

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

May 10, 2016

Proceedings taken in the matter of the ZONING BOARD OF APPEALS, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Tuesday, May 10, 2016

BOARD MEMBERS

Cindy Gronachan, Chairperson

Jonathan Montville, Secretary

Linda Krieger

David Byrwa

Brent Ferrell

Mav Sanghvi

Joe Peddiboyna

ALSO PRESENT: Charles Boulard, Building Official

Beth Saarela, City Attorney

Lawrence Butler

Coordinator: Monica Dreslinski, Recording Secretary

REPORTED BY: Jennifer L. Wall, Certified Shorthand Reporter

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Novi, Michigan.
Tuesday, May 10, 2016
7:00 p.m.

** ** *

CHAIRPERSON GRONACHAN: Good evening. I'd like to call the May 10, 2016 Zoning Board of Appeals meeting to order.

Please all rise for the Pledge of Allegiance.

(Pledge recited.)

CHAIRPERSON GRONACHAN: Monica, would you please call the roll.

MS. DRESLINSKI: Member Byrwa?

MR. BYRWA: Here.

MS. DRESLINSKI: Member Ferrell?

MR. FERRELL: Here.

MS. DRESLINSKI: Member Krieger?

MS. KRIEGER: Here.

MS. DRESLINSKI: Member Sanghvi?

MR. SANGHVI: Here.

MS. DRESLINSKI: Member Montville?

MR. MONTVILLE: Here.

MS. DRESLINSKI: Member Peddiboyna?

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MR. PEDDIBOYNA: Here.

MS. DRESLINSKI: Chairperson

Gronachan?

CHAIRPERSON GRONACHAN: Present.

Thank you.

I will alert everyone that we are short a board member, however, the alternate will have full voting rights tonight.

So with that, it will give a full board.

Public hearing format and rules are in the back of the room.

At this time, please turn off all your cellphones or any electronic devices that beep or ring or anything like that.

We have -- are there any changes or amendments to the agenda? Seeing none, the agenda stands.

All those in favor?

THE BOARD: Aye.

CHAIRPERSON GRONACHAN: The agenda is approved.

We had the minutes for the

1 March 15 meeting. Are there any changes,
2 additions, subtractions is the minutes?

3 All those in favor of the
4 March 15 minutes as printed say aye.

5 THE BOARD: Aye.

6 CHAIRPERSON GRONACHAN: March 15
7 minutes approved.

8 At this time, if there is
9 anyone in the audience that wishes to make
10 remarks to the board in reference to anything
11 other than what's on the agenda this evening,
12 you can please come forward now.

13 Seeing none, we will go
14 ahead and call our first case.

15 PZ16-0012, 41150 South
16 McMahan Circle, south of Ten Mile. Is the
17 petitioner here. Come on down to the podium,
18 please.

19 The applicant is requesting
20 variances to allow construction of an
21 attached garage with reduced sideyard
22 setbacks for an existing non-conforming
23 residence.

24 Would you please state your
25 name, spell it for our recording secretary,

1 and then be sworn in by our secretary.

2 MS. LYONS: Nancy Lyons,

3 L-y-o-n-s.

4 MR. MONTVILLE: Please raise your
5 right hand.

6 Do you swear to provide the
7 truth in the testimony you are about to give?

8 MS. LYONS: Yes.

9 CHAIRPERSON GRONACHAN: Please
10 tell us why you're here.

11 MS. LYONS: I'd like to put on an
12 attached garage, and I understand that the
13 setbacks are different than what would be in
14 if we put a garage on. I have 28 feet to
15 work with, and I want to put a 20-foot garage
16 in that spot.

17 And that's it. I don't know
18 what else to say.

19 CHAIRPERSON GRONACHAN: Okay. Is
20 there anyone in the audience that wishes to
21 make comment on this case? Okay. Building
22 department, if you can help out here a
23 little.

24 MR. BOULARD: There are a number
25 of homes in the development that are similar

1 size lots, in order to -- most of them --
2 many of them have garages. Very few, if any,
3 that I'm aware of meet the current side
4 setbacks and combined setbacks for the -- as
5 would be required under the current zoning.

6 So in this particular case,
7 the house is existing, it's existing
8 non-conforming. There is not really a whole
9 lot of room to build a garage, but it's not
10 particularly inconsistent with the rest of
11 the neighborhood.

12 CHAIRPERSON GRONACHAN: Thank
13 you. Is there any correspondence?

14 MR. MONTVILLE: 46 letters
15 mailed, zero returned, one approval from
16 Carol E. Matthews, who is in favor of the
17 garage being built. She notes the visual
18 esthetics of having cars parked in the front
19 and side of the house as opposed to in the
20 garage.

21 CHAIRPERSON GRONACHAN: Okay.
22 Thank you. Board members. Member Sanghvi.

23 MR. SANGHVI: Thank you. Good
24 evening, ma'am. I came and saw your place
25 and the only comment I had was, what are you

1 going to do with the (unintelligible) out
2 there?

3 MS. LYONS: I am going to put a
4 gate, you know, so my lawn service can get
5 through the side. There is an eight foot --
6 I'll put an eight foot gate to attach to the
7 rest of the fence.

8 MR. SANGHVI: Very good, thank
9 you. I think in this Michigan weather you
10 always need a garage, and this neighborhood
11 has (unintelligible). I have no difficulty
12 in supporting your application. Thank you.

13 MS. LYONS: Thank you.

14 CHAIRPERSON GRONACHAN: Anyone
15 else? Member Montville?

16 MR. MONTVILLE: I would second
17 those comments. This isn't self-created.
18 It's an existing non-conforming lot.

19 I think the applicant is --
20 her request is not going to have any negative
21 impact on the surrounding properties as
22 proposed, so I would be in support as well.

23 CHAIRPERSON GRONACHAN: Is there
24 a motion? Member Ferrell.

25 MR. FERRELL: I will take that

1 one. I move that we grant the variance in
2 Case No. PZ16-0012, as sought by the
3 petitioner.

4 The petitioner has shown no
5 practical difficult requiring the garage that
6 she wants to attach to the house -- to the
7 house.

8 MS. LYONS: It will be.

9 MR. FERRELL: Without the
10 variance, the petitioner will be unreasonably
11 limited with respect to the use of the
12 property, because the lot doesn't have a lot
13 of room, echoing the city lots being
14 non-conforming. The property is unique, the
15 shape of the lot, the non-conforming. There
16 is other residents in the neighborhood that
17 do have garages as well. Petitioner did not
18 create the condition, the lots being smaller
19 in size, and then non-conforming as well.

20 The relief granted will not
21 unreasonably interfere with adjacent or
22 surrounding properties. There is other open
23 areas (unintelligible).

24 The relief is consistent
25 with the spirit and intent of the ordinance.

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MS. KRIEGER: Second.

CHAIRPERSON GRONACHAN: It's been moved and seconded. Is there any further discussion?

(No audible responses.)

CHAIRPERSON GRONACHAN: Seeing none, Monica please call the roll.

