REGULAR MEETING - ZONING BOARD OF APPEALS
CITY OF NOVI
TUESDAY, DECEMBER 12, 2017 7:00 P.M.
Council Chambers | Novi Civic Center | 45175 W. Ten Mile Road

BOARD MEMBERS:
  Siddharth Mav Sanghvi, Chairperson
  Brent Ferrell, Secretary
  Linda Krieger
  Cindy Gronachan
  Joe Peddiboyina
  David M. Byrwa
  Thomas Nafso

ALSO PRESENT:
  Elizabeth Saarela, City Attorney
  Lawrence Butler, Comm. Development, Dep. Director
  Katherine Opperman, Recording Secretary

Reported by:
  Darlene K. May, Certified Shorthand Reporter
Novi, Michigan

Tuesday, December 12, 2017

7:00 p.m.

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CHAIRPERSON SANGHVI: Good evening. It's 7:00 p.m. and it's time to call to order the meeting of the Zoning Board of Appeals of Novi, Tuesday, December 12, 2017.

Would you please all rise and join me in the Pledge of Allegiance.

(Pledge of Allegiance.)

CHAIRPERSON SANGHVI: Thank you. Please be seated.

Madame Secretary, please call the roll.

MS. OPPERMAN: Member Byrwa?

MEMBER BYRWA: Present.

MS. OPPERMAN: Member Ferrell?

MEMBER FERRELL: Here.

MS. OPPERMAN: Member Gronachan?

MEMBER GRONACHAN: Present.

MS. OPPERMAN: Member Krieger?

MEMBER KRIEGER: Here.

MS. OPPERMAN: Member Nafso?
MEMBER NAFSO: Here.

MS. OPPERMAN: Member Peddiboyina?

MEMBER PEDDIBOYINA: Yeah.

MS. OPPERMAN: And Chairperson Sanghvi?

CHAIRPERSON SANGHVI: Here.

Thank you. Now, the public hearing format and Rules of Conduct are available in the front there, if anybody wants to know, and I won't go into the details of it.

As far as I know, there is no agenda today. Is there? I mean, no minutes today?

MS. OPPERMAN: No. There's two sets of minutes.

CHAIRPERSON SANGHVI: Okay. May I have a motion to approve the minutes?

MEMBER GRONACHAN: So moved.

MEMBER KRIEGER: So moved.

CHAIRPERSON SANGHVI: All those in favor?

MEMBER BYRWA: Aye.

MEMBER FERRELL: Aye.

MEMBER GRONACHAN: Aye.

MEMBER KRIEGER: Aye.

MEMBER PEDDIBOYINA: Aye.
MEMBER NAFSO:  Aye.
CHAIRPERSON SANGHVI:  Aye.
Opposed, same sign.
Do we have the November minutes?
I didn't see them.
MEMBER GRONACHAN:  They're here.
CHAIRPERSON SANGHVI:  Any comments about the minutes?
MEMBER GRONACHAN:  No changes.
CHAIRPERSON SANGHVI:  No changes?
MEMBER KRIEGER:  I'm good. Thank you.
CHAIRPERSON SANGHVI:  Okay. May I have a motion to approve the minutes of November?
MEMBER GRONACHAN:  So moved.
MEMBER KRIEGER:  Second.
MEMBER FERRELL:  Second.
CHAIRPERSON SANGHVI:  All those in favor signify by saying "Aye."
MEMBER BYRWA:  Aye.
MEMBER FERRELL:  Aye.
MEMBER GRONACHAN:  Aye.
MEMBER KRIEGER:  Aye.
MEMBER PEDDIBOYINA:  Aye.
MEMBER NAFSO: Aye.

CHAIRPERSON SANGHVI: Aye.

Those opposed, same sign.

Moving on to the public remarks.

Is there anybody in the audience who would like to address the board regarding any subject other than the cases which are on the agenda tonight?

Seeing none. We close the public remark section.

And we'll start with the first case:

PZ17-0055, Adrienne Lenda of 1209 East Lake Drive, west of Novi Road and south of Fourteen Mile Road, parcel number 50-22-02-127-019.

The applicant is requesting a variance from the City of Novi Zoning Ordinance, Section 3.32-10.ii.a, for the building of a proposed 400 square foot shed on the waterfront, 100 square feet allowed by code. And also, Section 3.32-10.ii.b to allow a 10.5 foot height, eight foot allowed by code. This property is zoned single family residential.

Is the applicant here? Will you please come forward to the podium. Identify yourself with your name and address.
MS. LENDA: Yes.

CHAIRPERSON SANGHVI: And if you are not an attorney, be sworn in by our secretary.

MS. LENDA: I am not an attorney.

CHAIRPERSON SANGHVI: Go ahead.

