REGULAR MEETING - ZONING BOARD OF APPEALS
CITY OF NOVI
May 9, 2017

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 9, 2017

BOARD MEMBERS
Cindy Gronachan, Chairperson
Jonathan Montville, Secretary
David Byrwa
Brent Ferrell
Linda Krieger
Thomas Nafso
Joe Peddiboyina

ALSO PRESENT:
Beth Saarela, City Attorney
Lawrence Butler

Coordinator: Katherine Opperman, Recording Secretary

REPORTED BY: Jennifer L. Wall, Certified Shorthand Reporter
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Tuesday, May 9, 2017

Novi, Michigan

7:00 p.m.

** ** **

CHAIRPERSON GRONACHAN: Good evening. I would like to call the May 2017 Zoning Board of Appeals meeting to order. All rise for the Pledge of Allegiance led by Member Montville.

(Pledge recited.)

CHAIRPERSON GRONACHAN:

Katherine, will you please the call roll.

MS. OPPERMAN: Member Byrwa?

MR. BYRWA: Present.

MS. OPPERMAN: Member Ferrell?

MR. FERRELL: Here.

MS. OPPERMAN: Member Krieger?

MS. KRIEGER: Here.

MS. OPPERMAN: Member Nafso?

MR. NAFSO: Here.

MS. OPPERMAN: Member Montville?

MR. MONTVILLE: Here.
MS. OPPERMAN: Member Peddiboyina?

MR. PEDDIBOYINA: Here.

MS. OPPERMAN: Member Sanghvi?

MR. SANGHVI: Here.

MS. OPPERMAN: Chairperson Gronachan?

CHAIRPERSON GRONACHAN: Present.

Thank you. This evening there is only one case, so I am not going to necessarily go through all the pomp and circumstances about turning off your cellphones and looking at the rules of conduct.

Are there any changes to the agenda this evening?

MS. OPPERMAN: No.

CHAIRPERSON GRONACHAN: Thank you. I am sure everyone has had time to review the minutes that were in our packet from the March meeting.

Are there any changes or amendments? Nothing. All those in favor of the minutes as they stand say aye.
THE BOARD: Aye.

CHAIRPERSON GRONACHAN: None opposed.

Is there anyone in that audience that wishes to make comment in regards to any other matters regarding things that would come before the board other than the case that's in front of us tonight?

Seeing none, we will go right to our first and only case, PZ --

MR. SANGHVI: I would like to point out that the applicant for today's case has been known to me for sometime, he's a fellow attorney. I have known him very well. I know the property as well. And I just want to know if it is all right with you and the board and the city attorney for me to continue to participate in the deliberation of this case? I have no financial interest in this.

CHAIRPERSON GRONACHAN: Thank you.

MS. SAARELA: It's my
understanding you're not related to the applicant in any way, is that correct?

MR. SANGHVI: No.

MS. SAARELA: I don't see any conflict here.

CHAIRPERSON GRONACHAN: Thank you, I don't either.

Good try to get out of the big case.

MR. SANGHVI: I just want to be clear.

CHAIRPERSON GRONACHAN: We appreciate that. So let's call PZ17-0010, Spencer and Sons Construction.

Would you like to come to the podium, please.

If you are both giving testimony, please both state your names, spell them for the secretary. I take it we have the contractor and the homeowner?

MR. SPENCER: That's correct. I am the contractor. John Spencer, S-p-e-n-c-e-r.
I'm Gary Sobotta, the homeowner.

CHAIRPERSON GRONACHAN:

Gentlemen, would you please raise your right hand to be sworn in by our secretary.

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

MR. SPENCER: Yes.

MR. SOBOTTA: Yes.

CHAIRPERSON GRONACHAN: You may proceed.

MR. SPENCER: Well, it's a pretty simple request for a variance to allow Mr. Sobotta to utilize his property to the fullest to obtain a close to 25 percent lot coverage.

We're requesting a 3.25-foot setback variance, so that would be 16.9 feet from the side setback and eight feet variance so that we can be at 42 feet setback in the rear of the property, not that it necessarily
has merit, but an existing deck structure is already there in that footprint, although it's different than, you know, an addition to a home, would be the footprint utilized for the addition.

We have received approval from the Pioneer Meadows Association as well as support from one of the neighbors in favor of allowing the variance to happen, so that we can put an addition for a family room, living space on the existing home.

CHAIRPERSON GRONACHAN: Do you have your plans with you or a picture of the property. If you would like to share with us, please, on the overhead, that would be great.

MR. SPENCER: So this is the existing home right here, and part of this deck structure that's shown there is also where the proposed addition would be.

And so at the closest point to the side lot, would be 16.9, if the variance was granted, and at the furthest distance is
17.4, and then again in the rear, utilizing that same structure footprint of the deck we would be 42 feet from the rear setback, if the variance was granted and allowed for the addition to be put on.

So it's just open living space, living room, if you will. Gary is moving onto to his eighth grandchild, just to allow for some extra space utilizing the existing deck space, that's only been able to be utilized in good weather, turning it into a four season room to be utilized all year round.

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

MR. SOBOTTA: No, not at this point. I mean, it's -- you know, like I said, we basically do have permission from the association. I mean, you know, meets their variance.

CHAIRPERSON GRONACHAN: Thank you. There clearly is no one in the audience that wishes to make any comment.
Is there any correspondence?

MR. MONTVILLE: Yes, there was 34 letters mailed, zero letters returned, two approvals, zero objections. And the only written approval is from Travis Millot, at 25731 Glamorgan Morgan and he mentions he spoke to the neighbors, has no problem with what they are doing and mentioned that they are good neighbors.

CHAIRPERSON GRONACHAN: All right. Thank you. Building department, do you have anything to offer?

MR. BUTLER: No, nothing to offer from the building department.

CHAIRPERSON GRONACHAN: Board members? Member Sanghvi.

MR. SANGHVI: I know this property quite well. And what they are trying to do is just make more living space. I don't think it is a case, in spirit of the ordinance the kind of variance they are requesting, so I have no problem with it.

Thank you.
CHAIRPERSON GRONACHAN: Thank you. Anyone else? Member Montville.

MR. MONTVILLE: When looking at the case, with the new structure being within the footprint, and just trying to improve the house, improve the property value, if you're going to do anything you would have to request a variance.

So, you know, in my eyes, they're improving the property value, the esthetics of the home and surrounding areas, and I have no problem with supporting the variance requested as well.

CHAIRPERSON GRONACHAN: Okay. Thank you. Anyone else?

MR. BYRWA: I was wondering how did you come up with the size of the addition?

MR. SOBOTTA: I came up with it based on our current deck size.

MR. BYRWA: Yeah, because my experience is that it kind of can be less expensive to build in even numbers. Like it
costs you just as much to probably build an 18 by 18, than it would be to have an odd size like a 17.

MR. SOBOTTA: I think what we tried to do, we are trying to meet the side of the house so it would be straight, it would be flat rather than kind of indented, or you know, pushed out.

And then also there was a -- on the back of the house, it kind of meets the side that -- there is a bit of what they call a bump-out, that's on the house. The only question was how far do we want the depth of the house. It was basically to make it look esthetically pleasing.

MR. BYRWA: Thank you.

CHAIRPERSON GRONACHAN: Member Peddiboyina?

MR. PEDDIBOYINA: I don't see any problem. I approve. I have no issue.

CHAIRPERSON GRONACHAN: Thank you. Anyone else?

Table would entertain a
motion, if there is -- Member Krieger.

MS. KRIEGER: In Case No. PZ17-0010, with Spencer and Sons Construction on 25678 Glamogran Drive, I move that we grant the variance in this case, sought by the petitioner for the reasons and practical difficulty, and as have shown the easements of the -- have been approved through their homeowners association, and the footprint of the addition will be the same size as the deck, and that this allows for a compatible adjustment on the house, that at night it's better for them.

Without the variance, petitioner will be unreasonably prevented or limited with respect to the use of the property because of the additional members that they were speaking about.

The property is unique because it's on the corner, so it has two fronts, but it is fenced in, and will be esthetically pleasing. The petitioner did not create the condition because of its location. The
relief granted will not unreasonably interfere with adjacent or surrounding properties, as evidenced by letters sent by neighbors saying that they're fine with that. The relief is consistent with the spirit and intent of the ordinance because of the fellowship with neighbors.

MR. FERRELL: Second.

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

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

I'm sorry, Member Byrwa.

MR. BYRWA: Thought one of the important considerations is also the placement of the house on the lot, in relation to the septic field, it limits the area where you can actually -- add onto your house, the way that septic field is and the way the house is placed on the lot.

CHAIRPERSON GRONACHAN: Are you offering that as a friendly amendment to --
MR. BYRWA: I would.

MS. KRIEGER: Okay.

CHAIRPERSON GRONACHAN: Member Krieger, you're accepting that?

MS. KRIEGER: Yes.

CHAIRPERSON GRONACHAN: Thank you, guys. Katherine, would you please call the roll.

MS. OPPERMAN: Member Byrwa?

MR. BYRWA: Yes.

MS. OPPERMAN: Member Ferrell?

MR. FERRELL: Yes.

MS. OPPERMAN: Member Krieger?

MS. KRIEGER: Yes.

MS. OPPERMAN: Member Nafso?

MR. NAFSO: Yes.

MS. OPPERMAN: Member Sanghvi?

MR. SANGHVI: Yes.

MS. OPPERMAN: Member Montville?

MR. MONTVILLE: Yes.

MS. OPPERMAN: Member Peddiboyina?

MR. PEDDIBOYINA: Yes.
MS. OPPERMAN: Chairperson Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MS. OPPERMAN: Motion passes eight to none.

CHAIRPERSON GRONACHAN: I am going to amend that. Member Nafso, because we have a full board tonight.

MS. SAARELA: His just doesn't count.

CHAIRPERSON GRONACHAN: We are glad to have him, nonetheless. He's a valued member of our board. Nonetheless, his vote does not count as an alternate.

In the meantime your variance has been granted and congratulations and good luck.

MR. SPENCER: Thank you.

CHAIRPERSON GRONACHAN: Okay.

Under other matters this evening, we have elections finally. I will open the floor for nominations for chairman. Member Ferrell.

MR. FERRELL: Thank you, Madam
Chair. I nominate Mav Sanghvi for chair.

MR. PEDDIBOYINA: I second.

CHAIRPERSON GRONACHAN: Are you accepting the nomination?

MR. SAFIR: With the caveat that I am only here for about three months in a year.

MR. FERRELL: That's why we have a vice chair. The vice chair can pick up when you're not here.

MR. SANGHVI: I will be drafted. Thank you.

CHAIRPERSON GRONACHAN: Are there any other nominations?

Seeing none, Katherine, call the roll.

MS. OPPERMAN: Member Byrwa?

MR. BYRWA: Yes.

MS. OPPERMAN: Member Ferrell?

MR. FERRELL: Yes.

MS. OPPERMAN: Member Krieger?

MS. KRIEGER: Yes.

MS. OPPERMAN: Member Nafso?
MR. NAFSO:  Yes.

MS. OPPERMAN:  Member Montville?

MR. MONTVILLE:  Yes.

MS. OPPERMAN:  Member Peddiboyina?

MR. PEDDIBOYINA:  Yes.

MS. OPPERMAN:  Member Sanghvi?

MR. SANGHVI:  I am going to abstain.

MS. OPPERMAN:  Chairperson Gronachan?

CHAIRPERSON GRONACHAN:  Yes.

Next I will open the floor for -- congratulations.  I note you're a little flawed there.  The party will be at 9:00 tonight.

Nominations for vice chair?

Member Montville.

MR. MONTVILLE:  I would like to nominate Cindy Gronachan as vice chair.

CHAIRPERSON GRONACHAN:  You're not going to let me go, are you.

MR. MONTVILLE:  We are going to
need you for --

MR. BYRWA: I would second, support.

CHAIRPERSON GRONACHAN: Okay. It's been moved and seconded. Are there any other further discussions? All these heads over here -- look over here. All right. Katherine, please -- I accept the nomination, because Mav Sanghvi will be here most of the year, so I still get a break.

Katherine, please call the roll.

MS. OPPERMANN: Member Byrwa?

MR. BYRWA: Yes.

MS. OPPERMANN: Member Ferrell?

MR. FERRELL: Yes.

MS. OPPERMANN: Member Krieger?

MS. KRIEGER: Yes.

MS. OPPERMANN: Member Nafso?

MR. NAFO: Yes.

MS. OPPERMANN: Member Montville?

MR. MONTVILLE: Yes.
MS. OPPERMAN: Member Peddiboyina?

MR. PEDDIBOYINA: Yes.

MS. OPPERMAN: Member Sanghvi?

MR. SANGHVI: Yes.

CHAIRPERSON GRONACHAN: That's been moved and approved.

Now for secretary. Don't everybody jump at once. Can I make a nomination?

MS. SAARELA: Sure.

CHAIRPERSON GRONACHAN: I would like to nominate Dave Byrwa as secretary. He knew that was coming. Anybody going to second?

MR. PEDDIBOYINA: I would second.

MR. BYRWA: No. I would like to decline on that. My work schedule and everything.

MR. SANGHVI: I don't know if he is a regular member or not.

CHAIRPERSON GRONACHAN: He is a regular member.
MR. PEDDIBOYINA: How about Brent for secretary.

CHAIRPERSON GRONACHAN: Would you accept as secretary?

MR. FERRELL: I would, yes, unless somebody else wants it.

MR. BYRWA: I would support that.

CHAIRPERSON GRONACHAN: It's been moved and seconded. Katherine, please call the roll.

MS. OPPERMAN: Member Byrwa?

MR. BYRWA: Yes.

MS. OPPERMAN: Member Krieger?

MS. KRIEGER: Yes.

MS. OPPERMAN: Member Nafso?

MR. NAFSO: Yes.

MS. OPPERMAN: Member Montville?

MR. MONTVILLE: Yes.

MS. OPPERMAN: Member Peddiboyina?

MR. PEDDIBOYINA: Yes.

MS. OPPERMAN: Member Sanghvi?

MR. SANGHVI: Yes.
MS. OPPERMAN: Chairperson Gronachan?

CHAIRPERSON GRONACHAN: Yes.

That was worse than last November, guys.

All right. Congratulations all the new officers, and I get to step down. This is my last call the meeting to order. Are there any other subjects or topics to discuss?

MR. FERRELL: Isn't your last meeting today? We are sad to see you leave.

MS. DRESLINSKI: Yes. It takes me two hours to get home. Thank you Novi traffic.

CHAIRPERSON GRONACHAN: You're not leaving Novi?

MS. DRESLINSKI: No, I am not leaving Novi. But the drive is killing me.

MR. FERRELL: You're still going to come to meetings on your own time?

CHAIRPERSON GRONACHAN: I have the extra room at my house.
MS. DRESLINSKI: The drive kills me.

CHAIRPERSON GRONACHAN: I have a tent in the backyard.

MR. FERRELL: Thank you for everything.

MS. DRESLINSKI: You're welcome.

CHAIRPERSON GRONACHAN: Monica, I have thoroughly enjoyed working with you. I have worked with you on and off throughout the years. And you are going to be missed, but I know that Katherine has been grasping onto this job and is very excited. We look forward to working with her in the future. Thank you both.

Is there anything else?

MR. SANGHVI: I just want to thank the chair for working almost two and a half years and doing a wonderful job. Thank you.

CHAIRPERSON GRONACHAN: Okay. Anything else?

MR. PEDDIBOYINA: Thank you so
much.

CHAIRPERSON GRONACHAN: I really
have enjoyed it.

MR. PEDDIBOYINA: Monica, thank
you. Welcome to Katherine.

CHAIRPERSON GRONACHAN: You know
I have to say, that this board in particular
now that we have gotten settled, and I feel
like we have all improved and we are all
growing, and I am excited to continue with
our new chair and to see where the --

MR. SANGHVI: I won't be here
next month anyway.

CHAIRPERSON GRONACHAN: So don't
give too long of a goodbye speech.

MR. SANGHVI: My grandchildren
are graduating from high school.

CHAIRPERSON GRONACHAN: So you
won't be here next month, is that what you're
telling me?

MR. SANGHVI: You're not gone
yet.

CHAIRPERSON GRONACHAN: Well,
obviously I will not be forgotten either, and
you won't be either.

Actually I do enjoy doing this
and that's what makes being chair easy. I
will say that a couple years ago when I came
back here, I was a little overwhelmed with
the way things were going. We have great
members from the city that help us and I
think they should be commended.

I think that the city attorney
has made -- has helped turn us around. Beth
is just one of my favs, whenever I call her,
she's always there. Seriously, it's very
encouraging.

So it's not that hard to take
this position for those of who you want this
position in the future. Seriously, it is a
good position. You do learn a lot.

So don't be afraid to
volunteer for something. That's fine, you
have got great people to work with.

All right. I will be back
here next month.
So having said that, all those in favor -- wait a minute.

Is there a motion to adjourn the meeting?

MR. PEDDIBOYINA: I would like to get a picture of the board.

CHAIRPERSON GRONACHAN: We will do that after. Don't nobody run out of the room.

Is there a motion to adjourn the meeting?

MR. SANGHVI: So moved.

CHAIRPERSON GRONACHAN: Meeting adjourned.

(The meeting was adjourned at 7:19 p.m.)
** ** **

STATE OF MICHIGAN  )

) ss.

COUNTY OF OAKLAND  )

I, Jennifer L. Wall, Notary Public within and for the County of Oakland, State of Michigan, do hereby certify that the meeting was taken before me in the above entitled matter at the aforementioned time and place; that the meeting was stenographically recorded and afterward transcribed, and that the said meeting is a full and correct transcript.

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.

6-1-17

[Signature]

Date

Jennifer L. Wall CSR-4183
Oakland County, Michigan
My Commission Expires 11/12/22