MS. DRESLINSKI: Member Byrwa?

MR. BYRWA: Yes.

MS. DRESLINSKI: Member Ferrell?

MR. FERRELL: Yes.

MS. DRESLINSKI: Member Krieger?

MS. KRIEGER: Yes.

MS. DRESLINSKI: Member Sanghvi?

MR. SANGHVI: Yes.

MS. DRESLINSKI: Member Montville?

MR. MONTVILLE: Yes.

MS. DRESLINSKI: Member Peddiboyna?

MR. PEDDIBOYNA: Yes.

MS. DRESLINSKI: Chairperson Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MS. DRESLINSKI: Motion passes

1 seven to zero.

2 CHAIRPERSON GRONACHAN: Thank
3 you. Your request has been granted, and I'm
4 sure you'll be working with the building
5 department. Congratulations.

6 MS. LYONS: Thank you very much.

7 CHAIRPERSON GRONACHAN: Okay.
8 Our next case is Maly Dental PZ16-0013, east
9 of Novi Road and south of Ten Mile.

10 Is the petitioner here?

11 The applicant is requesting
12 variances from the City of Novi to allow the
13 location of a dumpster enclosure and loading
14 area in the sideyard of the parcel proposed
15 for development.

16 Good evening.

17 MS. ADAMS: Good evening.

18 CHAIRPERSON GRONACHAN: Would you
19 please state your name and spell it for our
20 recording secretary and then be sworn in.

21 MS. ADAMS: Yes, my name is
22 Vionna Adams, spelled V, like victory, i-o-n,
23 like Nancy, n, like Nancy, Adams.

24 MR. MONTVILLE: Please raise your
25 right hand.

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Do you swear to provide the truth in the testimony you are about to give.

MS. ADAMS: I do.

CHAIRPERSON GRONACHAN: You may proceed.

MS. ADAMS: Our site is a small dental office next to the existing Walgreens at Ten Mile and Novi Road.

We are asking for two variances, one for a loading zone located in the sideyard and the other for a -- for a dumpster enclosure located in the sideyard.

CHAIRPERSON GRONACHAN: The reason why you're asking for these variances?

MS. ADAMS: Neither will fit in the rear yard as the ordinance states. We have a storm water detention pond in the rear of the building that really does not -- that far away from the back of the building and will not allow for us to put either of those back there.

CHAIRPERSON GRONACHAN: Okay. Is there anything else you would like to add?

MS. ADAMS: No, I don't think so.

CHAIRPERSON GRONACHAN: Is there

1 anyone in the audience that wishes to make
2 comment on this case?

3 (No audible responses.)

4 CHAIRPERSON GRONACHAN: Seeing
5 none, correspondence?

6 MR. MONTVILLE: There were 39
7 letters mailed, two returned, one approval
8 from a Daniel Weiss, W-e-i-s-s, he is the
9 owner to the property east and south and has
10 approval, and has a comment that he believes
11 it will be a benefit to the neighborhood.

12 CHAIRPERSON GRONACHAN: Thank
13 you. Building department?

14 MR. BOULARD: The only thing I
15 would indicate is that the site is a little
16 bit unique in that it pushes the loading zone
17 and the dumpster enclosure further south,
18 towards the back of the property, but
19 actually would put it closer to the future
20 residential that's there. Because that is --
21 there is future residential to the south.

22 So it will be a little bit
23 unique in terms of what actually the request
24 would actually keep the loading and that
25 dumpster farther from the residential.

1 Other than that, I will
2 stand by for questions.

3 CHAIRPERSON GRONACHAN: Thank you
4 very much. Board members? Member Sanghvi.

5 MR. SANGHVI: Thank you. First
6 of all, I want to congratulate you for a very
7 good application and plan.

8 And looking at all of that,
9 I realize that you're between a rock and a
10 hard place. And without this variance
11 because of the presence of the detention and
12 all of that, I don't think you have any other
13 choice but to put the dumpster on the side.
14 And also the other variance you need, so I
15 have no problem supporting your application.
16 Thank you.

17 MS. ADAMS: Thank you.

18 CHAIRPERSON GRONACHAN: Anyone
19 else? Member Montville.

20 MR. MONTVILLE: Real quick in
21 terms of the affect on the neighboring
22 properties.

23 I think your application --
24 the application guys kind of commented on
25 some of the landscaping around the dumpster.

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Could you elaborate on the surrounding landscaping setback -- lack of negative esthetic effect of the dumpster.

MS. ADAMS: We have met all of the landscaping requirements around the site, but we also have the dumper in an enclosure, so the dumpster is in an enclosure that matches the building, and the dumpster enclosure also meets all the requirements, so the public will never actually see the dumpster.

MR. MONTVILLE: Thank you. With that noted, I'm agreeing with Member Sanghvi supporting the motion.

CHAIRPERSON GRONACHAN: Is there any other discussion?

I would entertain a motion.
Member Montville.

MR. MONTVILLE: More than happy to.

I move that we grant the variance requested in Case No. PZ16-0013, sought by Maly Dental regarding the loading area, and then also the dumpster being separated.

1 In this particular instance,
2 the petitioner would be unreasonably
3 prevented with limited respect and use of the
4 property, due to the basin in the back of the
5 property, limiting the placement.

6 The property is unique
7 because of the natural water basin in the
8 back of the property, the south portion of
9 the property.

10 The petitioner did not
11 create this particular condition, again,
12 because of the natural waterland to the
13 south.

14 The uniqueness will not
15 unreasonably interfere with the surrounding
16 properties, as noted by the owners to the
17 east and the south in their correspondence
18 and also noted by the efforts made by the
19 applicant to provide esthetic appeal as much
20 as we can to the dumpster area.

21 And the relief is consistent
22 with the spirit and intent of the ordinance.

23 For those reasons, I move
24 that we grant the two variances as requested.

25 MR. FERRELL: Second.

1 MR. BOULARD: Might I suggest
2 clarifying that the variance is to allow
3 location of the dumpster enclosure and
4 loading in the sideyard, if that's
5 acceptable?

6 CHAIRPERSON GRONACHAN: We accept
7 that.

8 MR. MONTVILLE: No problem.

9 CHAIRPERSON GRONACHAN: So it's
10 been moved and second.

11 MR. FERRELL: Second.

12 CHAIRPERSON GRONACHAN: Any
13 further discussion?

14 (No audible responses.)