MS. LENDA: My name is Adrienne Lenda. I live at 120 -- well, 1209 East Lake Drive is the property that I'm here for.

MEMBER FERRELL: Do you swear to tell the truth in this case?

MS. LENDA: I do.

MEMBER FERRELL: Okay. Go ahead.

MS. LENDA: Thank you for hearing me out today.

Okay. So, I'd like to start with the -- this is a sketch of our new home-to-be on 1209 East Lake Drive. We have two pieces of property on this property. There's two pieces of land.

Back here is our house to be built, which is being built now. There is a road here. This is East Lake Drive. And then on the other side of the road in front of the house is a lakefront property. The lakefront property is across the street from the house
and sits eight feet below road elevation. So it is a
unique piece of property.

The lot size here is 100 feet wide by 57 feet
deep. This is a double size lot. The neighbors around
me have similar elevations to the road.

I'm going to give you kind of a better
picture of what it actually looks like.

So, this is a picture of the lake side
looking at the elevation going up the road. And back
here, this is an existing retaining wall. So we are
proposing to build -- let me give you another, a
panoramic view of this piece of property.

One second.

To give you an idea of what the whole lot
size is, a panoramic here of where the lot line ends
all the way to this side. There's a little debris.

So the property hasn't been taken care of in
many, many, many years, as you can see. So our goal is
to update it and make it look more modern and more
beautiful. So we're asking for the 25 by 20 by 10 and
a half feet structure.

Our lot is 60 feet wider than many of the
lots here in Walled Lake. If I understand it
correctly, you can have a 10 by 10 accessories structure on a single 40-foot lot. I have two and a half times size that original ordinance. So the 25 by 20 is keeping with that guideline and seems a reasonable request.

So Igor and I -- my other half -- we've taken our neighbor's view into great consideration when planning this area. We have had numerous meetings and E-mails back and forth with our landscaper and architect and builder to make sure this structure would not block any of their view of the lake. In fact, we purposefully planned to set back the shed toward the road so when you're looking at the lake from the neighbor's house, more of the lake and shoreline is visible. And when you're in the lakefront property, the shed won't stick out toward the waterfront so that your panoramic view is not obstructed.

Let me kind of give you an understanding of what that means.

So this is the existing shed. And this is the neighbor's shed over here. So the proposal to build would not exceed any farther than where the existing shed is. It would be built back.
Maybe I can give you another picture.

It would be toward the road.

So this existing shed would stay there. It would all be knocked down. Start here and then go backwards toward the house. So we would excavate 10 feet of property.

We've also put a lot of time and effort into planning this structure to match the architecture of the house with our architect EZD and our landscaper West Oaks. The shed is designed to match the house structure and to use the same materials of stone and wood.

There are many similar structures now going up around the lake and it's only improving the look of the neighborhood and increasing the values of our homes. I have many letters of support, which I think you have, from the surrounding neighbors and some of who are actually here and who came to support me in this matter.

Thank you very much. That'll do it.

CHAIRPERSON SANGHVI: Thank you.

MS. LENDA: Thank you.

CHAIRPERSON SANGHVI: Is there anybody in the
audience who would like to address the board regarding
this case? This is the time to come forward.

Would you please come to the podium.
Identify yourself with your name and address.

MR. DEZELL: Thank you. I'm Allen Dezell.
This is my wife Nicole. We're the neighbors at
1217 East Lake Drive who live next door to Igor and
Adrienne.

We certainly realize -- we know Igor and
Adrienne are building a beautiful new home. It's
definitely going to help with the area and we support
that.

As such, we feel badly coming in front of the
board today. This is not how we want to start a
relationship with our neighbors but, unfortunately, we
find ourselves in this position as we feel the need to
protect the beauty of Walled Lake and the neighborhood
outweighs all else in this case.

We appreciate that the City of Novi has taken
the time to develop and enforce its municipal code of
ordinances. This particular ordinance, as well as many
others, allows for aesthetics and consistency within
the community. It ensures that there are unobstructed
views of our pristine Walled Lake.

Walled Lake is a jewel for the city, for the lakefront owners and for those who walk around and enjoy the beauty and the community as a whole. Given these standards, we are reasonable and understand that variances within the neighborhood are certainly needed in many cases. Most are due to unique circumstances that cause a hardship which in turn constitutes a need for a variance.

This request, however, does not fit the criteria for a variance since it falls into the "want" category. The need for this variance has not been demonstrated.

We would also like to note that the current approved site plan shows a 25 by 20 structure at the lakefront property which actually equates to 500 square feet. So I'm assuming that is probably in error and that they want a structure measuring 400 square feet. So we're questioning if that was an error.

