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REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

Tuesday, October 8, 2013

Proceedings taken in the matter of the ZONING BOARD OF APPEALS, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Tuesday, October 8, 2013

BOARD MEMBERS

Linda Krieger, Chairperson

James Gerblich

Mav Sanghvi

Jeffrey Gedeon

David Ghannam

Brent Ferrell

ALSO PRESENT: Charles Boulard, Community Development Director

Beth Saarela, City Attorney

Coordinator: Angela Pawlowski, Recording Secretary

REPORTED BY: Jennifer L. Wall, Certified Shorthand Reporter

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1 Novi , Mi chi gan.
2 Tuesday, October 8, 2013
3 7:00 p. m.
4 ** ** **
5 CHAIRPERSON KRIEGER: Good
6 evening and welcome to the October 8th, 2013
7 Novi Zoning Board of Appeals meeting, and
8 Member Gedeon, if you will lead us with the

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(PI edge of Al l egi ance
reci ted.)

CHAI RPERSON KRI EGER: Ms.
Pawl owski , woul d you call the roll .

MS. PAWLOWSKI : Member Ferrel l ?
MR. FERRELL: Here.
MS. PAWLOWSKI : Member Gedeon?
MR. GEDEON: Here.
MS. PAWLOWSKI : Member Gerbl ick?
MR. GERBLI CK: Here.
MS. PAWLOWSKI : Member Ghannam?
MR. GHANNAM: Here.
MS. PAWLOWSKI : Member Ibe is
absent, excused.

Chai rperson Kri eger?
CHAI RPERSON KRI EGER: Present.

MS. PAWLOWSKI : Member Sanghvi ?
MR. SANGHVI : Here.
CHAI RPERSON KRI EGER: We have a
quorum. And tonight the Rules of Conduct,
there is a copy in the back of the agenda as
well , if anyone had any questi ons.
The approval of the agenda, is
there any additi ons or subtracti ons?
MS. PAWLOWSKI : Yes, Case No.
PZ13-0052 at 210 North Haven Drive, have
asked to be postponed to the November 19
meeti ng.
CHAI RPERSON KRI EGER: Okay. Do

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14 we have a motion to do so or a second?

15 MR. GHANNAM: So moved, I will
16 move to adjourn it to the next meeting.

17 MR. SANGHVI: Second.

18 CHAIRPERSON KRIEGER: Okay. So
19 for the agenda then, we have No. 5 tabled to
20 November 19. We have a motion and a second,
21 all in favor say aye.

22 THE BOARD: Aye.

23 CHAIRPERSON KRIEGER: Any
24 opposed?

25 (No audible responses.)

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5

1 CHAIRPERSON KRIEGER: None
2 opposed, we have an agenda.

3 Any public remarks? Anyone
4 that has anything to talk about except for
5 the agenda that we have, come to the podium.

6 (No audible responses.)

7 CHAIRPERSON KRIEGER: Seeing
8 none, we will close public input.

9 Approval of the minutes for
10 August 13th, 2013.

11 MR. SANGHVI: Nothing to add.

12 CHAIRPERSON KRIEGER: No
13 additions or --

14 MR. SANGHVI: I can't think of
15 any, no. I make a motion to approve the
16 minutes.

17 MR. FERRELL: Second.

18 CHAIRPERSON KRIEGER: All in

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favor say aye.

THE BOARD: Aye.

CHAIRPERSON KRIEGER: Any

opposed?

(No audible responses.)

CHAIRPERSON KRIEGER: Seeing

none, we have the minutes approved for

August.

Which brings us to our first case, No. PZ13-0036, for Feldman Automotive on Grand River, 42355. If the petitioner could come to the podium and state your name and spell it for the court reporter.

I guess we'll put that until -- Mr. Boulard?

MR. BOULARD: As you may recall, this was a case that the applicant had asked to have delayed a couple of times. Our understanding I believe is we were going to receive some more information from them, which we did not. So we haven't heard this from them at this point, so for whatever it's worth.

MS. KRIEGER: Then maybe a motion -- at the end if they don't show up, to table it until the November meeting?

MR. BOULARD: Sure.

CHAIRPERSON KRIEGER: So I will call the Next Case, No. PZ-0049, 31215 Novi Road, Maple Manor Rehab Center.

24 If you would come to the
25 podium, state your name, and spell it for our

7

1 court reporter and present your case.

2 MR. PODINA: My name is Jeff
3 Podina, P-o-d-i-n-a.

4 CHAIRPERSON KRIEGER: Are you an
5 attorney?

6 MR. PODINA: No, I'm the signage
7 contractor.

8 CHAIRPERSON KRIEGER: We will
9 have our secretary swear you in.

10 MR. GEDEON: In Case No.
11 PZ13-0049, do you swear to tell the truth?

12 MR. PODINA: I do.

13 MR. GEDEON: Thank you.

14 CHAIRPERSON KRIEGER: Go ahead.

15 MR. PODINA: Basically the owner
16 is requesting an additional sign on Novi
17 Road. Originally they wanted the sign at the
18 corner of Novi and Fourteen Mile. As you
19 know there is a city sign there. And the
20 city had requested that they did not put
21 their sign there. So he wanted an additional
22 sign, one on each driveway, but I guess he
23 was granted this prior to the construction
24 with his PRO to have two signs.

25 I'm not sure if you can see it

8

1 on here. He's requesting one on each
2 driveway. And as I said, he originally had

3 been approved for this on his PRO, to have --
4 to be allowed two signs.

5 One sign is within the
6 three-foot setback on the northern driveway,
7 but on the southern driveway, it's about zero
8 setback, so he's basically requesting the one
9 additional sign at a zero setback.

10 CHAIRPERSON KRIEGER: Okay.

11 Thank you.

12 MR. PODINA: I think that's it.

13 CHAIRPERSON KRIEGER: Okay.

14 Anybody in the audience have anything to have
15 input?

16 (No audible responses.)

17 CHAIRPERSON KRIEGER: Seeing no
18 input, from our city, Mr. Boulard?

19 MR. BOULARD: Just a point of --
20 little bit of clarification. As part of the
21 PRO process, the corner sign for the welcome
22 to the city, that was part of that public
23 benefit for that.

24 And while the gentleman is
25 correct, that the signs were shown on the

1 site plan, the signs are always exempt from
2 the site plan approval, that's why they're
3 here.

4 And so you have a copy of
5 the -- you have a copy of the proposed sign.

6 I believe there is also copies
7 of the original requested location, which was
Page 7

8 at the corner next to the city sign, and then
9 on the foldout sheet, you have the requested
10 locations for the two signs that are in the
11 variance.

