

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

Tuesday, June 12, 2018 7:00 P.M.

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

BOARD MEMBERS:

Linda Krieger, Chairperson

Thomas Nafso, Secretary

Brent Ferrell

Cynthia Gronachan

David M. Byrwa

Joe Peddiboyina

Samuel Olsen

ALSO PRESENT:

Elizabeth Saarela, City Attorney

Lawrence Butler, Comm. Development, Dep. Director

Katherine Opperman, Recording Secretary

Reported by:

Darlene K. May, Certified Shorthand Reporter

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Novi, Michigan  
Tuesday, June 12, 2018  
7:00 p.m.

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CHAIRPERSON KRIEGER: Good evening and  
welcome to the Novi Zoning Board of Appeals for June 12  
of Tuesday, 2018. All rise for the Pledge of  
Allegiance.

(Pledge of Allegiance.)

CHAIRPERSON KRIEGER: Katherine, will you  
call the role.

MS. OPPERMAN: Certainly. Member Byrwa?

MEMBER BYRWA: Present. Here.

MS. OPPERMAN: Member Ferrell?

MEMBER FERRELL: Here.

MS. OPPERMAN: Member Gronachan?

MEMBER GRONACHAN: Here.

MS. OPPERMAN: Chairperson Krieger?

CHAIRPERSON KRIEGER: Here.

MS. OPPERMAN: Member Olsen?

MEMBER OLSEN: Here.

MS. OPPERMAN: Member Nafso is currently  
absent.

1 Member Peddiboyina?

2 MEMBER PEDDIBOYINA: Yes.

3 MS. OPPERMAN: And Member Sanghvi is absent,  
4 excused.

5 CHAIRPERSON KRIEGER: Very good. I  
6 understand Tom will be here shortly?

7 MS. OPPERMAN: (Nods.)

8 CHAIRPERSON KRIEGER: This is a public  
9 hearing and there's Format and Rules of Conduct in the  
10 back. We have four cases tonight and then we'll have  
11 an open public remarks. And at that time the people  
12 can keep it to three minutes as long as it's not  
13 regarding one of the cases in front of us tonight. And  
14 go from there.

15 We have approval of an agenda. Is there an  
16 agenda?

17 MEMBER GRONACHAN: No changes.

18 CHAIRPERSON KRIEGER: No changes for the  
19 agenda. Is there a motion?

20 MEMBER GRONACHAN: So moved.

21 MEMBER PEDDIBOYINA: I second.

22 CHAIRPERSON KRIEGER: All in favor, say  
23 "Aye."

1 MEMBER BYRWA: Aye.

2 MEMBER GRONACHAN: Aye.

3 MEMBER FERRELL: Aye.

4 MEMBER PEDDIBOYINA: Aye.

5 MEMBER OLSEN: Aye.

6 CHAIRPERSON KRIEGER: We have an agenda for  
7 tonight.

8 Minutes for the May 2018, are there any  
9 changes?

10 MEMBER GRONACHAN: Madame Chair, on page 54,  
11 Member Nafso evidently made the motion, from what I can  
12 see, and then it says "Member Nafso: Second."

13 Bear with me one second.

14 My apologies, I had this marked.

15 CHAIRPERSON KRIEGER: I'm jumping pages.

16 MEMBER GRONACHAN: I'm sorry?

17 CHAIRPERSON KRIEGER: I'm jumping pages.

18 MEMBER GRONACHAN: I know.

19 CHAIRPERSON KRIEGER: Did you find it?

20 MEMBER GRONACHAN: No, I did not. My  
21 apologies.

22 I will -- can we not vote for it right now?

23 I know that there's something in here where Member

1 Nafso made the motion and he was also marked as  
2 seconding the motion with Member Sanghvi. And I  
3 apologize, I cannot locate my mark of the page.

4 CHAIRPERSON KRIEGER: All right. So we can  
5 put that later on.

6 MEMBER GRONACHAN: Let's table that for right  
7 now, if we could, please.

8 MS. SAARELA: You can just move it to the end  
9 of the agenda, if you like.

10 CHAIRPERSON KRIEGER: Okay.

11 MEMBER GRONACHAN: Thank you.

12 CHAIRPERSON KRIEGER: Before adjournment.

13 I'll move on to public remarks. If there is  
14 anyone in the audience that would like to make a  
15 comment regarding anything other than the cases in  
16 front of us, if you could come to the podium, state  
17 your name, address and spell your name for our court  
18 reporter.

19 Seeing none. I'll switch to the first case.  
20 We are on PZ18-0019 Signature Remodeling, 9050 South  
21 Lake Drive, east of West Park and south of South Lake  
22 Drive. The applicant is requesting variance from the  
23 City of Novi Section 3.1.5 for a total side yard

1 aggregate of 17 feet 10 inches setback for a proposed  
2 11 feet, 8 inches and 6 feet 2 inch side yard, 25 feet  
3 minimum allowed by code; a rear yard reduction of 14  
4 feet for a proposed 21 foot setback, 35 feet minimum  
5 allowed by code; a lot coverage increase to the 27  
6 percent, 25 percent allowed by code.

7 Section 4.19, a proposed garage. Square  
8 footage of 966 square feet, 850 allowed. And the  
9 property is zoned Single Family Residential.

10 Is the applicant here?

11 MS. HEATH: I'm right here.

12 CHAIRPERSON KRIEGER: All right. If you'd  
13 come to the podium.

14 MS. HEATH: Okay.

15 CHAIRPERSON KRIEGER: And if you're all  
16 talking to spell your name, say it and then be sworn in  
17 by our secretary.

18 So, Member Ferrell, can you ...

19 MEMBER FERRELL: Yes.

20 CHAIRPERSON KRIEGER: Okay. Go ahead.

21 MS. HEATH: My name is Elizabeth Heath, last  
22 name H-e-a-t-h, 905 South Lake Drive.

23 CHAIRPERSON KRIEGER: Are you an attorney?

1 MR. SCHILLER: No. Let me interrupt here,  
2 sorry.

3 I'm Paul Schiller from Signature Remodeling.  
4 Signature Remodeling, LLC.

5 MEMBER FERRELL: Can you spell your last  
6 name.

7 CHAIRPERSON KRIEGER: You'll be participating  
8 as well?

9 MR. SCHILLER: I'm sorry?

10 CHAIRPERSON KRIEGER: You'll be participating  
11 as well?

12 MR. SCHILLER: Yes.

13 CHAIRPERSON KRIEGER: Okay. So if you could,  
14 spell your last name for our court reporter.

15 MR. SCHILLER: Schiller, S-c-h-i-l-l-e-r.  
16 And I'm the builder that is looking to propose to build  
17 the garage. And this is the homeowner.

18 MEMBER FERRELL: Go ahead and both of you  
19 raise your right hand.

20 Do you swear to tell the truth in the  
21 testimony you're about to give in this case?

22 MS. HEATH: I do.

23 MR. SCHILLER: I do.

1 MEMBER FERRELL: Go ahead.

2 MS. HEATH: And I don't know, do you have  
3 copies of the layout and what we're proposing? You all  
4 have that?

5 CHAIRPERSON KRIEGER: Yes. Yes.

6 MEMBER GRONACHAN: You can put them on the  
7 overhead so everybody can see them.

8 (Documents displayed.)

9 MS. HEATH: Okay. This, basically, is the  
10 proposed picture with our existing home and the  
11 addition is highlighted to the right. Just to show you  
12 exactly what we're trying to add-on to our home.

13 And then the next page has the footprint  
14 layout of what we're trying to accomplish.

15 Basically, we do have an existing garage.  
16 It's one of those that when you pull into your  
17 driveway, you have to pull into the side. So it makes  
18 it a little difficult to access it. And the depth of  
19 the garage is about 20 feet.