Additionally, the approved plot plan indicates that the new home's first floor finished grade will be built high enough to look above the proposed boat house roof line. For already existing
homes in the area, this is not an option and views will be impeded.

So we encourage this board, if they haven't done so already, to see what other owners along the lakefront have built in this area. Our understanding is that written notice for variance is provided to property owners within 300 feet of the address, but we took the time to notice that all the structures going approximately 1,500 square feet north to the Walled Lake border and Fourteen Mile and even farther to the south was noted that all the households in question have sheds that are either very near or in compliance to this ordinance.

No one in the area has a boat house or shed that is even remotely comparable to the structure requested in this variance.

We'd also want to note that there is certainly plenty of room. People park their boats in the back of their yards. Even after their house is built, they'll have over 11,400 square feet of space in the back yard to build a place to store a boat. We store ours in the backyard as well as most of our neighbors and most of the people on the lakefront.
We'd like to emphasize to this board that this request does not fit the criteria outlined for a successful dimensional property variance. Answering these questions, many of which are shown on the City of Novi ZBA, supports this fact.

"Do you really need a variance or just want one?" This request is clearly a want.

"Talk to your neighbors." They never talked to us about this.

"Look, see and observe that similar variances have been granted." They have not.

"State specifically why you need the variance, what your hardship is and why this ordinance unfairly effects you." There is no hardship and this ordinance does not unfairly cause a concern.

"Demonstrate why the hardship is unique to your situation because of land shape, size, topography." There are no unique situations or hardships in this case.

"Point out that the variance is the bare needed minimum to correct the problem." There is no demonstrative problem to correct.

"Suggest that the variance will not
negatively impact any neighbor or will it alter the essential character of the land." The request, if approved, will most certainly negatively impact the neighborhood. It alters the essential character of the land both by blocking the view of Walled Lake and by being inconsistent with other properties in this area.

So thank you for your time and consideration in this matter.

CHAIRPERSON SANGHVI: Thank you.

I don't see anybody else. So we'll close the public remark sections.

Mr. Secretary, do we have any correspondence?

MEMBER FERRELL: No. None.

MEMBER KRIEGER: Wait a minute.

MEMBER GRONACHAN: Wait. We have another.

CHAIRPERSON SANGHVI: Oh, hi.

MR. LANGAN: Hi. Mike Langan, 1225 East Lake Drive, also neighbors to both.

I am actually in favor of this a hundred percent. I don't see anything that has any negative impact, not only on the house, the shed, what they're doing there. I think it's all a positive impact on the neighborhood for everyone. I thinks its size, their
lot, is definitely large enough to withstand a
structure of this size and they're not asking for
anything that's over and above. They're not asking for
a 20 foot high structure, something like that. There
will still be people around who can see the lake and
view the lake. Most importantly, I think they'll be
taking care of a distressed property, which has been
distressed for many years.

So I am actually in support of it a hundred
percent, and I just wanted to let you know that.

MEMBER GRONACHAN: Thank you.

CHAIRPERSON SANGHVI: Is there anybody else
who would like to address the board?

This is public remark section only. Thank
you.

Okay, Mr. Secretary?

MEMBER FERRELL: Yes, Mr. Chair. There was
33 letters mailed, 10 letters returned, two approvals
and zero objections. The first is by Gordon Wilson,
W-i-l-s-o-n, at 1345 East Lake Drive, Novi.

"My name is Gordon Wilson. I live at 1345
East Lake Drive, Novi, Michigan. After receiving the
drawings with Ms. Lenda, I am for support of this
project and granting her a variance. This parcel is approximately 100 feet in width and can easily handle the proposed structure. Also, with the structure being several feet below the road, it will not obstruct the view of the lake. This is exactly the type of project East Lake Drive needs. Thank you for talking -- or taking the time to read my letter. Gordie Wilson"

The second letter is: "To whom it may concern. My name is Jodie Condon. I live at 1193 East Lake Drive. In regard to lakefront property at 1209 East Lake Drive, I believe that the proposed plans to build a 20 by 25 parcel by the water would be a beautiful addition to the lakefront home. The architecture nicely matches the design of the new house. It does not obstruct the view of the lake from our house or any property nearby. I agree to all the plans they have proposed. I believe this is a very good addition to the neighborhood. Sincerely, Jodie Condon."

And that's it.

CHAIRPERSON SANGHVI: Thank you.

Thank you for your presentation, which was very nice. And the photographs, they really help. I
know the area and I have seen your house. And all I can say is you did a great job presenting your case.

I open it up to the board for a decision.

Yes. Member Byrwa?

MEMBER BYRWA: I have a question to the petitioner.

Is there a reason why you chose the -- is it 500 square feet and not something less? That's pretty extreme compared to what the ordinance allows.