12 So the variances for the extra
13 sign -- and also because of the configuration
14 of the road, where the sidewalk sits and the
15 entrances and so on, they have asked for the
16 variance to allow the signs to be up to the
17 property line.

18 Did I correctly represent
19 that?

20 MR. PODINA: That is correct.
21 Thank you.

22 MR. BOULARD: Thank you.

23 CHAIRPERSON KRIEGER: All right.
24 And also open it up to the board for
25 questions.

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10

1 CHAIRPERSON KRIEGER: Member
2 Sanghvi?

3 MR. SANGHVI: Thank you. What
4 kind of facility is this?

5 MR. PODINA: It is a rehab
6 center.

7 MR. SANGHVI: What kind of rehab
8 center?

9 MR. PODINA: I'm not exactly
10 sure.

11 MR. SANGHVI: This is so huge.
12 Is it a nursing home?

13 MR. PODINA: I believe it may be.
14 I'm not exactly sure.

15 MR. SANGHVI: If you don't know,
16 who knows about it?

17 MR. PODINA: The owner knows
18 about it. I thought he was going to be here
19 today. I guess he couldn't make it. It's
20 just a medical rehabilitation center.

21 MR. SANGHVI: I see.

22 And secondly, the picture here
23 we have got is quite misleading. This was
24 taken at the time of the construction that
25 was going on. It doesn't look like that

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11

1 anymore. I was there a couple of days ago.
2 It looks like a nice, beautiful facility. It
3 doesn't look like anything what you have in
4 the packet. The building is all done.

5 And to be honest, I don't
6 think a Novi sign is blocking anything there.
7 But they have two -- I mean, the entrance and
8 the exit way, and if they want two signs, I
9 can understand that. Thank you.

10 CHAIRPERSON KRIEGER: Member
11 Gerbluck?

12 MR. GERBLICK: I have a question.
13 For the one sign that you have a zero setback
14 on, is there anything that's obstructing that
15 sign from being moved to the minimum three
16 feet?

17 MR. PODINA: It would have to be
Page 9

18 put into the parking lot. Right now it's in
19 the green belt and that's the only area to
20 put it there. Any further back would be in
21 the parking lot.

22 MR. GERBLICK: Thank you.

23 CHAIRPERSON KRIEGER: Yes?

24 MR. GEDEON: My question is
25 directed towards the city.

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1 Do we need to concern
2 ourselves about the construction of the sign,
3 if it's -- we are allowing it to be closer to
4 the right-of-way? You, know, do we need to
5 be concerned about if it's, you know, for
6 safety issues for being closer to the road,
7 or is that something that other departments
8 in the city worry about?

9 MR. BOULARD: My understanding is
10 that those concerns come into play once this
11 sign or object is in the right-of-way.

12 Where if it was in the
13 right-of-way, there would be a licensing
14 requirement from the city, and also would
15 have to be break away, and things like that,
16 but once we are out of the right-of-way,
17 that's not a concern.

18 MR. GEDEON: Thank you. I don't
19 have a problem with this request.

20 CHAIRPERSON KRIEGER: Yes?

21 MR. GHANNAM: I just have a
22 question for the city.

23 What is the clear zone area?
24 What does that mean?

25 MR. BOULARD: The clear zone area

13

1 is basically a triangle that allows folks in
2 vehicles to see the oncoming traffic and so
3 on.

4 Depending on the location and
5 the size, whether it's a driveway or a
6 street, that can differ.

7 In this particular case, the
8 sidewalk is set. The sidewalk is not right
9 at the property line or the edge of the
10 right-of-way line, so there is some
11 additional space there. So folks can see the
12 traffic that's coming in and --

13 MR. GHANNAM: Will either of
14 these signs obstruct that view? Is that a
15 problem?

16 MR. BOULARD: Yes, in moving
17 to -- in moving up to the setback, the sign
18 would -- the signs would be in that --
19 potentially be that clear view area.

20 MR. GHANNAM: One or both of
21 them?

22 MR. BOULARD: I believe both.

23 MR. GHANNAM: And the variance
24 to -- I think that's all the questions I
25 have. That's all the questions I have.

14

1 Thank you.

2 CHAIRPERSON KRIEGER: I drove by
3 there today. I guess it would be a different
4 scenario if it was snow covered you couldn't
5 see the sidewalks and the curb, when you have
6 zero setback to the street. When I drove by,
7 it doesn't seem like it would be an obstacle.
8 So that was observation.

9 Sir, do you have a comment?

10 MR. EVANGELISTA: I'm just here
11 available for any questions. I'm the
12 developer of Maple Manor Rehab Center.
13 Marcus Evangelista.

14 CHAIRPERSON KRIEGER: We might as
15 well swear you in then.

16 Could you spell your name.

17 MR. EVANGELISTA: Marcus,
18 M-a-r-c-u-s, Evangelista,
19 E-v-a-n-g-e-l-i-s-t-a.

20 MR. GEDEON: In Case PZ13-0049,
21 do you swear to tell the truth?

22 MR. EVANGELISTA: Yes, I do.

23 CHAIRPERSON KRIEGER: Member
24 Sanghvi, do you have a question regarding
25 what type of rehab?

1 MR. SANGHVI: What kind of
2 facility is this going to be?

3 MR. EVANGELISTA: Maple Manor
4 Rehab Center, it's going to be an 85 bed
5 nursing facility. It's skilled. We

11 your parking lot to have any driving issues
12 that, you know, a normal population wouldn't
13 have?

14 MR. EVANGELISTA: No, I don't
15 think so. A lot of our -- obviously a lot of
16 the residents stay there on a permanent basis
17 or least for 100 days of care, then those --
18 that have long-term care will stay there
19 until their end stage of their life.

20 They will have visitors,
21 usually, you know, here and there, but some
22 people don't even have visitors.

23 So it is -- will there be a
24 parking or congestion issues, I don't think
25 so. And I think we have had traffic studies

♀

17

1 done during site plan approval, so I think we
2 should be okay.

3 MR. GEDEON: Thank you.

4 CHAIRPERSON KRIEGER: Before we
5 do, if you could read into the minutes. I
6 forgot that.

7 MR. GEDEON: In Case No.
8 PZ13-0049, there were 16 notices mailed out,
9 three returned, zero approvals and zero
10 objections.

