REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

October 11, 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, October 11, 2016

BOARD MEMBERS

Cindy Gronachan, Chairperson
Jonathan Montville, Secretary
David Byrwa
Brent Ferrell
Joe Peddiboyina

ALSO PRESENT: Lawrence Butler, Building Official
Beth Saarela, City Attorney
Coordinator: Monica Dreslinski, Recording Secretary
Carol Chaput, Recording Secretary

REPORTED BY: Jennifer L. Wall, Certified Shorthand Reporter
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Novi, Michigan.

Tuesday, October 11, 2016

7:00 p.m.

** ** **

CHAIRPERSON GRONACHAN: Good evening. I would like to call the October 11 2016 Zoning Board of Appeals people meeting to order.

I will ask Member Byrwa to lead us in the Pledge of Allegiance. Please rise.

(Pledge recited.)

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

MS. DRESLINSKI: Member Ferrell?

MR. FERRELL: Here.

MS. DRESLINSKI: Member Byrwa?

MR. BYRWA: Here.

MS. DRESLINSKI: Member Krieger is absent, excused.

Member Montville?

MR. MONTVILLE: Here.

MS. DRESLINSKI: Member
Peddiboyina?

MR. PEDDIBOYINA: Here.

MR. FERRELL: Member Sanghvi is absent, excused.

And Chairperson Gronachan?

CHAIRPERSON GRONACHAN: Here.

Thank you. This evening we will run the meeting following our normal rules and conduct, and I'm asking everyone to please shut off your cellphones at this time.

The cases will be called to the podium. At that point, you will represent the information to the board.

After the petitioner gives all the information, it will be at that time, we will ask if there is anyone in the audience that wishes to make comment on that particular case.

Are there any changes in the agenda this evening?

MS. DRESLINSKI: Yes. The first case, Case PZ16-0034, has been postponed to the November 15 meeting.
CHAIRPERSON GRONACHAN: Do we need to make a motion for that or --

MS. SAARELA: You don't need to since they called in ahead of time.

CHAIRPERSON GRONACHAN: Thank you.

We have minutes from July and August. Board members, are there any changes or additions to the minutes after review? All those in favor of the minutes as they are, say aye.

THE BOARD: Aye.

CHAIRPERSON GRONACHAN: None opposed. The minutes for July 2016 and August 2016 have been approved.

Is there anyone in the audience at this time that wishes to make a public remark regarding anything other than what's before us this evening? Seeing none, we will move into our first case, which is Case No. PZ16-0039, Phillips Sign and Lighting, Inc.

Is the petitioner here. Come on down. The applicant is requesting a
variance from the City of Novi to allow
installation of one additional wall sign of
65 square feet on the north elevation of the
building.

Sir, if you would -- if you
are both going to testify, please state your
names, spell it for our recording secretary,
and then raise your right hand to be sworn
in.

MR. SIEWERT: Bill Seward, 50617
Fossett Drive, Macomb.

CHAIRPERSON GRONACHAN: Would you
spell your last name for us, please.

MR. SIEWERT: S-i-e-w-e-r-t.

CHAIRPERSON GRONACHAN: Are you
the only one giving testimony this evening?

MR. SIEWERT: Jessica.

MS. HUTTENSTINE: Jessica
Huttenstine, H-u-t-t-e-n-s-t-i-n-e.

CHAIRPERSON GRONACHAN: Would you
both raise your right hands.

MR. MONTVILLE: Would you both
raise your right hands. Do you swear to tell
the truth in the testimony you are about to give?

MR. SIEWERT: Yes.

MS. HUTTENSTINE: Yes.

CHAIRPERSON GRONACHAN: You may proceed.

MR. SIEWERT: Good evening. We have a medical establishment that we have clients that have appointments that are critical to keeping a timely agenda for the clients here, people need to get there on time and be able to get out of there on time to keep the flow.

And that's the hardship that we are proposing for a sign on the exterior of the building so that people can have ample time to find the single drive that is into the establishment so that they can keep their appointments.

CHAIRPERSON GRONACHAN: Okay. Anything else that you would like to add?

MS. HUTTENSTINE: There is so much I could say, but --
CHAIRPERSON GRONACHAN: Why don't you tell us what type of facility it is. Medical, that would be pretty broad, but specifically --

MS. HUTTENSTINE: We run a physical therapy clinic and it is hard to see our building from -- I should say, our location from the road, and we have patients that can't find it, they call, they're 30 minutes late.

We are also open early and late, from six to eight at night. That makes us extremely hard to find. So a lighted sign would help with that. And also when our patients are late, it not only jeopardizes their care, but it potentially runs over into jeopardizing the care of others. That's it.

CHAIRPERSON GRONACHAN: Good job.

MS. HUTTENSTINE: That's most of my concern.

CHAIRPERSON GRONACHAN: Is there anyone in the audience that wishes to make comment on this case? Seeing none, building
department?

MR. BUTLER: No questions at this time.

CHAIRPERSON GRONACHAN:

Correspondence?

MR. MONTVILLE: Yes, 26 letters mailed, two returned, zero approvals, one objection from Robert Jeneru (ph) at 39608 Bunton Drive, and he notes his opposition to the sign as he feels the light will encroach on his property and potentially affect his property value.

CHAIRPERSON GRONACHAN: Thank you.

Board members?

MR. MONTVILLE: Can you spend a quick second on the design of the sign. Looks like you have a professional rendering put together. Second or two on the thought process.

MS. HUTTENSTINE: Can I ask what their address was? I'm just trying to see how it would affect his property.

MR. MONTVILLE: 39608 Bunton,
B-u-n-t-o-n, for the record.

MR. SIEWERT: It's not a type of sign that's going to be -- that's going to beam --

MR. MONTVILLE: I understand. The size and dimensions are necessary so we know that there was a thought process that went into it for the record. I mean, it looks like there was. I'm not trying to beacon you off. I'm just curious.

MR. SIEWERT: Yes, there was. We kept their logo in proportion to the size of the building to, you know, compliment what's out there and not overpower, you know, how many -- the wall, but it has esthetic value.

MR. MONTVILLE: Sure. Quick comments from my perspective.

Going west on Ten Mile, it's a fast road. We have had issues with that address before, especially with medical facilities and customers and potentially missing the signs. I think it's warranted. I'm in favor of the sign as applied for.
CHAIRPERSON GRONACHAN: Thank you. Member Ferrell?

MR. FERRELL: So is the lighting like that much brighter than normal signs, is it average lighting, typical sign that would be on a building?

MR. SIEWERT: It's LED lighting.

MR. FERRELL: Okay. Thank you.

CHAIRPERSON GRONACHAN: Anyone else? I will tell you that I did drive, after I saw the letter, because it was part of our packet, and I specifically drove around the entire neighborhood trying to get an idea if there would be a negative impact. I will tell you that I did not see any negative impact.

I will, for the record, say that the residents behind the building on Bunton Drive, the property line abuts, but there is no lighting, and this particular sign is not on that side of the property, it's on the north side of the building, and I think that what the objection was maybe perhaps you thought it was going to be on the
south side.

But after looking at it,
there isn't anything that I could see that
would contribute. I don't even see any
spotlights or anything for at night, security
lights or anything. I thought maybe that's
what they were talking about, but that's
not -- this case does not have any of those
issues.

So I will be in full support
as well. I think that where you are located,
the setting of the building, it sets back, as
the two previous speakers, we have had other
issues with this building, given the speed
limit, the traffic flow, and then it's Ten
Mile Road in Novi, people that are going for
physical therapy, you're not thinking
100 percent to begin with, with all due
respect, and when you're driving, the last
ting thing you want to do is miss the driveway and
have to turn around at Haggerty or go all the
way down. Yes, it's not a good sign.