MS. LENDA: Because we're in a situation where the house is behind the road and the lakefront property is across the road, dealing with the new water sports and things that are going on. Like wind surfing, the wind surfer is 15 feet high by 10 feet wide. The board itself is 10 feet long.

It's kind of dangerous to bring that back and forth across the road and store it behind the house, keep bringing it back and forth. I am small. I would need somebody to help me. There's not always that person there.

It would just provide ample space for larger toys, let's say. And maybe some shade, if we want to sit under the shade in the extreme heat.
The property sits below the road. So to build the extra-large structure, it won't be as visible as most -- I would say 90 percent of the other properties. Don't quote me on that.

But since we're below, as you drive by the road, you really can't see the shed and the structure. So if it's more -- kind of fits the size of the lot, then we can put more of the stuff inside there and maybe enjoy the lake more and bring the family down there and provide some shade and provide space for all this larger equipment.

That's just why we built the house on the lake. We want to enjoy all of its goodness and amenities. And, you know, we didn't buy it to sit inside the house. We did it to sit by the lakefront and play and -- you know.

MEMBER BYRWA: Thank you.

MS. LENDA: Stuff like that. Yeah.

MEMBER BYRWA: Thank you.

MS. LENDA: (To Igor) Do you have anything you want to add?

This is my husband. He might want to say something as well.
MEMBER KRIEGER: I don't know if this is for you or for the City. For excavating back, does that effect the road stability in any way?

MS. LENDA: No. The landscaper already had some permits pulled and checked what the variances on that are and it's 10 feet from the road toward the land that we cannot touch. So it was going to be done 12 feet past the road.

MEMBER KRIEGER: Okay. I just wanted to clarify. And then 400 or 500 square feet?

MS. LENDA: We're asking for an additional 400. So it's a hundred that is granted. It's a total of 500.

MEMBER KRIEGER: Okay. That's my questions right now. Thank you.

MEMBER GRONACHAN: I have a question for the City. So the way this reads this says, "Proposed 400 square foot" and they're asking for a 500 square feet.

MR. BUTLER: It's a 100 square foot allowed and they're asking for a 400 square foot variance.

MEMBER GRONACHAN: Right. But that's not how it reads.
MS. SAARELA: But what matters is what it reads in the notice. So you have to look at the notice that went out and posted. It doesn't matter what is in the City's report. Their application says, "Shed square footage variance of 400 square feet."

So as long as the notice that went out said variance of 400 square feet, then it's fine. It doesn't matter what the City's summary report said.

MEMBER GRONACHAN: My question for the petitioner, if I can. So this is going to strictly be for storage; is that correct? This is not going to be a gazebo later on or any kind of kitchen added or a bar or anything? It's strictly for storage based on your testimony, correct?

MS. LENDA: Well, I mean, they'll be a little bit of room in there for shade so we can sit for some shade, but its majority of it is for storage. Like to have enough of a comfort zone so we can sit and provide shade. But its main utility is for storage of large water toys, water structures. Yes.

CHAIRPERSON SANGHVI: Anybody else?

Yes, Mr. Peddiboyina.

MEMBER PEDDIBOYINA: Yeah. I have no
objections and you have given a good presentation. And I can understand that with the space issue, and I have no issue.

Thank you.

CHAIRPERSON SANGHVI: Thank you.

MS. LENDA: I do have a quick -- if I can -- to add? There was some talk about that there's no other structures like this built on the lake. And just down the street there is a 20 by 20. It's actually already built right now on East Lake Drive down towards the south and their's is only 80 feet wide by 16 feet deep. And that variance was passed this past summer and that shed is now existing.

CHAIRPERSON SANGHVI: Thank you.

No more? Any further discussion?

Seeing none. May I entertain a motion?

MEMBER KRIEGER: I'm not very happy.

MEMBER GRONACHAN: No. I have a couple of concerns. I'm just trying to ...

So I can appreciate the fact of the uniqueness of the lot, but I'm not convinced that there's a hardship here and that's what I'm struggling with.
And if my other board members want to jump in, I would appreciate any kind of help or guidance at the other end of the table.

So I don't know that not having the shed that size would prevent you from using the property, number one. So I'm struggling with that.

Number two, I don't know that not having a 10.5 foot height variance would prevent you from using the property. And I think that a lesser variance could still meet the needs without having a negative impact. I understand your testimony about the size of the lot, and I understand that things have changed in terms of what kind of toys we all use.

And I don't know about the case on further down that's 20 by 20. Because when we're looking at your case, we have to look at your criteria. And we don't really use other cases to make a determination. And I know a lot of people all come up here and say that, but Walled Lake, because of the lot size and the variations over there, every lot needs a variance of some sort when it comes to building. Ninety percent of them, anyway.