11 CHAIRPERSON KRIEGER: Go ahead.

12 MR. GEDEON: In Case PZ13-0049,
13 Maple Manor Rehab Center, I move to approve
14 the variances as requested.

15 The request is based upon

16 circumstances or features that are
17 exceptional and unique to the property and do
18 not result from conditions that exist
19 generally in the city or that are
20 self-created. Specifically the applicant
21 noted that the ideal location for a ground
22 sign is occupied by the City of Novi sign.

23 Additionally the angle, nature
24 of the main road prevents the second sign
25 from having proper setback.

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1 The failure to grant relief
2 will unreasonably prevent or limit the use of
3 the property and will result in substantially
4 more than a mere inconvenience or inability
5 to attain a higher economic or financial
6 return.

7 The grant of relief will not
8 result in the use of structure that is
9 incompatible with or unreasonably interferes
10 with adjacent or surrounding properties, will
11 result in substantial justice being done to
12 both the applicant and adjacent or
13 surrounding properties and is not
14 inconsistent with the spirit of the
15 ordinance.

16 MR. GERBLICK: Second.

17 CHAIRPERSON KRIEGER: Have a
18 motion and a second. Any other discussion?

19 (No audible responses.)

20 CHAIRPERSON KRIEGER: Seeing

21 none, if Ms. Pawlowski could call the roll.

22 MS. PAWLOWSKI: Member Ferrell?

23 MR. FERRELL: Yes.

24 MS. PAWLOWSKI: Member Gedeon?

25 MR. GEDEON: Yes.

19

1 MS. PAWLOWSKI: Member Gerbl ick?

2 MR. GERBLI CK: Yes.

3 MS. PAWLOWSKI: Member Ghannam?

4 MR. GHANNAM: Yes.

5 MS. PAWLOWSKI: Chai rperson

6 Kri eger?

7 CHAI RPERSON KRI EGER: Yes.

8 MS. PAWLOWSKI: Member Sanghvi ?

9 MR. SANGHVI: Yes.

10 MS. PAWLOWSKI: Moti on passes six

11 to zero.

12 CHAI RPERSON KRI EGER: Congratul at

13 i ons.

14 MR. PODI NA: Thank you very much.

15 CHAI RPERSON KRI EGER: That bring

16 us to our next case, PZ13-0050, for 25795

17 Meadowbrook Road.

18 If you coul d state your name

19 and be sworn in with our secretary.

20 MR. HADLEY: My name is Lawrence

21 D. Hadl ey, L-a-w-r-e-n-c-e, D, and last name

22 H-a-d-l -e-y.

23 MR. GEDEON: In Case PZ13-0050,

24 do you swear to tell the truth?

25 MR. HADLEY: I do.

1 CHAIRPERSON KRIEGER: Go ahead.

2 MR. HADLEY: Asking for our
3 renewal of the temporary variance, we have
4 here for -- this is 50, right?

5 CHAIRPERSON KRIEGER: Yes.

6 MR. HADLEY: For our property on
7 Meadowbrook Road.

8 The issue we have got is a
9 large wetland and a berm is in front of us
10 and the building -- the lease spaces are in
11 the back.

12 And so if we were to adhere to
13 the ordinance and just keep the sign on the
14 actual -- the distance allowed, from the
15 building, wouldn't be visible from the road
16 because of that blockage.

17 And the complex remains
18 stubbornly vacant. It was 40 percent vacant
19 when I came here last year. It's 20 percent
20 vacant this year.

21 I just signed for 9,00 square
22 feet to QNX and their subsidiary Blackberry,
23 so we are holding our breath on that one.

24 And, you know, the market is
25 coming back slowly but surely, but we need

1 the visibility being able to have the lease
2 sign on the road for a while.

3 CHAIRPERSON KRIEGER: Is that it?

4 MR. HADLEY: Yes, ma'am.

5 CHAIRPERSON KRIEGER: Is there
6 anybody in the public that has a comment?

7 (No audible responses.)

8 CHAIRPERSON KRIEGER: Seeing
9 none, Member Gedeon, could you read in the
10 minutes.

11 MR. GEDEON: In Case PZ 13-0050,
12 there were 16 notices mailed, two returned
13 mails, zero approvals, zero objections.

14 CHAIRPERSON KRIEGER: Mr. Boulard?

15 MR. BOULARD: Nothing to add.

16 CHAIRPERSON KRIEGER: Okay. Open
17 it up to the board for questions.

18 MR. GHANNAM: Why is it that you
19 can't have a 16 square foot sign as opposed
20 to the one you're proposing?

21 MR. HADLEY: I don't think our
22 issue is with the square footage of the sign,
23 it's with the placement of the sign.

24 I believe the issue -- I think
25 our sign conforms to the area. It's the --

‡

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1 the issue is the -- we have to put the
2 building -- put the sign way back in the back
3 of the property behind the signal tenant
4 building there and it wouldn't be visible
5 from the road because of the way the property
6 slopes.

7 MR. GHANNAM: My understanding,
8 and maybe I'm wrong, is that this is just for
9 a larger sign than what they're entitled to

10 as opposed to the placement, is that
11 accurate?

12 MR. BOULARD: It is a larger sign
13 and the placement.

14 MR. GHANNAM: It's both?

15 MR. BOULARD: Yes. Yes, the same
16 section of the ordinance governs the maximum
17 size. It is oversized by eight square feet.

18 MR. HADLEY: I see.

19 MR. GHANNAM: Why can't you have
20 the allowed square footage of sign in that
21 space?

22 MR. HADLEY: That had not come up
23 as an issue before. I guess there would be
24 no reason not to have four by four, versus a
25 four by six sign.

♀

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1 MR. GHANNAM: Well, I mean that's
2 what we have to consider. Whether your
3 circumstances -- that would justify relief
4 from the ordinance.

5 MR. HADLEY: I mean, the
6 circumstances are just really the topography
7 of the property, which limits the --
8 obstructs the visibility.

9 And when you are on
10 Meadowbrook Road, people are going by very
11 fast in their cars.

12 So if you could have a four by
13 six sign instead of a four by four sign, you
14 have got a better shot of someone seeing it

15 and sticking in their mind, maybe coming back
16 and making note of the phone number, what
17 have you, to call me -- my cellphone number
18 is on there and I get calls on my properties,
19 you know, morning, noon and night from
20 people, and having the visibility when you're
21 on a main road like that, is important. Both
22 the size of the sign and its placement.

23 MR. GHANNAM: That really goes
24 more towards the placement, does it not?

25 MR. HADLEY: Yes, but having a

24

1 larger sign because it's on a main road,
2 hopefully grabs the motorist's attention
3 because they're zooming by at 40 miles an
4 hour on Meadowbrook as opposed to just going
5 through the office park at 20 or 25.

