at 28 based on just the
15 frontage of -- I can show you. Based on the frontage
16 of --

17 MEMBER KRIEGER: Yeah, yeah.

18 CHAIRPERSON PEDDIBOYINA: Before you go,
19 Susan --

20 MEMBER KRIEGER: You don't have to keep going
21 because it sounds like we have to readvertise.

22 MS. DURGAN: Okay. So it is up. That was
23 our error. We put it up thinking that we were --

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MEMBER KRIEGER: That's okay.

MS. DURGAN: -- correct.

CHAIRPERSON PEDDIBOYINA: Okay.

MS. DURGAN: So then we were working with Deborah to reconcile this and just to make it right. And the easiest thing was to apply for the variance.

CHAIRPERSON PEDDIBOYINA: Okay, Susan. One second. I have a question for the city attorney and city. What do you want us to do on this thing before going to this?

MR. SCHULTZ: You need to postpone to the next meeting so we can renotice.

CHAIRPERSON PEDDIBOYINA: Yeah. That's what I'm thinking. Yeah. Because we don't have the record proper.

MS. DURGAN: Okay.

CHAIRPERSON PEDDIBOYINA: We are postponing and somebody can make a motion to the -- and somebody like, Linda, can you please --

MEMBER KRIEGER: I move to -- for case number PZ22-0003, for Pro Image Design/IEP Urgent Care, to the next meeting which is March ...

I don't know the date.

1 MS. OPPERMANN: March 8th.

2 MEMBER KRIEGER: March 8th.

3 CHAIRPERSON PEDDIBOYINA: And with the
4 corrections of new whatever it is.

5 MEMBER KRIEGER: Okay. So that's the motion.

6 MEMBER LONGO: Second.

7 MEMBER KRIEGER: Do we need a second or a --

8 MEMBER LONGO: Yeah.

9 CHAIRPERSON PEDDIBOYINA: Yeah. Make a
10 second somebody. Okay. Somebody can make a second on
11 this?

12 MEMBER LONGO: Second.

13 CHAIRPERSON PEDDIBOYINA: Okay. And before
14 moving on, he has a question. Please go ahead.

15 MEMBER McLEOD: I do have a question. If we
16 are to postpone this discussion to next month, are we
17 then asking the urgent care facility to then take down
18 the sign until next month or are they allowed to keep
19 it?

20 MR. BUTLER: No.

21 MEMBER McLEOD: Okay. I'd like to confirm
22 that. Thank you.

23 MR. BUTLER: They keep it up. Yeah.

1 MS. DURGAN: Thank you.

2 CHAIRPERSON PEDDIBOYINA: Okay. Thank you so
3 much. Okay. Anybody have any other questions on this
4 case before moving?

5 Okay. Do you need the roll call for this
6 one?

7 MEMBER KRIEGER: Yep.

8 CHAIRPERSON PEDDIBOYINA: Please.

9 MS. OPPERMANN: Chairperson Peddiboyina?

10 CHAIRPERSON PEDDIBOYINA: Yes, please.

11 MS. OPPERMANN: Member Krieger?

12 MEMBER KRIEGER: Yes.

13 MS. OPPERMANN: Member Longo?

14 MEMBER LONGO: Yes.

15 MS. OPPERMANN: Member McLeod?

16 MEMBER McLEOD: Yes.

17 MS. OPPERMANN: Member Sanghvi?

18 MEMBER SANGHVI: Yes.

19 MS. OPPERMANN: Member Thompson?

20 MEMBER THOMPSON: Yes.

21 MEMBER KRIEGER: See you next month.

22 CHAIRPERSON PEDDIBOYINA: Okay.

23 MS. DURGAN: Thank you.

1 CHAIRPERSON PEDDIBOYINA: See you, Susan, one
2 more time.

3 Okay. And any other matters before we --
4 okay. Member Sanghvi, please go.

5 MEMBER SANGHVI: Well, first of all, I want
6 to congratulate you all the new member -- officers of
7 the zoning board. Well done. And I really admire you,
8 Joe --