But each case has to prove their viability to
why they need that variance. So if there is something
that you could offer -- because I'm looking at the
shaking of the heads here. I think there's more
information that you need to offer to us as to why this
particular size and why not less and why the height
variance. I understand about the wind sailer. Is
that -- the wind sail?

MS. LENDA: Um-hmm.

MEMBER GRONACHAN: But, again, I don't know
that that's criteria for a hardship. So if you can
help us out here, I would certainly appreciate it.

MS. LENDA: Okay. As far as the height
variance you're talking about?

MEMBER GRONACHAN: Um-hmm.

(Image displayed.)

MS. LENDA: This is the view from the
neighbor who came to object this. It's from his
driveway, which is right by his house. His house
elevates and sits up about three and a half feet from
elevation.

This is his shed here and this is his boat	house. Like, the covering of his boat which sits there
nine months of the year.
Our proposed shed would be over here and somewhere just about the height of this. Where the tip of this is, that's where the tip of our shed would be and maybe one foot higher. So as it's closer to the road, you can't really -- it's not obstructing the view of the lake no more than his is. Or his storage of his boat canopy.

Our neighbors to the north and south of us have bushes that are four feet tall and fences that are four feet tall here that would obstruct the view more so than the current shed that we're planning to build. That's the neighbor to --

MEMBER GRONACHAN: I'm sorry. Maybe let me just clarify. Maybe I didn't make myself clear.

MS. LENDA: Yup.

MEMBER GRONACHAN: I'm talking about your property.

MS. LENDA: Okay.

MEMBER GRONACHAN: And what is your hardship.

MS. LENDA: Okay.

MEMBER GRONACHAN: And I'm not talking about visibility. What I'm looking for is guidance as to why you think yours is a hardship. Why you need this size
of a building on this piece of property. Okay?

MS. LENDA: Um-hmm.

MEMBER GRONACHAN: So that's what I'm looking for is some explanation from you to help us understand what is the need. And to quote the neighbor, but that it's not a want. That it -- what is the need and what does it need to meet the criteria for the hardship?

MS. LENDA: Well, mainly it's the safety and security of myself and our children as we're crossing the road with toys, with drinks, with life vests, with everything that would go on our boat, and we have to carry that across the road. It's an increasingly busier road than normal. And we'd prefer to have all of the storage right in front of the lakefront property. It's unfortunate that we are -- that the road separates these two parcels of land and that it's not in our backyard. It happens to be across the road. So this is a hardship that was given to us when we bought the land. We didn't create that the lake is in front of the house and that there is a road separating us. This is what we bought into. So that is kind of our hardship there.

You know, we want to enjoy all of the
benefits and use the lake. If it was attached into the backyard of my home, I wouldn't be asking for this variance. But because it is across the road, it's not as easy access for everything we want to use inside of the lake.

The -- I'm just trying to think about all of the questions you were asking me. I'm sorry.

MEMBER NAFSO: Ms. Lenda, if I may?

MS. LENDA: Yes.

MEMBER NAFSO: The area that the shed is on is eight feet below --

MS. LENDA: Correct.

MEMBER NAFSO: -- the road level. And so if you're transporting certain things from the shed or from the house back and forth, then you're coming from the shed and you're actually going up eight feet and then you're crossing the road and then you're going to your home?

MS. LENDA: Yes.

MEMBER NAFSO: And then, if you're coming back, you're crossing the road and then you're --

MS. LENDA: Going down eight feet.

MEMBER NAFSO: -- going down eight feet?
MS. LENDA: Yes.

MEMBER NAFSO: And then coming back?

MS. LENDA: Yes.

MEMBER NAFSO: Is that correct?

MS. LENDA: Yes. Yes. It's a hike. It's a haul. It's not easy to do. It's not safe to do, to cross the road. This is the picture of where we are.

MALE SPEAKER: Theft.

MS. LENDA: Yeah. That's another issue.

Theft is another issue why we need to -- we had a lot of break-ins in the area the past few summers. And if we just leave things laying around, they do get stolen. You can't leave them in the boat anymore even with the boat covered. So everything things need to get locked up and it's much easier to lock it up right by the water than bring it back and forth across the road. Again, back to safety and security.

MEMBER NAFSO: Do you know, other areas of the lake ...

MEMBER GRONACHAN: Yes.

MEMBER NAFSO: Does every shed on that lake sit below road level?

MS. LENDA: Not every shed.
MEMBER NAFSO: Okay.

MS. LENDA: There's just a few of us on East Lake right across where we are --

(To Igor) I don't know. How many houses would you say?

Seven. Eight.

MEMBER NAFSO: So there may be some houses that are at the same level of the road and that are 10 feet high?