So whatever we can do to
help. And I think that this sign is within the spirit of the ordinance.

I think that given the frontage of the building, it's a nice fit, and for where it is and when you're driving up west on Ten Mile, you catch it right away.

And the same thing when you're coming east, so yes, it was me driving back and forth all night on Saturday.

So, with that, if there is a motion. Member Ferrell.

MR. FERRELL: Thank you, Madam Chair.

In Case No. PZ16-0039 sought by the petitioner, the petitioner has shown practical difficulty requiring the sign. Without the variance, petitioner would be unreasonably prevented or limited with respect to the use of the property, due to the petitioner stating that it's difficult for patients to see the location and has had several complaints from patients trying to find the location.
The property is unique due to the location. The petitioner did not create the condition.

The relief granted will not unreasonably interfere with adjacent or surrounding properties, due to the petitioner stating that the lights are LED and they are standard lighting, it will not cause a negative impact on surrounding properties.

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

MR. MONTVILLE: Second.

CHAIRPERSON GRONACHAN: It's been moved and seconded. Any further discussion?

Seeing none, Monica, would you please call the roll.

MS. DRESLINSKI: Member Ferrell?

MR. FERRELL: Yes.

MS. DRESLINSKI: Member Byrwa?

MR. BYRWA: Yes.

MS. DRESLINSKI: Member Montville?

MR. MONTVILLE: Yes.

MS. DRESLINSKI: Member...
MR. PEDDIBOYINA: Yes.

MS. DRESLINSKI: Chairperson

CHAIRPERSON GRONACHAN: Yes.

MS. DRESLINSKI: Motion passes five to zero.

CHAIRPERSON GRONACHAN:

Congratulations. Your variance has been granted and I'm sure you will be in touch with the building department. Good luck to you.

Our next case is PZ16-0040 Metro Detroit Signs for Chipotle, 43345 Crescent Boulevard.

Is the petitioner here? I think he is going to be taking up residence this evening.

The applicant is requesting a variance to allow installation of one additional sign on the west elevation of the property.

Your name, please.
MR. DETERS: Good evening. My name is Paul Deters. I'm with Metro Detroit Signs, 11444 Kaltz Avenue.

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

MR. MONTVILLE: Do you promise to tell the truth in the testimony you're about to give?

MR. DETERS: I do. Thank you for your consideration this evening. Here we have Chipotle. As you can see, they have sort of an unusual circumstance there, that the sign -- we have applied for a sign and received approval for one phase of the parking lot.

The second sign, which is actually the rear of the building, is the sign that traffic would see. And we were hoping for the board's consideration in light of the fact that it's such an unusual circumstance for how their clients would enter into that property, so that really only one sign is visible at a time, and it would
be difficult for anyone to identify the business, if there were not a sign on the property which would face -- we have it at the -- sort of the intersection of Crescent and Ingersoll, I know that Primanti Brothers has a similar circumstance there, we are just hoping that you would like to consider granting approval for this.

CHAIRPERSON GRONACHAN: Anything else?

MR. DETERS: No.

CHAIRPERSON GRONACHAN: Could you perhaps describe the additional sign that you are going to be -- that you're proposing this evening?

MR. DETERS: Sure.

CHAIRPERSON GRONACHAN: Maybe if you could put the sign up, if that helps.

MR. DETERS: The sign that we are proposing is an identical sign to the one that has been approved already by the building department.

So the one that's -- really
just go over the entry, as a marker for where
their patrons would enter the store, the sign
that requires the variance is the one that
would actually be seen for traffic that
drives around inside the center, and the sign
is within -- when it's approved, it's within
what the ordinance would allow for that.

CHAIRPERSON GRONACHAN: Thank you
for that clarification. Is there anyone in
the audience that wishes to make comment on
this case?

Seeing none, building
department?

MR. BUTLER: No comments at this
time. Standing by.

CHAIRPERSON GRONACHAN: Thank you.
Are there any correspondence?

MR. MONTVILLE: Yes, 85 letters
mailed, 11 returned, zero approvals, zero
objections.

CHAIRPERSON GRONACHAN: Thank you.

Board members?

MR. PEDDIBOYINA: How big is the
sign? Same size you have current?

MR. DETERS: Yes, 32 square feet.

MR. PEDDIBOYINA: Okay.

CHAIRPERSON GRONACHAN: Anything else? Anyone else?

Member Montville.

MR. MONTVILLE: I would just reiterate that that is a unique parcel directionally, from the west where Novi Road is, the main entrance coming into the Town Center. I have no problem. I think it's warranted. Esthetically it's the same design as the original sign, so I'm in full support as requested.

CHAIRPERSON GRONACHAN: Okay.

When are you opening?

MR. DETERS: I don't know exactly when that is, but it's going to be fairly soon.

CHAIRPERSON GRONACHAN: Hopefully when the construction is done.

MR. DETERS: It wasn't easy to get here tonight.
CHAIRPERSON GRONACHAN: I have no problem with this, as we don't usually -- when we are reviewing cases, we review it on it's own merit, but this particular location does present a challenge with vision from all sides, and being that you're a new business, I think that proper identification is important, especially in that location.

I am in full support, have no objection, and if there is a motion, I would entertain a motion. Member Ferrell.

MR. FERRELL: Thank you, Madam Chair.

I move that we grant the variance in Case No. PZ16-0040 sought by the petitioner for an additional sign in the back of the building.

The petitioner has shown practical difficulty requiring additional signage, due to the topography of the lot and the land.

Without the variance, the petitioner will be unreasonably limited with
respect to the use of the property and making it difficult to find the location from the back of the building.

The property is unique due to its location. The petitioner did not create the condition.

The relief will not unreasonably interfere with adjacent or surrounding properties. The relief is consistent with the spirit and intent of the ordinance, also due to the way the building was designed. The lot again, is really difficult to see which business is actually for which part of the building because there is no signage in the back.

MR. MONTVILLE: Second.

CHAIRPERSON GRONACHAN: Would you accept a friendly amendment. Instead of using back, can we just use west elevation?

MR. FERRELL: Sure.

CHAIRPERSON GRONACHAN: We will remove the back and the use west elevation for the motion. Thank you.
MR. FERRELL: Sure.

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

Seeing none, Monica, could you please call the roll.

MS. DRESLINSKI: Member Ferrell?

MR. FERRELL: Yes.

MS. DRESLINSKI: Member Byrwa?

MR. BYRWA: Yes.

MR. FERRELL: Member Montville?

MR. MONTVILLE: Yes.

MR. FERRELL: Member Peddiboyina?

MR. PEDDIBOYINA: Yes.

MR. FERRELL: Chairperson Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MR. FERRELL: Motion passes five to zero.

CHAIRPERSON GRONACHAN: Your variance has been granted. Good luck and welcome to Novi.

MR. DETERS: Thank you.

CHAIRPERSON GRONACHAN: I don't
think you're going too far. We get to see you 
again.

As a matter of fact, I think 
you're going to stay right there. Are you on 
the next case?

MR. DETERS: Yes.

CHAIRPERSON GRONACHAN: The next 

MR. DETERS: Yes.

CHAIRPERSON GRONACHAN: The next 
case is PZ16-0042, 43575 West Oaks Drive. The 
applicant is requesting a variance to allow 
installation of an oversized wall sign. This 
is for Rally House.

Would you please state your 
name for the recording secretary.