9 CHAIRPERSON PEDDIBOYINA: Thank you.

10 MEMBER SANGHVI: -- for continuing as you
11 are. You are a glutton for punishment.

12 CHAIRPERSON PEDDIBOYINA: Thank you so much.

13 MEMBER SANGHVI: And I also want to welcome
14 Mr. Schultz here. I haven't seen him for ages.

15 MEMBER KRIEGER: Yeah, for ages.

16 MEMBER SANGHVI: It's so wonderful to have
17 you here. Thank you.

18 MR. SCHULTZ: Nice to see you all.

19 CHAIRPERSON PEDDIBOYINA: Yeah, I know him.
20 Thank you. Good to see you, sir. Thank you.
21 Welcome.

22 MEMBER SANGHVI: Thank you. May I make a
23 motion to adjourn?

1 MEMBER KRIEGER: Wait. Before --

2 CHAIRPERSON PEDDIBOYINA: Before -- before
3 adjourn -- yeah. Go ahead.

4 MEMBER KRIEGER: I overheard the -- or I was
5 watching on the Zoom the meetings, there's going to be
6 a joint meeting for learning with planning. Is that
7 what your --

8 MR. BUTLER: Yes. There's a joint meeting
9 coming up. You should have already gotten
10 that E-mail.

11 MEMBER KRIEGER: E-mail? Okay.

12 MR. SCHULTZ: February, March, sometime I
13 think.

14 MEMBER KRIEGER: Yeah. All right.

15 CHAIRPERSON PEDDIBOYINA: Okay.

16 MR. SCHULTZ: So I think it's going to be a
17 joint. We'll start out with some joint presentation
18 and then break out into two separate groups.

19 MEMBER SANGHVI: Two separate groups.

20 MEMBER KRIEGER: Okey-doke.

21 CHAIRPERSON PEDDIBOYINA: Sounds good. Any
22 other members who would like to speak before?

23 Okay. Looks like none. I don't know whether

1 I can ask or not, our chief, David Molloy is retiring.
2 I don't know. When is the date on this, February 20th?

3 MS. OPPERMANN: I believe he'll be retiring
4 officially on the 18th.

5 CHAIRPERSON PEDDIBOYINA: 18th. Okay. On
6 behalf of zoning board, I wish him good luck and
7 congratulations on a wonderful job he did. He is an
8 amazing person. I seen several events and he did an
9 excellent job on behalf of my City of Novi Zoning
10 Ordinance. And anybody would like to see on that day,
11 there's a \$24 ticket, I believe.

12 MR. BUTLER: Yes.

13 MS. OPPERMANN: Yes.

14 CHAIRPERSON PEDDIBOYINA: Okay. And any
15 donations also. I don't know about that, but I got in
16 the E-mail so I would like to recall on that and see
17 some of you. It's not mandatory.

18 Thank you so much and the meeting is
19 adjourn -- before I adjourn, any --

20 MEMBER KRIEGER: Whatever Mav says.

21 CHAIRPERSON PEDDIBOYINA: Okay, Mav.

22 MEMBER KRIEGER: Mav was going to say --

23 CHAIRPERSON PEDDIBOYINA: Yeah. Go ahead,

1 Mav. Go ahead, sir.

2 MEMBER SANGHVI: All right. Nothing else.

3 MEMBER KRIEGER: Move to adjourn then.

4 CHAIRPERSON PEDDIBOYINA: Okay. Move to
5 adjourn.

6 MEMBER SANGHVI: Well, let's make a motion to
7 adjourn the meeting for the night. Thank you.

8 CHAIRPERSON PEDDIBOYINA: Somebody make a
9 second say, "Aye."

10 MEMBER KRIEGER: Aye.

11 CHAIRPERSON PEDDIBOYINA: Anybody says no?
12 Okay. Meeting adjourned.

13 (At 8:11 p.m., meeting adjourned.)

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C E R T I F I C A T E

STATE OF MICHIGAN)

) ss

COUNTY OF OAKLAND)

I, Darlene K. May, Notary Public within and for the County of Oakland, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the above-entitled matter at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of seventy-one (71) typewritten pages, is a true and correct transcript of my said stenographic notes.

/s/Darlene K. May
Darlene K. May, Notary Public
Oakland County, Michigan
My commission expires: 01-13-2024

February 19, 2022