MS. LENDA: The majority of the houses on East Lake Drive are on road elevation and they look straight out into the lake and their structures are 10 feet high. And then there are others who have variances that are even higher than that.

Now, if we put this variance of 10 and a half feet high here, we're only going four feet above the road elevation. So you won't see even near -- like, that's half. That's less than half of what existing structures are on both sides.

And we put landscaping in front to make it look pretty. So typical structures on the lake or where the road elevation is consistent with the water are 10 feet high. Ours would only come from road
elevation four feet high. So it's six feet less than other existing structures that are at road elevation.

MEMBER NAFSO: Thank you.

CHAIRPERSON SANGHVI: Thank you.

Yes, Mr. Ferrell?

MEMBER FERRELL: Thank you, Mr. Chair.

So I have a question.

MS. LENDA: Yes.

MEMBER FERRELL: So why do you need it so big?

MS. LENDA: Well, the size of the --

MEMBER FERRELL: Wait. Before you answer that, let me say this, though. So here's my concern why I'm -- your size of it. So the other people that have the same situation, you know, I mean, they're going to be like, "Oh, she got 500 square feet so we can go back and get 500 square feet." Then everybody will get 500 feet.

It's not the height I'm concerned about that you're wanting. I think the height is probably pretty okay with me, but it's the size of the structure that you want to build. I think it's excessive. And when she asked you -- the other board member asked you if
you were going to use it for partying type of stuff, whatever, I mean, I don't know if that's even something that we need to be concerned about or not.

MS. LENDA: Um-hmm.

MEMBER NAFSO: I have no idea. But that does concern me that that's what you're going to use it for. So I don't know. Is that why you want it so big or is it legitimately because you want to store -- and what's the size of the structure? Not the square foot but actually the dimensions.

MS. LENDA: 25 feet wide by 20 feet deep.

MEMBER FERRELL: 25 by 20 feet deep. Okay. So you have a boat that's 25 feet wide that you want to pull up on to the shore and drag it into the shed?

MS. LENDA: Well, no. We don't have a boat that we want to put in there.

MEMBER FERRELL: Okay. Well, that's what I'm wondering. If you have, like, a sailboat that you're going to drag on to the shore that's 25 feet long or 20 feet long, I maybe would see some need for that, but I don't really see that this is a hardship for you.

MS. LENDA: Um-hmm.

MEMBER FERRELL: I really don't. I see the
hardship, like the other member said, with climbing
down the stairs and if you're carrying large items up
and down I totally get that, hundred percent understand
and I'm on board with that. But if you don't have
something that that's size that you need to store in
that shed that you're not going to drag across, I don't
really see the --

MS. LENDA: Well, we do. We have a wind
surfer.

MEMBER FERRELL: Yeah. And how long is that?

MS. LENDA: Fifteen feet long.

MEMBER FERRELL: Right. So why not have a
shed that is only maybe 15 feet wide or 20 feet wide?

MS. LENDA: Well ...

MEMBER FERRELL: You know what I mean?

MS. LENDA: The idea was to have a --

MEMBER FERRELL: I'm just trying to ask you.

MS. LENDA: I know.

MEMBER FERRELL: I'm just trying to ask you.

MS. LENDA: I know. And I'm just trying to
help you understand.

MEMBER FERRELL: No. I understand. Because
everybody wants something super big. Like, I would
want something bigger than that even to store all my cool stuff in.

MS. LENDA: Yeah.

MEMBER FERRELL: But we can't do that, unfortunately, with this. So that's why I'm trying to see if there is something that you guys can minimize the size of the shed that you want I would be more in support. But as it right now, that's the one thing that I wouldn't be in support of is the size of the actual structure.

MS. LENDA: Um-hmm.

MEMBER FERRELL: The height I'm okay with, but not the size of it. So if there's any way that you can come smaller that the board could agree on, I would be in support of that.

I don't know if that is something you need to think about with time. It's not something you can, maybe, easily snap out of your head right now or if you need to talk about it, but I'm just not in support of that.

Thank you, Mr. Chair.

CHAIRPERSON SANGHVI: All right.

Anyone else?
As you can see, there is a problem about the hardship and the size.

MS. LENDA: Um-hmm.

CHAIRPERSON SANGHVI: And there are two ways to do it. We go ahead and vote or we can table it and you can come up with some compromise about the size. Because this is five times the size of what the ordinance allows.

And so you can see the situation is difficult for us to justify because we haven't seen any immediate hardship other than you bringing stuff back and forth. And I agree that there is a gradient and you go down the steps. And maybe there is an issue of some degree of safety about doing all this kind of thing, but from what I hear from the board members here, is that if you go and try and make a kind of any kind of resolution of this, rather than denying it. I would rather that not happen and give you an opportunity to rethink and see that you can live with a smaller size of this shed than what you have proposed.