MR. DETERS: My name is Paul 
Deters. I'm with Metro Detroit Signs, 11444 
Kaltz Avenue in Warren.

CHAIRPERSON GRONACHAN: Raise your 
right hand, please.

MS. SAARELA: It's okay.

CHAIRPERSON GRONACHAN: It carries 
over. Please proceed.

MR. DETERS: You know, I would 
also like to call up with me, there is a
represenative from Rally House here.

CHAIRPERSON GRONACHAN: Would you
state your name please, and spell it for our
secretary.

MR. MELNAR: John Melnar, M-e-l-n-a-r.

CHAIRPERSON GRONACHAN: Would you
raise your right hand and be sworn in, please.

MR. MONTVILLE: Do you swear to
tell the truth in the testimony you are about
to give?

MR. MELNAR: I do.

CHAIRPERSON GRONACHAN: Please
proceed.

MR. DETERS: So before you this
evening, I have a case where Rally House is
requesting relief from the board to consider
allowing a slightly larger sign than what
would be permitted based on the frontage that
they have there. And like some of the other
tenants in that center, who have come before
you before, they're hoping for a little larger
sign, just due to the setback that they have
there.

The sign is set back quite a bit for the driveway, as you know, for anybody entering along West Oaks there. And what we feel is the sign that we are proposing is still within the spirit of the ordinance.

And also if you might consider too is the fact that Rally House probably could make the identification larger, if they just included just the lettering, like some of the other tenants have.

However, their logo is such that they have some decorative elements in there with the flags, sort of their corporate identity, which takes away and not only that, but the irregular configuration of their sign also takes away from the allowable area that they would have. They think that that's much more an esthetically pleasing sign to have it the way it's drawn there, and we are hoping that if you were to grant this, it would just
allow the lettering that's on there, the Rally House lettering itself, to be slightly larger than what the 65 square foot sign that would be permitted in the ordinance would allow us for and just make it easier for folks identifying them as you're traveling along the entry drive to the shopping center.

CHAIRPERSON GRONACHAN: Okay. Would you like to add anything else?

MR. MELNAR: I believe the current design as you see it on the front of the building, too, really adds to what the size comparably is to the rest of the stores. Our sign is not oversized, I would say, in that manner, but comparably to the two signs, Michaels and the Container Store, left and right to our sign, we have tried to make it so that it is all -- it looks uniform in that manner.

CHAIRPERSON GRONACHAN: Okay. Is there anyone in the audience that wishes to make comment on this case?

Seeing none, building
department?

MR. BUTLER: Just only comment, due to the fact that it's because of a setback, their requirement for an oversized sign is justifiable just so people can see it.

CHAIRPERSON GRONACHAN: Okay, thank you. Is there any correspondence?

MR. MONTVILLE: Yes, 34 letters mailed, one letter returned, zero approvals, zero objections.

CHAIRPERSON GRONACHAN: All right. Thank you. Board members? Member Ferrell.

MR. FERRELL: Thank you, Madam Chair. For the building department. Do we know what the other size of the signs on the buildings are over there?

MR. MELNAR: I have got a picture of the front, if you want to see it.

MR. BUTLER: We don't have the dimensions. Around 60 square feet, they're pretty close. From driving by there, they're pretty close to that size. I think as esthetics provices, it fits in.
MR. FERRELL: Okay.

MR. DETERS: I believe the Container Store is 100 some square feet, is it not?

MR. BUTLER: That could be a little bit bigger, but --

MR. DETERS: When we had worked with T. J. Maxx, it was 100 and some square feet as well, but those were larger store front, as the gentleman there had said.

I think this is -- what we are asking for is in proportion with the store front, so it's still keeping within the ordinance and spirit of the ordinance as well.

CHAIRPERSON GRONACHAN: Okay. Anything else?

MR. FERRELL: No.

CHAIRPERSON GRONACHAN: Member Montville?

MR. MONTVILLE: I would just make the comment that it is a unique situation with the setback being so far back, and clearly,
the esthetic value of the property has been
well thought out by the applicant and the team
and from a relative size standpoint to the
frontage that they had to work with, I am
comfortable with the 79 feet that's been
requested versus typically 65 allotted,
additional 14 feet are warranted, I would be
in support of the sign as it's requested.

CHAIRPERSON GRONACHAN: Anyone
else?

We have had several people up
in front of us in the past from this strip
mall, and the challenge still is the same.

The setback and the fact that
you guys are at an angle, you're not facing
straight onto any major road. Granted there
is a side road, but by the time you're not
normally traveling, that's not a through
road. And especially at night, with the
increased traffic in Novi, I think that you
did a good job on this. I appreciate the
fact that you went in -- you didn't over --
you didn't go overkill. I think it's
consistent and it's uniform as you mentioned, and I am in full support of this request.

    Is there a motion? Member Montville.

    MR. MONTVILLE: I move that we grant the variance requested in Case No. PZ16-0042, sought by Metro Detroit Signs for the oversized sign of 79 square feet requested versus the allowable 65, as the petitioner has shown practical difficulty requiring an oversized sign. Without the variance, as being requested, petitioner will be unreasonably prevented and limited with respect to the use of their retail consumer property due to the limited visibility and also the high traffic, high density area and potential safety concerns with customers finding that location.

    The property is unique due to the significant setback from any major roads. The petitioner did not create this particular condition, as I mentioned, the unit and the current store location is at a considerable
setback.

The relief granted will not unreasonably interfere with any adjacent or surrounding properties, as the esthetic value will be enhanced due to the professional design due to the time that was put into the design.

The relief is consistent with the spirit and intent of the ordinance. For those reasons, I move that we grant the motion as requested.

MR. FERRELL: Second.

CHAIRPERSON GRONACHAN: It's been moved and seconded. Is there any further discussion? Seeing none, Monica, will you please call the roll.

MS. DRESLINSKI: Member Ferrell?
MR. FERRELL: Yes.

MS. DRESLINSKI: Member Byrwa?
MR. BYRWA: Yes.

MS. DRESLINSKI: Member Montville?
MR. MONTVILLE: Yes.

MS. DRESLINSKI: Member
Peddiboyina?

MR. PEDDIBOYINA: Yes.

MS. DRESLINSKI: Chairperson

Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MS. DRESLINSKI: Motion passes five to zero.

CHAIRPERSON GRONACHAN: Your variance has been granted and when are you opening?

MR. DETERS: We'd like to before Thanksgiving if we can get a building permit.

CHAIRPERSON GRONACHAN: That's out of our jurisdiction. Good luck and welcome to Novi.

Our next case is PZ16-0044, Walsh College of Novi campus. Is the petitioner here. Come on down.

The applicant is requesting variances to allow construction of a one oversized ground sign at 73,000 -- am I reading this right, 73,125 square feet, to allow the second 42-inch directional sign.
MS. DRESLINSKI: There is a period --

CHAIRPERSON GRONACHAN: 73.125, to allow a second 42-inch directional. Good evening. Now that I messed that up.

Are you both giving testimony this evening? Would you step to the mike and give your names and then be sworn in by our secretary.

MS. BERGERON: My name is Stephanie Bergeron, B-e-r-g-e-r-o-n.

MS. STOUT: My name is Christine Stout, S-t-o-u-t.

CHAIRPERSON GRONACHAN: Will you raise your right hands to be sworn in, please.

MR. MONTVILLE: Do you promise to tell the truth in the testimony you are about to provide.

MS. BERGERON: I do.

CHAIRPERSON GRONACHAN: If you have any renderings of your sign, you can put them on the overhead for the audience at home.