20 And we both have vehicles. I have a  
21 regular-sized sedan and my husband has an SUV. So  
22 they're anywhere from 19 to 20 feet long for the  
23 vehicle. So in order to pull the car into the garage,

1 number one, you have to make multiple turns to get into  
2 it sideways to be able to pull in. And secondly, once  
3 you're in the garage, in order to pass around the front  
4 of the car, there's not a lot of leeway in between.  
5 And if there were two cars in the garage, one of them  
6 would be blocking off the entryway of the garage that  
7 goes into the house. So there's, basically, a little  
8 bit of congestion when you try to pull vehicles inside.

9 Our driveway is pretty narrow. So if there  
10 were two cars -- or one car in the driveway and another  
11 one's trying to pull in, you'd probably have to move  
12 the other car just to try to get in to pull into the  
13 driveway. So there would be amount of shuffling of the  
14 vehicles just to make it convenient.

15 We also down the road would like to plan  
16 expanding our kitchen. We have a narrow galley kitchen  
17 that is right on that wall that's to the garage and a  
18 dining room that's attached. So eventually what we  
19 would like to do is possibly push that wall out a  
20 little bit to create a larger dining area and a larger  
21 kitchen than what we have.

22 So the existing garage that we're proposing  
23 wouldn't be a garage, per se, forever. It's, you know,

1 phase one of what we want to do to try to improve the  
2 house.

3 And we've spoke with our neighbors in the  
4 area around it, especially the Bushways, which live  
5 directly west of us and he's supportive of what we  
6 would like to do and has no qualms about it.

7 And then we're roughly, would be 13 feet from  
8 the property line with the existing fence post. So  
9 there's still some spaces in between.

10 CHAIRPERSON KRIEGER: Very good. That sums  
11 it up?

12 MS. HEATH: Basically.

13 CHAIRPERSON KRIEGER: Do you have anything  
14 else to add, sir?

15 MR. SCHILLER: No. But what they're doing  
16 now is they're making this look like it was built  
17 there. If you seen the addition in the front that they  
18 have, it would be several years ago, they've added  
19 value to this property quite a bit. Because it won't  
20 look like -- if you take a look at the roof structure  
21 on this picture, they have what we call tiles all the  
22 way across there. It doesn't show there. And that's  
23 what we're going to add on there and this is looking

1 like it was built. These are preliminary plans that  
2 would be more depth in details.

3 CHAIRPERSON KRIEGER: Okay. Is there anyone  
4 in the audience that would like to make a comment?

5 Seeing none.

6 From the City?

7 MR. BUTLER: No comment from the City.

8 CHAIRPERSON KRIEGER: Okay. And  
9 correspondence for our first case.

10 MEMBER NAFSO: Sure.

11 We had 26 letters mailed, five letters  
12 returned, zero approvals, zero objections.

13 CHAIRPERSON KRIEGER: Very good.

14 And I'll open it up to the board. Anybody  
15 from a question.

16 MEMBER GRONACHAN: Yes.

17 CHAIRPERSON KRIEGER: Yes, Member Gronachan?

18 MEMBER GRONACHAN: I feel like we're way in  
19 the back.

20 I just want to remind the board members,  
21 please, the technical department has asked us to make  
22 sure our microphones are on during the meeting. There  
23 has been some technical issues in the past.

1                   And when petitioners come up to please speak  
2                   into the microphone so everybody can hear you for  
3                   that.

4                   Thank you for that. That's a brief  
5                   announcement. Now back to being a zoning board person.

6                   So I want to clarify, this is going to be a  
7                   garage; is that the intent?

8                   MS. HEATH: That is the intent for the  
9                   addition, yes. So we can pull our vehicles in in the  
10                  wintertime and not have to scrape anymore.

11                  MEMBER GRONACHAN: Okay. So you lost me on  
12                  this moving of the wall and then it's not going to be a  
13                  garage.

14                  MS. HEATH: Well, what you see there is being  
15                  added on to an existing garage, but the entryway is  
16                  facing to the west.

17                  MEMBER GRONACHAN: Right.

18                  MS. HEATH: So when you pull into our  
19                  driveway, you have to do a complete turn to get in  
20                  which could be a multiple pull back up and down to get  
21                  in.

22                  MEMBER GRONACHAN: Right. Right.

23                  MS. HEATH: The wall is directly between the

1 house and the garage where they're connected is where  
2 the kitchen and dining room is located.

3 MEMBER GRONACHAN: Okay.

4 MS. HEATH: And then what I'd like to do is,  
5 you know, like I said, for phase two would be to move  
6 the wall several feet in order to enlarge in that area  
7 of the house.

8 MR. SCHILLER: So we would be going in here.

9 MS. HEATH: Right. We'd be moving into the  
10 existing garage to help add space to the inside of the  
11 house.

12 MEMBER GRONACHAN: Okay. Hold that thought.  
13 Building Department, what does that do to the  
14 garage if the wall was moved?

15 MR. BUTLER: What that would do to the garage  
16 actually would do nothing besides take a little bit of  
17 space away from the garage, but that is not part of  
18 this case. This case is just for the garage. And I  
19 believe she had said that's for later on down the  
20 road.

21 MEMBER GRONACHAN: I understand. I got that.

22 MR. BUTLER: But it would take some square  
23 footage away from the garage, that wall into the

1 garage.

2 MEMBER GRONACHAN: But it would still be a  
3 garage at that point, correct?

4 MR. BUTLER: It would still be a garage,  
5 yes.

6 MEMBER GRONACHAN: So the garage is usable at  
7 this point, but it's not fully usable; is that correct,  
8 based on your testimony?

9 MS. HEATH: Correct.

10 MEMBER GRONACHAN: I went out and looked. I  
11 agree. I own a one-car garage and you're forever  
12 diving because you can't get anywhere if the car is in  
13 the garage.

14 So I don't have any objections to this.  
15 And the fact that this is an existing structure, I  
16 think that you're just trying to make -- my other  
17 question was do you have a basement?

18 MS. HEATH: No. We do not.

19 MEMBER GRONACHAN: So in that area, I just  
20 feel that it's a minimal request. The fact that we  
21 don't have any negativity from the neighborhood and  
22 that you've been there awhile and this is just an  
23 improvement for you and to improve the use of your

1 home, I have no objections and I would be supporting  
2 your request.

3 MS. HEATH: Thank you very much.

4 MEMBER GRONACHAN: That's all I have.

5 CHAIRPERSON KRIEGER: Very good.

6 Other comments or questions?

7 Or a motion?

8 CHAIRPERSON KRIEGER: I also drove by and it  
9 seemed reasonable, the request. You'll be putting up a  
10 firewall, a new firewall, I suppose, when you change  
11 the location of the garage wall?

12 MS. HEATH: Oh, for the kitchen?

13 CHAIRPERSON KRIEGER: Yes.

14 MS. HEATH: Of course, yes.

15 CHAIRPERSON KRIEGER: So the bay door for the  
16 garage will be facing the street?

17 MS. HEATH: Correct. So you can just pull  
18 straight in. It make says it so much more convenient.

19 CHAIRPERSON KRIEGER: Yes, that's true.

20 So I also would be in support of this request  
21 as per previous comments as well.

22 MEMBER GRONACHAN: If there's nothing  
23 further, Madame Chair, I'll go ahead with a motion if

1 no one else has any other comments?

2 CHAIRPERSON KRIEGER: Okay.

3 MEMBER GRONACHAN: Okay. In case number  
4 PZ18-0019 Signature Remodeling at 905 South Lake Drive  
5 in Novi, sought by Signature Remodeling and the Heath  
6 family, I move that the variance for the total side  
7 yard aggregate of 17 feet 10 inches and the rear yard  
8 reduction of 14 feet along with the increased lot  
9 coverage of 27 percent be approved based on the  
10 petitioner's testimony this evening.