6 MR. GHANNAM: I understand bigger
7 is better. We hear that all of the time.

8 I'm just trying find out if
9 there is any significant difference in your
10 case, that's all.

11 MR. HADLEY: For us, bigger is
12 better because it's on a main road.

13 MR. GHANNAM: Gotcha. Thanks.

14 CHAIRPERSON KRIEGER: Yes?

15 MR. GEDEON: There is -- the sign
16 is already in place, right, this is a renewal
17 of a prior variance.

18 MR. HADLEY: Yes.

19 MR. GEDEON: So presumably the

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20 sign that's there is the 24 square feet?

21 MR. HADLEY: Yes, sir.

22 MR. GEDEON: So if we required
23 you to comply with the 16 square feet you
24 would have to put a new sign up?

25 MR. HADLEY: Yes, sir.

25

1 MR. GEDEON: Thank you.

2 MR. SANGHVI: How long have you
3 had that sign there?

4 MR. HADLEY: I've only come to
5 this meeting one once or twice myself. I
6 don't know the history of it. I'm sorry. I
7 don't know how long.

8 MR. SANGHVI: Five years?

9 MR. HADLEY: Possibly.

10 MR. SANGHVI: What do you call a
11 temporary sign, five years?

12 MR. HADLEY: I guess we just got
13 to keep hoping for the market to get to the
14 point where that variance isn't necessary.

15 MR. SANGHVI: So let me ask it
16 another way. What else are they doing about
17 leasing this place other than the sign?

18 MR. HADLEY: We have this
19 property listed on a very expensive
20 proprietary website called Loopnet. That's
21 also on Costar. I do email blasts. I'm a
22 spammer, but only people that want it, and
23 they can opt out.

24 I do -- I go to office
Page 21

25

buildings and drop off flyers to get

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1 people's -- try to get people's attention.
2 So we were taking a very active approach to
3 market the property.

4 I'm not spamming emails, by
5 the way.

6 MR. SANGHVI: Thank you.

7 MR. HADLEY: It's only the people
8 that signed up.

9 CHAIRPERSON KRIEGER: Okay.

10 MR. GEDEON: I think you said
11 that you estimated you had 20 percent -- did
12 you say 20 vacancy or 20 occupancy?

13 MR. HADLEY: Vacancy. About
14 60,000 square feet of multi-tenant space and
15 about 12,000 square feet of vacancy.

16 MR. GEDEON: You know, what
17 percentage of occupancy would you need to
18 have to take down the sign?

19 MR. HADLEY: 90 or 95 probably.
20 I'm not the owner, so that decision wouldn't
21 be mine. I'm only guessing.

22 MR. GEDEON: Does that ever
23 happen with office buildings, is that ever
24 that low on occupancy?

25 MR. HADLEY: Yes, I've got a

27

1 building in Troy that's full.

2 MR. GEDEON: Thank you.

3 MR. GERBLICK: If the board were
4 inclined to to grant the variance, would you
5 be willing to reduce the sign in that --

6 MR. HADLEY: That's not my
7 decision to make.

8 I mean, obviously, I'm the
9 owner's representative here. That question
10 has never even come up.

11 Obviously we will have to
12 comply with whatever the board decides, if
13 it's going -- will cost money to remake the
14 sign, 200 bucks, and I guess I don't -- that
15 would not be my first choice, obviously. It
16 would cost him money to have to redo the
17 sign.

18 MR. GERBLICK: Thank you.

19 MS. SAARELA: I just wanted to
20 remind the board that you can grant a lesser
21 variance without having the applicant
22 approval.

23 CHAIRPERSON KRIEGER: Thank you.
24 It is nice to see that it went from -- you
25 said 40 percent to 20 percent?

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1 MR. HADLEY: Uh-huh.

2 CHAIRPERSON KRIEGER: Okay.

3 MR. GEDEON: I'll make a motion
4 to approve this.

5 CHAIRPERSON KRIEGER: For a
6 certain amount of years?

7 MR. GEDEON: Yes.

8 In Case PZ13-0050, I move to
9 approve the variance as requested, for both
10 the placement and the oversized sign for one
11 year.

12 The request is based on
13 circumstances or features that are
14 exceptional and unique to the property and do
15 not result from conditions that exist
16 generally in the city, or that are
17 self-created.

18 Specifically the applicant
19 noted a wet area of wetlands that prevents
20 proper placement of the signage, as well as
21 the placement near the main road, which would
22 benefit from a larger size sign.

23 The failure to grant relief
24 will unreasonably prevent or limit the use of
25 the property and will result substantially in

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1 more than a mere inconvenience or inability
2 to attain a higher economic or financial
3 return.

4 The grant of relief will not
5 result in a use of structure that is
6 incompatible with or unreasonably interferes
7 with adjacent or surrounding properties and
8 result in substantial justice being done to
9 both the applicant and the adjacent or
10 surrounding properties and is not
11 inconsistent with the spirit of the
12 ordinance.

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MR. FERRELL: Second.

CHAIRPERSON KRIEGER: We have a motion and a second. Any other discussion?

(No audible responses.)

CHAIRPERSON KRIEGER: Seeing none, if Ms. Pawlowski could call the roll.

MS. PAWLOWSKI: Member Ferrell?

MR. FERRELL: Yes.

MS. PAWLOWSKI: Member Gedeon?

MR. GEDEON: Yes.

MS. PAWLOWSKI: Member Gerbluck?

MR. GERBLUCK: Yes.

MS. PAWLOWSKI: Member Ghannam?

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MR. GHANNAM: No.

MS. PAWLOWSKI: Chairperson Krieger?

CHAIRPERSON KRIEGER: Yes.

MS. PAWLOWSKI: Member Sanghvi?

MR. SANGHVI: No.

MS. PAWLOWSKI: Motion passes four to two.

CHAIRPERSON KRIEGER: You're here for the next case as well?

MR. HADLEY: Yes, ma'am.

CHAIRPERSON KRIEGER: Next case is PZ13-0051 41200 Bridge Street.

If you could repeat -- Ms. Wall, you need the name again?

MS. WALL: No.

MR. GEDEON: In PZ13-0051, do you

18 swear to tell the truth?

19 MR. HADLEY: I do.

20 CHAIRPERSON KRIEGER: Thank you.

21 The issue here is partial topography, and
22 again partial placement.

23 The property is located on
24 Bridge Street just east of Meadowbrook.
25 Because of the berm that exists in that park

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1 between Meadowbrook and the building, a sign
2 for the property directly in front of the
3 building within the distance allowed would
4 not be visible from the road.