MS. BERGERON: While Chris is
doing that, I'll start with an introduction.

I am Stephanie Bergeron. I am the president and the CEO of Walsh College. I am here today to personally apologize because we want you to know the highest level of the institution, we are very sorry that the sign was installed without meeting the ordinance requirements for sign size.

I am here to tell you that it was done without malice, without intent. It was done because of an oversight within our institution in terms of communication, an oversight by our contractor. But we are here to make it right and we want you to know that we feel that way from the highest level of the organization.

We have been in Novi since 1993, and in our current location since 1998. We value our relationship with the City of Novi, its residents, its communities, its businesses. We want to be viewed to be a respected value of the community. But we are here tonight to set it right.
We think that there are some good reasons to obtain the signage variance. I'd like to be able to ask Chris Stout, our assistant vice president of facilities to explain to you some of the reasons why we think the signage that's installed is appropriate.

CHAIRPERSON GRONACHAN: Thank you.

MS. STOUT: Hi. I'm Chris Stout. I am in charge of the facilities at Walsh, as Stephanie has mentioned, we certainly regret our oversight in terms of the size of the sign permitted. So we have put some internal measures in place to insure that that will not happen again. So, we are committed to being good citizens of Novi.

Consistency of branding for the college is an important factor both for our students and our faculty, as well as for the overall image of the college. We recently went through a re-branding process, when we did a renovation at our Troy campus. That included changing the signage at Troy.
When that process was completed, what we were trying to do was to consistently brand Novi as well, and make the signage consistent so that our students would understand that we were a multi-site campus, and that they were part of that institution.

When we requested the sign, we used the same contractors that performed the work at Troy and unfortunately they simply replicated the size of the sign that's utilized for our Troy campus, without confirming that the dimensions met the ordinance of the city or permit process.

As Stephanie has stated, our administration was not aware of this fact and only became aware when the compliance officer let us know.

The particular signage at issue is an expensive sign. It was over $50,000 for that sign, for the two signs actually.

We believe the sign does enhance the overall look of the area, and is
a significant improvement to the prior
signage, which I think is in your packets.
These are attractive. They are high quality.
They're extremely expensive and I believe
they add to the overall esthetic.

We have spoken with the
neighbors and the landowners and they have
given us letters of support, which are also
in your packet, and they also indicate they
believe that the new sign is an attractive
addition to the area.

More importantly, as we have
stated in our application, the sign is
necessary for visibility, particularly due to
two issues, one is the vegetation that grows
along Meadowbrook Road over the -- by the
overpass of I-96, and the other is for
especially the southbound traffic on
Meadowbrook Road coming over the overpass.

The site line visibility
makes it very difficult to see where the
driveway is there. I'm sure you're aware
that the entrance at Gardenbrook, Meadowbrook
and Eleven Mile there is all very close, so
there is not a lot of time to make a
decision. So a bigger sign we feel is a
little bit safer for those people who are
coming into the campus, especially those who
are new and that are unfamiliar kind of where
that driveway is.

So we are an Il district, the
sign is I think comparable to other signs in
the area. It is not out of range and doesn't
appear to the South University sign that's at
Twelve and Meadowbrook, and we are hoping
that you will understand how we got in this
situation.

So in closing, we believe
that the dimensional variance should be
granted for the following reasons.

The variance will enhance
visibility and provide greater safety for
those coming to the college traveling along
Meadowbrook. It is not detrimental to the
nearing properties and the property owners
that express their support.
I think it does support the intent of the ordinance, which was insuring a traffic business area. And a smaller sign does not do as well with the objectives of both safety and visibility as well as our branding.

Do you have any other questions for me or Stephanie?

CHAIRPERSON GRONACHAN: Thank you. Well, we'll get back to you.

Is there anyone in the audience that wishes to make comment? Seeing none, building department?

MR. BUTLER: No comment at this time. Standing by.

CHAIRPERSON GRONACHAN: Member Montville, is there any correspondence?

MR. MONTVILLE: Yes, 20 letters mailed, two letters returned, three approvals. First is from Joseph F. Cozic, he notes the approval, no concerns. I am looking for his address. He's writing from Woodward Avenue in Bloomfield Hills, JF
Investment Company. He notes his approval.

The second approval is from
Ms. Teldrin, her address is a P. O. Box in
Novi Michigan, P.O. Box 8002. She is the HR
director for Michigan Milk Producers
Association, they note their lack of concern.
They have no concerns for the sign as
proposed.

And the third approval is
from Freddy Simpson, who is the president of
the Brotherhood of Maintenance, Way (ph)
Employees Division, their address is 41475
Gardenbrook Road, Novi, Michigan. And
similar to the previous two approvals, notes
zero concerns regarding the variance request
from the college.

CHAIRPERSON GRONACHAN: Thank you.
Board members? Member Montville.

MR. MONTVILLE: To just clarify
too. So the two requests, the one for the
oversize sign and then the second for the
additional sign, which I think is a delivery
sign on campus.
MS. STOUT: Yes, the monument sign is on Meadowbrook and Gardenbrook. There is another sign into the driveway off Gardenbrook, that kind of directs traffic.

MR. MONTVILLE: The oversized sign, I agree. I think it fits the lot, especially with the vegetation and I-96 overpass. There is limited visibility that vegetation has grown out. Clearly it's very well thought out, the design and esthetic value to the property.

As far as the second request for the delivery sign, again, it's a big property. I don't know what your acreage is off the top of my head. I'm sure --

MS. STOUT: We are at 11 acres.

MR. MONTVILLE: I'm sure trucks coming in and differentiating between -- where they are going, I think that's wanted to label where the delivery area is, too. I support that variance request as well.

CHAIRPERSON GRONACHAN: Okay.

Thank you. Member Ferrell?
MR. FERRELL: Being a student at Walsh, I know coming over Meadowbrook, going north -- southbound. I saw the sign for the first time, I didn't know you guys had it. It was like, oh, there is Walsh. But I have in the past come the other way northbound, and had passed the driveway. I do know you guys need a bigger sign.

One thing I don't like is you built the sign first then came, that does bother me. However it is needed. I do agree with the size of the sign. I think it is definitely well placed, well done. Branding is great.

As far as the other sign, I do agree that we do need a sign. It is a big lot, big piece of property, people will know where the deliveries are and such. So I am in support of this as well.

CHAIRPERSON GRONACHAN: Okay.

Member Peddiboyina.

MR. PEDDIBOYINA: Yeah, I do agree with my board members. I also do a couple of
classes at Walsh. We need the education purpose. This is very important.

But only one thing, what he said, the installation. That's the only thing. I support this.

CHAIRPERSON GRONACHAN: I am happy that it's lighter. I live on Meadowbrook Road, driving all the time, and the one concern that I had about your signs, although I am not a student at Walsh, because I don't have enough time in my life to go. One day I will be there. I will get there one of these days.

One of the things that I did not like about the older signs is that it was too dark, and Meadowbrook is a very dark road. I am hoping that this is going to end that conflict. Because there are night classes, and with the increase in amount of traffic on Meadowbrook, they can be very dangerous.

It is unfortunate that they built it without going through the proper
channels, however, in this day and age, I can understand that communication can happen. However, I just want to say that if this sign is ever changed again, I hope that Walsh College has learned their lesson. It sounds like it.

So, given the increase visibility of your sign, I am in support of. I am also in support of the higher height, and given the amount of snow that we get especially out in there, it's like the snow belt, that covers those signs, it covered that sign before for years.