15 CHAIRPERSON GRONACHAN: Monica,
16 please call the roll.

17 MS. DRESLINSKI: Member Byrwa?

18 MR. BYRWA: Yes.

19 MS. DRESLINSKI: Member Ferrell?

20 MR. FERRELL: Yes.

21 MS. DRESLINSKI: Member Krieger?

22 MS. KRIEGER: Yes.

23 MS. DRESLINSKI: Member Sanghvi?

24 MR. SANGHVI: Yes.

25 MS. DRESLINSKI: Member

1 Montville?

2 MR. MONTVILLE: Yes.

3 MS. DRESLINSKI: Member

4 Peddibonia?

5 MR. PEDDIBOYNA: Yes.

6 MS. DRESLINSKI: Chairperson

7 Gronachan?

8 CHAIRPERSON GRONACHAN: Yes.

9 MS. DRESLINSKI: Motion passes
10 seven to zero.

11 CHAIRPERSON GRONACHAN:

12 Congratulations and welcome
13 to Novi. It's a beautiful building. Wish
14 you much luck.

15 MS. ADAMS: Thank you.

16 CHAIRPERSON GRONACHAN: Our third
17 case is PZ16-0014, Kennedy, 1201 South Lake
18 Drive, south of Fourteen Mile and west of
19 Novi. The applicant is requesting variances
20 to allow construction of a second story
21 addition to an existing non-conforming
22 residence.

23 MR. KENNEDY: Good evening. I'm
24 Marc Kennedy, M-a-r-c, K-e-n-n-e-d-y.

25 CHAIRPERSON GRONACHAN: Raise

1 your right hand and be sworn in.

2 MR. MONTVILLE: Do you promise to
3 tell the truth in the testimony you are about
4 to give?

5 MR. KENNEDY: Yes, yes.

6 CHAIRPERSON GRONACHAN: Please
7 proceed.

8 MR. KENNEDY: Yes, our house is
9 non-conforming, we are too close to the road
10 setbacks. We'd like to continue -- we
11 already have the second floor on a part of
12 the house, we'd like to continue it over to
13 the remaining back of the house, so not any
14 wider, just going up.

15 CHAIRPERSON GRONACHAN: So there
16 wasn't a lot in your -- on the pages for us
17 to read, so you're -- the house is how big
18 currently?

19 MR. KENNEDY: Maybe 14 or 1,500
20 square feet.

21 CHAIRPERSON GRONACHAN: How much
22 more are you adding to the house?

23 MR. KENNEDY: Roughly 940 ish.

24 CHAIRPERSON GRONACHAN: So it's
25 just the one side that you're going to be --

1 but the overall increasing in the lot
2 coverage, is that correct?

3 MR. KENNEDY: No. The square
4 footage as far as like lot coverage is the
5 exact same. In front of the house or the
6 second story already, so we are going to go
7 over the garage area in the back, so no
8 change to the footprint of the lot at all,
9 just going up.

10 CHAIRPERSON GRONACHAN: Thank
11 you. Is there anything else you'd like to
12 add?

13 MR. KENNEDY: No, that's it.

14 CHAIRPERSON GRONACHAN: Is there
15 anyone in the audience that wishes to make
16 comments on this case?

17 (No audible responses.)

18 CHAIRPERSON GRONACHAN: Seeing
19 none, is there any correspondence?

20 MR. MONTVILLE: Yes, there were
21 96 letters mailed, 12 returned and three
22 approvals. First from Steve Brennan at 203
23 Henning Street, last name is spelled
24 B-r-e-n-n-a-n. He notes 100 percent support
25 of the request. And believes it would

1 improve the value of the overall
2 neighborhood.

3 The second is from a Ron
4 Maniewiski, M-a-n-i-e-w-s-k-i, at 1207 South
5 Lake Drive. He notes after reviewing the
6 plans, talking with the applicant, he grants
7 his approval.

8 And the third is from Carol
9 A. Packard, P-a-c-k-a-r-d, from 7435 Pontiac
10 Trail, Northville, Michigan, she sends in her
11 approval.

12 CHAIRPERSON GRONACHAN: Okay,
13 thank you. Building department?

14 MR. BOULARD: Nothing to add. I
15 will stand by for questions.

16 CHAIRPERSON GRONACHAN: Thank
17 you.

18 Board members? Member
19 Sanghvi?

20 MR. SANGHVI: Thank you. I came
21 and visited your place yesterday, and in your
22 neighborhood, you can't do any expansion
23 without some kind of variances. And I think
24 almost every lot over there is so small, it
25 really can't fit anything without it.

1 And so I understand your
2 difficulty. I do support that you need more
3 room and that's the only way I can have it.
4 So I would be quite happy to support your
5 application.

6 MR. KENNEDY: I appreciate it.
7 Thank you.

8 CHAIRPERSON GRONACHAN: Anyone
9 else? Member Byrwa.

10 MR. BYRWA: I have a question.
11 Have you gone over with the building
12 department the special fire rating
13 requirements of the building that close to
14 the lot line?

15 MR. KENNEDY: Yes, I have.
16 Charles specifically actually -- we had cut
17 out a couple of windows. The builder, I
18 don't know, he probably hasn't come in yet,
19 he's waiting for -- to see how this goes
20 before we get the details. But, yes, we will
21 make adjustments.

22 MR. BYRWA: You're aware of it?

23 MR. KENNEDY: We do have some
24 fire rating stuff on the west side -- east
25 side.

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MR. BYRWA: Thank you.

CHAIRPERSON GRONACHAN: Anyone else? Is there a motion being made? Member Krieger.

MS. KRIEGER: I move that we grant the variance in Case No. PZ16-0014, sought by the applicant, that the petitioner had -- will be unreasonably prevented or limited from using this property, and considering its topography and setbacks, it's already non-conforming, and therefore, the petitioner has not created this environment and the grant will not unreasonably interfere with adjacent or surrounding properties, will increase property values, and relief is consistent with the spirit and intent of the ordinance because it's consistent with the neighbors.

MR. FERRELL: Second.

CHAIRPERSON GRONACHAN: It's been moved and seconded.

Is there any further discussion?

(No audible responses.)

CHAIRPERSON GRONACHAN: Seeing

1 none, Monica, would you please call the roll.
2 MS. DRESLINSKI: Member Byrwa?
3 MR. BYRWA: Yes.
4 MS. DRESLINSKI: Member Ferrell?
5 MR. FERRELL: Yes.
6 MS. DRESLINSKI: Member Krieger?
7 MS. KRIEGER: Yes.
8 MS. DRESLINSKI: Member Sanghvi?
9 MR. SANGHVI: Yes.
10 MS. DRESLINSKI: Member
11 Montville?
12 MR. MONTVILLE: Yes.
13 MS. DRESLINSKI: Member
14 Peddiboyna?
15 MR. PEDDIBOYNA: Yes.
16 MS. DRESLINSKI: Chairperson
17 Gronachan?
18 CHAIRPERSON GRONACHAN: Yes.
19 MS. DRESLINSKI: Motion passes
20 seven to zero.
21 CHAIRPERSON GRONACHAN: Your
22 variance has been granted. Congratulations.
23 I'm sure you will be in touch with the
24 building department.
25 MR. KENNEDY: Thank you very

1 much.

2 CHAIRPERSON GRONACHAN: Our next
3 case is PZ16-0016, resident at 1623 West Lake
4 Drive, south of Pontiac Trail, east of Beck.

5 The applicant is requesting
6 variances for a new home on a reduced -- with
7 reduced sideyard setbacks and confirmation of
8 compliance with a two and a half story
9 35-foot maximum building height and oversize
10 vertical projections of two feet into each
11 side setback.