MS. LENDA: Um-hmm.

CHAIRPERSON SANGHVI: So I'm giving you a choice.
MEMBER NAFSO: If I may, I just have one thing to add.

Do you mind putting the photo back up where you can see the shed?

(Photo displayed.)

MEMBER NAFSO: And that is the current shed, correct?

MS. LENDA: That is the current shed that is there, yes.

MEMBER NAFSO: Okay. I personally think it would be a good idea to see a rendering of what that -- what it looks like or whatever you're going to end up proposing actually looks like. I mean, you have very nice renderings of the house and I think what everyone is struggling with is what does this thing really look like? I mean, it's five times the permissible size.

(Additional photo displayed)

MEMBER NAFSO: Yeah. I see that there, but I'm saying in --

MS. LENDA: Like an actual photo?

MEMBER NAFSO: I mean, I'm sure you have a talented architect, it looks like. I'm sure he can render it --
MS. LENDA: Yup.

MEMBER NAFSO: -- you know, into the photo that you have there so we can see what the frontage looks like and what this thing looks like. Because I don't think we're getting -- I mean, it just sounds so much larger than what -- it is much larger than what is permitted. So I think it would behoove you to create a rendering that shows the angle that you have of the actual photo. Taking that and putting that in that actual photo and then we can see, you know, what that actually looks like.

I'd urge you to take the advice of the Chair.

MS. LENDA: Yeah. Okay.

Okay. So we will table that. We will come back with a better solution for you. Hopefully.

CHAIRPERSON SANGHVI: That's what we'll do, right? Come back with a compromised site and you'll come back again?

That's what you want to do?

MS. LENDA: Yes.

CHAIRPERSON SANGHVI: Okay.

May I have a motion to table this?

MEMBER GRONACHAN: I move that in case
PZ17-0055, based on the petitioner's agreement, that we table the case until --

Can we do it for January of 2018?

MS. OPPERMAN: It would have to be February.

The deadline for the newspaper is this Thursday.

MEMBER GRONACHAN: Okay. So for February.

Will that work for you, February of 2018?

MS. LENDA: Um, we will be at the Olympics, training. We have five teams going to the Olympics in figure skating so we will not be here pretty much the whole month of February.

MEMBER GRONACHAN: So March would be better?

MS. LENDA: I guess so.

MEMBER GRONACHAN: Or one of us can go and fill in for the figure skating. I can do it. I'm available.

So then, I move that we do it for March of 2018.

MEMBER FERRELL: Second.

MEMBER NAFSO: Second.

CHAIRPERSON SANGHVI: Any further discussion on the motion?

MEMBER GRONACHAN: No.
CHAIRPERSON SANGHVI: Seeing none, Madame Secretary, please call the roll.

MS. OPPERMAN: Member Byrwa?
MEMBER BYRWA: Yes.

MS. OPPERMAN: Member Ferrell?
MEMBER FERRELL: Yes.

MS. OPPERMAN: Member Gronachan?
MEMBER GRONACHAN: Yes.

MS. OPPERMAN: Member Krieger?
MEMBER KRIEGER: Yes.

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

MS. OPPERMAN: Member Peddiboyina?
MEMBER PEDDIBOYINA: Yes.

MS. OPPERMAN: And Chairperson Sanghvi?
CHAIRPERSON SANGHVI: Yes.

MS. OPPERMAN: Motion passes.

CHAIRPERSON SANGHVI: Okay. We'll see you in March.

MS. LENDA: Thank you.

MEMBER GRONACHAN: And good luck at the Olympics.

MS. LENDA: Thank you.
CHAIRPERSON SANGHVI: Moving along. The next case is PZ17-0057, Image360, located at 39711 Grand River Avenue, west of Haggerty Road and south of Grand River Avenue. Parcel number 50-22-24-476-025.

The applicant is requesting a variance from the City of Novi, Code of Ordinance, Section 28-5.g.1 for the proposed modification of an existing ground sign with the installation of a new changeable copy sign. The base will remain for reuse. The property is zoned general business.

Is the applicant here?
Will you please come to the podium, identify yourself with your name and address. And if you're not an attorney, please be sworn in by our secretary.

MR. BERTAN: My name is Nathan Bertan, 9874 Mavis Drive, Brighton, Michigan 48114.
MEMBER FERRELL: Do you swear to tell the truth in this case?
MR. BERTAN: I do.
MEMBER FERRELL: Go ahead.
CHAIRPERSON SANGHVI: Go ahead.
MR. BERTAN: So I am here on behalf of Fayz Properties to attempt to get the variance for the
ground sign that is currently at the Pheasant Run
Shopping Plaza.