I'm sure you had a problem with it. I think that this decreases -- or I should say increases your safety value for having the property sign and for identification and I will be in support of it.

Having said that, I would entertain a motion. Member Montville.

MR. MONTVILLE: I move that we grant the variance requested in Case No.
PZ16-0044, sought by Walsh College, the Novi campus, as the petitioner has shown practical difficulty, properly providing sufficient exposure on Meadowbrook Road, both due to the I-96 overpass and the current vegetation of lot. Additionally, at night the visibility was an issue and this will be an improvement of the additional lighting and also with the heightened sign during the winter months especially.

The property is unique again, due to the vegetation, as previously mentioned, and the I-96 overpass creating the elevation of drivers going south towards the campus.

Petitioner did not create both particular conditions as they were preexisting.

The relief granted will not unreasonably interfere with any adjacent or surrounding properties, again, due to the increased esthetic value of the signs and also as noted by several of the neighbors in
their incoming correspondence.

The relief is consistent with the spirit and intent of the ordinance, and for those reasons, I move that we grant the oversized sign and the second request also of the delivery sign on campus, again, so the applicant can have proper use of their land as zoned for proper deliveries notifications and efficient of traffic on campus.

MR. PEDDIBOYINA: I second.

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

Seeing none, Monica, would you please call the roll.

MS. DRESLINSKI: Member Ferrell?

MR. FERRELL: Yes.

MS. DRESLINSKI: Member Byrwa?

MR. BYRWA: Yes.

MS. DRESLINSKI: Member Montville?

MR. MONTVILLE: Yes.

MS. DRESLINSKI: Member Peddiboyina?
MR. PEDDIBOYINA: Yes. yes.

MS. DRESLINSKI: Chairperson Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MS. DRESLINSKI: Motion passes five to zero.

CHAIRPERSON GRONACHAN: Your motion has been granted. Please see the building department. I don't know what other paperwork --

MS. STOUT: I would like to thank you for your support in consideration of our request. I promise you, we are a learning organization, we will make sure we will never do this again.

CHAIRPERSON GRONACHAN: Thank you.

Next Case PZ16-0045, Out and Out Quality 2481 Glenda Street, north of Ten Mile, east of Taft. The applicant is requesting variances to allow construction of an 850 square foot attached accessory garage, where 620 feet normally is allowable.

Petitioner is here, both of
you are giving testimony this evening?

MS. DRESLINSKI: The address is 24831.

CHAIRPERSON GRONACHAN: What did I say?

MS. DRESLINSKI: You switched the numbers. 24831.

CHAIRPERSON GRONACHAN: Okay.

Correct that on the record, sorry. You are both giving testimony this evening?

MS. TARPINIAN: Correct.

CHAIRPERSON GRONACHAN: Would you please state your names and spell it for the secretary and then raise your right hand to be sworn.

MS. TARPINIAN: I'm Melinda Tarpinian, last name is T-a-r-p-i-n-i-a-n.

MR. TAWSE: Robert Tawse, T-a-w-s-e.

CHAIRPERSON GRONACHAN: Would you raise your right hands to be sworn in.

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

MS. TARPINIAN: Yes.

MR. TAWSE: Yes.

CHAIRPERSON GRONACHAN: You may

proceed.

MR. TAWSE: We originally sent

this in to basically put an addition onto the

house with a new garage.

The present Tarpinians have

lived in the area for 32 years, the same

structure, they're getting a little bit

older, planning on staying here in Novi. We

are moving the laundry facility from the

basement up to the main floor, and then the

garage that's there now is basically

following part back from the day when it was

built.

I was having some foundation

issues and the thought process here as to

make it easier as they get older to get in

and out of the house with their vehicles and

bring the laundry to the first floor.

Since we had turned this
stuff in for the variance, in the process, we were originally over 174 square feet, garage size to house size. Since that time we had gotten a building permit for the egress window for the lower level, so that should take care of the square foot issue of the garage being larger than the home.

CHAIRPERSON GRONACHAN: Okay.

Anything else?

MS. TARPINIAN: Our plan is to bring my mother to live with us, which is why we want to bring the laundry up. She is 83 and still somewhat independent. That's kind of we thought -- we talked about just rebuilding the garage. We knew we couldn't fix it, it's just too many things wrong. But we thought this would be the time to move it over. We plan to die in this home.

I think some of the variances, just because we want to cover the porch at the same time. So the garage will come forward more, it's not increasing car space, it's not going to give us a three car
garage, it's just more esthetic to bring it -- you know, so we can cover the porch and it will just look pretty, look really nice.

CHAIRPERSON GRONACHAN: Anything else?

Is there anyone in the audience that wishes to make comment on this case? Please come on down.

Would you state your name and your address.

MR. JILG: My name is Dan Jilg, J-i-l-g, I live at 24817 Glenda Street. I'm the neighbor just south of the Tarpinians. We have been their neighbors over 23 years. And what they're doing to the house makes the neighborhood -- I mean, brightens up that area. I mean, what they have done in taking care of their elderly parents is phenomenal. I reviewed the plans myself. My background is in architecture, education. The esthetics of it are beautiful and just make the whole house flow better. I think they have done an awesome job of how to live -- I have no
problems -- I live right next to them. I have been there for 23 years. They have awesome neighbors. I just want to give them my support.


MR. BUTLER: I want to say. We had our inspector come out, and walked the property with them, looked at it. And the numbers they have come up with, it is a doable thing.

It's going to to -- of course, it's not overly sized or anything like that. But they crunched the numbers and said that it is doable.

CHAIRPERSON GRONACHAN: I have a question for you. Can you address the egress window that he spoke of in his testimony?

MR. BUTLER: The egress window for the basement would be if they had made it so someone sleeping and using the bedroom in the basement, that is required to have an egress
window in case there is a fire, they have
another way of getting out.

CHAIRPERSON GRONACHAN: How does
that affect the square footage?

MR. BUTLER: It adds to the square
footage because it is considered a living
space, because somebody is sleeping there.

CHAIRPERSON GRONACHAN: Is there
any correspondence?

MR. MONTVILLE: Yes, there were 29
letters mailed, zero letters returned, seven
approvals and one objection.

The first approval is from
Sandra Turner, at 24903 Glenda Drive, she
notes her residence is immediately adjacent
and she approves the variance as requested.

Second is from Talio and
Peggy Pachela (ph) at 24759 Glenda Drive,
they note their approval.

Next is from Sharon and
Martin Brooks at 24924 Glenda, they note
their approval.

And Daniel and Deborah Jilg
at 24817 Glenda, that's the previous testimony, approval.

Joel and Margie Shimshock at 24741 Glenda, they note their approval. That is a copy.

And then there is an attachment of an objection from Lee and Ginger Berrons at 24777 Glenda, they have three pages. I will summarize the highlights. Say that the building is a combination of the older sheds that are built, when the home was originally built.

They note they believe that there is loud machinery, the current building is used for either work or hobby running loud machinery often.

They note that the correspondence asking for letters of support, they note they believe that does not describe the actual detail of the project and leads one to believe that this is just common garage replacement.

They note they had lived on
the street for 33 years and they would like
it to remain a place of quiet residential
enjoyment, and reiterate their objection.

CHAIRPERSON GRONACHAN: Okay.

Thank you. Boards members? Member Ferrell.

MR. FERRELL: Thanks, Madam Chair.

How many years, 33 years, your mother --

MS. TARPINIAN: 32, it will be 33.

CHAIRPERSON GRONACHAN: Your

mother lives with you --

MS. TARPINIAN: No, we would like
to bring her in. She is 83 and she's needing
to -- we raised our five kids there.