12 You are the Doans, correct?

13 MS. DOAN: Yes.

14 CHAIRPERSON GRONACHAN: Would you
15 please state your names for the recording
16 secretary and spell them and then be sworn in
17 if you are both giving testimony this
18 evening.

19 MS. DOAN: It's Hong Doan,
20 H-o-n-g, last name D-o-a-n. Actually his
21 last name is different, but he is my husband.

22 MR. TRAN: First name is X, as in
23 x-ray, u-a-n, as in Nancy, last name Tran, T,
24 as in Tom, r-a-n, as in nancy.

25 MR. MONTVILLE: Will you please

1 both raise your right hand. Do you swear to
2 provide the truth in the testimony you are
3 about to give?

4 MS. DOAN: Yes.

5 MR. TRAN: We do.

6 CHAIRPERSON GRONACHAN: You may
7 proceed.

8 MS. DOAN: So in the next few
9 slides here, it's a summary, it's a 40-foot
10 wide lot. It's on Walled Lake. So we are
11 asking for the side setbacks and the total
12 side setback and a confirmation of a half
13 story, and the maximum height, and also the
14 vertical projections, we will go into detail
15 in the next few slides.

16 So the next few slides, I
17 also will -- we will go into some community
18 considerations of the neighborhood, so --
19 it's hard to see, but we took a Google view
20 just to show the proposed footprint is
21 approximately very similar to the old
22 footprints around the neighborhood.

23 So the next one is -- so to
24 take into consideration the neighbor's views,
25 our -- the front of our house, the lakeside

1 is actually setback further than the north
2 and south neighbor.

3 So the next one is -- so the
4 new house footprint -- there is an existing
5 house there today, so the actual new
6 footprint is actually about two feet more
7 narrow than the existing house.

8 And also with the request of
9 the 7.6 and the 7.1 setback, it's more
10 centered.

11 The setbacks today to the
12 south is 4.6 -- I'm sorry, four and a half
13 foot and the north is about eight feet and
14 eight inches. So we will actually be moving
15 it more towards the center and the majority
16 of the house is about two feet narrower than
17 what's there -- in the lot coverage, but it's
18 under the 25 percent.

19 This is -- it's a nice --
20 it's something that there is an electrical
21 line that runs overhead from the north
22 neighbor into the existing house today. We
23 are already talking to DTE to see how we can
24 bury that line underground once the new
25 construction gets started.

1 So this is the confirmation
2 of the half story and the maximum height. So
3 in the ordinance -- or the building code, it
4 says that the maximum height is 35. It's
5 measured from the middle of the gable roof
6 and what was shown at the bottom there is our
7 house to the left.

8 While the profile of the
9 house on the left, and actually, the way we
10 have it, is 35 is the maximum at the highest
11 point of that building.

12 So we believe that we are
13 under the 35 feet, and then the lakeside is
14 more like a sunroom, and the rear side, about
15 half of it is storage because this house will
16 not have a basement, it's on a slab.

17 So on the next one, it just
18 shows here that there is -- to avoid the box,
19 because if we just put a 90 by 24 on the lot,
20 it will look like a box. So the middle of
21 it, if you read, we just cut and pasted it,
22 so it says that the vertical projection is up
23 to 10 feet, actually ours is nine feet in
24 length. And they cannot occupy more than
25 30 percent, it's actually less than

1 10 percent.

2 So the variance here -- the
3 variance here is -- if you look at the way
4 it's calculated, the setback on one side can
5 only be 15.2, and on the other side it can
6 only be 14.2, but because of the narrow lot,
7 we're actually asking for a few more inches
8 to make it a two feet projection, the
9 vertical projection out, but only nine feet
10 wide.

11 MR. TRAN: On the screen right
12 here, this is the actual footprint of the
13 house. You can see where the actual
14 projections are and how -- what their size
15 are relative to the entire length of the
16 house. So they're not -- the point being
17 they're not major features in the house, but
18 they're large enough to not make the house
19 slab side, which was one of the things that
20 neighbors had inquired about, so --

21 MS. DOAN: That's all. You have
22 any questions?

23 CHAIRPERSON GRONACHAN: Very
24 impressive. Very thorough.

25 Is there anyone in the

1 audience that wishes to make comment. Please
2 come down.

3 MS. FRAYNE: Do you want me to
4 identify myself?

5 CHAIRPERSON GRONACHAN: Please,
6 and your address.

7 MS. FRAYNE: Arlene Frayne. I
8 live -- I own the property directly across
9 the street from these people.

10 Let me just -- I jotted it
11 down here. We all live on or near
12 Walled Lake to enjoy the lake. So I have
13 second row property, not being on the lake, I
14 am across the street from the people on the
15 lake. I'm at 1620 West Lake. So my reason
16 for wanting my house where it is to see the
17 lake.

18 I understand that the lot in
19 question is very narrow and that it's hard --
20 impossible to build on it as-is. I also
21 understand that the people have a right to
22 develop the lot. I am looking forward to the
23 new construction, the new house, believe me.
24 But my concern is the width of the house
25 because my views of the lake come between the

1 houses, and that's my love for the location
2 is to be able to catch a glimpse of both and
3 so forth, and I only have just narrow gaps
4 between the homes to catch a view. And I
5 face the lake, you know, it's -- my house
6 isn't this way that I'm looking out this way.
7 Front of my house is parallel to the edge of
8 the lake.

9 So my concern is losing any
10 of my viewpoints. I realize they maybe have
11 to be reduced. But I guess one possible
12 solution would be instead of the projections,
13 as I understand them, coming out from two
14 feet on each side, maybe they could come out
15 one foot on each side or, you know, any
16 little projection on their house cuts off a
17 view of the lake, so that's my concern.

18 CHAIRPERSON GRONACHAN: Okay.

19 Anything else?

20 MS. FRAYNE: No.

21 CHAIRPERSON GRONACHAN: All
22 right. Thank you. Is there anyone else in
23 the audience?

24 MR. KENNEDY: Marc Kennedy again.

25 As a fellow lakefront property owner, I am

1 all for this, it looks great. Anything that
2 increases the value of the neighborhood, is
3 awesome, so I just want to put that out
4 there. I love it. It looks great. Look
5 forward to seeing this property.

6 CHAIRPERSON GRONACHAN: Thank
7 you. Anyone else?

8 Is there any correspondence?

9 MR. MONTVILLE: There were 44
10 letters mailed, zero approvals and one
11 objection letter from Ms. Frayne, she gave
12 her testimony in here. The correspondence
13 reiterates the point she made in her
14 testimony.

15 CHAIRPERSON GRONACHAN: Thank
16 you. Building department.

17 MR. BOULARD: Nothing to add,
18 standby for questions.

19 CHAIRPERSON GRONACHAN: Okay.
20 Board members? Member Sanghvi.

21 MR. SANGHVI: Thank you. I came
22 and visited that lot. It's not really easy
23 to find such a small lot. And I don't think
24 you can put anything without variances. I
25 also appreciate the lady's concern that it

1 will not harm the view, but whenever you put
2 up, somebody's view is always going to be
3 blocked because a vacant lot is easy to see
4 through a vacant lot. Nothing there to block
5 it.