5 And so therefore, again the
6 same issue of placement and size of the sign
7 because of the main road for that building,
8 too. That building has done a little bit
9 better, but we have still got -- we had one
10 tenant expand. We haven't signed any new
11 leases in that building this year, so we are
12 still at about 20 percent vacant in that
13 complex as well.

14 CHAIRPERSON KRIEGER: Okay.
15 Anyone in the audience have any comments?

16 (No audible responses.)

17 CHAIRPERSON KRIEGER: Seeing
18 none, if Member Gedeon could read in the
19 minutes.

20 MR. GEDEON: In Case No.
21 PZ13-0051, there was 20 notices mailed, three
22 returned mails, zero approvals, zero

23 objections.

24 CHAIRPERSON KRIEGER: Mr. Boulard?

25 MR. BOULARD: Stand by for

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1 questions.

2 CHAIRPERSON KRIEGER: Open it up
3 to the board.

4 MR. GEDEON: Which road does this
5 sign face?

6 MR. HADLEY: This sign faces the
7 east side of Meadowbrook Road because this
8 building is on the north side of Bridge
9 Street, just a couple hundred yards east of
10 Meadowbrook Road.

11 MR. GEDEON: So is it viewable
12 from Meadowbrook, not from the freeway?

13 MR. HADLEY: Yes, sir.

14 MR. GEDEON: Thank you.

15 CHAIRPERSON KRIEGER: You have an
16 occupancy for this site?

17 MR. HADLEY: We are about
18 80 percent here by virtue, and again we were
19 like at a 60 or 70 last year, but by virtue
20 of expansion, no new leases. It's just --
21 it's slow but sure, but it's stubborn.

22 CHAIRPERSON KRIEGER: That's the
23 same thing but for a second time that you had
24 come before us?

25 MR. HADLEY: Yes. I have been

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1 here a couple times.

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CHAIRPERSON KRIEGER: Yes.

MR. GERBLICK: Seeing that this case isn't very different from the case we just had, I'd be prepared to make a motion.

CHAIRPERSON KRIEGER: Okay.

MR. GERBLICK: In Case No. PZ13-0051, I move that we grant the variance as requested, as the requested variance is based on circumstances or features that are exceptional and unique to the property and do not result from conditions that generally exist in the city or that are self-created. Specifically, with the large berm, and the topography of this particular site.

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

The grant of the relief will not result in a use of structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will

result in substantial justice being done to both the applicant and adjacent or surrounding properties and is not inconsistent with the spirit of the ordinance.

CHAIRPERSON KRIEGER: Yes, Mr.
Page 28

7 Boul ard?
8 MR. BOULARD: Was there a time
9 limit?
10 MR. GERBLICK: I'd like to limit
11 the time of the sign to one year.
12 MR. BOULARD: Thank you.
13 MR. GEDEON: I will second.
14 CHAI RPERSON KRI EGER: Have a
15 moti on and a second.
16 Any other comments?
17 (No audi ble responses.)
18 CHAI RPERSON KRI EGER: Seei ng
19 none, if Ms. Pawlowski could call the roll.
20 MS. PAWLOWSKI: Member Ferrell?
21 MR. FERRELL: Yes.
22 MS. PAWLOWSKI: Member Gedeon?
23 MR. GEDEON: Yes.
24 MS. PAWLOWSKI: Member Gerbl ick?
25 MR. GERBLI CK: Yes.

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1 MS. PAWLOWSKI: Member Ghannam?
2 MR. GHANNAM: No.
3 MS. PAWLOWSKI: Chai rperson
4 Kri eger?
5 CHAI RPERSON KRI EGER: Yes.
6 MS. PAWLOWSKI: Member Sanghvi ?
7 MR. SANGHVI: No.
8 MS. PAWLOWSKI: Moti on passes
9 four to two.
10 CHAI RPERSON KRI EGER: See you
11 next year.

12 MR. HADLEY: Hopefully not.
13 Thank you very much for your time this
14 evening.

15 CHAIRPERSON KRIEGER: Good luck.
16 That bring us to Case No.
17 PZ13-0053, for 44175 West Twelve Mile Road,
18 Black Rock Bar and Grill.

19 If you could state your name,
20 spell it and then be sworn in by our
21 secretary.

22 MR. MORGANROTH: Hello, my name
23 is Lonny, L-o-n-n-y, Morganroth,
24 M-o-r-g-a-n-r-o-t-h. I own the Black Rock.

25 MR. GEDEON: In Case No.

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1 PZ13-0052, do you swear to tell the truth?

2 MR. MORGANROTH: I do.

3 MR. GEDEON: Thank you.

4 CHAIRPERSON KRIEGER: Go ahead.

5 MR. MORGANROTH: I haven't really
6 done this before. So I mean, Black Rock
7 opened its doors in April. We are a
8 professional restaurant serving everything
9 from frozen cokes to filets, so we take care
10 of little kids. We take care, you know, of
11 everybody really.

12 But we are a professional
13 environment with a professional business.

14 I don't know if you saw on
15 Channel 4, but we did win the number one
16 steakhouse in Michigan. We are happy to

17 bring that to Novi.

18 We constructed through the
19 building department and prior site plans a
20 permanent structure, an awning roof and
21 walls, same identical company that made ours
22 made Diamond Jim Brady's. They use theirs
23 year-round and with our volume of business,
24 we'd like to use ours in the same fashion
25 they do.

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1 It would be inside of our unit
2 itself. We would expand on the footprint
3 that we've already got and it would be heated
4 and enclosed, you know, inside of the room
5 that was made.

6 I don't know what else you
7 want me to say. Answer any questions really.

8 CHAIRPERSON KRIEGER: Thank you
9 very much. Is there anybody in the public
10 that has any comments?

11 (No audible responses.)

12 CHAIRPERSON KRIEGER: Seeing
13 none, Mr. Boulard?

14 MR. BOULARD: Thank you. This is
15 a -- we've seen a couple, as Joe mentioned,
16 this is the second one that we have seen of
17 these kind of hybrid outdoor spaces that are
18 heated, enclosed, comfortable nearly all the
19 year.

20 The original ordinance
21 restriction and the ordinance limitations

22 were, you know, for an open, unenclosed,
23 unheated area, where you might have patio
24 seating. The idea was that the patio chairs
25 and tables wouldn't be all covered with snow

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1 all winter long.

2 This is a completely different
3 situation. And for that reason we would
4 wholeheartedly support this.

5 CHAIRPERSON KRIEGER: Thank you.

6 Mr. Gedeon, if you can read
7 into the minutes.

8 MR. GEDEON: In Case PZ13-0053,
9 there were 27 notices mailed, three returned
10 mails, zero approvals and zero objections.