MR. FERRELL: Your laundry is
currently where?

MS. TARPINIAN: In the basement.

MR. FERRELL: What's the age of
the home?

MS. TARPINIAN: '60 or '63, we
bought it in '84.

MR. FERRELL: In regards to the
person that isn't approving you to do this,
what was meant by loud machinery? What do you
guys do --

MS. TARPINIAN: We are insurance agents. We work very long hours a day. Clearly that doesn't make any machine noise. But we do have a table saw. I have a grown son that occasionally comes and -- works on something, it's not very often anymore because he doesn't live at home.

My husband is handy, so he does, you know, he will fix -- we don't really have -- we have got a table saw. Anybody is welcome to look at the table saw, skill saw, just typical laymen carpentry type stuff. We have an air compressor. We use that, you know, taking tires off cars and our cars and rotating our tires. That's about all we do for maintenance.

MR. FERRELL: You don't have a construction shop?

MS. TARPINIAN: No.

MR. FERRELL: 24 hours a day you guys are running machines?

MS. TARPINIAN: No. All you have
to do is call the police department and fire
department, they could tell you about that
complaint. We knew we would get that one.
She doesn't live next door to us.

MR. FERRELL: No further
questions. Thank you.

CHAIRPERSON GRONACHAN: Thank you.

Member Peddiboyina?

MR. PEDDIBOYINA: Thank you. How
big is the house?

MS. TARPINIAN: 1,041 square feet
right now.

MR. PEDDIBOYINA: How many
bedrooms?

MS. TARPINIAN: Three.

MR. PEDDIBOYINA: Now you want to
move your mother --

MS. TARPINIAN: The back bedroom,
part of the plan is to put in like a senior
bathroom in that back bedroom and add on just
that little bit back there. It's going to be
a walk-in shower. It's just my husband and I
now. Our kids are grown and moved on. It's a
beautiful house.

MR. PEDDIBOYINA: No objection.

Thank you.

CHAIRPERSON GRONACHAN: Member Byrwa.

MR. BYRWA: I would suggest that if you're not aware of it, I believe the City of Novi has a construction -- that's tied to like a noise ordinance, and it only permits construction doing certain hours. You wouldn't at 5:00 in the morning be running a table saw.

MS. TARPINIAN: No. My son doesn't live with us. He's grown --

MR. BYRWA: They don't want you going too late. But there is hours of work that you can do, not weird hours at night or weird hours early, early in the morning. So double check with the City of Novi construction ordinance.

MS. TARPINIAN: That's not an issue we have.

CHAIRPERSON GRONACHAN: Anything
else?

MR. BYRWA: No.

CHAIRPERSON GRONACHAN: Member

Montville?

MR. MONTVILLE: If I could just

ask two things.

First for the building
department, just my understanding so if the
egress window wasn't added, would they need a
variance at all for that 174 additional
square feet or is that irrelevant?

MR. BUTLER: They still would.

MR. MONTVILLE: Just on the garage
structure that's deteriorating so that
would -- it basically needs new construction
regardless, would that be after that --

MS. TARPINIAN: Yes, and soon.

MR. TAWSE: The slab is cracked.

It was originally back in the day, they used
to do a monolithic floor, where they poured
the floor, then they poured the slab all in
one shot. Then they set the plate right on
top of it. So, you know, after that many
years the plate starts to go. Then you get a little water underneath the foundation a little bit, you get a crack in it. It's going to crack by the time you start trying to go through there, trying to fix that, it's kind of a bandaid.

MS. TARPINIAN: I did email pictures showing that it's really sad now.

MR. MONTVILLE: One small point of clarification.

So the additional square feet, this might be for the building department, is part of that the overhang, so it's not actual --

MR. BUTLER: It's just that overhang to cover the porch, they're talking about.

MR. MONTVILLE: Okay. From a self-creation standpoint, I think the garage deteriorating, I think that is going to create -- it's not a self-created situation for the applicants.

To kick this off, that's --
one of the things we have to -- we are tasked with judging is it self-created. We all want extra space. It seems like the design is well thought out, but I think for me, that garage deteriorating, that makes it not a self-created situation for me, which is no thought process for us. So I would open it up to the fellow board members at this point. I'm leaning towards approval, being in support at this time.

MS. TARPINIAN: The architect is not here, but he could voice the fact that I am the opposite. I am a minimalist. I do not like extra space. So it's just -- this is going to be really pretty. You won't find anything in my house. I am not a -- there is nothing under the beds, the cupboards are empty. It's more just to, you know, match up with the covered porch and that's really all it is.

MR. MONTVILLE: Thank you.

CHAIRPERSON GRONACHAN: I think that perhaps, I detect nervousness. It's been
very rough and we got emails all week on what was going on. So you can take a deep breathe. None of us will bite. And I can appreciate the effort that you put into this, that you just want to improve your home.

The garage is in poor shape. As Member Montville indicated, we have to justify, if you will, what the hardship, what it is that -- why do you have to do this, or better yet, why can we approve it.

So I concur with the members that this is not self-created, without using -- without tearing down the current garage, which is basically not really operational for much longer based on those pictures and that foundation, and also improving the safety in your property. I mean, my gosh, that cement was -- that's not a good place to have -- so I think that you're increasing your safety, and you're increasing -- you're improving the value of your home.

I think that given the
request that you have, because of the additional requirements that we have with the easement, with the window, for the basement, I think that that adds to it, and I don't think that you would be asking for as much if we didn't have additional ordinances, now that you're doing the construction.

So given those indications, and given the condition of the current garage, along with all the full support and with the plans, reviewing the plans and seeing that going smaller wouldn't necessarily -- you would still need some sort of variance, I am in full support of the request, based on all the testimony given here this evening. I would entertain a motion. Member Ferrell.

MR. FERRELL: Thank you, Madam Chair.

I move that we grant the variance in Case No. PZ16-0045, sought by the petitioner for an additional garage.

The petitioner has shown
practical difficulty requiring the addition
to allow movement of the laundry of the main
floor for her 83 year-old mother that they
plan on moving into the house. The garage
being in poor shape and the cracked cement.

Without the variance the
petitioner would be unreasonably prevented or
limited with respect to the use of the
property, due to having trouble possibly with
the mother moving in, using the laundry
that's in the basement, planning on living
there forever and trying to utilize the
residence further for the amount of time they
have already been there, 32 years.

The property is unique
because due to the age of the home, that was
built in 1963, as the petitioner stated, the
garage is deteriorating and there is cracks
in the cement.

The petitioner did not create
the condition. The relief granted will not
unreasonably interfere with adjacent or
surrounding properties and actually enhance
the neighborhood by improving the home.

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

MR. PEDDIBOYINA: Second.

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

Seeing none, Monica would you
please call the roll.

MS. DRESLINSKI: Member Ferrell?
MR. FERRELL: Yes.

MS. DRESLINSKI: Member Byrwa?
MR. BYRWA: Yes.

MS. DRESLINSKI: Member Montville?
MR. MONTVILLE: Yes.

MS. DRESLINSKI: Member
Peddiboyina?

MR. PEDDIBOYINA: Yes.

MS. DRESLINSKI: Chairperson
Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MS. DRESLINSKI: Motion passes
five to zero.

CHAIRPERSON GRONACHAN: Your
variance has been granted. I told you you
could take a deep breath. Please see the
building department and good luck.

MS. TARPINIAN: Thank you.
CHAIRPERSON GRONACHAN: All right.

Our next case is 814 Development, LLC,
PZ16-0046, south of 96, and west of Beck.
This applicant is requesting a variance from
city code to allow absence of required loading
area.