6 So if you can accommodate
7 her concerns, if you would very nice. But I
8 support your application. Thank you.

9 MR. TRAN: Just for clarity, for
10 the board, the lot is -- it's not a lot.
11 It's a property with two story cottage on it
12 already, with a gable roof and the house
13 existing, the cottage existing is wider than
14 the house that we are proposing. So this is
15 the second time we have been in front of the
16 board. The first time we were rejected, one
17 of the things that we did in this redesign
18 was to make the house a lot smaller
19 footprint, both length and width.

20 So I mean, I appreciate the
21 neighbor's concern.

22 MS. DOAN: Let me answer a little
23 bit more. If you look at the --

24 CHAIRPERSON GRONACHAN: Ma'am,
25 let the board members, then we will let

1 you -- we will come back to you. Then that
2 way you can address all of it, if there is
3 anything else that comes up, okay.

4 MR. PEDDIBOYNA: Well, this is
5 the first time I am hearing your case and you
6 are saying that last time was the
7 (unintelligible).

8 MR. TRAN: The reason was because
9 the original setbacks that we had asked in
10 the first design of the house, was considered
11 too small on one side. So it was considered
12 too tight for some of the neighbors. Because
13 if you look at the house -- the existing
14 house today, it was biased towards the other
15 neighbor. So when we designed the house, we
16 had pushed through the other -- we had pushed
17 to the other side because one of the things
18 that we were asked about was the emergency
19 service vehicle. So since the northern
20 neighbor had a fence, and it was not going to
21 remove it, the southern neighbor had a fence
22 instead, would remove it. So we could share
23 that as an emergency access.

24 So, you know, being kind
25 ignorant to everything that -- we did what we

1 did and we were rejected, accordingly.

2 So this time around we
3 decided to center it, make a house. Like I
4 said, it's smaller than it was before and
5 shorter than it was before.

6 MR. PEDDIBOYNA: How short is
7 that now?

8 MR. TRAN: The prior house was
9 actually kind of split into two with a
10 courtyard in the middle because it was our
11 dream house. But we were -- I think we were
12 dreaming too much, so just trying to get more
13 practical this time around. And also keep
14 within the lot coverage before again,
15 dreaming, we were asking to go over the
16 coverage. So we have tried to answer as many
17 concerns as possible with this second design.

18 MR. PEDDIBOYNA: Is there any --
19 are you able to make some setback for one
20 feet -- another foot of the neighbor's view,
21 the beauty of the lake, is there any problem
22 for you to setback --

23 MR. TRAN: It would be difficult
24 because the design of the middle house right
25 here, the projection is a flat roof, and that

1 was required to keep the pitch of the
2 house -- one of the concerns that the
3 department -- building department had was
4 drainage of rain water, and so the -- part of
5 reason for the setback depth of two feet is
6 to add scuffers and drains that will take
7 water underground off those four corners
8 there, into a common drainage, and send it to
9 the lake.

10 So to shorten it down to one
11 feet would make it very problematic for like
12 corner -- it's actually something that we
13 considered with our building contractor a
14 long time ago. I mean, I can appreciate the
15 concern, but it was actually something that
16 we tried to consider by minimizing the house
17 from the first time around.

18 CHAIRPERSON GRONACHAN: Member
19 Byrwa.

20 MR. BYRWA: I just want to
21 comment, you know, my feeling is that if you
22 wanted to guarantee a view of the lake, you
23 buy the lakefront piece of property. You
24 know, there isn't anything worse than what
25 was already there, you know, you're still

1 maintaining reasonable sideyard setbacks. So
2 I would be in favor of -- as proposed
3 approving this.

4 CHAIRPERSON GRONACHAN: Anyone
5 else?

6 I would just like to commend
7 you on the amount of work that you did in
8 your packet. I think that we should use your
9 packet as an example of how it should be
10 done.

11 Having said that, when we
12 look at a packet, we look at all this
13 information, I realize the level of
14 commitment that a resident is going to make
15 into their home. You know, I do remember
16 when you came before the Zoning Board, I
17 think that was in my former life, and it was
18 quite an extensive house. And sadly we had
19 to reject it at that time, but I feel that
20 you went back to the drawing board, which was
21 my favorite phrase, and you really did do
22 your homework.

23 You addressed the one
24 concern that I had because of the flat roof,
25 was because of the drainage, and where the

1 water was going to go and to make sure that
2 there was no negative impact to the
3 neighbors.

4 And I feel that in your
5 statements that you gave in your testimony
6 this evening that has been addressed, and I
7 just want to clarify that there is going to
8 be underground drainage and it's going to go
9 out to the lake, so there should be very
10 minimum impact, if any, in terms of water
11 drainage from the flat roof. So I have no
12 problem with this.

13 I can sympathize with the
14 neighbors, when there is any kind of growth
15 going on out there, but unfortunately, it's
16 just the way it is, and I think that this
17 petitioner has done the minimum for the size
18 lot that they have, and I commend you for
19 coming back and putting in such effort.

20 And if anyone would like to
21 make a motion. Member Krieger.

22 MS. KRIEGER: In Case No.
23 PZ16-0016, I move to grant the variance
24 requested sought by the petitioner that they
25 showed a practical difficulty and through the

1 presentation as previously spoken, the amount
2 of work that was put into play to come up
3 with a house that would -- on this
4 non-conforming narrow lot, and that they have
5 done the best that they could, that they have
6 the drainage taken care of water worries
7 into -- so if the water would drain to the
8 lake, there will be, despite the protrusions
9 from the house, so it's not flat on both
10 sides, so they would -- around five feet on
11 both sides, that the variance will not
12 unreasonably prevent or limit the respect to
13 the property because of this and is unique
14 because of the narrowness and they did not
15 create the condition.

16 The relief will not
17 unreasonably interfere with adjacent or
18 surrounding properties because they minimized
19 the amount of space between homes, so that
20 for fire safety, for water drainage and
21 for -- consistent with the neighbors and it
22 is also consistent with the spirit and intent
23 of the ordinance.

24 MR. FERRELL: Second.

25 CHAIRPERSON GRONACHAN: It's been

1 moved and seconded. Any further discussion?

2 (No audible responses.)

3 CHAIRPERSON GRONACHAN: Monica,
4 would you please call the roll.

5 MS. DRESLINSKI: Member Byrwa?

6 MR. BYRWA: Yes.

7 MS. DRESLINSKI: Member Ferrell?

8 MR. FERRELL: Yes.

9 MS. DRESLINSKI: Member Krieger?

10 MS. KRIEGER: Yes.

11 MS. DRESLINSKI: Member Sanghvi?

12 MR. SANGHVI: Yes.

13 MS. DRESLINSKI: Member

14 Montville?

15 MR. MONTVILLE: Yes.

16 MS. DRESLINSKI: Member

17 Peddiboyna?

18 MR. PEDDIBOYNA: Yes.

19 MS. DRESLINSKI: Chairperson

20 Gronachan?

21 CHAIRPERSON GRONACHAN: Yes.

22 MS. DRESLINSKI: Motion passes

23 seven to zero.