11 CHAIRPERSON KRIEGER: All right.
12 We will open it up to the board for
13 questions.

14 Go ahead.

15 MR. GHANNAM: I have taken a look
16 at the the plans. They do seem reasonable.
17 The structure will be protective. It is kind
18 of unique because most people don't have the
19 type of structure and enclosures you have. I
20 don't see any problem with it and I will be
21 supporting it.

22 MR. MORGANROTH: Thank you.

23 MR. SANGHVI: I have no problem
24 so long as people are preparing to freeze,
25 unless the weather changes in Michigan.

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1 MR. MORGANROTH: I di dn' t
2 understand.

3 CHAIRPERSON KRI EGER: It' s goi ng
4 to be heated though?

5 MR. MORGANROTH: Yes.

6 CHAIRPERSON KRI EGER: It will be
7 di fferent from i nside or how would you know
8 you' re i n a patio?

9 MR. MORGANROTH: You haven' t been
10 there yet, no?

11 CHAIRPERSON KRI EGER: I drove by,
12 but I coul dn' t tell the envi ronment.

13 MR. MORGANROTH: Well, I mean,
14 it' s got -- have you been to Di amond Jim
15 Brady' s? They have the i dential .

16 It' s a canvas awni ng. We have
17 electronic motorized walls that drop open and
18 closed. And it' s fully enclosed. We have
19 got three bids on the heating. And a
20 professional heating company came out, put
21 bids on, you know, making it warm.

22 I mean, obvi ously if it' s too
23 cold, we are not going to sit anyone out
24 there if it' s too cold anyway. Because the
25 only thing people will be i s upset.

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1 But for that are not overly
2 dramatic on cold, you know, we' re -- it heats
3 up to appropriate. If it' s okay, we will do
4 it. If not we woul dn' t want to do that to

5 our customers. We want to be a long-term
6 business.

7 CHAIRPERSON KRIEGER: For like
8 next summer when the awning goes up, is it
9 raised, or come down, you have fence
10 around.

11 MR. MORGANROTH: Like the remote
12 control on the TV, we hit a button the
13 curtains go up, and it is fully fenced in.
14 That we also do because the liquor control
15 commission -- the liquor doesn't leave the
16 patio.

17 They did a real nice job on
18 the -- it's a beautiful patio.

19 CHAIRPERSON KRIEGER: I drove by.
20 It looks very nice. Thank you.

21 MR. MORGANROTH: Thank you.

22 MR. GERBLICK: I'm prepared to
23 make a motion.

24 Case No. PZ13-0053, I move
25 that we grant the variance as requested, as

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1 there are unique circumstance or physical
2 conditions to the property, as it's already
3 constructed, covered, heated area.

4 The need is not self-created.
5 Certain compliance with regulation governing
6 area, setback, frontage, height, bulk,
7 density or other dimensional requirements
8 will unreasonably prevent the property owner
9 from using the property for a permitted

10 purpose, or render conformity with those
11 regulations unnecessarily burdensome.

12 The requested variance is the
13 minimum variance necessary to do substantial
14 justice to the applicant, as well as other
15 property owners in the district, and the
16 requested variance will not cause an adverse
17 impact on surrounding properties, property
18 values or the use and enjoyment of the
19 property in the neighborhood or zoning
20 district.

21 MR. FERRELL: Second.

22 CHAIRPERSON KRIEGER: We have a
23 motion and a second. Any other discussion?

24 (No audible responses).

25 CHAIRPERSON KRIEGER: Seeing

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1 none, if Ms. Pawlowski could call the roll.

2 MS. PAWLOWSKI: Member Ferrell?

3 MR. FERRELL: Yes.

4 MS. PAWLOWSKI: Member Gedeon?

5 MR. GEDEON: Yes.

6 MS. PAWLOWSKI: Member Gerbl ick?

7 MR. GERBLI CK: Yes.

8 MS. PAWLOWSKI: Member Ghannam?

9 MR. GHANNAM: Yes.

10 MS. PAWLOWSKI: Chairperson

11 Krieger?

12 CHAIRPERSON KRIEGER: Yes.

13 MS. PAWLOWSKI: Member Sanghvi?

14 MR. SANGHVI: Yes.

15 MS. PAWLOWSKI: Motion passes six
16 to zero.

17 CHAIRPERSON KRIEGER: Congratul at
18 i ons.

19 MR. MORGANROTH: Thank you very
20 much. Black Rock appreciates being part of
21 your communi ty.

22 CHAIRPERSON KRIEGER: That brings
23 us now to Case No. PZ13-0055, 42705 Grand
24 Ri ver Avenue, for Joe and Aldo's Italian
25 Tavern and Andi amos.

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1 MS. COLLINS: My name is Linda
2 Coll ins, L-i-n-d-a, C-o-l-l-i-n-s.

3 MR. GEDEON: In Case PZ13-0055,
4 do you swear to tell the truth?

5 MS. COLLINS: I do.

6 MR. GEDEON: Thank you.

7 MS. COLLINS: I'm representing
8 Joe Vicari and the Andiamo Restaurant Group.
9 We have gone through a concept change with
10 the restaurant, Andiamo, to a more casual,
11 fami ly fri endly concept by the name of Joe
12 and Aldo's.

13 And we are requesting a
14 vari ance for a permanent sign on the side of
15 the bui l di ng.

16 If I did this right, you can
17 see it. We have a 20,000 square foot
18 bui l di ng, 10,000 square feet on the first
19 fl oor woul d occupy Joe and Aldo's. The

20 second floor is the Andiamo Banquet and Event
21 Center.

22 And so the permanent sign that
23 we need would be on the second floor side of
24 the building, the north side of the building.

25 CHAIRPERSON KRIEGER: That's it?

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1 MS. COLLINS: That's it. Joe
2 Vicari at the last minute couldn't come, so
3 I'm not quite sure what other information you
4 need from me. But I would be happy to answer
5 any questions that you have.

6 CHAIRPERSON KRIEGER: Okay.
7 Anybody in the audience have any comments?

8 (No audible responses.)

9 CHAIRPERSON KRIEGER: Seeing
10 none, Mr. Boulard?

11 MR. BOULARD: Just one point.
12 I'm not sure if the sign on the entrance
13 canopy was removed when you all were out
14 there, but if it wasn't or hasn't, our
15 understanding is that that is in the process
16 of being removed, and so the signs that are
17 outlined here are the only signs that would
18 be on the building for Joe and Aldo's.