11 Given that this is an existing structure,  
12 this is an addition, without the variance the  
13 petitioner will be unreasonably prevented or limited  
14 with respect to the use of the property because of the  
15 difficulty currently of entering and exiting the  
16 garage. The property is unique because of its lot  
17 size, not necessarily the configuration, but the lay of  
18 the actual existing building.

19 The petitioner did not create this condition  
20 because this house has been -- was currently built with  
21 this size of a garage and a side entry. The relief  
22 granted will not unreasonably interfere with adjacent  
23 or surrounding properties because it's given in

1 testimony the improvements or additions will actually  
2 improve the value of the home and the surrounding area.

3 The relief is consistent with the spirit and  
4 intent of the ordinance.

5 I'm sorry. The relief is consistent with the  
6 spirit and intent of the ordinance because it enables  
7 the petitioner to improve their use of their home.

8 And that is why I move that we grant this  
9 variance in this case.

10 CHAIRPERSON KRIEGER: We have a motion.

11 Yes?

12 MS. SAARELA: I notice that there's a 966  
13 square foot proposed, 850 square foot allowed garage  
14 size by ordinance that wasn't mentioned in the motion.

15 MEMBER GRONACHAN: I'm sorry. I will amend  
16 my motion to include the increase of the square footage  
17 to 966 foot over the 850 as suggested by counsel.

18 MEMBER BYRWA: And ...

19 CHAIRPERSON KRIEGER: Yes?

20 MEMBER BYRWA: I have a point of  
21 clarification. We're not increasing this by 27 percent  
22 lot coverage. It's going from 25 percent to 27 percent  
23 lot coverage; is that correct?

1 MR. BUTLER: Yes.

2 MEMBER BYRWA: I think we used the  
3 termination increase to 27 percent -- or of 27 percent.  
4 It's not of, it's to in there. So it's only a two  
5 percent increase, actually.

6 CHAIRPERSON KRIEGER: Are you amenable to  
7 that?

8 MEMBER GRONACHAN: Yes. Absolutely.

9 We didn't get a second on it. So I can amend  
10 my statement to adjust it to 27 percent from 25  
11 percent, if so needed.

12 CHAIRPERSON KRIEGER: Great.

13 MEMBER GRONACHAN: We still don't have a  
14 second.

15 MEMBER PEDDIBOYINA: I second.

16 CHAIRPERSON KRIEGER: Who's the seconder?

17 MEMBER PEDDIBOYINA: Joe.

18 CHAIRPERSON KRIEGER: Okay. Joe's our  
19 seconder.

20 So can we have a call in the role, please.

21 MS. OPPERMAN: Member Byrwa?

22 MEMBER BYRWA: Yes.

23 MS. OPPERMAN: Member Ferrell?

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MEMBER FERRELL: Yes.

MS. OPPERMAN: Member Gronachan?

MEMBER GRONACHAN: Yes.

MS. OPPERMAN: Chairperson Krieger?

CHAIRPERSON KRIEGER: Yes.

MS. OPPERMAN: Member Peddiboyina?

MEMBER PEDDIBOYINA: Yes.

MS. OPPERMAN: Member Nafso?

MEMBER NAFSO: I think Sam is.

MS. OPPERMAN: On that case.  
Member Olsen?

MEMBER OLSEN: Yes.

MS. OPPERMAN: Motion passes.

CHAIRPERSON KRIEGER: We'll move to our  
second case. PZ18-0021 Scott Leibovitz, 25125 Regency  
Drive, west of Haggerty and north of Grand River  
Avenue. The applicant is requesting variance from the  
City of Ordinance Section 4.19.2 to install an  
accessory structure in the side yard. Accessory  
structures are required to be located in the rear yard  
by code, and the property is zoned Light Industrial  
I-1.

And petitioner is -- can come to the podium.

1                   And if you're not an attorney to be sworn in  
2                   by our secretary and state and spell your name.

3                   MR. BIDDISON: My name is Kevin Biddison.  
4                   I'm with Biddison Architecture representing Ari-Els,  
5                   who are the owners, who are not able to be here this  
6                   evening. I'm the architect of the project. I'm at 320  
7                   Martin Street in Birmingham, Michigan.

8                   CHAIRPERSON KRIEGER: Spell your last name.

9                   MR. BIDDISON: Certainly. B-i-d-d-i-s-o-n,  
10                  first name Kevin.

11                  MEMBER NAFSO: Thank you.

12                  Please raise your right hand.

13                  Do you swear or affirm to tell the truth in  
14                  this matter?

15                  MR. BIDDISON: Yes, sir.

16                  MEMBER NAFSO: Thank you.

17                  CHAIRPERSON KRIEGER: You may proceed.

18                  MR. BIDDISON: Thank you. As you can see on  
19                  the sketch that's here, the blue square is -- it's  
20                  actually not a structure. It's a small cooling element  
21                  that is being requested being placed directly outside  
22                  of the building. There is a piece of equipment on the  
23                  inside, an environmental test chamber that needs this

1 cooling unit to be as close as possible to it. This  
2 unit is being screened currently. It will be screened  
3 by the green trees that you see. It's a very heavy,  
4 large grouping of existing evergreen trees. I think it  
5 was part of your packet. They're probably 20 to 30  
6 feet tall.

7 We're proposing additional six foot high  
8 arborvitaes that would encircle this. This is a four  
9 foot unit that is 10, 12 foot long. It would run  
10 roughly 20 to 30 minutes to get to a cooling point.

11 This test chamber would be used  
12 intermittently during the \*\*\* time of the week or  
13 month. This piece of equipment would run 20 to 30  
14 minutes to get this up to temperature and then stop.  
15 So it's not something that runs not even once a day.  
16 And if it runs during a day, it would be very short  
17 intervals.

18 The back portion of the building has a very  
19 limited area between the parking lot and the building.  
20 As well there is not any additional screening on the  
21 backside of the building. So this seemed to be the  
22 most appropriate place from a screening from a sound  
23 screen, a visual screen, from the existing evergreens

1           that are there on-site.

2                         So we're asking for a variance to allow this  
3           into -- well, it's, essentially, the rear of the  
4           building, but it happens to be the side yard because of  
5           its configuration to the street. And we feel that this  
6           is really the best location to, again, visually and  
7           sound screen this.

8                         It falls within the decimal levels and that  
9           information was provided in your packets. If you do  
10          have any specific questions, I have a couple of  
11          gentleman here from HOWA, who is the company that has  
12          moved into the building. They can answer any specific  
13          technical data if you have any requirements for that.

14                        I would be more than happy to answer any  
15          additional questions that you might have to clarify.

16                        Again, the blue square that you see on the  
17          diagram there would be the location. The piece of  
18          equipment would fall right into inside the building  
19          inside there. It's important. The shortest distance  
20          for that coolant to run to the machine shortens the  
21          time that this piece of equipment would have to run.  
22          The longer that run gets, the longer it has to run to  
23          get it to temperature. So, generally, I'm told it's 20

1 to 30 minutes to get it temperature and then it shuts  
2 off.

3 CHAIRPERSON KRIEGER: Very good.

4 Is there anyone in the audience that wishes  
5 to have a comment for this case?

6 Seeing none. For the Building Department?

7 MR. BUTLER: Yes. It was noted due to the  
8 fact that they would have to remove some parking, if  
9 they had move it to the other area. So the location  
10 they decided to put it in that is pretty much a choice  
11 location and it is well-screened by the existing trees  
12 that are there. So it doesn't meet the requirements  
13 for the decimals, but that will even muffle the sound  
14 even more.

15 CHAIRPERSON KRIEGER: Okay. Very good.

16 Thank you very much.

17 From the correspondence?

18 MEMBER NAFSO: Yes. Thank you. We have 34  
19 letters mailed. Zero letters returned. One approval  
20 and zero objections.