Is the petitioner here?

MR. BLIGHT: Rodney Blight. I'm
director of construction for Rainbow Child
Care, 814 is our development company, our
general contractor (unintelligible).

CHAIRPERSON GRONACHAN: Would you
please spell your last name for the secretary
and be sworn in by our secretary.

MR. BLIGHT: Blight, B-l-i-g-h-t.

CHAIRPERSON GRONACHAN: Raise your
right hand.

MR. MONTVILLE: Do you swear to
tell the truth in the testimony you're about
MR. BLIGHT: Yes. We are asking for a variance for the requirement of a loading zone for our child care. We own and operate 120 child cares across the country. And we do a heat and serve type menu at our centers. We don't have large semi deliveries, we don't have big trucks coming in and out. And typically do a delivery for the first year of school, typically every other week, and then once we get a full capacity school, hopefully within a year, we have maximum once a week deliveries and it's typically a van, a box van or a cargo type delivery. So they typically pull into a parking space, and then wheel stuff in on a hand truck, very small deliveries. We have the requirement for the parking ordinance, we are trying to match that requirement and leaves the loading zone there, to provide us -- prevent us from being able to meet some of the parking ordinances that we are trying to comply with, plus we
typically would like actually a little more parking than most ordinances require to make sure we don't have problems with parents coming in, dropping off and have congested neighborhood. We like to have a little extra room, if possible.

CHAIRPERSON GRONACHAN: Okay.

Anything else?

MR. BLIGHT: No, that's pretty much it.

CHAIRPERSON GRONACHAN: Thank you.

Building department?

MR. BUTLER: I researched it and it's not required by state, so it's not like they're required to have it.

CHAIRPERSON GRONACHAN: For the record, there is clearly no one left in the room to voice an opinion at this point. So we would go to our correspondence?

MR. MONTVILLE: Yes, 58 letters mailed, six letters returned, zero approvals and zero objections.
CHAIRPERSON GRONACHAN: Okay.

Board members?

Well, you know I'm going to go out of order here. I watched the whole Planning Commission with this complex. And there is a great deal of detail and work. You have had some challenges with the uniqueness of the lot, and I think that you paid very close attention to this and I -- based on this type of business, I don't see a purpose for it.

Especially, given the -- it's kind of good that you don't have those kind of deliveries given the traffic on Beck getting in and out there, so this type of business is good for that location and the fact that you don't need large trucks coming in, and that your delivery is going to be limited.

What are the hours of your delivery? When you say a once a week, and a smaller truck, is it --

MR. BLIGHT: Typically once a
week, the routes would determine the time of
day that they would come. Typically they
usually come between 6:30 a.m. and noon,
typically they come in the morning, sometimes
they may be in the afternoon. But typically
they come around midday.

CHAIRPERSON GRONACHAN: So what
impact would they have on the parking lot if
there was no -- if there would be loading
zone, per se, where would they go? Do you
have a drawing, a rendering of your --

MR. BLIGHT: I don't. I thought
maybe they will be on the screen. I do not
have one with me. There is one, I believe in
the back.

CHAIRPERSON GRONACHAN: We have
it. I was hoping if anybody was at home
watching, but can you explain by not having
the loading zone, would there be a negative
impact when this small -- when these smaller
trucks come in between those hours.

MR. BLIGHT: So our peak dropoff
times are from 6:30 to 9:00, 9:30, in the

Luzod Reporting Service, Inc.
313-962-1176
morning, and then our peak pickup times are
typically from three until six in the evening.
So when they come in the middle of the day,
that's our lightest traffic time.

As I mentioned, they only
take one parking space to park and bring the
food in.

CHAIRPERSON GRONACHAN: All right.
Anyone else? Member Montville.

MR. MONTVILLE: I have no problems
in supporting the motion as requested at this
time.

CHAIRPERSON GRONACHAN: It's not a
motion yet.

MR. MONTVILLE: The request as
being posed.

CHAIRPERSON GRONACHAN: Board
members? Any other input? I would entertain
a motion. Member Montville.

MR. MONTVILLE: I move that we
grant the variance in Case No. PZ16-0046,
sought by 814 Development, LLC, as the
petitioner has shown practical difficulty by
including the delivery zone preventing the optimal and required amount of parking spots. That the petitioner can properly use their land for their day-care business.

This property is unique due to the location and the uniqueness of the angles of the lot and the incoming traffic petitioner did not create this particular condition due to it being preexisting.

The relief when granted will not unreasonably interfere with any adjacent or surrounding properties, and the relief is consistent with the spirit and intent of the ordinance, especially as the limited amount of deliveries that the business does entail will only take up one single parking space, it will be very limited and will be during low traffic hours for the business. For those reasons, I move that we grant the variance as requested.

MR. FERRELL: Second.

CHAIRPERSON GRONACHAN: It's been moved and second. Any further discussion?
Seeing none, Monica, would you please call the roll.

MS. DRESLINSKI: Member Ferrell?
MR. FERRELL: Yes.

MS. DRESLINSKI: Member Byrwa?
MR. BYRWA: Yes.

MS. DRESLINSKI: Member Montville?
MR. MONTVILLE: Yes.

MS. DRESLINSKI: Member Peddiboyina?
MR. PEDDIBOYINA: Yes.

MS. DRESLINSKI: Chairperson Gronachan?
CHAIRPERSON GRONACHAN: Yes.

MS. DRESLINSKI: Motion passes five to zero.

CHAIRPERSON GRONACHAN: Your variance has been granted. Good luck. When are you opening?

MR. BLIGHT: Well, I don't think we are going to get started before the frost hits, so we are -- things go well, we get an early spring, we are hoping early summer.
CHAIRPERSON GRONACHAN: Good luck to you. Welcome to Novi.

Our last case of the evening, because this person loves being with us for the entire evening, Metro Detroit Signs again, for PZ16-0047, for 43443 Grand River Avenue, south of Grand River Avenue and west of Novi Road. The applicant is requesting a single wall sign -- I'm sorry, the applicant is allowing -- is requesting an installation of a second wall sign for the business.

MR. DETERS: Good evening. My name is Paul Deters. I'm with Metro Detroit Signs, 11444 Kaltz Avenue in Warren.

CHAIRPERSON GRONACHAN: For the record, already previously sworn in, so you may proceed.

MR. DETERS: Thank you. What we're hoping this evening is to -- for your consideration on a sign on the east elevation, for Athletico Physical Therapy. I think if you have been by the site, obviously there is a lot of congestion around there.
The difficulty that they're having is so many of their clients come to the -- that facility, coming off the expressway. And as they're heading south on Novi Road, and you go there, unfortunately, even though it looks nice, there are mature trees all along between the front -- where their sign is on that road, and it's very difficult to see where they're located and it's a difficult intersection for people that are from out of the area, and they were hoping for some -- if you would consider a sign on the east elevation, so if somebody is parked at the intersection of Novi Road, and Grand River heading southbound on Novi Road, that they would be able to see that -- that that is where the -- where Athletico is located, and make it easier for somebody to be able to turn there and figure out how to get into the facility.

So, that's really what it is.

Struggling a little bit with people finding how to get there.
CHAIRPERSON GRONACHAN: Okay. Is there anyone in the audience that wishes to make comment on this case?

Seeing none, building department?

MR. BUTLER: No comments.

CHAIRPERSON GRONACHAN: All right. Is there any correspondence?

MR. MONTVILLE: Yes, 47 letters mailed, seven letters returned, zero approvals, zero objections.