19 MS. COLLINS: The main entrance,
20 is that what you're speaking of? The main
21 entrance to the building has over the front
22 door a little etched sign that says Joe and
23 Aldo's. It's kind of attached to the front
24 facia.

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MR. BOULARD: There was letters

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1 that stood up above, and those letters, as I
2 understand, are gone or are going to be gone.

3 MS. COLLINS: They are not gone
4 because I'm an honest person and they are
5 there.

6 MR. BOULARD: But they are going
7 to be. Not the ones on the face, the ones
8 that stand up above the -- there were -- I'm
9 not sure if you saw them, there were some
10 letters that stood above -- stood up from the
11 top of the canopy as opposed -- from the
12 entryway instead of applied to it.

13 MS. COLLINS: You're right. They
14 are on -- they are kind of affixed to the top
15 of the entranceway. I wish I knew the
16 technical terms for everything.

17 CHAIRPERSON KRIEGER: But they
18 have been removed or will be removed?

19 MS. COLLINS: They have not been
20 removed and I'm not sure if that's happening.

21 MR. BOULARD: That's what was
22 represented in the application. The
23 application is just for the two signs, that's
24 why I --

25 MS. SAARELA: They will have to

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1 be removed. We do have a court order entered
2 to be removed.

3 CHAIRPERSON KRIEGER: Open it up

4 to the board for questions.

5 Are you done, Mr. Boulard?

6 MR. BOULARD: Yes, thank you.

7 MR. GEDEON: In Case No.

8 PZ13-0055, there were 14 notices mailed, zero
9 return mail, zero approvals, zero objections.

10 CHAIRPERSON KRIEGER: Very good.

11 MR. GHANNAM: I just have some
12 questions for Mr. Boulard.

13 What they're requesting, so I
14 understand is two second floor signs instead
15 of a first floor and the second floor?

16 MR. BOULARD: There is a sign
17 that's -- that would be allowed at the first
18 floor. The second floor sign is oversized
19 and also would be located down on the first
20 floor as opposed to up on the second floor.

21 MR. GHANNAM: So they're
22 inverted? In other words, the first floor
23 business sign is on the second floor or --

24 MR. BOULARD: There would be a 65
25 square foot sign for the first floor

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1 business, that's allowed. They have a -- and
2 then there is also -- would be allowed a 24
3 square foot sign on the second floor.

4 What they're requesting is to
5 make the second sign 66 square feet and
6 mounted lower on the wall. Basically next to
7 the sign on the first floor.

8 MS. COLLINS: Since we have a
Page 39

9 banquet and events center on the second
10 floor, and there is a sign on the top of the
11 building that says, Andiamo, and a sign at
12 the street level that says Andiamo, the Joe
13 and Aldo's sign would also be affixed to the
14 building on the second floor, so that it
15 would be visible from Grand River.

16 MR. GHANNAM: I'm a little bit
17 confused. You want the Joe and Aldo's sign
18 on the second floor even though it occupies
19 the first?

20 MS. COLLINS: Yes.

21 MR. GHANNAM: And the Andiamo
22 sign is going to be mainly on the first
23 floor, even though it's on the second floor?

24 MS. COLLINS: The Andiamo sign is
25 also already there. It was existing when the

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1 concept change happened. It's on the front
2 of the building and it's up high and it's
3 also on the street level sign, so it
4 functions as two venues, one being a catering
5 center and one being a restaurant.

6 MR. GHANNAM: I understand. This
7 is obviously a leased space, correct?

8 MS. COLLINS: It is.

9 MR. GHANNAM: Who leases this
10 space?

11 MS. COLLINS: Joe Vicari.

12 MR. GHANNAM: Who is the actual
13 tenant, is it Joe and Aldo's, is that the

14 tenant?

15 MS. COLLINS: I can't answer that
16 question. I wish I could help you, but --

17 MR. GHANNAM: I'm just trying --

18 MS. COLLINS: I kind of walked
19 into this late.

20 MR. GHANNAM: Is it the same
21 ownership that is operating both venues?

22 MS. COLLINS: Yes, the same owner
23 operates both the catering center and the
24 restaurant, the same landlord leases both
25 spaces.

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1 MR. GHANNAM: And the second
2 floor would not be used for ordinary
3 day-to-day restaurant business, it's only for
4 a banquet center, is that what you are
5 saying?

6 MS. COLLINS: Yes, that's
7 correct.

8 MR. GHANNAM: In general, I have
9 no problem with this. I understand the
10 concept within a concept type thing. I know
11 we have granted those before.

12 I would just recommend that if
13 the board approves that, we limit it to these
14 particular tenants, that's all.

15 MR. SANGHVI: Two points. One is
16 a question for you. Is the sign you are
17 putting up, new one, is to going to be a lit
18 up sign or just a regular sign?

19 MS. COLLINS: It is going to be a
20 neon sign.

21 MR. SANGHVI: The second point I
22 wanted to make was, this building has a
23 projection and this juts out further.

24 This sign is facing really the
25 north side. The rest of the building is

1 facing west.

2 MS. COLLINS: Yes.

3 MR. SANGHVI: So even though it
4 looks like they are both on the second floor,
5 they are on different walls facing a
6 different direction.

7 MR. FERRELL: My question is for
8 the city. So they can have two signs on the
9 second floor, even if it's just on the
10 opposite side, or one has to be higher, one
11 has to be lower, is that what you're --

12 MR. GHANNAM: I apologize. I
13 misspoke earlier, thank you, Mr. Ghannam for
14 correcting it.

15 They are allowed a sign for
16 the business on the lower floor. If the
17 second floor is a separate business, there is
18 a separate sign allowed on the upper floor
19 for that.

20 And what they're looking for
21 is both signs up high, basically both signs
22 up high and the one for the second floor
23 larger than would be allowed.

24 I apologize for confusing the
25 issue earlier.

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1 CHAIRPERSON KRIEGER: I drove by
2 and I can see that needing them on the second
3 floor, because Grand River is a little bit
4 higher, as you drive in, it goes down. And
5 also on -- facing the north side, the only
6 thing was when I was looking at it the Joe
7 and Aldo's, I could see real easily, of
8 course -- it would be the -- whatever you put
9 in the sign is what you would like, it's just
10 the greater size that we would be approving.

11 So the Andiamos would stay on
12 the west side, put this sign there on the
13 second floor and then keep the ground sign on
14 Grand River. I don't remember seeing any
15 other signs.

16 MS. COLLINS: I guess I'm a
17 little confused.

18 The fascia over the front, if
19 that's the right term, over the front of the
20 doorway has Joe and Aldo's, almost looks like
21 it's a metal sculpture cut out of the
22 entranceway on top. And would you -- is that
23 considered to be a sign?