21 And this is from ...

22 Actually, the approval we had was from 25565  
23 Clark, which is the next matter.

1                   And as it relates to this matter ...

2                   MS. OPPERMAN: That may have been mistakenly  
3 added to wrong file. I do apologize.

4                   MEMBER NAFSO: Okay. Do you have the other  
5 letter mailed on this one?

6                   MS. OPPERMAN: There were 34 letters mailed  
7 for this, correct?

8                   MEMBER NAFSO: That is correct.

9                   CHAIRPERSON KRIEGER: So you can save that  
10 one for the next case.

11                   MEMBER NAFSO: Okay. So just to clarify.  
12 There were 34 letters mailed, zero returned, zero  
13 approvals, zero objections.

14                   CHAIRPERSON KRIEGER: Very good. And to  
15 clarify the location, when I did find it, to figure out  
16 which is the front and which is the side, is it the  
17 west side that is considered the side yard where the  
18 arborvitaes are?

19                   MR. BIDDISON: Right. The backside of the  
20 building -- which it seems like the backside of the  
21 building is really the side yard. So the parking lot  
22 sides are not -- you know, where the parking lot side  
23 really is where the backside of the building is because

1 it faces -- the front side is what faces the street.

2 CHAIRPERSON KRIEGER: Yes.

3 MR. BIDDISON: So we are a side. So this is  
4 technically a side yard.

5 CHAIRPERSON KRIEGER: Very good. I'll open  
6 it up to the board.

7 Questions? Yes, Member Byrwa?

8 MEMBER BYRWA: I have a question. Is there  
9 any provisions if any of the trees or vegetation or  
10 anything gets into the screening and vegetation will be  
11 maintained?

12 MR. BIDDISON: Well, I'm speaking for the  
13 owner. I mean, they maintain all of the landscaping,  
14 you know, on the property. Again, we're kind of  
15 creating a dual screening. There's the existing  
16 25-foot evergreens that are there and have been there  
17 for many years and then we're adding this additional  
18 screen of six foot arborvitaes, which will be two foot  
19 taller than the unit itself. So we kind of have a  
20 double screen there. And, again, they do the weekly  
21 grass cut and cleanup of the site. And they own the  
22 property and aren't leasing so it's to their advantage  
23 to keep their properties up and maintain their

1 properties there.

2 MEMBER BYRWA: Okay. Thank you.

3 MR. BIDDISON: Yes.

4 CHAIRPERSON KRIEGER: Is the -- when I was  
5 reading through it, it sounds like it said a coolant  
6 like a refrigerator that is run by an outdoor generator  
7 and you need to put it on a chiller pad?

8 MR. BIDDISON: So, basically, this is just  
9 the chiller unit. So, for lack of a better  
10 description, it's kind of like some fans that sit on  
11 four legs. So it's kind of like a table. It has fans  
12 in a row and then there are coolant lines that go  
13 directly through the wall into the building that go  
14 into this environmental chamber that is right on the  
15 other side of the wall. So this is, actually, like an  
16 air conditioning unit to put it simply.

17 So the environmental chamber needs to get to  
18 temperature and it needs to be cool to operate. So  
19 this runs for that 20 to 30 minutes to get it to  
20 temperature and then they do their test. And, like I  
21 said, it's something they don't do even every day.  
22 Maybe even a few times a week this would run to get the  
23 chamber up to temperature.

1 CHAIRPERSON KRIEGER: So the temperature  
2 chamber is it like to run a CAT scan machine or MRI?

3 MR. BIDDISON: I can't -- I would be happy to  
4 let someone tell you exactly what that is, for, if you  
5 would like to hear that. It's an indoor piece of  
6 equipment. It's about a 10 by 10 box.

7 CHAIRPERSON KRIEGER: Okay. And I drove by  
8 there. I can see the need. The south side, there is  
9 nowhere you can put it and the area seems most  
10 reasonable. So I would be in favor of your request  
11 considering the discussion.

12 Yes, Member Gronachan?

13 MEMBER GRONACHAN: Good evening.

14 MR. BIDDISON: Good evening.

15 MEMBER GRONACHAN: Excuse me. I want to move  
16 this. I want to say hello, but I can't do that because  
17 of the sign. So forgive me.

18 Okay. Thank you for that.

19 So did I hear you say it mostly runs at  
20 night; is that correct?

21 MR. BIDDISON: No. It would run during the  
22 day.

23 MEMBER GRONACHAN: If needed.

1 MR. BIDDISON: Whenever they were -- if they  
2 were doing a test. It's not a continual testing thing.  
3 It's just a chamber they use occasionally. It would  
4 not even be running once a day. It might be two or  
5 three times a week.

6 MEMBER GRONACHAN: So, for the record,  
7 what is to the south side of -- yeah, to the south side  
8 of that building? Is that just another ...

9 What is on the other side?

10 MR. BIDDISON: So here this is a storage  
11 facility.

12 MEMBER GRONACHAN: Okay.

13 MR. BIDDISON: Obviously, parking lot here.  
14 Parking lot in front. The street is on that side. So,  
15 literally, this entire side has, again, these large  
16 evergreen trees.

17 MEMBER GRONACHAN: Right.

18 MR. BIDDISON: They've been there. They make  
19 a great screen.

20 This has been a storage building. It's been  
21 there for probably 20 years.

22 MR. BIDDISON: A very long time, right.

23 And you also noted in our case and should be

1 noted this evening that without this they, basically,  
2 cannot run their operation, based on what I read.

3 MR. BIDDISON: Correct.

4 MEMBER GRONACHAN: So this variance is going  
5 to be very specific to this business.

6 MR. BIDDISON: Right.

7 MEMBER GRONACHAN: And if and when we make a  
8 motion we're going to have to include that that this  
9 particular variance is specific to this particular  
10 business.

11 MR. BIDDISON: This piece of equipment would  
12 go with them when they moved. It's coming. They would  
13 be bringing that from their previous location. So it's  
14 something that would go with them.

15 MEMBER GRONACHAN: I have no problem. I  
16 think that given the circumstances and the lay of this  
17 lot, I think -- we welcome all new businesses to Novi.  
18 I'm excited that they're going to be here. And I  
19 certainly wouldn't want something to prevent them from  
20 getting the building of their choice to help them with  
21 their business. So I don't see any reason to deny it  
22 in this case and I will be showing my full support.

23 So thank you. That's all I have.

1 CHAIRPERSON KRIEGER: Thank you.

2 Anything?

3 MEMBER FERRELL: No. A motion.

4 CHAIRPERSON KRIEGER: A motion.

5 MEMBER FERRELL: If you're ready.

6 CHAIRPERSON KRIEGER: Sure.

7 MEMBER FERRELL: I had a question about this  
8 for the City, too.

9 As the other member said, be specific to this  
10 business, whether they remove it or not the padding  
11 will still have to be there. Is that something we need  
12 to add to the motion?

13 MR. BUTLER: No. The padding could not go  
14 away. The padding would still have to be there.

15 MEMBER FERRELL: I didn't know if the pad was  
16 a concrete pad.

17 MR. BIDDISON: It's just a concrete pad.

18 MS. SAARELA: I mean, if it's a big deal to  
19 you that they take the pad out, I suppose you can  
20 condition the motion on the removal of the concrete pad  
21 at the time they leave the premises.

22 MEMBER GRONACHAN: It's not the motion -- to  
23 the Chair.

1                   It's not the pad that I was concerned about.  
2                   It's just that because it's stated in the case that  
3                   without this. So, therefore, this particular thing is  
4                   specific to this particular business and I wanted that  
5                   clarified. That's what I was referring to. I'm not  
6                   worrying about the pad.

7                   MEMBER FERRELL: So not the pad, just the  
8                   unit?

9                   CHAIRPERSON KRIEGER: Right.

10                  MR. BIDDISON: I don't know. Maybe the next  
11                  user might put a picnic table on it or something. I  
12                  don't know.

13                  MEMBER FERRELL: I move that we grant the  
14                  various in case number PZ18-0021 sought by the  
15                  petitioner to install a unit in the side yard on the  
16                  south side of the building because the petitioner has  
17                  shown practical difficulty requiring installation to be  
18                  on the south side of the building where the  
19                  environmental chamber is located.

20                  Without the variance the petitioner will be  
21                  unreasonably prevented or limited with respect to the  
22                  use of the property as the layout of the building made  
23                  it difficult in this is the only location suitable for

1 the environmental chamber.

2 The property is unique because of the design  
3 and layout of the building as it sits on the property.  
4 The petitioner did not create the condition. The  
5 relief granted will not unreasonably interfere with  
6 adjacent or surrounding properties as the chiller unit  
7 will not be visible from the road and it will be  
8 well-screened with the additional planting of six-foot  
9 arborvitaes.

10 The relief is consistent with the spirit and  
11 intent of the ordinance. Since it's the minimum  
12 requested is that is required, it will not impact the  
13 neighboring properties as it will only run for 20 to 30  
14 minutes a day possibly two or three days of the week to  
15 get the temperature as needed.

16 And also, this motion is only to be approved  
17 for the specific business. If they were to leave the  
18 location, they need to remove their chiller unit that  
19 is being installed.

20 For those reasons I move that we grant this  
21 variance in case number PZ18-0021.

22 MEMBER GRONACHAN: Second.

23 CHAIRPERSON KRIEGER: There's a motion and a

1 second.

2 Any other questions?

3 Seeing none, if you'd call the role,

4 please.

5 MS. OPPERMAN: Member Byrwa?

6 MEMBER BYRWA: Yes.

7 MS. OPPERMAN: Member Ferrell?

8 MEMBER FERRELL: Yes.

9 MS. OPPERMAN: Member Gronachan?

10 MEMBER GRONACHAN: Yes.

11 MS. OPPERMAN: Chairperson Krieger?

12 CHAIRPERSON KRIEGER: Yes.

13 MS. OPPERMAN: Member Nafso?

14 MEMBER NAFSO: Yes.

15 MS. OPPERMAN: Member Peddiboyina?

16 MEMBER PEDDIBOYINA: Yes.

17 MS. OPPERMAN: And Member Olsen?

18 MEMBER OLSEN: Yes.

19 MS. OPPERMAN: Motion passes.

20 CHAIRPERSON KRIEGER: Congratulations and

21 welcome to Novi.

22 MR. BIDDISON: Thank you.

23 CHAIRPERSON KRIEGER: For our next case we

1 have PZ18-0022, Scott Lang for 25565 Clark Avenue, west  
2 of Novi and south of Grand River. The applicant is  
3 requesting variance from the City of Novi code 4.19(e),  
4 1 for a 573 square foot variance to build a 1423 square  
5 foot structure. The property is zoned single family  
6 residential.

7 And if you could state your name, if you're  
8 not an attorney and be sworn in by our secretary.

9 MR. LANG: Sure. Scott Lang, L-a-n-g.

10 MEMBER NAFSO: Please raise your right hand.  
11 Do you swear or affirm to tell the truth in  
12 this matter?

13 MR. LANG: I do.

14 MEMBER NAFSO: Thank you.

15 MR. LANG: Okay. So one thing to start, it  
16 indicates that I'm asking for a variance to build a  
17 1423 square foot structure. It's actually a 1024  
18 square foot structure. So it's actually a little  
19 smaller.

20 CHAIRPERSON KRIEGER: So if it's smaller, We  
21 can proceed?

22 MS. SAARELA: It depends on how it's noticed.  
23 Was the notice 1423 or 1424?

1                   So it's a larger variance?

2                   MR. BUTLER:   Smaller.

3                   MS. SAARELA:   Got you.   So if it's a smaller  
4 variance than posted, that's fine.

5                   CHAIRPERSON KRIEGER:   Okay.   Very good.

6                   MR. LANG:   Very good.   I'm just requesting a  
7 variance essentially to build a detached garage in the  
8 back part of my yard.   And the main reason for that is  
9 we have a smaller 399 square foot garage that's  
10 attached to the house, but I have a boat that I would  
11 like to put inside instead of storing outside.   Because  
12 I know, for one thing in an inside structure it  
13 preserves it much better.   And also my neighbors don't  
14 have to look it.   Even though I keep it inside the  
15 yard, it would be nice to put it in the garage during  
16 the wintertime.

17                   We also have an older car as well so it would  
18 be nice to put that back there and that way my wife can  
19 use the attached garage.   Because the attached garage  
20 is not quite large enough for two vehicles and my truck  
21 won't fit in it anyway.   But it's mostly just to store  
22 the boat and our third vehicle.

23                   So I would liked to have put it a little bit

1 closer to the house but, as you can see, we have an  
2 overhead electrical that runs through the back of the  
3 yard. So based on the easement and the structure  
4 there, we weren't able to meet all the distances around  
5 between neighbors' yards and the house and stuff. So  
6 that's why we're moving it towards the back, which is  
7 the west.

8 CHAIRPERSON KRIEGER: Very good.

9 MR. LANG: Any questions?

10 CHAIRPERSON KRIEGER: All set?

11 Nothing? All set.

12 Any comments from the audience?

13 Seeing none. From the City?

14 MR. BUTLER: No comments from the City.

15 CHAIRPERSON KRIEGER: Thank you. And from  
16 correspondence?

17 MEMBER NAFSO: Yes. There were 35 letters  
18 mailed. Zero lets returned, one approval and zero  
19 objections.

20 The approval is from Donna Morgan, 25580  
21 Clark. She states: "Scott and Cindy would not do  
22 anything that is not blending in with the surrounding  
23 area, have good curb appeal and can't have enough

1 storage."

2 Nothing further.

3 CHAIRPERSON KRIEGER: Thank you.

4 Open it up to the board. Yes, Member  
5 Peddiboyina?

6 MEMBER PEDDIBOYINA: Yeah. He needs that and  
7 I see the practical difficulty for what you have with  
8 the garage and what you have all said and it is  
9 reasonable and I have no objection.

10 CHAIRPERSON KRIEGER: Very good.

11 I also drove by and, yes, having extra  
12 storage seems to be our necessity. Everywhere you  
13 look, there's places where you can rent space and have  
14 storage. And then as your neighbor remarked for  
15 keeping the neighborhood, well, it just adds value. So  
16 I would be in support of that concern.

17 Does anybody have a question?

18 Very good, I'll take a motion.

19 Member Peddiboyina?

20 MEMBER PEDDIBOYINA: Thank you.

21 I move that we grant the variance in case  
22 number PZ18-0022 sought by Scott Lang because the  
23 petitioner has shown the practical difficulty for the

1 variance from City of Novi Code of Ordinance Section  
2 4.19(e), one for a 573 square foot variance to build a  
3 1024 square feet.

4 Correct?

5 MS. OPPERMAN: Yes.

6 MEMBER PEDDIBOYINA: To house a boat and car.

7 Without the variance, the petitioner will be  
8 unreasonably prevented or limited with respect of the  
9 use of the property because of the size of the detached  
10 and attached garage.

11 The petitioner did not create the condition  
12 as the purpose of the garage is too small to store a  
13 large boat so that the property does not keep the boat  
14 on his driveway.

15 The relief granted will not unreasonably  
16 interfere with adjacent and surrounding properties  
17 because -- the detached garage location is in the back  
18 of the property and it does not interfere with the  
19 overhead line as mentioned in the property.

20 The relief is consistent with the spirit and  
21 intent of the ordinance because of the neighbors in the  
22 subdivision have a similar set of attached and detached  
23 garages similar in size.

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I approve.

MEMBER FERRELL: Second.

CHAIRPERSON KRIEGER: Very good. We have a motion and a second.

MEMBER PEDDIBOYINA: Thank you.

CHAIRPERSON KRIEGER: Any other comments?

Seeing none, if you would call the role.

MS. OPPERMAN: Member Byrwa?

MEMBER BYRWA: Yes.

MS. OPPERMAN: Member Ferrell?

MEMBER FERRELL: Yes.

MS. OPPERMAN: Member Gronachan?

MEMBER GRONACHAN: Yes.

MS. OPPERMAN: Chairperson Krieger?

CHAIRPERSON KRIEGER: Yes.

MS. OPPERMAN: Member Olsen?

MEMBER OLSEN: Yes.

MS. OPPERMAN: Member Nafso?

MEMBER NAFSO: Yes.

MS. OPPERMAN: And Member Peddiboyina?

MEMBER PEDDIBOYINA: Yes.

MS. OPPERMAN: Motion passes.

CHAIRPERSON KRIEGER: Congratulations.

1 MR. LANG: Thank you.

2 CHAIRPERSON KRIEGER: Our next case we have  
3 PZ18-0024 for Aver Sign, 45501 Twelve Mile Road, east  
4 Beck, south of Twelve Mile. The applicant is  
5 requesting variance from the City Code of Ordinance  
6 Section 28-5(a) for additional sign; 28-5(b), 2a for  
7 additional square footage, and 28-7(b)2 for an  
8 oversized driveway sign. One 250 square foot sign  
9 allowed by code. The property is zoned Office Service  
10 Technology.

11 Are you an attorney?

12 MR. BROWN: Good evening. No.

13 CHAIRPERSON KRIEGER: Okay. If you would  
14 state your name, spell it for our court recorder and be  
15 sworn in.

16 MR. BROWN: Thank you. My name is Tim Brown.  
17 I'm from Aver Sign Company. Brown, B-r-o-w-n.

18 I'm here in regards to the --

19 MEMBER NAFSO: Mr. Brown, I need your  
20 address.

21 MR. BROWN: Oh, my address is 460 East 15  
22 Mile in Madison Heights.

23 MEMBER NAFSO: If you could, raise your right

1 hand and be sworn in.

2 Do you swear or affirm to tell the truth in  
3 this matter?

4 MR. BROWN: Yes.

5 MEMBER NAFSO: Thank you. You may proceed.

6 MR. BROWN: Yeah. I'm here for Aver Sign  
7 Company for Hino Motors. It's a new development.  
8 Their headquarters is moving to Twelve Mile and Taft  
9 Road as previously approved as a small site plan. But  
10 as you can see, the signs are indicated in the red  
11 circles. One is off of Twelve Mile. It's a main ID  
12 sign. And then the second is a directional sign off of  
13 Taft road.

14 And as I said, this development was approved  
15 previously. So I'm here for the signage. The main ID  
16 sign.

17 We had placed a couple of mock signs out.  
18 This one is up on Twelve Mile Road. So I don't know if  
19 anybody has gone by to see them, but this one is set  
20 back, meeting the required setbacks. And it will not  
21 be a detriment to the surrounding properties. It's  
22 actually very similar to a lot of the office signs in  
23 the area. And it is a multi-use facility so they do

1 need proper identification. It is not -- it's very  
2 reasonable what they're asking for. It's also  
3 practical as to the location. There's not much room  
4 for any other sign location for the main ID sign.

5 And then off of Taft road is the directional  
6 sign. Which here's the two directional signs. The  
7 smaller one's within the property. So that's strictly  
8 for traffic control directional. And then the same  
9 with the "Truck Deliveries" only sign. That's going to  
10 help with all of truck deliveries they have.

11 It's not only an office building but they're  
12 also utilizing facilities there. So they're going to  
13 have customers and clients and the like coming around.  
14 So they definitely need proper identification of this  
15 site.

16 CHAIRPERSON KRIEGER: All set?

17 MR. BROWN: Yeah. I believe that was it.

18 There's just the two. I think there was an  
19 additional sign variance and that's for the directional  
20 sign. So I'm not sure how the square footage is over  
21 on the first ground sign, but because it comes in at a  
22 95.6 square feet, when you calculate the whole base of  
23 the sign. That's how Novi calculates the total square

1 footage.

2 CHAIRPERSON KRIEGER: So the total signs  
3 would be the wall sign -- well, you have one sign by  
4 right and then you wanted to add the one that is on  
5 Twelve Mile, the ground sign?

6 MR. BROWN: Yes.

7 CHAIRPERSON KRIEGER: And then you'll have  
8 the directional sign?

9 MR. BROWN: Yes. And actually two signs are  
10 technically already approved. The wall sign, that  
11 would be the wall sign, the logo.

12 So this would be a request for the additional  
13 signage.

14 CHAIRPERSON KRIEGER: Okay. Any  
15 questions from the -- or comments from the audience?

16 Seeing none.

17 From the City?

18 MR. BUTLER: No current.

19 CHAIRPERSON KRIEGER: Very good.

20 Correspondence?

21 MEMBER NAFSO: Yes. There were 19 letters  
22 mailed, one letter returned. Zero approvals and zero  
23 objections.

1                   CHAIRPERSON KRIEGER: All right. I'll open  
2 it up to the board. Any questions?

3                   Yes, Member Gronachan?

4                   MEMBER GRONACHAN: First of all, welcome to  
5 Novi. I think that it's important that a building have  
6 proper identification. Going out there quite a bit and  
7 where this is being built and for the size that is  
8 being built, I feel that -- and I'm not a big sign fan.  
9 I'll just say that.

10                   But given the lay of this land, if you will,  
11 the size of the building, the topography of Twelve  
12 Mile, the topography of Taft, plus the fact that you  
13 mentioned that some of these signs are within the site  
14 itself, right? The directional signs are actually on  
15 ground, on campus so to speak?

16                   MR. BROWN: Yeah. One directional within the  
17 property.

18                   MEMBER GRONACHAN: Right. So I feel that  
19 this, as I said for the size and for the location and  
20 for the topography, I feel these are minimal requests.  
21 And I think specific to this business, given what they  
22 have going on here, I'm in full support and I have no  
23 objections for the request.

1 CHAIRPERSON KRIEGER: Thank you.

2 MEMBER GRONACHAN: You're welcome.

3 CHAIRPERSON KRIEGER: I also drove by. And,  
4 yes, considering the topography and the speed, you have  
5 to be coming down a hill, the train tracks being there,  
6 the -- and then you drove by and there wasn't a  
7 building, now there's a building. So appropriate  
8 identification is needed in that area. So I also would  
9 be able to support this request.

10 Any other questions? Or I'll take a motion.

11 Member Peddiboyina, do you have a question?

12 MEMBER PEDDIBOYINA: No.

13 CHAIRPERSON KRIEGER: Okay.

14 MEMBER PEDDIBOYINA: Thank you.

15 CHAIRPERSON KRIEGER: Member Ferrell?

16 MEMBER FERRELL: Yes, Madame Chair?

17 CHAIRPERSON KRIEGER: Do you have a question  
18 or a motion?

19 MEMBER FERRELL: No, I do not have a  
20 question.

21 CHAIRPERSON KRIEGER: Can you make a motion?

22 MEMBER FERRELL: Yes, ma'am, I can.

23 CHAIRPERSON KRIEGER: Thank you very much.

1                   MEMBER FERRELL: I do have one question,  
2                   though, first.

3                   CHAIRPERSON KRIEGER: Go ahead.

4                   MEMBER FERRELL: This is for one additional  
5                   sign. And it's for this drive way sign, correct?

6                   MEMBER GRONACHAN: Un-unh.

7                   MEMBER FERRELL: So why does it say it on my  
8                   paper that's what this is for?

9                   MEMBER GRONACHAN: So on this it is two  
10                  additional ground signs -- to the chair.

11                  On this sheet it's two additional ground  
12                  signs.

13                  MEMBER FERRELL: Well, on that. But I'm  
14                  saying on this it's different.

15                  MEMBER GRONACHAN: So they posted it  
16                  differently?

17                  MEMBER FERRELL: I don't know. That's why  
18                  I'm asking.

19                  MEMBER PEDDIBOYINA: Chairperson, I have a  
20                  question.

21                  CHAIRPERSON KRIEGER: Go ahead.

22                  MEMBER PEDDIBOYINA: Are these two small  
23                  signs on your property or not?

1 MR. BROWN: Just the wall sign and one  
2 directional. And, technically, those two are already  
3 approved. So that is the additional, the additional  
4 sign would be the second directional and then the  
5 ground sign being the main ID.

6 MEMBER PEDDIBOYINA: Thank you.

7 CHAIRPERSON KRIEGER: Yes, counsel?

8 MS. SAARELA: So there's two signs total.

9 MR. BROWN: That we're requesting.

10 MS. SAARELA: That are being approved.

11 MEMBER FERRELL: So what are the -- I guess  
12 for me on this what are the two signs?

13 MR. BROWN: It would be the two ground signs.

14 MEMBER FERRELL: Two ground signs?

15 MR. BROWN: Yeah. One on Taft and one on  
16 Twelve Mile.

17 MEMBER PEDDIBOYINA: Are they the same size?

18 MS. SAARELA: One is within parameters and  
19 one is oversized.

20 MEMBER PEDDIBOYINA: Yeah. I see they are  
21 two feet eight inches and two feet.

22 CHAIRPERSON KRIEGER: Should we split that  
23 up?

1 MS. SAARELA: However you can handle it.

2 MEMBER FERRELL: I'll see what I can do.

3 MEMBER GRONACHAN: So this one is the  
4 oversized.

5 MEMBER FERRELL: Yeah. That's the one I  
6 thought that was being -- that was for tonight was just  
7 the one. That's why I was confused.

8 MEMBER GRONACHAN: So they're allowed two  
9 already, the one in the building and the one  
10 directional.

11 MEMBER FERRELL: Yes. Right.

12 MEMBER GRONACHAN: And here is the ground and  
13 one of these.

14 So this is the directional that has already  
15 been approved.

16 And somebody correct me if I'm wrong.

17 So this is the other one. So this is the two  
18 signs and the oversize of this one.

19 MEMBER FERRELL: The oversized driveway sign.

20 MEMBER GRONACHAN: The oversize for Twelve  
21 Mile.

22 MEMBER FERRELL: Okay. And then there's one  
23 directional sign.

1 MEMBER GRONACHAN: No, the directional  
2 sign --

3 MEMBER FERRELL: That one is.

4 MEMBER GRONACHAN: Okay. We'll call it the  
5 directional sign, this one, the training sign.

6 Am I right about that, guys?

7 MR. BUTLER: Yes.

8 MEMBER GRONACHAN: Nobody is shaking their  
9 head over there.

10 MS. SAARELA: He already said yes.

11 MR. BUTLER: I said yes.

12 MEMBER GRONACHAN: Okay. Sorry. I didn't  
13 hear you.

14 That's how I took it.

15 MEMBER FERRELL: But I'm not crazy. On the  
16 agenda it doesn't have that, right?

17 MEMBER GRONACHAN: I know.

18 MEMBER FERRELL: Okay.

19 MEMBER GRONACHAN: We'll talk about that  
20 later.

21 MEMBER FERRELL: Okay. I move that we grant  
22 the variance in case number PZ18-0024 at 45501 Twelve  
23 Mile Road, east of beck Road and south of Twelve Mile

1 Road, parcel number 50-22-16-226-019 sought by the  
2 petitioner for variance of two signs; one oversized  
3 driveway sign and one directional sign.

4 The oversized driveway sign is on Twelve Mile  
5 and the directional sign is on Campus.

6 MR. BROWN: Taft.

7 MEMBER FERRELL: Or it's on Taft. Oh, I'm  
8 sorry. On Taft.

9 The petitioner has shown practical difficulty  
10 trying to show the location of their property as it is  
11 a multi-functional property that requires different  
12 signages to direct traffic to the appropriate location  
13 of the building.

14 Without the variance the petitioner will be  
15 unreasonably prevented or limited with respect to the  
16 use of the property. The property is unique because it  
17 has two locations and it is multi-functional. The  
18 petitioner did not create the condition. The relief  
19 granted will not unreasonably interfere with adjacent  
20 or surrounding properties, and the relieve is  
21 consistent with the spirit and intent of the ordinance.

22 MEMBER GRONACHAN: Second.

23 MEMBER PEDDIBOYINA: I second.

1 CHAIRPERSON KRIEGER: Second. And then  
2 comment. If you can state about the topography and  
3 train tracks like additional ...

4 MEMBER GRONACHAN: Difficulty.

5 CHAIRPERSON KRIEGER: Difficulty.

6 MEMBER PEDDIBOYINA: The site of the  
7 property.

8 MEMBER FERRELL: It says the property and the  
9 fact that it is a multi-functional property it needs  
10 directional signages.

11 And for the train tracks, what did you want  
12 me to say about that?

13 CHAIRPERSON KRIEGER: That's another  
14 additional environmental issue that could effect  
15 visualization.

16 MEMBER FERRELL: It run on the side of the  
17 building. I don't know how that would effect anything.

18 CHAIRPERSON KRIEGER: Okay.

19 MEMBER FERRELL: I don't know. I mean, if  
20 there's another way you want to say it, I'll add it to  
21 the motion.

22 CHAIRPERSON KRIEGER: Nope. We're good.

23 MEMBER FERRELL: Okay.

1 MEMBER PEDDIBOYINA: Second.

2 CHAIRPERSON KRIEGER: So we have a motion and  
3 a second.

4 And Member Opperman, if you could, call the  
5 role.

6 MS. OPPERMAN: Member Byrwa?

7 MEMBER BYRWA: Yes.

8 MS. OPPERMAN: Member Ferrell?

9 MEMBER FERRELL: Yes.

10 MS. OPPERMAN: Member Gronachan?

11 MEMBER GRONACHAN: Yes.

12 MS. OPPERMAN: Chairperson Krieger?

13 CHAIRPERSON KRIEGER: Yes.

14 MS. OPPERMAN: Member Nafso?

15 MEMBER NAFSO: Yes.

16 MS. OPPERMAN: Member Peddiboyina?

17 MEMBER PEDDIBOYINA: Yes.

18 MS. OPPERMAN: And Member Olsen?

19 MEMBER OLSEN: Yes.

20 MS. OPPERMAN: Motion passes.

21 MR. BROWN: Thank you.

22 CHAIRPERSON KRIEGER: Congratulations and  
23 welcome to Novi.

1 MR. BROWN: Thank you.

2 CHAIRPERSON KRIEGER: If we could go back to  
3 approval of the minutes. There's a question about the  
4 minutes.

5 MEMBER GRONACHAN: Okay. I found my page,  
6 Madame Chair.

7 MR. LEINEKE: Can I ask a question? I just  
8 came in, ladies and gentlemen.

9 MEMBER GRONACHAN: Point of order.

10 CHAIRPERSON KRIEGER: Yeah, it would point of  
11 order. Do we have a public remark?

12 MS. SAARELA: At the end. It'll be just a  
13 minute, we can have a public hearing.

14 MR. LEINEKE: When?

15 MALE SPEAKER: In five minutes.

16 MR. LEINEKE: Okay.

17 CHAIRPERSON KRIEGER: All right. Go ahead.

18 MEMBER GRONACHAN: So it's page 76 and 77  
19 where Member Nafso made the motion and then it also  
20 indicated that he second the motion, which I don't  
21 think happened.

22 So you'll have to forgive me because I'll  
23 have to get back there. So on 76 he starts making the

1 motion and 77 it says's -- are you kidding me.

2 So it's 76 of the notes of the minutes and  
3 so -- okay. Here it is.

4 It says, "And lastly, the relief is  
5 consistent with the spirit and intent of the ordinance.  
6 For those reasons I move we grant the variance."

7 And it says "Member Nafso: Second."

8 But he was the one that was the maker of the  
9 motion. And I'll be honest, I don't remember who made  
10 the motion, but Member Sanghvi moved.

11 CHAIRPERSON KRIEGER: Do you remember that,  
12 Member Nafso?

13 MEMBER PEDDIBOYINA: Member Sanghvi also  
14 seconded.

15 MEMBER NAFSO: There's multiple seconds.

16 MEMBER PEDDIBOYINA: Yes, multiple seconds.

17 MS. SAARELA: Which case is it?

18 MEMBER PEDDIBOYINA: The case number.

19 CHAIRPERSON KRIEGER: So you couldn't have  
20 made the second.

21 MS. SAARELA: Well, just accept Member  
22 Sanghvi. It must have been misheard about the latter.

23 CHAIRPERSON KRIEGER: So disregard line 20?

1 MS. SAARELA: Yeah.

2 MEMBER GRONACHAN: Okay. So that's fine.  
3 That's the only thing that I found in the minutes. And  
4 that's what needs to be addressed.

5 MEMBER NAFSO: And if the question there is  
6 whether or not, I guess it would have be one or the  
7 other. I wouldn't have seconded my own motion. So if  
8 it's whether I made the motion or made the second, I  
9 would have made the motion. I just reread that. So I  
10 didn't second it.

11 MS. SAARELA: So in the minutes that second  
12 is not there. You have the second from Member Sanghvi.

13 CHAIRPERSON KRIEGER: All right. So then we  
14 have a motion to approve with amendment. Is there a  
15 second?

16 MEMBER FERRELL: Second.

17 MEMBER GRONACHAN: Yes.

18 CHAIRPERSON KRIEGER: All in favor, say  
19 "Aye."

20 MEMBER BYRWA: Aye.

21 MEMBER GRONACHAN: Aye.

22 MEMBER FERRELL: Aye.

23 MEMBER PEDDIBOYINA: Aye.

1 MEMBER OLSEN: Aye.

2 CHAIRPERSON KRIEGER: So we have our minutes  
3 approved for May.

4 So, sir, if you want to make a comment come  
5 to the podium and spell your name and spell it and go  
6 ahead and make your remark.

7 MR. LEINEKE: My name is Chris Leineke. I  
8 live at 2297 Austin Drive here in Novi. I've been a  
9 resident for 10 years. I work for a company here in  
10 Novi, Oakland Automation. And I travel a lot so  
11 sometimes I'm in town and sometimes I'm not. Most of  
12 the time I'm not in town.

13 But I'm here tonight because Robertson  
14 Brothers is trying to develop the land that abuts to my  
15 property on Austin Drive.

16 And at first they wanted to build three-story  
17 townhouses. So where they want to develop Old Novi  
18 Road, I don't know if you guys have seen any of their  
19 plans.

20 Has anybody seen a plan from Robertson  
21 Brothers?

22 CHAIRPERSON KRIEGER: That hasn't been put in  
23 front of us.

1 MR. LEINEKE: Okay. So that's what I'm here  
2 to talk about. At first they wanted to build, like, a  
3 whole bunch of apartments or whatever you want to call  
4 them, townhouses, that were three-story. And now  
5 they're down to 11 single family houses. And I just  
6 think it's too many houses for the amount of property  
7 and the amount of frontage that they have.

8 So, I mean, if I was to buy property and  
9 wanted to build houses, the City requires so much road  
10 frontage per house, per residence and they're trying to  
11 get around that.

12 So all's I say is when you guys do see their  
13 plan -- which they were supposed to submit tonight is  
14 what I was told.

15 That I'm for them building single family  
16 houses. I am not for them building townhouses and I  
17 think 11 houses in the area that they're talking about  
18 building a single family on Old Novi Road, it's too  
19 many houses. It needs to be cut down to five or six  
20 houses.

21 CHAIRPERSON KRIEGER: All right. That's not  
22 been put in front of us or sent out yet. So if you  
23 could make a point and then when that issue does come

1 up, there's correspondence that can be done.

2 MR. LEINEKE: Can I E-mail it in or  
3 something?

4 MS. SAARELA: We don't have to respond to  
5 public comment. It's just a comment. It's not a  
6 necessary response at this point. We're not even  
7 really supposed to respond to public comment.

8 MR. LEINEKE: Okay. Because it hasn't been  
9 talked about?

10 MS. SAARELA: Well, because it's just for you  
11 to comment.

12 MEMBER GRONACHAN: It's not a debate.

13 MR. LEINEKE: I got you. So if I'm not here  
14 when the do make their proposal, can I send in an  
15 E-mail or another -- because I'm out of town.

16 MR. BUTLER: Excuse me, sir. It will never  
17 come before this board unless there's a variance in  
18 question they would come before the board for. That  
19 goes before the Construction Board and then it goes to  
20 Planning. So this board will never really see those  
21 drawings.

22 MR. LEINEKE: It's a variance.

23 MEMBER BYRWA: I think by law the City mails

1 out to everybody within 300 feet of the proposed  
2 variance. So if you're within 300 feet, you'll  
3 definitely be notified by mail.

4 MR. LEINEKE: But if I'm not here, then what?  
5 How do I comment?

6 MEMBER BYRWA: Well, you could write in a  
7 comment.

8 MR. LEINEKE: Okay.

9 MEMBER BYRWA: Because you'll be notified by  
10 mail of when the date, that hearing date for that  
11 variance is. You can write in a comment.

12 MR. LEINEKE: Okay. Sorry to interrupt  
13 everybody.

14 Thanks.

15 CHAIRPERSON KRIEGER: So any other additions  
16 from our ...

17 That or a motion to adjourn.

18 MEMBER GRONACHAN: No. I have something to  
19 discuss with the board, if we could.

20 CHAIRPERSON KRIEGER: Go ahead.

21 MEMBER GRONACHAN: So the agenda of late  
22 seems to be causing a lot of confusion at the meeting.  
23 And I was wondering if, perhaps, we could talk about

1 what we could do to help cut down on the confusion  
2 during a meeting.

3 MS. SAARELA: Would this be something more  
4 appropriate to talk to administration about before?  
5 Because we don't have this scheduled as an agenda item  
6 for discussion. We don't have an additional agenda  
7 item.

8 MEMBER GRONACHAN: Oh, so I can't talk about  
9 anything?

10 MS. SAARELA: Well, I mean, what are you  
11 proposing to discuss right now, the formatting of the  
12 agenda?

13 MEMBER GRONACHAN: No. The way the cases are  
14 presented on the agenda causes confusion as to the  
15 members don't know which is the variance and  
16 which is -- the verbiage on the agenda is confusing.

17 MS. SAARELA: Maybe the best place to start  
18 would be to call administration and talk about a lot  
19 better way to set up an agenda.

20 MEMBER GRONACHAN: Okay.

21 CHAIRPERSON KRIEGER: All right. Very  
22 good.

23 So I'll take a motion to adjourn, then.

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MEMBER FERRELL: So moved.  
CHAIRPERSON KRIEGER: All in favor.  
MEMBER BYRWA: Aye.  
MEMBER GRONACHAN: Aye.  
MEMBER FERRELL: Aye.  
MEMBER PEDDIBOYINA: Aye.  
MEMBER OLSEN: Aye.  
CHAIRPERSON KRIEGER: Okay. We're adjourned.  
(At 8:03 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, 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 sixty-two (62) typewritten pages, is a true and correct transcript of my said stenographic notes.

/s/ Darlene K. May  
Darlene K. May, RPR/CSR-6479

June 29, 2018  
(Date)