24 CHAIRPERSON GRONACHAN:

25 Congratulations. Your

1 variances have been granted and good luck on
2 your new home.

3 MS. DOAN: Thank you.

4 MR. TRAN: Thank you.

5 CHAIRPERSON GRONACHAN: Our next
6 case is PZ16-0017, 1019 South Lake Drive,
7 south of Fourteen Mile and east of West Park.

8 The applicant is requesting
9 variances to allow construction of an
10 addition to an existing non-conforming
11 residence, with reduced sideyard setback,
12 reduced aggregate side setback and excess lot
13 coverage. Petitioner is here this evening?

14 Would you please state your
15 name and spell it.

16 MR. NOONAN: My name is Mike
17 Noonan, M-i-k-e, N-o-o-n-a-n.

18 CHAIRPERSON GRONACHAN: Would you
19 raise your right hand and be sworn in by our
20 secretary.

21 MR. MONTVILLE: Do you swear to
22 provide the truth in the testimony you are
23 about to give?

24 MR. NOONAN: I do. Thank you.

25 CHAIRPERSON GRONACHAN: You may

1 proceed.

2 MR. NOONAN: I live at the
3 property at 1910 South Lake Drive. It's an
4 irregular lot. And we are trying to put a
5 garage in there so we can keep the
6 skateboards, kayaks, bikes, that currently
7 are out in the open and insecure. Currently
8 the houses both to the east and west of me
9 all have garages and we don't, so we are just
10 asking for -- to have what, you know, the
11 neighborhood has, a garage to keep all of our
12 stuff in.

13 The three -- we are asking
14 for like a three foot, which the one -- the
15 house directly to the west of me has a three
16 foot, and then a four foot to our house, and
17 the spot we are putting ours would have a
18 three foot and then 18 foot to the next
19 structure.

20 So we are just trying to get
21 a garage and actually keep a smaller
22 footprint than is existing on the street.

23 CHAIRPERSON GRONACHAN: Do you
24 have your diagram with you? If you could put
25 that up, take a look at it.

1 MR. NOONAN: This would be the
2 neighbor to the west, which would have the
3 four foot, three inches and then it would be
4 four foot to my house. The other lot would
5 be -- the other side would be 18 feet from
6 the -- where the structure is going to be
7 built.

8 CHAIRPERSON GRONACHAN: Okay. Is
9 there anything that you like to add?

10 MR. NOONAN: Would you like to
11 see a picture of where it's going to go?

12 CHAIRPERSON GRONACHAN: Sure.
13 Whatever information you have, now is the
14 time.

15 MR. NOONAN: So that would be --
16 the trailer would be where the garage would
17 be going.

18 CHAIRPERSON GRONACHAN: Okay.
19 Anything else?

20 MR. NOONAN: I think that's it.
21 Is there anyone in the audience that wishes
22 to make testimony on this case?

23 (No audible responses.)

24 CHAIRPERSON GRONACHAN: Seeing
25 none, is there any correspondence?

1 MR. MONTVILLE: Yes, there were
2 59 letters mailed, nine returned, two
3 approvals.

4 And first is from the
5 Murphys, M-u-r-p-h-y-s, at 1107 South Lake
6 Drive. They note their approval. And second
7 from Douglas Heath, 905 South Lake Drive also
8 noting his approval.

9 CHAIRPERSON GRONACHAN: Building
10 department?

11 MR. BOULARD: Nothing to add,
12 will stand by for questions.

13 CHAIRPERSON GRONACHAN: Board
14 members? Member Sanghvi.

15 MR. SANGHVI: I came and saw your
16 place. It is so narrow and small I don't
17 know where else you can go without the
18 variances. And it's like most of the lots in
19 this neighborhood. I mean, yours is not an
20 exception. And there is a lot of new
21 construction occurring, and the whole
22 neighborhood has changed in the last ten
23 years. So I wish you luck. Hopefully it
24 will help grow the property around that
25 neighborhood. Well done, thank you.

1 CHAIRPERSON GRONACHAN: Anyone
2 else? Member Montville.

3 MR. MONTVILLE: Without the
4 garage, one of the criteria we have to judge
5 a lot of these variances is the need
6 self-created, without the pre-existing
7 garage, I think that's fair to say. But that
8 was my hesitation when I was first looking at
9 the case, everyone wants more storage space,
10 but I think in this case, the need is
11 warranted it. It truly is not self-created,
12 the lack of garage of the pre-existing
13 conditions.

14 So with that said, I'm also
15 in favor of the variance as requested.

16 CHAIRPERSON GRONACHAN: Okay.
17 Anyone else? Do you have the plan of what
18 it's going to look like when it's done on
19 there with you?

20 So you're going to be --
21 forgive me, because I am not good at looking
22 at these prints, I have to drag out and get a
23 visual.

24 Are you going to have two
25 roof lines?

1 MR. NOONAN: We are going to
2 change the architecture of the house. The
3 garage -- it's not going to come to the full
4 front of the house. We are going to be, I
5 believe -- it won't come all the way to the
6 front of the house now from the setback, I
7 believe six foot in the front. And I guess
8 the roof line will change, but will stay with
9 the same line as the garage.

10 CHAIRPERSON GRONACHAN: That's
11 even better. All right. Then I have a
12 question for the building department.

13 In lieu of the different
14 pitches of the roof, I'm not an engineer, I'm
15 an insurance agent. But my concern was, does
16 this add to drainage problems, maybe because
17 it was raining this morning, my neighbor's
18 water running into my yard, but is this going
19 to change because there is going to be two
20 different pitches to this house? Is there
21 going to be any kind of concern for
22 additional drainage, or is that anything that
23 needs to be addressed?

24 MR. BOULARD: I think the fact
25 that there is two different pitches it's

1 probably going to make a difference. What is
2 going to be -- something that we'll look at
3 and work with everyone to resolve us of the
4 fact that we are adding additional surface,
5 water is going to runoff, we are running half
6 of the water off each part of the house into
7 the -- you know, into the side setback, which
8 is now reduced.

9 So, you know, it will just
10 take a fair amount of care to make sure that
11 that doesn't create a nuisance.

12 MR. DOWNER: Can I touch on that?

13 CHAIRPERSON GRONACHAN: Yes. You
14 need to come up to the mike, please. You
15 need to give us your name and we need to
16 swear you in.

17 MR. DOWNER: I'm Bill Downer with
18 J and B Contractors.

19 CHAIRPERSON GRONACHAN: Would you
20 raise your right hand and be sworn in.

21 MR. MONTVILLE: Do you swear to
22 tell the truth in the testimony you are about
23 to provide?

24 MR. DOWNER: Yes, I do.

25 CHAIRPERSON GRONACHAN: Proceed.

1 MR. DOWNER: If you look at the
2 existing garage or the existing driveway of
3 the house, that entire front yard is asphalt.
4 There is no impervious surfaces being
5 covered, it's already impervious now, so we
6 are not really changing any of the water
7 runoff. It's all going to hit asphalt and be
8 addressed from there, just like it is now.