24 MR. BOULARD: Yes, that's the
25 sign that's going to be removed.

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1 CHAIRPERSON KRIEGER: That's

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already been -- yes.

MR. FERRELL: So there is going to be two signs on the building, then one by the road as well?

CHAIRPERSON KRIEGER: Ground sign.

MR. BOULARD: Yes.

MS. COLLINS: I'm the corporate trainer for the company, so I spend most of my time inside the restaurant, and the restaurant the new concept has been very well received by the community. It's a little bit more family friendly and we have gotten very positive feedback from that.

CHAIRPERSON KRIEGER: Andiamos will still remain on the second floor?

MS. COLLINS: Yes, the catering will be exactly the same as Andiamo.

MR. GERBLICK: I'll make a motion.

CHAIRPERSON KRIEGER: Okay.

MR. GERBLICK: In Case No. PZ13-0055, I move that we grant the variance as requested, limited to the tenants

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currently occupying the space, as the requested variance is based upon circumstances or features that are exceptional and unique to the property and do not result from conditions that exist generally in the city or that are

7 self-created, given the angle from Grand
8 River on which the property sit. The
9 situation -- or the situated building itself
10 as a front of the building faces west and the
11 wall with the proposed sign would be on the
12 north side of the building.

13 Failure to grant relief will
14 unreasonably prevent or limit the use of the
15 property and will result in substantially
16 more than a mere inconvenience or inability
17 to attain a higher economic or financial run.

18 The grant of relief will not
19 result in the use of the structure that is
20 incompatible with or interferes -- or
21 unreasonably interferes with adjacent or
22 surrounding properties and will result in
23 substantial justice being done to both the
24 applicant and adjacent and surrounding
25 properties and is not inconsistent with the

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1 spirit of the ordinance.

2 MR. SANGHVI: Second.

3 CHAIRPERSON KRIEGER: We have a
4 motion and the second. Any other discussion?

5 (No audible responses.)

6 CHAIRPERSON KRIEGER: Just to
7 recall that whatever -- the discussion about
8 the other signs that are on the building per
9 counsel and Mr. Boulard would be taken care
10 of as well. Thank you.

11 Ms. Pawlowski, can you call

12 the roll.

13 MS. PAWLOWSKI: Member Ferrell?

14 MR. FERRELL: Yes.

15 MS. PAWLOWSKI: Member Gedeon?

16 MR. GEDEON: Yes.

17 MS. PAWLOWSKI: Member Gerbl ick?

18 MR. GERBLI CK: Yes.

19 MS. PAWLOWSKI: Member Ghannam?

20 MR. GHANNAM: Yes.

21 MS. PAWLOWSKI: Chai rperson

22 Kri eger?

23 CHAI RPERSON KRI EGER: Yes.

24 MS. PAWLOWSKI: Member Sanghvi ?

25 MR. SANGHVI: Yes.

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1 MS. PAWLOWSKI: Moti on passes six
2 to zero.

3 CHAI RPERSON KRI EGER: Congratul at
4 i ons.

5 MS. COLLI NS: Thank you. Thanks
6 for your pati ence.

7 CHAI RPERSON KRI EGER: That brings
8 us back to Fel dman Automoti ve. I guess we
9 woul d have a moti on to -- Fel dman Automoti ve?

10 MR. GERBLI CK: Are you here on a
11 parti cul ar case?

12 UNIDENTI FIED AUDI ENCE MEMBER: I
13 had to come here for school .

14 CHAI RPERSON KRI EGER: I guess we
15 make a moti on to table Fel dman Automoti ve for
16 the November 19 meeti ng.

10-08-13.txt

17 MR. GHANNAM: So moved.
18 MR. SANGHVI: Second.
19 CHAIRPERSON KRIEGER: All in
20 favor say aye.
21 THE BOARD: Aye.
22 CHAIRPERSON KRIEGER: Any
23 opposed?
24 (No audible responses.)
25 CHAIRPERSON KRIEGER: Seeing

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1 none, the Feldman case will be put to the
2 November meeting.
3 And North Haven as well -- we
4 already took care of that.
5 So then there will be a motion
6 to adjourn.
7 MR. GEDEON: Sorry to delay the
8 closing, but question for the city.
9 When we have cases that come
10 up for renewal like the signs that we had
11 today, where there was a previous variance
12 granted, would it be overly burdensome to
13 have the minutes available from the prior
14 variance request? I would be happy with
15 electronic copies. I wouldn't need a printed
16 copies, but sometimes it would be nice to
17 know, you know, what our thoughts were a year
18 or two ago.
19 MR. BOULARD: In other words, if
20 you said this would be the last time ever?
21 MR. GEDEON: Right.

22 MR. BOULARD: You're looking for
23 just the most recent?
24 MR. GEDEON: I think so, yeah.
25 I'm open if the board has any other opinions.

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1 MR. BOULARD: We could certainly
2 do that, I think.

3 CHAIRPERSON KRIEGER: Yes, if you
4 want to email like the previous minutes that
5 we have gotten, like for saving paper, that's
6 fine with if it's fine with everybody
7 else.

8 MR. BOULARD: We will try to do
9 that.

10 CHAIRPERSON KRIEGER: Motion to
11 adjourn?

12 MR. GEDEON: So moved.

13 MR. SANGHVI: Second.

14 CHAIRPERSON KRIEGER: All in
15 favor say aye.

16 THE BOARD: Aye.

17 (The meeting was adjourned at 7:54 p.m.)

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1 STATE OF MICHIGAN)
2) ss.
3 COUNTY OF OAKLAND)

4 I, Jennifer L. Wall, Notary Public within and for the
5 County of Oakland, State of Michigan, do hereby certify that the
6 witness whose attached deposition was taken before me in the
7 above entitled matter was by me duly sworn at the aforementioned
8 time and place; that the testimony given by said witness was
9 stenographically recorded in the presence of said witness and
10 afterward transcribed by computer under my personal supervision,
11 and that the said deposition is a full, true and correct
12 transcript of the testimony given by the witness.

13 I further certify that I am not connected by blood or
14 marriage with any of the parties or their attorneys, and that I
15 am not an employee of either of them, nor financially interested
16 in the action.

17 IN WITNESS THEREOF, I have hereunto set my hand at the
18 City of Walled Lake, County of Oakland, State of Michigan.

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Date

Jennifer L. Wall CSR-4183
Oakland County, Michigan
My Commission Expires 11/12/15

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