CHAIRPERSON GRONACHAN: Okay. Board members. Member Montville.

MR. MONTVILLE: Can you confirm it's the same design as the current sign that they have on the west exposure I believe?

MR. DETERS: It's a little bit different. In fact, if I could put up. Here is a rendition of what they have on the front of the building. The signs are in essence almost identical, the same sign, real close anyway. The front of the building, it's a stacked configuration, and what we are
proposing on the east elevation is a linear layout, so it's just one layout that the band on the east elevation is not as tall as the store front side, so a stack one wouldn't really work there. It would just be too crowded in, didn't quite look right.

MR. MONTVILLE: Sure. Again, affirmative that it is a unique location, with Grand River, Novi Road being such a high volume traffic area, in that particular development, not at any fault of the petitioner, with the Athletico business is at unique angle where anyone going southbound on Novi Road, really any eastern exposure from the building is without that second sign no one -- it's going to be very difficult to locate. I would be in support of this variance as been requested.

CHAIRPERSON GRONACHAN: Okay.

Anyone else? Member Peddiboyina.

MR. PEDDIBOYINA: How big is the sign?

MR. DETERS: The proposed sign
here is 55 square feet.

MR. PEDDIBOYINA: Is there any other color or just the blue color?

MR. DETERS: It will be the blue colors. The raceway itself is painted to match the building, so it blends with the facade.

MR. PEDDIBOYINA: Thank you.

CHAIRPERSON GRONACHAN: Anyone else? This complex is a challenge for all businesses and especially as the traffic grows, I am -- I have no objection to this.

I think that it's a minimal size that you are asking for, and I think that the configuration of the lot as well as the roads that were -- the intersection that it's at presents the difficulty for these businesses, and therefore, I have no objection. I would be in full support of your request.

Anyone like to entertain a motion?

MR. PEDDIBOYINA: Second.
CHAIRPERSON GRONACHAN: It wasn't a motion. The chair can't make a motion.

MR. MONTVILLE: May I.

CHAIRPERSON GRONACHAN: You certainly may.

MR. MONTVILLE: I move that we grant the variance as requested in Case No. PZ16-0047, sought by Metro Detroit Signs, for the additional wall sign on the eastern exposure of the building as the petitioner has shown practical difficulty requiring the additional signs due to the uniqueness of the lot as currently designed, the layout of the building, lacking exposure to the eastern front for the high traffic density area and customers looking for the place of business.

The property is unique, again due to the preexisting layout of the Grand River and Novi Road intersection. Petitioner did not create this condition, and the relief when granted will not unreasonably interfere with any adjacent or surrounding properties, as the petitioner noted, the design of the
sign was carefully thought through and the
layout of the building was carefully
considered, so adds esthetic value and the
relief is consistent with the spirit and
intent of the ordinance.

So I move that we grant the
variance as it has been requested.

MR. FERRELL: Second.

CHAIRPERSON GRONACHAN: It's been
moved and second, any further discussion?

Seeing none, Monica, would
you please call the roll.

MS. DRESLINSKI: Member Ferrell?

MR. FERRELL: Yes.

MS. DRESLINSKI: Member Byrwa?

MR. BYRWA: Yes.

MS. DRESLINSKI: Member Montville?

MR. MONTVILLE: Yes.

MS. DRESLINSKI: Member
Peddiboyina?

MR. PEDDIBOYINA: Yes, ma'am.

MS. DRESLINSKI: Chairperson
Gronachan?
CHAIRPERSON GRONACHAN: Yes.

MS. DRESLINSKI: Motion passes five to zero.

CHAIRPERSON GRONACHAN: Your motion has been granted and which room are you going to be renting soon?

Anyway, Athletico, when will they be open?

MR. DETERS: Very shortly, I think.

CHAIRPERSON GRONACHAN: Please tell them we welcome them to Novi and congratulations.

MR. DETERS: Thank you for this evening.

CHAIRPERSON GRONACHAN: You're welcome. For other matters for this evening, I would like to take a moment, board members, and if you noticed that had we have a new face sitting next to Monica. And Monica has received a promotion, and so she will be moving onto bigger and better things. I don't think she is like president or anything, but
it's pretty good. One of these days.

So this evening, we have Carol sitting with Monica, and Carol is going to be Monica's replacement. Monica will be with us for a couple of months. So first I would like to congratulate Monica on her promotion.

MS. DRESLINSKI: Not really a promotion. It's just Andy's job, just a chair over.

CHAIRPERSON GRONACHAN:

Nonetheless, congratulations.

And we welcome Carol who is new to the City of Novi as an employee, who lives in Green Oak Township and has extensive background in this and she is very excited, after talking to her this evening. So we want to welcome you and congratulate as you well.

MS. CHAPUT: Thank you.

CHAIRPERSON GRONACHAN: Having said that, I will tell the board members that next month we have ten cases, so anybody has Ipads that are not working, please get with
Monica before --

MS. DRESLINSKI: Not on the day of the meeting.

CHAIRPERSON GRONACHAN: But like the week before.

MS. DRESLINSKI: The third Tuesday, the 15th.

CHAIRPERSON GRONACHAN: So everybody check their calendars, and please let us know if you can't make it. And also, have they posted that we need an alternate yet?

MS. DRESLINSKI: I will ask Courtney.

CHAIRPERSON GRONACHAN: If you could that, please.

Then that's it. If anybody would like to entertain a motion to adjourn.

MR. BYRWA: I have one comment here. On the signed write-ups here, I think it would be helpful if the allowable in the zoned district, be put into the write-up. You know, we are kind of -- you know, just seems
like, they want a second sign, or we use the word oversized, or whatever, and it will be helpful to know that this is what that zoned district allows. I guess we could all look it up, but we don't want to confuse it with another zoned district to try to memorize all the different requirements in the different zoned districts, but if we can get it in the write-up what's allowed and what they are asking for, you know, allowed, permitted, on the square footage.

MR. BUTLER: Not a problem.

MS. SAARELA: As long as we are talking about formatting, you got my email. I don't know if anyone noticed, but the application, I guess, offering the option to choose not applicable on some of the standards and is sort of inducing I think a lot of the applicants to put not applicable on all the standards.

You guys aren't getting a lot of information on what their practical difficulty is in the packets. So I have
asked that we do away with the non-applicable
and just put -- you know, if it's a choice
between a couple different things for one
standard, like it is in the sign ordinance
just but or or, just so they know they have
to write something there. I did notice a lot
of missing information in the packet today.

MS. DRESLINSKI: Believe it or
not, I had a lot of people, when they turn
them in, they don't write anything, so I have
to reach back out to them and say, you got to
put something.

MS. SAARELA: They are supposed to
meet every standard.

CHAIRPERSON GRONACHAN: Thank you.
Because we were talking about that last month.
And it does make it difficult, especially when
you're reading these cases, and you're trying
to piece them together.

So I think that Member
Byrwa's suggestion would be very helpful, and
city attorney's recommendation on that would
help things. Especially on this side of the
table when you're studying it, you got four
days to pull it together. So any help we can
get is greatly appreciated.

Anything else? All right.

Seeing none, is there a motion to adjourn?

MR. FERRELL: So moved.

CHAIRPERSON GRONACHAN: All those

in favor?

THE BOARD: Aye.

CHAIRPERSON GRONACHAN: Meeting

adjourned at 8:20 p.m.

** ** **
STATE OF MICHIGAN  )
COUNTY OF OAKLAND  )

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

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

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

Date 11-28-16
Jennifer L. Wall CSR-4183
Oakland County, Michigan