Basically, our hardship in this case is the
uniqueness of the layout of the buildings and the
property. As you go eastbound down Grand River Avenue,
there is a building that is almost completely
perpendicular to the road and the driveway falls after
this building is viewable. At least the frontage of
the building is viewable. And the tenants inside that
space have absolutely no exposure on Grand River to be
able to have people, passersbys, see that there are
businesses there.

So we are attempting to in the most minimal
way possible use the existing sign and advertise that
there are businesses there that are open that can
receive customers. And we're trying to recycle the
base that is already there, use the pole that is
already there, reuse the power and put in a sign that
is half the height of the current sign; that is also
less wide than the current sign and service all the
tenants in a smaller package. Basically, not -- not
causing a distraction by having a sign so large.

If there are any other questions, I'll
answer.

CHAIRPERSON SANGHVI: Thank you.

Is there anybody in the audience who would like to address the board regarding this case?

Okay. Please come forward to the podium.

Sir, identify yourself and your address.

MR. FAYZ: Good evening, ladies and gentlemen. My name is Allie Fayz. I'm from Pheasant Run Plaza.

MEMBER FERRELL: Can you spell your last name?

MR. FAYZ: F-a-y-z.

MEMBER FERRELL: Thank you.

MR. FAYZ: The center was built in '86. It's a very difficult to show the entire center from Grand River when you're heading east. On the back of the center is facing west and the stores are not being exposed to the road when you're traveling east.

You have a picture of the center, please.

We tried about seven years ago to have a list of the stores in the back to show. It was not accepted by you at that time because that will not be -- will not be accepted. So where we are right now we have
something that is very unique and very attractive that can be helpful to the stores. Because we are -- we happen to be across the street from Farmington Hills shopping area and our centers -- one of the first centers was built in '86. And we have a real hardship right now.

We would like to ask you to consider it because of the changes of ownerships. And in some of the locations we have had as much as six tenants in the same location in 10 years time. We just -- we need help. We need some help in this area so it can be attractive and helpful to the businesses on Grand River.

And especially coming from Haggerty that would not be seen too well with the brushes and trees that are being obstacles for our center.

We need your help and consideration. Please.

CHAIRPERSON SANGHVI: Okay. Very good.

Thank you.

Anybody else?

Seeing nobody there.

MR. AGIUS: Excuse me.

CHAIRPERSON SANGHVI: Go ahead. Do you want
to say something?

MR. AGIUS: Hi. I'm Joe Agius. I work for Image360. We're presenting the sign today. I am an electronic message center specialist with the luminous at night and how bright they are as well as the content for these signs.

This, as you saw, it's a unique situation where you've got a lot of great clients inside Allie's strip mall there, but very little frontage on there.

I believe you have copies of -- there's their existing sign. But we're not talking about -- this would be cut out of metal. Very beautiful. And at the top it could give these tenants a bit of face on it. This is not any motion. We're going to go underneath the guidelines of four per 15 minutes.

MR. BERTAN: I believe the ordinance is four.

MR. AGUIS: Four per 15 minutes.

Electromatic is the only Michigan made LED message company. We go by high standards. I keep a light meter with me. Matter of fact, I have done it for the City of Milford. I've got signs in downtown Milford and all over Michigan. Even from down in Detroit.
But some of these businesses are way in the back, around corners, are -- on there. These would give them a nice chance over the course of a period of time. As you drive by throughout the year, people will find out that these businesses are back there. Not only are the ones -- I mean, the ones that are opposite direction than the traffic, but even the ones that are parallel are at the very back of that parking lot.

This is one of the unique situations where you can give these beautiful clients an opportunity.

These are just static pictures of their logos and it kind of makes it available so Allie can keep his business full as well as attract tenants to this area.

I've been driving by it my whole life and not -- you just don't see every one of those businesses back there. And this is a part of subliminal advertising. When you're driving by or either on your way to work or on your way to a restaurant, you may just say, "Hey, there's an Allstate agent on there" or "I didn't know that Pho Lucky was back there." Of course, I knew that Pho Lucky is back there because I go there all the time.
But the other tenants, even a little book shop back there, it kind of gives them a front and center sign. And these things goes to a nice, slow, couple of seconds dissolve between them. So they're not really attracting -- a big distraction from the city -- or from drivers-by.

Also, I am a -- I am just obsessed with overbright signs. This sign operates at a hundred percent during bright light but then goes to five percent at night. It's very low luminous.

Like I said, I have been hired by companies for Milford to go out there and do my light meters. I carry a light meter with me all the time.

These signs are totally adjustable. In 30 days afterwards you say, "Boy, that sign was bright," I can go out there and change it. But I have not had to change one yet with Electromatic. We have done other companies, but we've found out that this Farmington Hills based company, Eletromatic, is who we're representing. