

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

August 14, 2018

Proceedings taken in the matter of the ZONING BOARD OF APPEALS, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Tuesday, August 14, 2018.

BOARD MEMBERS

Cynthia Gronachan, Acting Chairperson

David M. Byrwa

Joe Peddiboyina

Siddharth Mav Sanghvi

Samuel Olsen

ALSO PRESENT:

Lawrence Butler, Community Development Deputy Director

Elizabeth Saarela, City Attorney

Katherine Oppermann, Recording Secretary

Sri Komaragiri

Certified Shorthand Reporter, Diane Szach

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Novi, Michigan
Tuesday, August 14, 2018
7:00 p.m.

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CHAIRPERSON GRONACHAN: Good evening. I would like to call the August 2018 Zoning Board of Appeals Meeting to order. Would you please all rise for the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON GRONACHAN: Madam Secretary, would you please call the roll?

MS. OPPERMANN: Member Byrwa?

MR. BYRWA: Here.

MS. OPPERMANN: Member Ferrell is absent, excused.

Member Gronachan?

CHAIRPERSON GRONACHAN: Present.

MS. OPPERMANN: Chairperson Krieger is absent, excused.

Member Olsen?

MR. OLSEN: Here.

MS. OPPERMANN: Member Nafso is absent, excused.

1 Member Peddiboyina?

2 MR. PEDDIBOYINA: Here.

3 MS. OPPERMANN: And Member Sanghvi?

4 MR. SANGHVI: Here.

5 CHAIRPERSON GRONACHAN: Before we move into
6 this evening's agenda, I would like to first apologize
7 that our chair and vice chair are not here this
8 evening. So in order for me to conduct this meeting,
9 my fellow board members need to hold a vote to vote
10 who will be running the meeting this evening. So
11 would someone like to -- you're looking for a motion?

12 MS. SAARELA: Yes.

13 MR. SANGHVI: May I make a motion that
14 Ms. Gronachan runs the meeting this evening?

15 MR. PEDDIBOYINA: Second.

16 CHAIRPERSON GRONACHAN: So it has been
17 moved and second. All those in favor?

18 THE BOARD: Aye.

19 CHAIRPERSON GRONACHAN: Okay. Let's move
20 forward.

21 The Zoning Board of Appeals is a hearing
22 body empowered by the Novi City Charter to hear
23 appeals seeking variances from the application of the

1 Novi Zoning Board Members. It takes a vote of at
2 least four members to approve a variance request and a
3 vote of the majority of members present to deny a
4 variance. A full board consists of six members. This
5 evening we have five. Those petitioners at this time
6 who wish to have their case tabled until the next
7 meeting when a full board is present may do so now if
8 anyone wishes to do that.

9 Seeing none, we will move to our first
10 case -- I'm sorry, are there any changes to the
11 agenda?

12 MS. OPPERMAN: Yes. Case Number
13 PZ18-0029, Hillside Investments, has been postponed
14 until September.

15 CHAIRPERSON GRONACHAN: Okay. We had our
16 minutes in our packet from July of 2018. Were there
17 any changes, deletions?

18 MR. SANGHVI: Yes. I just noticed one typo
19 on Page 12, Line 15. Where it reads addiction, it
20 should read addition.

21 CHAIRPERSON GRONACHAN: Okay. On Page 12,
22 Line 16, addition.

23 MR. SANGHVI: 15.

1 CHAIRPERSON GRONACHAN: 15, sorry.

2 Anything else?

3 MR. SANGHVI: No.

4 CHAIRPERSON GRONACHAN: All those in favor
5 of -- we don't have to do that. Sorry, no motion.

6 MR. SANGHVI: I make a motion to adopt the
7 corrected minutes.

8 MR. PEDDIBOYINA: Second.

9 CHAIRPERSON GRONACHAN: All those in favor?

10 THE BOARD: Aye.

11 CHAIRPERSON GRONACHAN: None opposed.

12 Okay. At this time if there's anyone in
13 the audience that wishes to make comment to the ZBA in
14 matters other than what is on the agenda this evening,
15 they can step forward at this time.

16 No one? We will move forward.

17 We will move forward with Case PZ18-0033,
18 Halis Roziali. Is the petitioner here? All right.
19 Please come on down. Come on down to the podium.

20 25869 Strath Haven Drive east of Beck and
21 south of Eleven Mile. The applicant is requesting
22 variances from the City of Novi Ordinance to reduce
23 the front yard setback, to reduce the rear yard

1 setback, and to reduce the combined side yard
2 aggregate. The property is zoned Residential Acreage.

3 And if the Petitioner is ready, would you
4 please be sworn in by our secretary.

5 Raise your right hand. Do you swear or
6 affirm to tell the truth in the matter before you.

7 MR. ROZIALI: I do.

8 CHAIRPERSON GRONACHAN: You may proceed.
9 Go ahead.

10 MR. ROZIALI: Okay. I'm sorry, I'm kind of
11 nervous. This is my first time.

12 CHAIRPERSON GRONACHAN: So you can take a
13 deep and start by telling us your name and spell it
14 and give us your address. And none of us up here
15 bite.

16 MR. ROZIALI: Okay. My name is Halis
17 Roziali.

18 CHAIRPERSON GRONACHAN: Can you spell that
19 for us, please?

20 MR. ROZIALI: H-a-l-i-s is first name.
21 Last name is R-o-z-i-a-l-i. And I work in Novi and I
22 live in Novi with my two children and wife. We moved
23 up here about three years ago from Kalamazoo, and

1 since we moved, my children's performance at school
2 greatly improved thanks to award winning Novi School
3 District. Thank you. Even though it has -- Novi has
4 a higher property tax rate, but it's worth it. Thank
5 you.

6 So recently I -- since this April I started
7 a small construction business. So this is going to be
8 my first build. So I bought a piece of land, actually
9 it's the last piece of vacant land on the Strath Haven
10 Drive. It's about 100 feet by 120 feet deep, so it's
11 a fairly smaller lot. I have through Freedom of
12 Information Act, I obtained my next door recent
13 builds, and I found out they all have very close
14 variance approval from the board. So I would like to
15 request the Board giving me a similar approval in
16 order to proceed with this construction. Thank you.

17 CHAIRPERSON GRONACHAN: Okay. Well, thank
18 you, but you have to give us a little more. So each
19 case that we review is on its own merit. So could you
20 please tell the board exactly what variances you are
21 requesting this evening?

22 MR. ROZIALI: Yes. I'm sorry.

23 CHAIRPERSON GRONACHAN: That's okay.

1 MR. ROZIALI: So city requirement is for
2 the front setback is 45. I request 40 feet. For the
3 rear requirement is 50. I request 40. And for the
4 side setbacks, total requirement is 50. I request
5 42.84 feet.

6 CHAIRPERSON GRONACHAN: Do you have your
7 diagrams with you to show the board?

8 MR. ROZIALI: Yes, I do.

9 CHAIRPERSON GRONACHAN: Okay. You can put
10 them up on the overhead, and perhaps tell us how this
11 particular size house is the only house you can build
12 without asking for a variance.

13 MR. ROZIALI: So this proposed home on the
14 Lot 60 is -- this plan has been modified because of
15 subdivision requirements. We already, you know, made
16 it smaller, house size made it smaller to accommodate
17 the setback requirements. So I would like to request
18 this house size on this lot.

19 CHAIRPERSON GRONACHAN: And how big is that
20 house that you're planning?

21 MR. ROZIALI: It's total about 3400 square
22 feet.

23 CHAIRPERSON GRONACHAN: Okay. And is there

1 anything else that you would like to offer for your
2 testimony to the board this evening?

3 MR. ROZIALI: I think that's all.

4 CHAIRPERSON GRONACHAN: Okay. Thank you.

5 Is there anyone in the audience that wishes
6 to make comment on this case?

7 Seeing none, is there any correspondence?

8 MR. OLSEN: 37 letters mailed, 3 letters
9 returned. 0 approvals, 0 rejections.

10 CHAIRPERSON GRONACHAN: Thank you.

11 Does the City have anything to offer?

12 MR. BUTLER: Yes. I would like to offer
13 that due to the unique size of the lot and he would
14 like to actually billed a two-story new home on the
15 lot, and it's pretty comparable to what is in
16 comparison with the neighborhood. And I would like to
17 follow with that that he doesn't have a whole lot of
18 room to go in too many directions. It's not that deep
19 or that wide, so he's working within the limitations
20 of what he has, and we have no issues with that.

21 CHAIRPERSON GRONACHAN: Okay. Board
22 members, do you have any questions?

23 Member Sanghvi?

1 MR. SANGHVI: Thank you. I came and
2 visited your lot a couple of days ago, and I noticed
3 you cut a couple of trees, and that will give you a
4 lot of fire wood in 93 degree temperature. So it's
5 interesting. You still have two large trees there.
6 What are you planning to do with those?

7 MR. ROZIALI: I'm keeping them.

8 MR. SANGHVI: You are keeping them?

9 MR. ROZIALI: Yes. They're very nice --

10 MR. SANGHVI: That's all I wanted to know.
11 Okay. If you are keeping them, I have no problem with
12 your request, and I will support your request.

13 MR. ROZIALI: Thank you, sir.

14 CHAIRPERSON GRONACHAN: Thank you Member
15 Sanghvi.

16 Anyone else?

17 The Chair would entertain a motion.

18 MR. BYRWA: Madam Chair, I would like to
19 make a motion.

20 CHAIRPERSON GRONACHAN: Okay, Member Byrwa.

21 MR. BYRWA: I move that we grant the three
22 variances in Case Number PZ18-0033 sought by Mr. Halis
23 Roziali. Without the variances, the petitioner would

1 be unreasonably prevented or limited with respect to
2 the use of the property. And I admire the fact that
3 you're trying to save the trees out there. This
4 variance would be consistent with the setbacks of the
5 neighboring properties. It wouldn't be exceeding or
6 any less than the neighboring properties' front and
7 rear yard setback. And the relief granted would not
8 unreasonably interfere with the adjacent or
9 surrounding properties, and relief is consistent with
10 the spirit and intent of the ordinance.

11 I guess I can read what the variances are.
12 The front yard variance would be at 40 feet,
13 equivalent to the neighbors, which 45 feet was
14 required. The rear yard variance is proposed at
15 40 feet, which 50 feet is required, which is -- the
16 40 feet is identical to the neighbors in the rear
17 yard. And the side yard aggravate is 50 feet, and the
18 petitioner is proposing 42.84 feet.

19 Like I said, I move that we grant the
20 variance.

21 MR. SANGHVI: Support.

22 CHAIRPERSON GRONACHAN: Can I add a
23 friendly amendment if you don't mind?

1 MR. BYRWA: Yes, absolutely.

2 CHAIRPERSON GRONACHAN: In reference to
3 reference the unique shape and size of the lot, which
4 is what needs the -- which is what is requiring a
5 variance or which is what is causing the variance. Do
6 you accept that?

7 MR. BYRWA: I accept.

8 CHAIRPERSON GRONACHAN: Do you second?

9 MR. SANGHVI: Yes.

10 CHAIRPERSON GRONACHAN: It's been moved and
11 second as amended.

12 Kate, would you please call the roll?

13 MS. OPPERMANN: Member Byrwa?

14 MR. BYRWA: Yes.

15 MS. OPPERMANN: Acting Chair Gronachan?

16 CHAIRPERSON GRONACHAN: Yes.

17 MS. OPPERMANN: Member Olsen?

18 MR. OLSEN: Yes.

19 MS. OPPERMANN: Member Peddiboyina?

20 MR. PEDDIBOYINA: Yes.

21 MS. OPPERMANN: And Member Sanghvi?

22 MR. SANGHVI: Yes.

23 MS. OPPERMANN: Motion passes.

1 CHAIRPERSON GRONACHAN: Your requests have
2 been approved. Congratulations and welcome to Novi.
3 Good luck.

4 MR. ROZIALI: Thank you very much for your
5 support.

6 CHAIRPERSON GRONACHAN: Good luck. Thank
7 you.

8 So our next question case is PZ18-0036.
9 DTN Management Company/Tricap Holdings. I take it
10 you're here. All right. Come on up to the podium.
11 West of Novi and south of Grand River Avenue. The
12 applicant is requesting variances that are too
13 numerous to read and they are part of the record, and
14 I will let the petitioner identify himself and get
15 sworn in and proceed to explain exactly what they're
16 here for.

17 MR. OLSEN: Raise your right hand. Do you
18 swear to tell the truth in this matter?

19 MR. LUDWIG: I do.

20 MR. OLSEN: And just please state your name
21 for the record.

22 MR. LUDWIG: Albert Ludwig.

23 CHAIRPERSON GRONACHAN: And your address,

1 Mr. Ludwig, please?

2 MR. LUDWIG: 30600 Northwestern, Farmington
3 Hills, 48334.

4 CHAIRPERSON GRONACHAN: If you don't mind,
5 just pull that microphone so they can hear you at home
6 as well. Our audio department will be happy. And you
7 may proceed.

8 MR. LUDWIG: Okay. We're here tonight to
9 as you mentioned discuss several variances. I'm with
10 Tricap Holdings, and this project is a joint venture
11 along with DTN Management, who is also here with us
12 tonight.

13 This is a very unusually shaped, long,
14 narrow parcel with a big curve in it as you can see.
15 And that street that you see on the top is Flint
16 Street. Right now it's partially paved, it's
17 partially unpaved, and it is planned to be part of the
18 City's loop road so there is a circle going around
19 Grand River in Novi. This will be the final leg of
20 Main Street and the other streets that will circle the
21 intersection. The plan I believe is so it alleviates
22 traffic in that whole region.

23 We've been working with staff for about a

1 year and a half on this project now because their plan
2 is to redo this road more or less the same time as
3 we're building the project, and it will become a new
4 paved street. In order to do that, they need
5 additional property, and we have offered to grant the
6 city approximately an acre, a little over an acre of
7 land out of an 8 acre parcel. So we're giving up
8 about 13, 14 percent of the property to the
9 right-of-way, to extend the size of the right-of-way
10 in order for the City to be able to build this road.
11 Being that it was already a very narrow parcel,
12 shallow from top to bottom, and sacrificing this
13 portion of the property has created a lot of these
14 variances.

15 Now, the property is surrounded. In the
16 rear it's got a railroad track, and on the rest of the
17 rear it's got a cemetery. The other way it's got a
18 detention pond, and the other way it's got a river.
19 So it's a stand-alone property with no neighbors, it's
20 not affecting anybody. And we're trying to create
21 this extension of downtown with this apartment
22 project, a little bit of a different kind of project
23 with an urban feel to it, walkability over to main

1 street. And that was one of the other variances, too.
2 Instead of having a 12-foot sidewalk was to have
3 8-foot sidewalk, which again -- in the right-of-way,
4 which again aligns with the City's right-of-way
5 drawing, because there is going to be sidewalk on both
6 sides of the street, not just one side.

7 Other than that, I'm happy to answer any
8 questions about any specific variances that you may
9 see. Like I said before, we've worked with staff for
10 a long time to eliminate as many as possible. This
11 building has -- the plan has changed dramatically over
12 the past year and a half in order to do that. That's
13 a two-story parking deck that you see behind the
14 building between the buildings and the railroad. That
15 fills up that entire rear area which pushes some of
16 the other parking to the side as well as to our
17 loading zones.

18 But again, we have staff recommendation for
19 approval, we have City Council recommendation for
20 approval, and Planning Commission recommendation for
21 approval on every one of these variances that we're
22 asking for. So we -- like I said, I'm here to answer
23 any questions. I do want John to discuss one of the

1 variances, though, in particular regarding the number
2 one bedroom units.

3 CHAIRPERSON GRONACHAN: Okay. Thank you.

4 Sir, before you start, would you please
5 state your name and your address and then be sworn in.

6 MR. WOODS: Sure. My name is John Woods.
7 I'm with DTN Management Company in Lansing. The
8 address is 2502 Lake Lansing Road, Lansing, Michigan.

9 CHAIRPERSON GRONACHAN: Would you raise
10 your right hand, please.

11 MR. WOODS: Oh, I'm sorry, yes.

12 MR. OLSEN: Do you swear to tell the truth
13 in this matter?

14 MR. WOODS: I do.

15 MR. OLSEN: Thank you.

16 MR. WOODS: So just to pick up where Albert
17 left off, you know, from our approach at DTN, this has
18 probably been one of the most collaborative and
19 fruitful projects I've personally worked on in a long
20 time, you know, as far as trying to balance what the
21 City was looking for and what we were looking to
22 accomplish. You know, we really think we got about
23 99 percent of the way there.

1 The only thing I would add to Albert's
2 comment is there is perhaps an item or two on here,
3 and I'll ask that maybe Sri from the city clarify,
4 where we didn't have clear staff support on. And one
5 of those items is -- actually the first item, the
6 maximum percentage of one-bedroom units, the current
7 ordinance requires a maximum of 50 percent one-bedroom
8 units. And as we explained in the narrative in some
9 of the discussions we've had in the past, I'm not
10 exactly quite sure what that ordinance was predicated
11 on, so if it doesn't parallel with your ordinance and
12 the underpinnings of that, I can clarify, but, you
13 know, we looked at it purely from a market
14 perspective. And to give you a little bit more
15 background on DTN Management, we own well over 100
16 properties, many of them market rate, including urban
17 high rises in downtown Grand Rapids, and other
18 buildings very similar to this in Lansing Township
19 that are imbedded into DDAs and commercial and retail
20 districts. And, you know, what we found is the
21 apartment business has really changed a lot in the
22 last six or seven years. We've seen that in home
23 ownership percentages where 70 percent of all new

1 household formation across the entire United States, I
2 can't speak specifically in Novi, but is rental. And
3 even more importantly is a lot of those renters are
4 what we would consider renters by choice.

5 So our property in Lansing that looks very
6 similar to this building, it's not quite as large, but
7 it is next to a 700 car ramp and a very large -- the
8 Eastwood Mall and theaters and kind of very similar to
9 downtown Novi. Our median income of our tenants are
10 well in excess of \$8,000 a month. So when you make
11 \$8,000 a month or 96,000 or \$100,000 a year, you have
12 options. You can buy a house, you can buy condos, you
13 can rent an apartment. And what we're finding more
14 and more with our new development sites, whether it be
15 Lansing or downtown Grand Rapids where we've got three
16 newer buildings between 10 and 12 stories, is they are
17 renters by choice. They're fairly significant median
18 incomes and there are people that are there because
19 they've decided they're going to rent and they're
20 going to rent in a specific area as opposed to buying
21 a home or buying a condo. And as a result, you also
22 get -- you get a different demographic mix.

23 A lot of the older bedrooms or one bedrooms

1 in suburban projects historically have been sometimes
2 you'll have two renters. Two bedrooms were typically
3 always two people. And then three bedrooms sometimes
4 you might even have a blended family or a mixed
5 family, grandpa and grandma, you know, maybe raising a
6 grandchild. What we're finding now is one bedrooms
7 have one person. Most two bedrooms have one person.
8 And in rare cases where we're building a small mix of
9 threes, we do get either families or we get a couple
10 of people that are using the bedrooms as dens or home
11 offices or whatever it may be. So it's definitely
12 changed.

13 And in this particular case on this project
14 we're request a 58 1/2, roughly a 60 percent mix of
15 one bedrooms. Again, being quite frank, that's light.
16 We've got other properties we're getting 70 percent
17 one-bedroom blends depending on where they're at. And
18 it's not only the renter by choice, but it's also the
19 style of these buildings. This building clearly looks
20 very different than what's on the rest of Novi Road
21 and other areas of suburban Novi and lot of suburban
22 communities. It's not on a 30-acre piece of land with
23 a bunch of two-story buildings spread across a

1 sprawling, beautiful piece of earth. It's a building
2 that's more we call it surban. It's kind of a
3 suburban/urban mix. This isn't downtown Detroit, this
4 isn't necessarily -- this isn't a Royal Oak. This
5 is -- it's a blend between people live in the entire
6 property, they don't live necessarily just in their
7 unit.

8 There are four courtyards, and it's really
9 hard to describe this property without having full
10 elevations, but we have over 20,000 square feet of
11 common area in this building. That's highly unusual
12 based on the total square footage of around a quarter
13 million square feet. In most of the buildings
14 probably around Novi you'd have a clubhouse and you'd
15 have some walking trails and you have some growing
16 areas, but you don't have massive courtyards that are
17 40 or 50 feet by 130 feet that have both what I'll
18 call active and passive social programming in them
19 that might have gaming areas, reading areas, Zen
20 garden-style facilities, town center architectural
21 feel in between the building where we've got some
22 pools and open areas and some congregation areas.
23 We've got bike rooms inside of the buildings and we

1 have a 700 feet long parking deck on the back that
2 provides covered parking and a sense of security. So
3 it's very different from the architectural and design
4 appeal all the way through to way people live inside
5 the building. It's a different animal. It's a
6 completely different animal. And as a result of that,
7 it's a different mix as well.

8 And so, you know, that's why we're at
9 58 1/2 and we're not at 50. You know, on a property
10 like this, we probably could have gone as high as 70,
11 but we just weren't sure with Novi where that
12 breakpoint was, so we felt 60 was a good point. So
13 again, I'm not exactly sure how the ordinance is
14 written at a 50 percent max of what the concerns were,
15 but that from a marketing standpoint and design
16 standpoint supports our appeal for the 58 1/2 percent
17 departure.

18 The other thing I would mention, too, is
19 the allowance to increase the average minimum light
20 level ratio, I don't recall if that has got staff
21 support. It does, okay. I'm not going to say
22 anything then. But my only point there would be much
23 like the parcel -- the rest of them really relate to

1 parcel size that Albert really discussed, so it's kind
2 of -- I don't know if it's a correct term to say it's
3 an orphan site, but it's clearly an isolated site in
4 Novi, there aren't many neighbors. We dedicated the
5 additional space for the right-of-way, so now we've
6 got a site that's a little bit pinched. But as it
7 relates to the light, it bleeds over the south
8 property line a little bit. It's my understanding
9 that that was to protect neighbors from for lack of a
10 better term some light pollution and encroachment upon
11 their property, and I guess my only comment there is
12 there are no neighbors. So we've got CVS behind us,
13 we've got railroad tracks behind us, and we have a
14 cemetery. And then on the other side of the creek,
15 you know, we've got a mixed use, we've got a
16 commercial building. So I believe it meets the intent
17 in the sense that it doesn't harm anybody and it
18 doesn't have the potential to impact any of our
19 neighbors.

20 And beyond that, again, I think the rest of
21 them all relate to parcel size and right-of-way
22 dedication, and part of that balance in compromise
23 that we felt we struck with the City throughout this

1 stage or throughout this development process. That's
2 all I had. Thank you.

3 CHAIRPERSON GRONACHAN: Is there anyone
4 else from your group that wishes to speak at this
5 time?

6 MR. WOODS: I don't believe so. Thank you.

7 CHAIRPERSON GRONACHAN: Thank you.

8 Is there anyone in the audience that wishes
9 to make comment in the matter of this case?

10 Seeing none, is there any correspondence?

11 MR. OLSEN: 51 letters mailed, 7 returned.
12 0 approvals, 0 objections.

13 CHAIRPERSON GRONACHAN: Okay. And I think
14 at this time I think we can hear from the City, and I
15 understand for clarification the Planning Department
16 is here this evening as well to help us. So do you
17 have anything to add at this point?

18 MS. KOMARAGIRI: I'm here to stand by for
19 questions if you have any.

20 CHAIRPERSON GRONACHAN: Okay. Thank you.

21 MR. BUTLER: Madam Chair, I'd just like to
22 say that the City Council did approve the preliminary
23 site plan based on the Planning Commissions

1 recommendations, of course subject to the ZBA approval
2 of the case. Most of the deviations are as he has
3 spoken was due to the unique shallow shape of the lot.

4 CHAIRPERSON GRONACHAN: Okay. Thank you.

5 Board members?

6 Member Byrwa?

7 MS. SAARELA: I just wanted to note, did
8 you get my draft motion because of the size of the
9 variances requested. I just wanted to make sure
10 you're able to work this out.

11 CHAIRPERSON GRONACHAN: It helps a great
12 deal.

13 MR. BYRWA: I had a quick question. How
14 many of these units are handicap units? Sooner or
15 later we'll all be handicapped some day, but --

16 MR. WOODS: I can't tell you, but from a
17 building code requirement, there will be a number that
18 will be required, and I'm guessing based on the size
19 of this building it probably -- perhaps the City if
20 anybody from the building department can give you a
21 more accurate number, but on the size, I'm guessing
22 there's probably going to be five or six units.

23 MR. BYRWA: Thank you.

1 MR. WOODS: Again it's code required.

2 MR. BYRWA: Right.

3 CHAIRPERSON GRONACHAN: Member Olsen?

4 MR. OLSEN: Was the 58 percent included
5 with what the council approved?

6 MR. BUTLER: Yes.

7 CHAIRPERSON GRONACHAN: Anyone else?

8 Member Sanghvi?

9 MR. SANGHVI: Thank you. First of all, I
10 just wanted to mention that I've been in this city for
11 about 45 years, and I have seen it grow the way it is.
12 We never had a downtown, and you can't have a downtown
13 without people. So I'm so glad that you're trying to
14 put people in that area by this particular project you
15 are planning to do. And so I'm very happy you are
16 doing that.

17 The second thing I note is that I know that
18 area, I drove around, and I've been there quite a few
19 times before. It's a very shallow area, and I'm very
20 happy to hear that the City is trying to do
21 realignment of the Flint Street, and you have spared
22 some land to be able to do this, and I also appreciate
23 that you are donating some land for this project. I

1 know you need a lot of variances to do that, but when
2 you're trying to do a project like this and trying to
3 make a modern downtown, I think the old requirements
4 of ordinances sometimes are out of place and perhaps
5 even out of date.

6 So looking at all these things, I have no
7 problem supporting your project, and I wish you all
8 the best, all the power to you and go ahead and do it.
9 God bless you.

10 MR. WOODS: Thank you.

11 CHAIRPERSON GRONACHAN: Member Peddiboyina?

12 MR. PEDDIBOYINA: Thank you, Chairman. How
13 many units are you planning on this?

14 MR. LUDWIG: The total between the two
15 buildings is 253.

16 MR. PEDDIBOYINA: 253. And the covered
17 parking?

18 MR. LUDWIG: The covered parking is the
19 first floor. The second floor of the parking
20 structure is not covered.

21 MR. PEDDIBOYINA: Are you planning to do
22 anything for outside the structure for parking? Any
23 idea? The parking, is it shelter parking for the

1 second floor people?

2 MR. LUDWIG: We talked about possibly
3 putting some carports up there in the future, but we
4 understand we would have to come back. That will be
5 more demand driven, just find out how many people
6 really are looking for it, willing to pay for it.

7 MR. PEDDIBOYINA: The project is very
8 beautiful, and the pictures are very beautiful. I
9 wish it will come out like that, and I wish you good
10 luck. I have no objection. Thank you.

11 CHAIRPERSON GRONACHAN: I guess that leaves
12 me. So when I first started reading it, I couldn't
13 believe that was the area. How exciting. Right now
14 that area is not very attractive. And so for what
15 you're planning, and I'm just going to go through this
16 very quickly, there are 13 requests for variances.
17 This is probably in my 11 or 12 years that I've been
18 on this board the most variances we ever had, but
19 rightfully so. This is an extremely unique piece of
20 property, and I think that when you use the phrase out
21 of the box, you guys hit it out of the park. It's
22 very creative. It brings Novi into the 21st century.
23 Who knew one bedroom apartments were going to be in

1 demand. And thank God that the City of Novi had a
2 group such as yourself to come and bring it to us.

3 Some people are voicing that there's too
4 much building going on, there is too much growth going
5 on. Novi is a growing city. And to utilize such a
6 unique piece of property that is so narrow and is such
7 an eyesore if you will at the current time to the city
8 is just amazing to me.

9 I will also be supporting your 13 requests.
10 In your packet you have explained that this has very
11 minimal impact. I don't see any negatives to it at
12 all. You've addressed all of the issues. You've
13 worked very hard with the city. I understand that
14 there has been a great deal of work with this, and
15 that's why I'm going to be big proponent on this and I
16 wish you all the best of luck.

17 MR. LUDWIG: Thank you.

18 CHAIRPERSON GRONACHAN: And with that, I'm
19 going to call on Member Olsen, because we did a little
20 homework. And because of the longevity and the
21 thoroughness, Mr. Olsen has a prepared motion that
22 he's ready to read.

23 MR. OLSEN: I move that we grant the

1 variance in Case Number PZ18-0036 sought by DTN
2 Management Company and Tricap Holdings, L.L.C.,
3 because the petitioner has shown practical difficulty
4 in meeting strict requirements of the ordinance with
5 regard to the following.

6 With regard to maximum number of
7 one-bedroom units, to grant the variance from Section
8 4.82.2 to increase the maximum percentage of
9 one-bedroom units allowed for this development by
10 8 percent. This variance is granted because the
11 petitioner has established that the property is unique
12 because it is in the Town Center District, which is
13 intended to encourage an urban main street with mixed
14 land uses and shared parking, and the petitioner has
15 proposed a use meeting the spirit and intent of the
16 ordinance to the extent that it is proposed for a
17 development as a multi-family residential development
18 and provides an urban apartment living style by
19 providing for additional on-site services and
20 amenities such as and including a dog park, bike
21 repair, dog wash, gyms, studios, and conference rooms,
22 as well as providing the appropriate mix of luxury
23 one-bedroom units with numerous site amenities.

1 Without the proposed mix of on-site amenities and
2 services and luxury one-bedroom units, the development
3 would not be marketable as an urban main street
4 development. The need for the variance is not
5 self-created because the property is located in the
6 Town Center District and the use proposed is
7 consistent with the uses permitted in that district.

8 Furthermore, the strict compliance with
9 dimension regulations of the zoning ordinance
10 including providing for a greater number of multiple
11 bedroom units would reasonably prevent petitioner from
12 using the property for the permitted purpose as an
13 urban main street development.

14 The petitioner has established that the
15 variance is the minimum variance necessary, because a
16 lesser variance would not provide the proper mix of
17 upscale one-bedroom units to support the on-site
18 amenities and services necessary to market the
19 development as an urban main street development. The
20 requested variance will not cause adverse impact on
21 surrounding property, property values, or the
22 enjoyment of the property in the neighborhood or
23 zoning district because the use is consistent with the

1 Town Center District uses and is not near low-density,
2 single-family family residential developments since it
3 is located in the TC district and is immediately
4 surrounded by existing railroad tracks, a road, and a
5 cemetery.

6 With regard to the parking in the side yard
7 and in the front yard, to grant the variance from
8 Section 3.27.1D --

9 MS. SAARELA: Let's do them separately. So
10 let's vote on that first one and then move on.

11 CHAIRPERSON GRONACHAN: Okay. Kate, would
12 you please call the roll on the first motion.

13 MS. SAARELA: I think we need someone to
14 second it.

15 MR. PEDDIBOYINA: I second.

16 CHAIRPERSON GRONACHAN: It's been moved and
17 second.

18 Kate, would you please call the roll on the
19 first motion.

20 MS. OPPERMANN: Member Byrwa?

21 MR. BYRWA: Yes.

22 MS. OPPERMANN: Acting Chair Gronachan?

23 CHAIRPERSON GRONACHAN: Yes.

1 MS. OPPEMANN: Member Olsen?

2 MR. OLSEN: Yes.

3 MS. OPPEMANN: Member Peddiboyina?

4 MR. PEDDIBOYINA: Yes.

5 MS. OPPEMANN: And Member Sanghvi?

6 MR. SANGHVI: Yes.

7 MS. OPPEMANN: Motion passes.

8 MR. OLSEN: I move that we grant the
9 variance in Case Number PZ18-0036 sought by DTN
10 Management Company and Tricap Holdings, L.L.C.
11 because the petitioner has shown practical difficulty
12 in meeting strict requirements of the ordinance with
13 regard to the following.

14 With regard to the parking in the side yard
15 and in the front yard, to grant the variance from
16 Section 3.27.ID to allow parking in the side yard for
17 the commercial building for 49 spaces, to allow
18 parking in the front yard for the residential use,
19 approximately 38 spaces, and to allow parking in the
20 side yard for the residential use, approximately 50
21 spaces. This variance is granted due to --

22 MS. SAARELA: You missed part of that one.

23 MR. OLSEN: Approximately 50 spaces on the

1 east side and 35 spaces on the west side. This
2 variance is granted due to the practical difficulty
3 associated with the shallowness and narrowness of the
4 property which was created in large part by the
5 petitioner's donation of the land to the City for the
6 purpose of realigning Flint Street in accordance with
7 the City's plan. The variance is not self-created
8 because there is a need to realign Flint Street for
9 public health, safety and welfare purposes. The
10 variance is the minimum variance necessary because
11 petitioner has taken all steps available to minimize
12 the variance by providing the two-level parking
13 structure as allowed in the rear yard. The requested
14 variance will not cause adverse impact on surrounding
15 property, property values or the enjoyment of the
16 property in the neighborhood or zoning district
17 because the use is consistent with other Town Center
18 District uses and will not unnecessarily interfere
19 with adjacent or surrounding properties because it is
20 immediately surrounded by the existing railroad
21 tracks, a road, and a cemetery.

22 Do I need to keep going?

23 MS. SAARELA: Well, you can stop there, and

1 then we'll vote.

2 MR. SANGHVI: Second.

3 CHAIRPERSON GRONACHAN: Okay. It's been
4 moved and second.

5 Kate, please call the roll.

6 MS. OPPEMANN: Member Byrwa?

7 MR. BYRWA: Yes.

8 MS. OPPEMANN: Acting Chair Gronachan?

9 CHAIRPERSON GRONACHAN: Yes.

10 MS. OPPEMANN: Member Olsen?

11 MR. OLSEN: Yes.

12 MS. OPPEMANN: Member Peddiboyina?

13 MR. PEDDIBOYINA: Yes.

14 MS. OPPEMANN: Member Sanghvi?

15 MR. SANGHVI: Yes.

16 MS. OPPEMANN: Motion passes.

17 MR. OLSEN: Make the third motion?

18 CHAIRPERSON GRONACHAN: Please.

19 MR. OLSEN: I move that we grant the
20 variance in Case Number PZ18-0036 sought by DTN
21 Management Company and Tricap Holdings, L.L.C.,
22 because the petitioner has shown practical difficulty
23 in meeting strict requirements of the ordinance with

1 regard to the building setbacks to grant variance from
2 Section 4.82.2.e, to allow for the reduction of
3 minimum building setbacks for Building 1 on east side
4 of the building, 15 feet required, a minimum of
5 12 feet with overhang of 8.81 feet proposed for an
6 approximate length of 12 feet, total building length
7 is 283 feet. Building 2 on east side of building,
8 15 feet required, a minimum of 8 feet with overhang of
9 3.8 feet proposed for an approximate length 16 feet,
10 total building length is 283 feet.

11 Parking garage on the west side of the
12 building, 15 feet required, 5 feet proposed for entire
13 structure. Total building length is 283 feet.

14 This variance is granted due to the
15 practical difficulty associated with the shallowness
16 and narrowness of the property which was created in
17 large part by the petitioner's donation of land to the
18 City for the purpose of realigning Flint Street in
19 accordance with the City's plan.

20 The variance is not self-created because
21 there is a need to realign Flint Street for public
22 health, safety, and welfare purposes. The variance is
23 the minimum variance necessary because petitioner

1 could not construct a viable building within the
2 required setbacks. The requested variance will not
3 cause adverse impact on surrounding property, property
4 values, or the enjoyment of the property in the
5 neighborhood or zoning district because the use is
6 consistent with other Town Center District uses and
7 will not unnecessarily interfere with adjacent or
8 surrounding properties because it is immediately
9 surrounded by existing railroad tracks, a road, and
10 cemetery.

11 MR. PEDDIBOYINA: I second.

12 CHAIRPERSON GRONACHAN: It's been moved and
13 second.

14 Kate, please call the roll.

15 MS. OPPERMANN: Member Sanghvi?

16 MR. SANGHVI: Yes.

17 MS. OPPERMANN: Member Peddiboyina?

18 MR. PEDDIBOYINA: Yes.

19 MS. OPPERMANN: Member Olsen?

20 MR. OLSEN: Yes.

21 MS. OPPERMANN: Acting Chair Gronachan?

22 CHAIRPERSON GRONACHAN: Yes.

23 MS. OPPERMANN: Member Byrwa?

1 MR. BYRWA: Yes.

2 MS. OPPERMANN: Motion passes.

3 MR. OLSEN: I move that we grant the
4 variance in Case Number PZ18-0036 sought by DTN
5 Management Company and Tricap Holdings, L.L.C., will
6 because the petitioner has shown practical difficulty
7 meeting strict requirements of the ordinance. With
8 regard to the exterior lighting, to grant the variance
9 from Section 5.7.3E to allow for the increase of
10 average to minimum light level ratio for the site,
11 4 to 1 maximum is allowed, 4.8 to 1 proposed. And
12 from Section 5.7.3K to exceed maximum allowed foot
13 candles along the south property line abutting
14 railroad tracks, 1 foot candle maximum allowed, up to
15 1.7 foot candles is proposed for a small area.

16 This variance is granted due to the
17 practical difficulty associated with the shallowness
18 and narrowness of the property which was created in
19 large part by the petitioners donation of land to the
20 City for the purpose of realigning Flint Street in
21 accordance with the City's plans. The variance is not
22 self-created because there is a need to realign Flint
23 Street for public health, safety and welfare purposes.

1 The variance is the minimum variance necessary because
2 smaller candle lighting would not provide adequate
3 lighting in or about the area of the railroad tracks
4 for safety purposes. The requested variance will not
5 cause adverse impact on surrounding property, property
6 values, or the enjoyment of property in the
7 neighborhood or zoning district because the lighting
8 is consistent with other Town Center District uses,
9 and given that there is no residential development
10 near the property, the lighting will not unnecessarily
11 interfere with adjacent or surrounding properties
12 because it is immediately surrounded by existing
13 railroad tracks, a road, and cemetery.

14 CHAIRPERSON GRONACHAN: I need a second.

15 MR. SANGHVI: Second.

16 CHAIRPERSON GRONACHAN: It's been moved and
17 second.

18 Kate, please call the roll.

19 MS. OPPERMANN: Member Byrwa?

20 MR. BYRWA: Yes.

21 MS. OPPERMANN: Acting Chair Gronachan?

22 CHAIRPERSON GRONACHAN: Yes.

23 MS. OPPERMANN: Member Olsen?

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MR. OLSEN: Yes.

MS. OPPERMANN: Member Peddiboyina?

MR. PEDDIBOYINA: Yes.

MS. OPPERMANN: And Member Sanghvi?

MR. SANGHVI: Yes.

MS. OPPERMANN: Motion passes.

CHAIRPERSON GRONACHAN: One last one.

MR. OLSEN: I move that we grant the variance in Case Number PZ18-0036 sought by DTN Management Company and Tricap Holdings, L.L.C., because the petitioner has shown practical difficulty in meeting strict requirements of the ordinance with regard to the variances for loading areas in the side yard, the reduced public walk and pathway widths, and the reduced parking bay deck. The variances are granted due to practical difficulty associated with the shallowness and narrowness of the property which was created in large part by the petitioner's donation of land to the City with the purpose of realigning Flint Street in accordance with the City's plans.

The variance is not self-created because there is a need to realign Flint Street for public health, safety and welfare purposes. The variance is

1 the minimum variance necessary because a lesser
2 variance would not permit for either a viable size
3 apartment development or for the appropriate
4 realignment of Flint Street for safety purposes. The
5 requested variance will not cause adverse impact on
6 the surrounding property, property values, or the
7 enjoyment of the properties in the neighborhood or
8 zoning district because the lighting is consistent
9 with other Town Center District uses, and given that
10 there is no residential development near the property,
11 the lighting will not unnecessarily interfere with
12 adjacent or surrounding properties because it is
13 immediately surrounded by an existing railroad tracks,
14 road and cemetery.

15 MS. SAARELA: I need to suggest one change.
16 I think that last lighting should have been the
17 loading areas and sidewalk and pathways are consistent
18 with the Town Center District uses.

19 MR. OLSEN: Okay. So to amend that the
20 lighting be reduced public sidewalk and pathway width
21 and the reduced parking bay deck.

22 MS. SAARELA: Correct.

23 MR. SANGHVI: Second.

1 CHAIRPERSON GRONACHAN: It's been moved and
2 second.

3 Kate, please call the roll.

4 MS. OPPERMANN: Member Sanghvi?

5 MR. SANGHVI: Yes.

6 MS. OPPERMANN: Member Peddiboyina?

7 MR. PEDDIBOYINA: Yes.

8 MS. OPPERMANN: Member Olsen?

9 MR. OLSEN: Yes.

10 MS. OPPERMANN: Acting Chair Gronachan?

11 CHAIRPERSON GRONACHAN: Yes.

12 MS. OPPERMANN: Member Byrwa?

13 MR. BYRWA: Yes.

14 MS. OPPERMANN: Motion passes.

15 CHAIRPERSON GRONACHAN: Gentlemen,
16 congratulations. All have been approved by the Zoning
17 Board of Appeals. We wish you the best of luck and
18 welcome you to Novi.

19 MR. LUDWIG: Thank you very much.

20 CHAIRPERSON GRONACHAN: Thank you.

21 The next case is PZ18-0031, Pulte Homes of
22 Michigan. Is the petitioner here? Please come on
23 down.

1 East of Novi Road and north of Nine Mile.
2 The applicant is requesting variances from the City of
3 Novi for a 40-foot building setback along north
4 property line, 37 feet building setback along west
5 property line, 27 feet building setback along east
6 property line, where a 75 feet minimum is required
7 along all property lines.

8 The petitioner is here. Would you please
9 state your name and then raise your right hand to be
10 sworn in, please.

11 MR. ANDERSON: Good evening. By name is
12 Bill Anderson. I'm with Atwell, 311 Main Street, Ann
13 Arbor.

14 CHAIRPERSON GRONACHAN: Would you raise
15 your right hand?

16 MR. OLSEN: Do you swear to tell the truth
17 in this matter?

18 MR. ANDERSON: Yes, I do.

19 CHAIRPERSON GRONACHAN: You may proceed.

20 MR. ANDERSON: Thank you. Again, my name
21 is Bill Anderson. I'm with Atwell. We are the
22 planners and the engineers for the project we're
23 talking about tonight. Also tonight depending on the

1 conversation and questions, Joe Skore, Vice President
2 of Pulte Homes, is also here and available.

3 Just I'd like to give you a brief overview
4 of kind of how we got here tonight, and then talk
5 about specifically the actions that you guys are
6 considering. So I'll briefly go through a
7 presentation we gave to the Planning Commission in
8 May. Again there is a picture of our project. 40 for
9 sale condominium units, all three-bedroom at the
10 corner of Novi and Nine Mile.

11 There is the site again at Nine Mile and
12 Novi, northeast corner. We have apartment complexes
13 immediately to the north of us. We have industrial
14 zoned and retail, restaurant parking areas to the east
15 of us. We have commercial retail to the south of us.
16 And then we have Novi Road and a residential
17 development immediately west of us. So we are that
18 corner piece, just over 9 acres.

19 A little zoning. The existing is RM-1,
20 which allows a residential density attached unit of
21 about 5.4. The Master Plan calls for even a more
22 significant density of 9.3. We're proposing again
23 single-family town homes to meet that missing middle

1 housing product, again two-story town homes. We're at
2 a density of about 4.3 dwelling units an acre. So
3 we're well within the range of what is contemplated
4 currently, and certainly under the density that is
5 talked about in the future. The reason being is kind
6 of the unique nature of the site.

7 Here is a little more on the site. Again,
8 we're the northeast corner there. We have the steep
9 slopes coming down. That's that blue there. It's
10 quite a bit of relief north to south, unbuildable if
11 you will, about 30 to 40 percent of the site there.
12 We have wetlands, flood way and drainage way right on
13 that corner. We also have just from a woodlands
14 perspective fairly low-quality woodlands on the
15 northern side, which is our buildable area, and a
16 little higher-quality woodlands on the southern area
17 of the site. So those are kind of the site
18 constraints if you will that we dealt with once we got
19 into the zoning process.

20 We went through multiple modifications.
21 We've been working on this site since last May or
22 June, just over a year in concept meetings with the
23 staff and consultants, and we started off coming off

1 of Novi Road and about 46 units. We had a lot of
2 geometrical constraints. As we got into more
3 discussions, our second generation, these are just
4 formal submittals, we went for a PRO submittal with an
5 R-2 -- RM overlay and that would have allowed a lot of
6 deviations approved at council. Again we've had
7 grading constraints, and even found out we had an
8 access constraint. Given the steep grade of Novi
9 Road, we were actually forced to come off of Nine Mile
10 Road, which is the latest iteration, which is a
11 straight zoning RM-1 site plan, and given the variance
12 dimension and variations we were needing, we have to
13 go to Planning Commission, to ZBA before you, and also
14 board. Again that was kind of the procedural
15 recommendation from staff and consultants.

16 And so here is just a little bit of the
17 plan again. It's a little secluded enclave
18 development. All our units are on the north end, kind
19 of the buildable half of the site, constrained in
20 there. A nice winding entrance drive off of Nine
21 Mile. We've got some recreational nodes. A lot of
22 open space available to the site.

23 Again when we went to the Planning

1 Commission, we kind of broke down. We have planning
2 deviations that we talked about, perimeter setbacks
3 and building orientation, which are actually
4 deviations and variances that you guys are formally
5 looking at tonight. We have engineering variances,
6 drive access separation, taper lengths, and secondary
7 road connections. And, again, the Planning Commission
8 considered all of these and staff recommended
9 approval, as did the Planning Commission. We also had
10 some landscaping variations based on street tree
11 locations, perimeter berms, and actually the tree mix
12 that we were proposing on the development.

13 So again, we went through all that, went to
14 the PC in May, got recommendation for approval. So
15 we're here tonight for your ZBA consideration talking
16 about the physical condition limits. Certainly the
17 physical conditions of the site is the southern
18 portion of the site is really not developable based
19 upon all the natural features and constraints. We
20 actually have the Novi Road limitations, we don't have
21 access there. It's certainly not a self-created
22 environment there. Parcel shape and strict compliance
23 considerations. A lot of the -- we worked with

1 engineering and planning through the last 15 months
2 talking about what geometrical requirements are life
3 safety and health, what are meaningful and acceptable
4 variances. So we've gone through those. And again,
5 we think we're here today with the minimum variances
6 that are necessary for an economically viable
7 development.

8 No adverse impacts to the surroundings
9 areas, that's something you guys consider as well.
10 Again, we have apartments and we're surrounded by
11 retail, so we think we're a less intense development
12 certainly. And again this isn't really a density
13 matter. We're quite a bit under the density with what
14 the township or the City envisioned for this property
15 originally.

16 Specifically to point out the areas, again,
17 we're here requesting perimeter setback approvals from
18 you. From the west we're looking for a 37 foot
19 building separation off the ultimate right-of-way at
20 Novi Road. 40 feet to the north end property line.
21 Again we're probably 100 foot to the nearest apartment
22 building there. And then to the east we're looking at
23 a 27 foot variance, 20 feet proposed to the east

1 property line. That property owner is the restaurant.
2 It's zoned industrial, but it's an operating
3 restaurant, it's actually the seller, and we're doing
4 additional landscaping and stuff on that property, so
5 they're certainly supportive of it.

6 The other variance that's talked about for
7 your consideration is building orientation. In the RM
8 zoning you guys require that buildings be oriented at
9 a 45-degree angle to the property line. I don't
10 understand the necessity or how that was even
11 developed. I assume it adds interest, but that's
12 certainly a variation -- a variance that we're
13 requesting tonight as well.

14 That's really it. We gave a previous
15 formal summary of why we think we meet all the reasons
16 for your support tonight, and again we're here for any
17 questions you may have.

18 CHAIRPERSON GRONACHAN: Thank you very
19 much.

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

23 MR. ARKIN: Good evening. I'm Irwin Arkin,

1 43100 Nine Mile Road. I swear to tell the truth.

2 CHAIRPERSON GRONACHAN: Okay. You're not
3 on the -- you're not with the petitioner, you're a
4 resident, is that correct?

5 MR. ARKIN: I represent the subject
6 property, owner, and the adjacent property to the east
7 at 43180 Nine Mile Road known as Shiro Restaurant, and
8 the adjacent property to the east of the adjacent
9 property at 43100 Nine Mile Road known as the Arkin
10 Building.

11 CHAIRPERSON GRONACHAN: Okay. So now would
12 you raise your hand and be sworn in by our secretary,
13 please.

14 MR. OLSEN: Do you swear to tell the truth
15 in this matter?

16 MR. ARKIN: I do.

17 CHAIRPERSON GRONACHAN: Please proceed.

18 MR. ARKIN: Thank you. The terrain of the
19 property has its challenges with the Rouge River, the
20 wetlands, the woodlands, along with the 24 foot
21 drop-off. The proposed development is part of a
22 long-range plan where as we gifted the land to the
23 City reducing our footprint on Nine Mile Road and Novi

1 Road to allow for the widening of the Nine Mile and
2 Novi Road intersection. We went through a land split
3 in 2016 when we added acreage to the corner site while
4 saving the landmark Shiro Restaurant. We feel the
5 requested variance approvals will not negatively
6 impact any neighbor or alter or change the land. The
7 owners of all three parcels strongly support with
8 total approval all the requests made. Thank you.

9 CHAIRPERSON GRONACHAN: Thank you.

10 Is there someone else? Please come on
11 down.

12 MR. OLSEN: Please state your name and
13 address for the record.

14 MR. DUCHESNEAU: Mike Duchesneau,
15 1191 South Lake Drive.

16 MR. OLSEN: And please raise your right
17 hand. Do you swear to tell the truth in this matter?

18 MR. DUCHESNEAU: Sure, yes. I'm one of
19 those residents that has been against increasing
20 traffic and been rallying the various committees on
21 that behalf since Pavilion Shore Village showed up on
22 our radar asking for RM-1 and RM-2 type zoning, which
23 has really sensitized me to the requirements for these

1 districts.

2 As far as this proposal, I would like to
3 applaud the developers of Woodbridge Park for their
4 RM-1 development, for following the zoning ordinances,
5 the intent substantially. They didn't use the PRO
6 option, they decided to go straight up with the
7 requirements. The development has as was stated
8 40 two-story town houses on approximately 9 1/4 acres.
9 That's only 4.3 homes per acre. That's the gross.
10 But that's well within the allowable density of 5.4 if
11 they build three-bedroom units, or 7.3 if they build
12 two-bedroom units. So this does reduce the traffic,
13 even though it's a highly congested area.

14 The property is zoned RM-1, it's being
15 built as RM-1. They're not hedging on three stories.
16 These are two-story buildings. They're for sale, not
17 for rent. Again, all things I support.

18 I also find that to the north is Saddle
19 Creek Apartments which doesn't show up very well on
20 the plots, but they have buildings that are within
21 33 feet per the measurement on the land map of their
22 property line to the south. As you've heard the
23 people to the east are in support, they are zoned I-1,

1 light industrial. I think that this is a very good
2 proposal, and their variances should be approved.
3 Thank you.

4 CHAIRPERSON GRONACHAN: Thank you.

5 If there is anyone else in the audience,
6 please come on down to the podium.

7 MR. HIGHLAND: Good evening. Mark Highland
8 with Beztak Companies, 31731 Northwestern Highway,
9 Farmington Hills. We are the owners and operators of
10 Saddle Creek.

11 MR. OLSEN: Please raise your right hand.
12 Do you swear to tell the truth in this matter?

13 MR. HIGHLAND: I do.

14 We support the projection. We think
15 they're doing a great job. This will be a good use
16 for this land. Our only request is that if the
17 variance to the north is given, it takes away almost
18 half of the buffer that would be there, and then there
19 is a road in it, and there's a bunch of 6 foot tall
20 evergreens at the base of a 3 foot tall wall. So they
21 really aren't going to be an effective screening. So
22 I would ask that the petitioner work with us to put a
23 little more screening up on the top of wall just so

1 there is some break up of the views along there.
2 We're even willing to work with them about accessing
3 it through our site if need be or something like that.
4 But that's our only request that some additional
5 attention be paid to the screening because it does
6 impact our site in that the views are going to change
7 and it makes those apartments a little less desirable
8 from just a visual standpoint. So we just want to
9 work on that a little bit. Thank you.

10 CHAIRPERSON GRONACHAN: Thank you. Is
11 there anyone else?

12 Seeing none, is there any correspondence?

13 MR. OLSEN: 30 letters mailed, 2 letters
14 returned. 4 approvals from Mr. Irwin Arkin. One
15 objection from Mr. Mark Highland.

16 CHAIRPERSON GRONACHAN: Okay. And the
17 City?

18 MR. BUTLER: I have no comments on this.

19 CHAIRPERSON GRONACHAN: Okay. And we have
20 the Planning Department here this evening. Would you
21 like to come and --

22 MS. KOMARAGIRI: Good evening.

23 CHAIRPERSON GRONACHAN: Good evening.

1 MS. KOMARAGIRI: I'm Sri Komaragiri. I'm
2 the project planning for this project. I just wanted
3 to add a point of clarification to the applicant's
4 presentation. It's just regarding the density. It
5 may not affect the deviations much, but the density he
6 sited that's being proposed, 4.3, is calculated based
7 on gross site acreage, but for our purposes when we
8 calculate the maximum allowable density and what is
9 proposed, we use the net site. So when you take away
10 the 1.6 acres that they're dedicating for the
11 right-of-way and then about .09 acres of wetlands,
12 they're left with the 7.48. That would result in a
13 density of 5.3, which is still under the maximum
14 allowed, but I just wanted to clarify.

15 CHAIRPERSON GRONACHAN: Okay. Who do we
16 ask the question to about the -- from the resident
17 who was from Saddle Creek Apartments about the
18 screening?

19 MS. KOMARAGIRI: I can respond to that.

20 CHAIRPERSON GRONACHAN: Okay.

21 MS. KOMARAGIRI: I have some notes from our
22 landscape architect who reviewed the plan, and per our
23 landscape ordinance requirements, typically screening

1 is not required between residential uses. It's
2 required between residential and industrial, in this
3 case the one to the east. And the applicant is
4 currently proposing a line of narrow evergreens over
5 here. A mix of red cedars and arborvitaes are
6 proposed below the retaining wall. And the access
7 that's in the north, it's not a through-access, it's
8 only used for secondary emergency access only. It's
9 only used in case of emergencies.

10 CHAIRPERSON GRONACHAN: It's not going to
11 be a daily drive street.

12 MS. KOMARAGIRI: No. There are gates on
13 either end of the access. And then depending on the
14 varieties used, the proposed screening may reach
15 between 6 to 30 feet tall. And they also had a number
16 of woodland replacement trees required, so the mix
17 required site landscaping trees as many with the
18 replacements, and staff believed that it creates a
19 dense screening which would benefit the residents of
20 both developments.

21 CHAIRPERSON GRONACHAN: Okay. Thank you
22 very much.

23 Board members? I don't expect we're going

1 to hear from Mr. Olsen for a little bit, he's resting.

2 MR. SANGHVI: Okay. Well, I been driving
3 around this area for all these year, and I've always
4 wondered what is going to happen to this property
5 because there's so many difficulties there with the
6 wetlands and woodlands and different terrain and all
7 the gradient changes all around that. So I'm glad
8 somebody has accepted the challenge and tried to come
9 up with some idea of how to use this property that is
10 beneficial to everybody including the City, and I'm so
11 happy that you have tackled it. And realize that you
12 can't do it, build anything without variances in that
13 area. You are going to need variances for any kind of
14 building. And all I want to say is I'm glad you are
15 doing it. And I've looked at your plans, I know this
16 property very well for years, and I recognize my
17 friend sitting over there for all these years. Those
18 of us old-timers know him very well. And so good luck
19 to you. I have no problem with your variance request.
20 Thank you.

21 CHAIRPERSON GRONACHAN: Okay. Anyone else?

22 MR. OLSEN: The Planning Commission is okay
23 with the proposed north end of it?

1 MS. KOMARAGIRI: Right. Like I said, the
2 ordinance doesn't require any screening, so what the
3 applicant is providing is wall and trees.

4 CHAIRPERSON GRONACHAN: Mr. Peddiboyina?

5 MR. PEDDIBOYINA: Yes. I don't have any
6 questions or anything. I wish you good luck on your
7 project. Thank you.

8 CHAIRPERSON GRONACHAN: Mr. Byrwa, do you
9 have anything to offer?

10 The only thing I would like to say is that
11 we have had some challenges before us tonight, and
12 this is another one. And kudos to all of you for such
13 an outstanding job. I think that it's important to
14 reiterate some of the challenges on this piece of
15 property.

16 When we're granting variances, it is
17 important to look at the piece of property and notice
18 the lay of the land, the uniqueness of the shape of
19 this piece of property, and the amount of unbuildable
20 area. So if all of that was buildable, the petitioner
21 would not be in front of us. We wouldn't even know
22 this was going up until it was actually done.

23 So the challenge is the piece of property

1 in itself. And I think that the petitioner presented
2 this case very well. It is duly noted. I appreciate
3 the Planning Department coming and helping us clarify
4 about the screening. I do think that the petitioner
5 is going above and beyond helping with Saddle Creek.
6 I think that's been addressed somewhat. And therefore
7 I have no objections and will be supporting this and
8 would entertain a motion at this time.

9 Anyone? Silence is golden. I'll help
10 whoever jumps in, how is that.

11 MR. SANGHVI: I move that we grant the
12 variances in Case Number PZ18-0031, Pulte Homes of
13 Michigan, L.L.C., east of Novi Road and north of Nine
14 Mile Road, Parcel Number 50-22-26-300-015. The
15 applicant has shown hardship in --

16 MS. SAARELA: Can we say practical
17 difficulty instead of hardship? Let's change hardship
18 to practical difficulty.

19 MR. SANGHVI: Because the petitioner has
20 shown practical difficulty and requires the variances
21 they have requested which I will enumerate in a
22 minute. The variances requested are from the City of
23 Novi Zoning Ordinance Section 3.17.D for a 40-foot

1 building setback along north property line, 37-foot
2 building setback along the west property line, and
3 27-foot building setback along the east property line
4 where as 75-feet minimum is required along all
5 property lines. And also Section 3.8.2D for the
6 perimeter building orientation to be less than minimum
7 required of 45 degrees from all property lines. And
8 this property is zoned low-density multiple family.

9 Without the variances the petitioner will
10 be unreasonably prevented and limited with respect to
11 use of this property because of the topography, the
12 presence of wetlands and woodlands, and also the
13 difficulty in gradient and the terrain of this area.
14 The property is also unique because of many of the
15 characteristics which I just enumerated, and this
16 petitioner did not create these conditions because
17 these are the nature and characteristics of this
18 particular region. The relief granted will not
19 unreasonable interfere with adjacent or surrounding
20 properties because it is well-screened by the
21 woodlands and wetlands, and the relief is consistent
22 with the spirit and intent of the ordinances because
23 it does not really interfere with any of the

1 surrounding property or their values. And so I move
2 that we grant the variances as enumerated. Thank you.

3 MR. PEDDIBOYINA: Second.

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

6 Seeing none, Kate, would you please call
7 the roll.

8 MS. OPPEMANN: Member Byrwa?

9 MR. BYRWA: Yes.

10 MS. OPPEMANN: Acting Chair Gronachan?

11 CHAIRPERSON GRONACHAN: Yes.

12 MS. OPPEMANN: Member Olsen?

13 MR. OLSEN: Yes.

14 MS. OPPEMANN: Member Peddiboyina?

15 MR. PEDDIBOYINA: Yes.

16 MS. OPPEMANN: Member Sanghvi?

17 MR. SANGHVI: Yes.

18 MS. OPPEMANN: Motion passes.

19 CHAIRPERSON GRONACHAN: Your variances have
20 been granted. Congratulations and welcome to Novi and
21 good luck.

22 MR. ANDERSON: Thank you very much.

23 CHAIRPERSON GRONACHAN: Our next case is

1 PZ18-0035, My House Fitness and Signarama at
2 43443 Grand River Avenue, I think that's Suite 230,
3 west of Novi Road, south of Grand River. The
4 applicant is requesting variances from the City of
5 Novi Code of Ordinances Section 28.5 for the
6 installation of an additional wall sign for a back of
7 building, one wall sign allowed per business. This
8 property is zoned Town Center.

9 Good evening. Your name, please?

10 MS. JENNINGS: Good evening. My name is
11 Anita Jennings, and I'm the franchisee/owner of My
12 House Fitness personal training studio. The address
13 is 43443 Grand River Avenue, Novi, 48375.

14 CHAIRPERSON GRONACHAN: Thank you. Would
15 you please your right hand and be sworn in.

16 MR. OLSEN: Do you swear to tell the truth
17 in this matter?

18 MS. JENNINGS: Yes.

19 CHAIRPERSON GRONACHAN: You may proceed.

20 MS. JENNINGS: Thank you. I moved into
21 this location in February of 2017, and I've noticed
22 throughout the year and a half that I've been here,
23 that I've received feedback from prospects and clients

1 that they've had a difficult time finding the location
2 due to some of the obstructions from both directions,
3 eastbound and westbound on Grand River Avenue.

4 So as far as the store front, it's blocked
5 by another building and the trees. So potential
6 customers or clients driving eastbound on Grand River
7 cannot see the My House Fitness sign due to the
8 obstruction. And also driving westbound on Grand
9 River cannot see the store front sign either. And
10 driving westbound on Grand River, you can see the back
11 of the building, and if you notice there are two other
12 businesses located in that building, which one is a
13 Pizza Hut, and the other is Athletico, and they both
14 have signs both on the front of the building and the
15 back of the building as well.

16 And so we're requesting to have a variance
17 for a sign to be placed on the back of the building.
18 I can show you a picture here. This is the front of
19 the building, and if you're eastbound on Grand River,
20 you cannot see our My House Fitness sign which is
21 blocked by a building and a tree. So people will miss
22 the driveway to turn in and come directly to the
23 location, and then they may have to take a detour. So

1 sometimes that can be a little frustrating for people
2 trying to find a location that they've never been to
3 before.

4 And this is another view of the front. So
5 you can clearly see the Pizza Hut sign, and I'm right
6 next door. And you only can see partial from that
7 particular angle, a partial view of the My House
8 Fitness sign.

9 This is the picture of the back of the
10 building. Again you can see the Athletico sign and
11 the Pizza Hut sign as well traveling westbound on
12 Grand River. And by adding a sign to the My House
13 Fitness, it will make the area -- the building look
14 more aesthetic, a more uniform look if we are allowed
15 to place this sign as well.

16 And again this is just another picture
17 where we would like to place the sign, which is right
18 next to the Pizza Hut. And this is what it would like
19 if we are granted the variance, the My House Fitness
20 sign, which is actually smaller than both the other
21 signs from Pizza Hut and Athletico.

22 So again, we're just requesting the sign.
23 We think it would definitely increase my business.

1 And as I said before, I've received feedback from
2 clients or potential clients that they've had a
3 difficult time finding the location. You know, they
4 use the GPS of course with the address, but if you're
5 looking for the My House Fitness, then you're not
6 going to see it with the absence of the sign on the
7 back of building.

8 CHAIRPERSON GRONACHAN: Is there anything
9 else that you would like to add?

10 MS. JENNINGS: Not at this time.

11 CHAIRPERSON GRONACHAN: Good job. Thank
12 you.

13 Is there anyone in the audience that wishes
14 to add to this case?

15 Seeing none, is there any correspondence?

16 MR. OLSEN: 77 letters mailed, 14 letters
17 returned. 2 approvals, no objections. The first
18 approval, Mike Knight and Milton Knight at 43500 Grand
19 River Avenue. And the same as for the second
20 approval.

21 CHAIRPERSON GRONACHAN: Thank you. And do
22 we have anything from the City.

23 MR. BUTLER: I just wanted to say that due

1 to the difficult location with that busy intersection,
2 we all know how busy it is, to see the sign, there is
3 sign currently at the back of that building which
4 definitely be missed, you'd have basically a
5 potentially, you know, elevate the amount of accidents
6 with people breaking to see what they missed or where
7 they went bad. So that's difficulty of wanting to
8 have that sign.

9 CHAIRPERSON GRONACHAN: Okay. Thank you.

10 Board members?

11 Member Sanghvi?

12 MR. SANGHVI: Thank you. I came around on
13 Saturday looking for your place, and I had hard time
14 finding it. And I think you're one of the businesses
15 that -- what kind of business exactly is this fitness?
16 Because I saw there is a physical therapy outfit just
17 next door to you more or less.

18 MS. JENNINGS: Yes. So it's very
19 different. As you said, the Athletico is a physical
20 therapy. We do personal training, one-on-one, small
21 group training and classes. So again we focus on
22 strength training and interval training and cardio.
23 We also offer nutrition as well.

1 MR. SANGHVI: Thank you. I have no problem
2 with this. There's obviously a practical difficulty
3 trying to identify the business from any side of the
4 street anywhere unless you go really looking for it.
5 So I have no problem supporting that application.

6 CHAIRPERSON GRONACHAN: Okay. Anyone else?
7 Member Peddiboyina?

8 MR. PEDDIBOYINA: Yes. I have no
9 objection. Good luck.

10 CHAIRPERSON GRONACHAN: Okay. I have to
11 say that that building has faced many challenges, and
12 I think it's great that we're going to join the
13 fitness club and then we'll walk over to the new
14 apartments or we'll be able to walk after we get the
15 workout.

16 I think that the uniqueness of where this
17 building is located, the angle doesn't help with Grand
18 River, the speeds that everybody goes at on Novi Road
19 and Grand River. And even the unfortunate part as I
20 was sitting on Grand River staring at your building,
21 you still can't see it from that angle. So you have
22 many challenges, and I think that you did an excellent
23 job in presenting this to us this evening. We are all

1 familiar with that area, and because of your testimony
2 and you stating that there is people that are not able
3 to locate you, I will be in full support of this and I
4 have no problem supporting that.

5 MS. JENNINGS: Thank you.

6 CHAIRPERSON GRONACHAN: I would entertain a
7 motion.

8 Member Peddiboyina?

9 MR. PEDDIBOYINA: Thank you. I move that
10 we grant the variance in Case Number PZ18-0035 sought
11 by Anita Jennings for My House Fitness because the
12 petitioner has shown practical difficulty without a
13 variance by the City of Novi Code of Ordinance Order
14 Section 28.5 for the installation of an additional
15 wall sign at back of the building. Without the
16 variance, the petitioner will be unreasonably limited
17 and prevented with respect to use of the property
18 because the building store front is block by another
19 building and the trees. Due to the lack of
20 visibility, My House Fitness may lose potential
21 customers. The property is unique because another
22 building and trees are blocking it. Petitioner did
23 not create the condition because other tenants have

1 their sign at the back of the building. The relief
2 granted will not unreasonably interfere with adjacent
3 or surrounding properties because of this sign will be
4 at the back of the building, and other tenants already
5 have their signs. The relief is consistent with the
6 spirit and intent of the ordinance because the
7 building store front is blocked by another building
8 and the trees. Thank you.

9 MR. SANGHVI: I second.

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

12 Seeing none, Kate, please call the roll.

13 MS. OPPERMANN: Member Sanghvi?

14 MR. SANGHVI: Yes.

15 MS. OPPERMANN: Member Peddiboyina?

16 MR. PEDDIBOYINA: Yes.

17 MS. OPPERMANN: Member Olsen?

18 MR. OLSEN: Yes.

19 MS. OPPERMANN: Acting Chair Gronachan?

20 CHAIRPERSON GRONACHAN: Yes.

21 MS. OPPERMANN: And Member Byrwa?

22 MR. BYRWA: Yes.

23 MS. OPPERMANN: Motion passes.

1 CHAIRPERSON GRONACHAN: All right. Your
2 variance has been granted. Good luck to you, and you
3 may see all of us there pretty soon.

4 MS. JENNINGS: I hope so. I can give you a
5 card. Thank you all very much.

6 CHAIRPERSON GRONACHAN: Good luck. Thank
7 you.

8 Our next case, PZ18-0027, Araneae, Inc. and
9 Ascension Providence Hospital, 47601 Grand River, west
10 of Novi, south of Grand River. The applicant is
11 requesting variances from the City of Novi for the
12 installation of additional wall signs for the back
13 of -- wait, I'm sorry, I'm reading this wrong. The
14 applicant is requesting a variance from the City of
15 Novi to allow installation of 19 additional wall and
16 ground signs. Some of the additional signs exceed the
17 allowed height and area limits. A wall sign and
18 ground sign are allowed by right. The property is
19 zoned Office Service Commercial. And I just want to
20 amend the record. The address is 47601 Grand River
21 Avenue west of Beck and south of Grand River. There
22 is a lot of Grand River going on tonight.

23 So would you please state your name?

1 Good evening. My name is John Carroll from
2 Araneae Sign Group.

3 CHAIRPERSON GRONACHAN: All right. And
4 would you please raise your right hand and be sworn in.

5 MR. OLSEN: Do you swear to tell the truth
6 in this matter?

7 MR. CARROLL: Yes, I do.

8 CHAIRPERSON GRONACHAN: You may proceed.

9 MR. CARROLL: I represent Araneae as I said
10 and Providence Ascension's rebranding. I'm sure
11 you've all visited the site and are very familiar with
12 it and know what a complex property it is and there is
13 a lot of way finding to get in there. Are proposed
14 signs are -- the majority of them are replacement for
15 existing signs meeting or less than the square footage
16 in place now. There are a few exceptions to that that
17 we can go through. We're looking at about 19
18 different signs here. I'm not sure how you want to
19 approach them, one by one, by number. What makes the
20 most sense to you?

21 CHAIRPERSON GRONACHAN: Why don't you start
22 at the beginning and just run through like we have in
23 our packet. And if you want to point out the unusual

1 ones. I know some are directional, correct?

2 MR. CARROLL: Most of them are directional.

3 CHAIRPERSON GRONACHAN: Okay. Why don't
4 you start with the ones that are not directional.
5 That may narrow it down a little bit.

6 MR. CARROLL: I believe we're talking about
7 one additional wall logo. There are presently two
8 sets of channel letters on the building. We're
9 proposing to remove one permanently and replace the
10 other with new channel letters. There's also a new
11 logo, which I believe is Sign Number -- Charles, can
12 you help me with that one?

13 MR. OLSEN: I have it on here, E36.

14 MR. CARROLL: That would be a new logo,
15 Ascension logo without letters.

16 CHAIRPERSON GRONACHAN: So do you have your
17 drawings there that you can put up on the screen so we
18 can take a look.

19 MR. CARROLL: I do not have a 46. I'm
20 sorry, these are all directionals.

21 CHAIRPERSON GRONACHAN: Let's see if we can
22 help out here. Do you have this with you?

23 MR. CARROLL: Yes, I do. That is all the

1 new locations, this one?

2 CHAIRPERSON GRONACHAN: So I have Page 46.
3 Is that what you're looking for?

4 MR. CARROLL: Sign E46?

5 CHAIRPERSON GRONACHAN: E46.

6 MR. CARROLL: So this would be the
7 replacement set of letters for the sign directly above
8 it. It's very close in square footage. We had 11
9 foot by 88 in dimensions, and this sign is 9 foot by
10 69 feet. So we've lost 20 percent or so of the square
11 footage that was existing there.

12 CHAIRPERSON GRONACHAN: So the new sign
13 that you're proposing for Ascension Providence with
14 the insignia is actually smaller than what is
15 currently on there?

16 MR. CARROLL: That's correct.

17 CHAIRPERSON GRONACHAN: Okay. So before we
18 go any further, board members, do you have anything --
19 any questions on this particular sign at this point?

20 MR. SANGHVI: No, I don't.

21 MR. PEDDIBOYINA: No.

22 CHAIRPERSON GRONACHAN: Okay. All right.
23 Then let's proceed.

1 MR. CARROLL: So we go back to the map and
2 start at Sign 2 and go through every one?

3 CHAIRPERSON GRONACHAN: Sure.

4 MR. CARROLL: Sign Number 2, the existing
5 sign is a 5 foot wide by 8 foot tall ground sign. The
6 proposed is 6 foot 9 by 3 foot wide, a 20 square foot
7 sign compared to the 40 square foot sign that's
8 existing.

9 CHAIRPERSON GRONACHAN: Okay. So again a
10 reduction.

11 MR. CARROLL: A reduction in size in height
12 and square footage.

13 CHAIRPERSON GRONACHAN: Okay.

14 MR. CARROLL: E3, I believe we have the
15 same scenario there of a 5 foot by 8 square feet sign,
16 40 square feet. This one is a little different
17 because it is 9 foot 4 in height now and so 41 square
18 foot. So we gained one square foot and a foot and a
19 half in height. It's a narrower, taller sign.

20 CHAIRPERSON GRONACHAN: Okay.

21 MR. CARROLL: E5 is an identical situation,
22 as 3, 9 foot 4 in height and 41 square feet as
23 compared to 40 square foot existing. 6 isn't on

1 there.

2 CHAIRPERSON GRONACHAN: So it looks to me
3 like most of these signs, with a couple exceptions,
4 are actually not as big, maybe a little taller because
5 an actual office has been added or a location has been
6 added which is the whole reason for all of this to
7 begin with.

8 MR. CARROLL: And the new design is a
9 little narrower and taller on a few.

10 CHAIRPERSON GRONACHAN: Okay. For me you
11 don't have to go through each and every one of them.
12 I think that everybody is -- are we in agreement to
13 that?

14 MR. PEDDIBOYINA: Yes.

15 CHAIRPERSON GRONACHAN: Okay. So if you
16 have anything else to offer at this point.

17 MR. CARROLL: Just any questions that you
18 have.

19 CHAIRPERSON GRONACHAN: I'm sorry?

20 MR. CARROLL: Whatever questions you may
21 have regarding other signs.

22 CHAIRPERSON GRONACHAN: Is there anyone in
23 the audience that wishes to offer anything in regards

1 to this case?

2 Seeing none, is there any correspondence?

3 MR. OLSEN: 77 letters mailed, 4 letters
4 returned. 0 approvals. 1 objection from a Joann Ward
5 at 47460 Eleven Mile Road. It just seems that her
6 objection is to the idea of adding more than allowed
7 for the number of signs.

8 CHAIRPERSON GRONACHAN: Okay. Thank you.
9 And from the city?

10 MR. BUTLER: Basically I'll just say that
11 wall signs and ground signs are allowed by right.
12 They're trying to upgrade their signs to allow for
13 more direction around the area for guidance. I would
14 like to defer to Charles if he has anything else to
15 add.

16 CHARLES: I'll stand by for questions.

17 CHAIRPERSON GRONACHAN: Board members?

18 Member Sanghvi?

19 MR. SANGHVI: I don't want to go into the
20 history of the Providence Hospital presence in the
21 Novi community going back over 25 years, but the
22 current campus I'm very familiar. I used to play golf
23 in that place a long time ago, but now that campus is

1 so big that you're going to need a lot of signs. And
2 new buildings are coming up almost every year with
3 different departments opening up like dialysis unit
4 and orthopedic unit and all that. So you're going to
5 have them coming up every so often to change the signs
6 to make it bigger to make it easier for the patients
7 and the visitors to go and find these different
8 places.

9 So I have no problem with the changes with
10 the signs and also increase in the height, because of
11 the snow and all that on those roads, sometimes the
12 signs are covered up during the winter, and they need
13 to go a little taller than what they have been to be
14 able to be visible. And I appreciate actually they
15 are changing it, because there are times it's quite
16 challenging to find the places in this campus. And I
17 have no hesitation in supporting their request for
18 sign variations.

19 CHAIRPERSON GRONACHAN: Okay. Thank you.
20 Anyone else?

21 Member Peddiboyina?

22 MR. PEDDIBOYINA: Yes. I have no objection
23 because in that building there are lot of offices and

1 people coming, and you need to have more signs for the
2 building where it is, and I have no objection, I
3 support that.

4 MR. CARROLL: Thank you.

5 CHAIRPERSON GRONACHAN: Anyone else?

6 I am in full support. I think it's great.
7 I think it's minimal. I think it meets the spirit of
8 the ordinance. I think that given the uniqueness of
9 the lay of the land out there, any kind of direction
10 is very helpful. And I think that this is a minimal
11 impact of what you're doing. So job well down in my
12 opinion, and I will entertain a motion from anyone?
13 Don't be shy gentlemen.

14 Member Peddiboyina?

15 MR. SANGHVI: One question. Do we do all
16 this individually?

17 MS. SAARELA: This is just additional
18 signs. You can just say installation of 19 additional
19 wall and ground signs. That's the way the request is
20 written, so it's not --

21 CHAIRPERSON GRONACHAN: Member Sanghvi?

22 MR. SANGHVI: I move that we grant the
23 variance in the case of Case Number PZ18-0027 for

1 Ascension/Providence Hospital at 47601 Grand River
2 west of Beck Road and south of Grand River, Parcel
3 Number 50-22-17-400-046. The variance is to be
4 granted because the petitioner has shown practical
5 difficulty requiring the changes in the signs which
6 are already existing on the campus of the Providence
7 Hospital, and also for the new department's coming up
8 on the campus. Without the variance, the petitioner
9 will be unreasonably prevented or limited with respect
10 to the use of this property because these signs and
11 variances are necessary for the patients and the
12 visitors convenience without which it becomes
13 difficult to negotiate around this large campus.

14 The property also have been unique because
15 of its size and also because of its terrain. The
16 petitioner did not create these conditions, and the
17 relief granted will not unnecessarily interfere with
18 the adjacent or the surrounding properties because all
19 the different properties are quite far away from the
20 hospital campus. And the relief is consistent with
21 the spirit and intent of the ordinances because the
22 idea is to make it easier for the patients and the
23 visitors to visit the hospital and make life easier

1 for everybody around especially under trying
2 circumstances.

3 MR. PEDDIBOYINA: I second.

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

6 Kate, please call the roll.

7 MS. OPPERMANN: Member Byrwa?

8 MR. BYRWA: Yes.

9 MS. OPPERMANN: Acting Chair Gronachan?

10 CHAIRPERSON GRONACHAN: Yes.

11 MS. OPPERMANN: Member Olsen?

12 MR. OLSEN: Yes.

13 MS. OPPERMANN: Member Peddiboyina?

14 MR. PEDDIBOYINA: Yes.

15 MS. OPPERMANN: Member Sanghvi?

16 MR. SANGHVI: Yes.

17 MS. OPPERMANN: Motion passes.

18 CHAIRPERSON GRONACHAN: Your variances have
19 been granted. Congratulations and good luck.

20 MR. CARROLL: Thank you very much.

21 CHAIRPERSON GRONACHAN: We have are final
22 case for this evening, PZ18-0034, TBON, L.L.C. at
23 46100 Grand River, west of Taft and north of Grand

1 River. The applicant is requesting variances from the
2 City of Novi to install five new additional oversized
3 full screened changeable copy signs. The allowable
4 changeable copy portion of the sign shall not exceed
5 two-thirds of the sign area. The proposed signs are
6 in addition to those already installed and allowed by
7 right or previous variances. This property is zoned
8 OST with EXO Overlay, better known as the Suburban
9 Showplace.

10 Good evening.

11 MR. BOWMAN: Good evening.

12 CHAIRPERSON GRONACHAN: Could you please
13 state your name.

14 MR. BOWMAN: Sure. Blair Bowman, TBON,
15 L.L.C., 46100 Grand River, Novi, 48374.

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

18 MR. OLSEN: Do you swear to tell the truth
19 in this matter?

20 MR. BOWMAN: I do.

21 CHAIRPERSON GRONACHAN: You may proceed.

22 MR. BOWMAN: Thank you. I'm just going to
23 give maybe a quick, brief background on how we got to

1 this point, also maybe just quickly run over the
2 various locations of the signs that we're requiring
3 the variance.

4 You know, standing here probably still
5 right now a little bit more nervous than excited about
6 our expansion that is coming rapidly to a completion,
7 we're looking forward to having that available for the
8 State Fair, and we're certainly looking forward then
9 immediately after that a number of the large scale
10 trade and industry shows, particularly the battery
11 show which is one of the largest international events
12 that we host. And really stemming from that show was
13 one of the very major reasons why we undertook the
14 expansion. But as a part of that process, too, these
15 international show producers in particular are looking
16 at what our available tools and resources are on our
17 site from the standpoint of delivering information
18 about what is going on in the facility, where it's
19 going on in the facility. We have, you know, a number
20 of what would be considered even main entrances in the
21 facility, and it is getting to be of a decent-sized
22 scale even when putting it on the scale of this
23 nature.

1 So the key thing that we're looking to do
2 is most of it is really for information, way finding,
3 and information on site. Technically I believe that
4 these are visible from the Grand River thoroughfare at
5 points, but realistically with the landscaping and the
6 berming that has grown up over the last dozen years,
7 it really has been a challenge providing clear
8 indication of even where the facility is. But once
9 they get into the property, we're looking at now
10 wanting to make sure that we differentiate the hotel
11 section of the facility from the existing meeting and
12 Diamond center portion of the facility, the current
13 exposition halls, the Showplace halls, and then the
14 new event center.

15 So tonight I'm looking to ask and hopefully
16 receive reasonable consideration for a package of
17 signs. I think I should first point out that we
18 already did have two signs previously approved by this
19 body that were located basically in the center section
20 over the Showplace entrance halls and over on the
21 Diamond Center wall. Both of the signs that we are
22 proposing tonight are in fact, you know, full screen,
23 changeable copy boards, whereas the previous signs

1 were static signage, but these are less in size. The
2 other two signs that we're suggesting is Sign 3, which
3 is over our box office, which again I think probably
4 is not technically viewable from Grand River, but I
5 think because of the size of it it requires a
6 variance. And then Signs what would be 4 and 5 are
7 going to be on the opposing stairwells that go up and
8 present kind of our architectural features at our new
9 two-story entrance. The boards are going to be of
10 very modest scale compared to the size of the
11 facility, but it will provide the ability for us to
12 even within that portion of the facility we have the
13 ability to hold multiple events at the same time. So
14 again the key thing here is for the changeable copy
15 portion of these is to be able to very nimbly react to
16 what is going on, changing information about the event
17 itself. Also be able to direct people to the location
18 which they need to be entering the facility.

19 The one static sign that we are proposing
20 is one that we clearly do intend to have people be
21 able to view from Grand River because it's the number
22 one complaint that we have is the inability to tell,
23 you know, where the Hyatt Place Hotel is from Grand

1 River.

2 And I'll just conclude and answer any
3 questions, but I will say, you know, you look at the
4 industry that we're in, and the very unique nature of
5 this building, and the competitive nature of what
6 we're dealing with. You look at what Cobo Hall has
7 recently installed, and it's certainly a larger scale
8 facility, but of much greater scale as far as the
9 signage. And they're using that in a way and in a
10 manner in which the industry is really looking to be
11 provided. It also is a situation where you compare
12 that to what we've been doing within the ordinance
13 limits, and it's literally changeable copy individual
14 letters on small signs at all the entrances, and it is
15 truly something that's become an embarrassment when
16 dealing with some of these large scale international
17 shows that we're attracting to the facility, and we
18 expect with the expansion that it's going to just
19 hopefully be something that we're going to be
20 attracting even more of those types of shows.

21 So with that I would just conclude and
22 certainly answer any questions that you may have and
23 just respectfully request that you approve our

1 requests for variances.

2 CHAIRPERSON GRONACHAN: Okay. Thank you
3 very much.

4 Is there anyone in the audience that wishes
5 to make comments on this case?

6 Seeing none, is there any correspondence?

7 MR. OLSEN: 43 letters mailed, 1 letter
8 returned. 0 approvals, 1 objection from Rodney Masard
9 at 46085 Grand River Avenue, Novi, Michigan. He
10 objects I believe more to the existence of -- they're
11 complaining about unintended guests parking in their
12 parking lot. So it doesn't have anything to do with
13 signs.

14 CHAIRPERSON GRONACHAN: Okay. Thank you.

15 Does the City have anything to offer?

16 MR. BUTLER: Just a quick note that due to
17 the expansion of the project, there's much more area
18 for people to have to look for signs and stuff, that
19 would be great for direction and guidance to get them
20 to -- since there's multiple entrances and exits, to
21 get to those places that they're looking for. There
22 is a need.

23 CHAIRPERSON GRONACHAN: Thank you.

1 Board members?

2 Member Sanghvi?

3 MR. SANGHVI: Thank you. I'm quite
4 familiar with this for lack of a better word huge
5 convention complex. I go there almost every week to
6 attend the Novi Rotary meetings, and I have been going
7 there for a while, and I just can't believe how big it
8 has become from what it used to be, and you can't find
9 the hotel without a sign. As a matter of fact, there
10 is no sign now, and when I ask people to come to the
11 hotel, they say where is the hotel in this complex.

12 And, anyway, with all the big halls and all
13 different kind of projects going on and the programs
14 going on every weekend, I think you need adequate
15 signage really to find the spots where you are
16 supposed to go. And I think coming again into the
17 current century, I think we need some very, very more
18 than signs over there. The signs we have are so far
19 clearly not in tune with the kind of the building and
20 the kind of the business they are trying to do.

21 So I have no hesitation in supporting their
22 request for the changing signs and all that. Thank
23 you.

1 CHAIRPERSON GRONACHAN: Okay. Anyone else?
2 Member Peddiboyina?

3 MR. PEDDIBOYINA: Thank you. Mr. Blair,
4 this property, we are very, very fortunate in Novi,
5 and many of our people, community are coming and using
6 it and are very, very glad it's in our community and
7 are thankful to you, and I have no objection because
8 you're expanding a lot and you need to have signs and
9 amenities going into the modern technology. I have no
10 objections, sir, and wish you good luck.

11 CHAIRPERSON GRONACHAN: I'm a fan. I'm a
12 long-time resident of Novi, and I am very thankful
13 that we have the State Fair here in Novi. I'm also a
14 visitor there and volunteer there, and I think that we
15 would be remiss if we didn't talk about the shape of
16 the property. Granted it is an expansion, but it's in
17 a unique shape to this piece of property. And even
18 though you've been in front of this board a few times,
19 I think it's important that we remind everyone about
20 the uniqueness to this piece of property, and that's
21 why there is such a need for those signs. Each
22 building and each entrance lies at a different angle,
23 and as you pull into this layout, it's not that easy

1 to spot each venue as you will, the hotel, the main
2 entrance right now, along with this expansion that
3 you're doing.

4 So I am in full support. I think also that
5 I want to note for the record that these signs are not
6 going to have any negative impact on the surrounding
7 area, because it is well-protected with the buffering
8 and the screening of the Suburban Showplace itself,
9 the lay of the land if you will, and that goes to the
10 management and their great care in laying this all
11 out, and that's why it makes it easy for me to support
12 these requests.

13 So with that, I would entertain a motion.

14 Member Peddiboyina.

15 MR. PEDDIBOYINA: Okay. I move that we
16 grant the variance in Case Number PZ18-0034 sought by
17 Blair Bowman of Suburban Collection Showcase because
18 the petitioner has shown a practical difficulty
19 requiring a variance from the City of Novi of
20 Ordinance Section 28.5 to install five new additional
21 oversized full screen changeable copy signs. Without
22 the variance the petitioner will be unreasonably
23 prevented or limited with respect to use of the

1 property because of the size and scale of the
2 Showplace building as it's being expanded. These
3 signs will help facilitate visitors to know about the
4 events and activities, and the attendees and
5 participants to effectively navigate the site.

6 The property is unique because of the size
7 of the building. The petitioner did not create the
8 condition because of the unique nature of the building
9 facility. The relief granted will not unreasonably
10 interfere with adjacent or surrounding properties
11 because of the unique nature of the Showplace
12 facility. The signs have no visibility from adjacent
13 properties. The relief is consistent with the spirit
14 and intent of the ordinance because the signs will
15 provide directions and event information with modern
16 technology. Thank you.

17 MR. SANGHVI: Support.

18 CHAIRPERSON GRONACHAN: It's been moved and
19 second. Is there any further discussion on the
20 motion?

21 Seeing none, Kate, would you please call
22 the roll.

23 MS. OPPERMANN: Member Sanghvi?

1 MR. SANGHVI: Yes.

2 MS. OPPERMANN: Member Peddiboyina?

3 MR. PEDDIBOYINA: Yes.

4 MS. OPPERMANN: Member Olsen?

5 MR. OLSEN: Yes.

6 MS. OPPERMANN: Acting Chair Gronachan?

7 CHAIRPERSON GRONACHAN: Yes.

8 MS. OPPERMANN: And Member Byrwa?

9 MR. BYRWA: Yes.

10 MS. OPPERMANN: Motion passes.

11 CHAIRPERSON GRONACHAN: Your variances have
12 been granted. Congratulations and good luck.

13 MR. BOWMAN: I do want to just a special
14 note of thanks for the Planning and Community
15 Development Department for meetings with us going over
16 this, helping us really consider, even site visits
17 from representatives walking with us and spending the
18 better part of a day working on where the best
19 locations for this were. So I just want to thank them
20 very much for all their efforts.

21 CHAIRPERSON GRONACHAN: Well, we appreciate
22 that. Thank you. Good luck.

23 Having completed the cases, I understand

1 that we have dates to discuss for a meeting. Are we
2 discussing that this evening or -- Larry?

3 MR. BUTLER: Yes, we need to discuss this
4 for our training that we have. I believe I sent an
5 email out, hopefully everybody had a chance to look at
6 that, offering five days, and the days -- we had to
7 move to September because of difficulties getting
8 everybody through the summer, and the dates offered
9 were 12, 13, 14, 18 and 19. We need to choose from
10 the dates 12, 13, 14, 18 and 19th. Everybody should
11 have received an email today with those dates on it.
12 We just found out that we really need to get this
13 training done, this is mandatory training. We need to
14 get everybody in, everybody to participate so we can
15 get this training knocked out. Please respond as soon
16 as possible. I believe one of those days is probably
17 on a Friday, so I have to wash that one out, but --

18 MS. SAARELA: And on the 18th I have a
19 consult with council, so Tom Schultz could potentially
20 be there.

21 MR. BUTLER: Okay.

22 CHAIRPERSON GRONACHAN: And when would you
23 like to hear from everybody, because Member Krieger is

1 out of the country right now.

2 MR. BUTLER: Do you know if we could fly
3 somebody out there?

4 CHAIRPERSON GRONACHAN: Yes, I will go.
5 I'll volunteer, absolutely.

6 MR. BUTLER: I don't remember when she said
7 she was coming back. Was it the end of the month?

8 CHAIRPERSON GRONACHAN: Yes.

9 MR. BUTLER: That's fine. That gives us
10 plenty of time to wait for her to get back. I'm sure
11 she'll jump on the band wagon.

12 CHAIRPERSON GRONACHAN: So my suggestion
13 maybe would be to reiterate that email again out to
14 everybody, because there was some confusion about the
15 23rd of August, so you may want to clarify that.

16 MR. BUTLER: 23rd of August is out. That
17 was eliminated. So these are the new proposed dates.

18 CHAIRPERSON GRONACHAN: And I will try to
19 get a hold of Member Krieger as well as and see if she
20 can't find a date and get a hold of you before then.

21 MR. BUTLER: Outstanding.

22 CHAIRPERSON GRONACHAN: Okay. Is there
23 anything else?

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Seeing none, is there a motion to adjourn?

MR. SANGHVI: I'll make a motion to adjourn
the meeting for today.

MR. BYRWA: Support.

CHAIRPERSON GRONACHAN: All those in favor?

THE BOARD: Aye.

CHAIRPERSON GRONACHAN: Meeting is
adjourned.

(Meeting adjourned at 8:49 p.m.)

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C E R T I F I C A T E

I, Diane L. Szach, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the above-entitled matter at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of (95) pages, is a true and correct transcript of my said stenograph notes.

Diane L. Szach, CSR-3170
(Acting in Wayne County)
Oakland County, Michigan
My Commission Expires: 3/9/24

September 7, 2018.