9 The only difference is it's
10 going to hit the house before it hits the
11 ground. We are not covering the grass.

12 CHAIRPERSON GRONACHAN: Thank you
13 for the clarification. I appreciate that.

14 Any other comments, board
15 members?

16 (No audible responses.)

17 CHAIRPERSON GRONACHAN: Seeing
18 none, is there a motion? Member Ferrell.

19 MR. FERRELL: Yes, Madam Chair.
20 I move that we grant the variance in Case No.
21 PZ16-0017, sought by the petitioner.

22 The petitioner showed
23 practical difficulty. Without the variance,
24 petitioner will be unreasonably prevented and
25 limited with respect to the use of the

1 property. The property is unique because of
2 the narrowness of the lots. The petitioner
3 did not create the condition because due to
4 the non-conforming lots and not having a
5 current garage on-site. Relief granted will
6 not unreasonably interfere with adjacent or
7 surrounding properties, because it would be
8 in line with the other residents in the
9 neighborhood.

10 The relief is consistent
11 with the spirit and intent of the ordinance.

12 MR. SANGHVI: Second.

13 CHAIRPERSON GRONACHAN: It's been
14 moved and seconded. Is there any further
15 discussion?

16 Monica, would you please
17 call the roll.

18 MS. DRESLINSKI: Member Byrwa?

19 MR. BYRWA: Yes.

20 MS. DRESLINSKI: Member Ferrell?

21 MR. FERRELL: Yes.

22 MS. DRESLINSKI: Member Krieger?

23 MS. KRIEGER: Yes.

24 MS. DRESLINSKI: Member Sanghvi?

25 MR. SANGHVI: Yes.

1 MS. DRESLINSKI: Member
2 Montville?

3 MR. MONTVILLE: Yes.

4 MS. DRESLINSKI: Member
5 Peddiboyna?

6 MR. PEDDIBOYNA: Yes.

7 MS. DRESLINSKI: Chairman
8 Gronachan?

9 CHAIRPERSON GRONACHAN: Yes.

10 MS. DRESLINSKI: Motion passes
11 seven to zero.

12 CHAIRPERSON GRONACHAN: Your
13 variances have been granted. Good luck.
14 Congratulations. I'm sure you will be
15 working with the building department.

16 Our final case this evening
17 PZ16-0018, 43825 West Oaks, west of Novi and
18 south of Twelve Mile.

19 The applicant is requesting
20 a variance to allow installation of an
21 oversized and overheight replacement shopping
22 center sign. The proposed sign would be
23 36 feet high and 147 square feet.

24 Good evening. Are you both
25 going to be giving testimony this evening?

1 MR. SIEWART: I think she will
2 ask me to verify things and that will be
3 produced.

4 CHAIRPERSON GRONACHAN: Then I
5 need both of your names and need both of you
6 sworn in, please.

7 MS. RUTZ: My name is Carol Rutz.

8 MR. SIEWART: Bill Siewart.

9 CHAIRPERSON GRONACHAN: Could you
10 raise your right hands to be sworn in.

11 MR. MONTVILLE: Do you swear that
12 you will provide the truth in the testimony
13 you are about to give?

14 MS. RUTZ: I do.

15 MR. SIEWART: Yes.

16 CHAIRPERSON GRONACHAN: This is
17 the existing sign that is located at West
18 Oaks II shopping -- I mean, West Oaks I
19 shopping center in Novi on Novi Road.

20 As you can see, it really
21 needs to be renovated. We have -- Bill has
22 designed a new prototype for us, which
23 includes another area for a sign face, if we
24 should need it. We are excited about the new
25 plan because it more represents the type of

1 tenants that now are coming to the shopping
2 center.

3 We have the Container Store
4 opening first week in June and then Nordstrom
5 Rack later on in fall -- or later on in the
6 summer.

7 So this is the design that
8 Bill came up with. It's the same size other
9 than where it's squared off on the top. And
10 it adds another panel, so basically the
11 existing sign has four sign faces, this would
12 give us the opportunity to have another.

13 CHAIRPERSON GRONACHAN: Yes.
14 Building department?

15 MR. BOULARD: If I could jump in.
16 The sign that was -- the previous sign that
17 you had submitted when you submitted for the
18 applicant, it didn't have the extra panel,
19 that's what was advertised for.

20 So at the time that you
21 submitted the sign with the additional panel,
22 the advertisement had already gone out, so
23 what's before the board tonight is the
24 previous one that didn't have that white sign
25 at the bottom.

1 I just want to make sure we
2 are on the right page.

3 MR. SIEWART: Our mistake. This
4 is the sign we are proposing at this time.

5 CHAIRPERSON GRONACHAN: Anything
6 else? Is there anyone in the audience that
7 wishes to make comment? Seeing none, is
8 there any correspondence?

9 MR. MONTVILLE: There were 37
10 letters mailed, two returned, zero approvals,
11 and zero objections.

12 CHAIRPERSON GRONACHAN: Okay.
13 Building department, do you have anything
14 else to offer?

15 MR. BOULARD: Nothing to add.
16 Stand by for questions.

17 CHAIRPERSON GRONACHAN: Thank
18 you. Board members? Notice I looked over
19 here right way.

20 MR. SANGHVI: Give somebody else
21 a chance.

22 CHAIRPERSON GRONACHAN: I have a
23 question. Is it possible -- the location
24 where the sign is, can it be moved closer to
25 the road or is that even -- not in the

1 right-of-way, but is that something that is a
2 possibility?

3 MR. BOULARD: I don't know what
4 the current dimensions or the current setback
5 of the sign is. It may be possible, it may
6 not. Usually their signs are pushed up about
7 as far as they can go.

8 MR. SIEWART: That's pretty
9 normal.

10 CHAIRPERSON GRONACHAN: Do you
11 know how far?

12 MR. SIEWART: I did not measure
13 that.

14 CHAIRPERSON GRONACHAN: The only
15 reason why I'm asking -- I know I have gone
16 out of turn, I'm going to say this because I
17 spent a great deal of time over the last week
18 due to the traffic coming and going, and
19 sitting and staring at your sign.

20 So I stared at it from the
21 south, I stared at it from the north, from
22 the west, and I think it's a great idea to
23 have that kind of sign and I love your
24 complex, but you can't see it coming from the
25 south. And when you're going -- when you're

1 coming from the south, and when you're headed
2 south, by the time you see it, it's too late
3 to turn in. That's why I'm suggesting --
4 that's why I bring that question up. So I
5 don't know if that's in our jurisdiction or
6 whatever, but I mean you're going through all
7 of this money, it should serve a purpose.
8 And the trees block it.

9 So it almost defeats the
10 purpose of having that height of a sign and
11 if it's truly for identification, during the
12 winter it's great, but during the spring and
13 summer it doesn't do -- that is such is a
14 busy intersection, it's just a shame that you
15 couldn't move it five feet up --

16 MS. RUTZ: We are going to work
17 on trimming the trees.

18 CHAIRPERSON GRONACHAN: If that's
19 within in your area, that would be great
20 because that would help you a great deal.

21 MS. RUTZ: Thank you.

22 CHAIRPERSON GRONACHAN: Sorry.
23 Go ahead. Did you have anything else?

24 MR. MONTVILLE: I was going to
25 comment that the size is virtually the same,

1 added a little variation to the top. Other
2 than that, just making it look better
3 esthetically, it's all positive what from
4 what I can see from the sign request.

5 CHAIRPERSON GRONACHAN: Anyone
6 else? Member Krieger?

7 MS. KRIEGER: How are you going
8 to light it up for nighttime, is it going to
9 be the same or LED?

10 MR. SIEWART: It's an LED,
11 converted to LED.

12 MS. KRIEGER: So it will be
13 brighter?

14 MR. SIEWART: Same brightness.

15 CHAIRPERSON GRONACHAN: Anyone
16 else? Member Ferrell?

17 MR. FERRELL: Do you guys want
18 the other part of the bottom of the sign?

19 MS. RUTZ: That would be
20 wonderful.

21 MR. BOULARD: We would have to
22 renote because it will be an increase in
23 the area. We advertised for the specific
24 area of the sign so we would have to renote
25 and send out all the letters again.

1 MR. FERRELL: Okay, something you
2 guys want to do?

3 MS. RUTZ: Yes.

4 CHAIRPERSON GRONACHAN: So you
5 would like to have this postponed until next
6 month, so they can readvertise it?

7 MS. RUTZ: With the Container
8 Store opening early next month, I would like
9 to have it renovated and looking nice for
10 that, and then possibly come back and try to
11 get that existing panel on the bottom.
12 Bill's design can be added later.

13 MR. SIEWART: Correct.

14 CHAIRPERSON GRONACHAN: Is that
15 okay?

16 MS. SAARELA: They can always
17 request a different variance in the future.

18 CHAIRPERSON GRONACHAN: Then we
19 will move forward. Thank you. Anything
20 else?

21 (No audible responses.)

22 CHAIRPERSON GRONACHAN: Is there
23 a motion? Member Krieger.

24 MS. KRIEGER: In Case No.
25 PZ16-0018, I move that we grant the request

1 from the petitioner for West Oaks, that the
2 petitioner will not reasonably be prevented
3 or limited with respect to the property
4 because of their longstanding business with
5 Novi.

6 The property is unique, it's
7 across the street from Twelve Oaks, which is
8 in a bowl and their topography can make it
9 difficult at times for the sign to be viewed.

10 The petitioner did not
11 create the condition.

12 The relief granted will not
13 unreasonably interfere with the adjacent or
14 surrounding properties, but will enhance the
15 new design, will match the buildings new area
16 and they explained how the lighting would be
17 and would enhance revenue for the shopping
18 areas.

19 The relief is also
20 consistent with the spirit and intent of the
21 ordinance because of its part of Novi
22 history.

23 MR. SANGHVI: Second.

24 CHAIRPERSON GRONACHAN: It's been
25 moved and second. Any further discussion?

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(No audible responses.)

CHAIRPERSON GRONACHAN: Seeing
none, Monica, can you please call the roll.

MS. DRESLINSKI: Member Byrwa?

MR. BYRWA: Yes.

MS. DRESLINSKI: Member Ferrell?

MR. FERRELL: Yes.

MS. DRESLINSKI: Member Krieger?

MS. KRIEGER: Yes.

MS. DRESLINSKI: Member Sanghvi?

MR. SANGHVI: Yes.

MS. DRESLINSKI: Member
Montville?

MR. MONTVILLE: Yes.

MS. DRESLINSKI: Member
Peddiboyna?

MR. PEDDIBOYNA: Yes.

MS. DRESLINSKI: Chairperson
Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MS. DRESLINSKI: Motion passes
seven to zero.

CHAIRPERSON GRONACHAN:
Congratulations. Your
variance has been granted and best of luck.

1 Congratulations on all the businesses that
2 are coming into your shopping center. We
3 will be visiting.

4 MR. BYRWA: Just a quick comment.
5 You know, if you come next month with the
6 Container Store sign, you might want to
7 backtrack if there is any information on the
8 footings design, we would need some kind of
9 documentation to kind of confirm that the
10 footings will support the additional signage
11 because now we will have an increase in
12 square footage. Normally they overdesign or
13 they overkill the footings, things like that.
14 But it would probably be well served to, you
15 know, have somebody look at the footings
16 drawings and confirm, an engineer, structural
17 engineer or sign engineer that with the
18 increased square footage now, the footings
19 would support that, without having to alter
20 the footings.

21 MR. SIEWART: Correct.

22 MS. RUTZ: Thank you.

23 CHAIRPERSON GRONACHAN: Are there
24 any other matters that the board wishes to
25 discuss? Yes, building department.

1 MR. BOULARD: Not to prolong the
2 meeting, I just wanted to mention two months
3 ago there was a case before you for a
4 property on Novi Road and Cottisford for a --
5 the request was actually to allow additional
6 lot without frontage on a public street.

7 There was an amount of --
8 quite a bit of discussion, there was -- I
9 think a little early in the process to talk
10 about, and it was -- that was delayed until
11 tonight, to be taken up again, but the
12 applicant has withdrawn. So that is why it
13 wasn't on the agenda.

14 CHAIRPERSON GRONACHAN: Thank you
15 for that update. Anything else? Member
16 Krieger?

17 MS. KRIEGER: You're Lawrence
18 Butler?

19 MR. BUTLER: Yes.

20 MS. KRIEGER: Who are you?

21 CHAIRPERSON GRONACHAN: This is
22 Lawrence, and he is Tom Walsh's replacement.
23 He's a future Tom Walsh in training, only it
24 will be Larry instead. Welcome again.

25 MR. BUTLER: Thank you.

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CHAIRPERSON GRONACHAN: Anything else? We do -- the only thing I wanted to add and I wanted to clarify, because I got some looks, but Member Peddiboyna is still the alternate. I did receive word that the City Council, when they get a chance, they're going to make him a permanent member. Then they will be posting for the alternate position. However, until that gets official, he gets resworn in as a permanent member, he will still be referred to as the alternate until further notice.

So having said that, is there a motion to adjourn?

MR. SANGHVI: So moved.

MS. KRIEGER: Second.

CHAIRPERSON GRONACHAN: All those in favor.

THE BOARD: Aye.

CHAIRPERSON GRONACHAN: Meeting adjourned.

(The meeting was adjourned at 8:00 p.m.)

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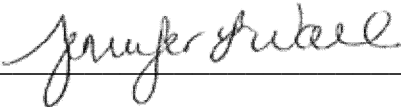
1 STATE OF MICHIGAN)
 2) ss.
 3 COUNTY OF OAKLAND)

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, this
 19 7th day of June 2016.

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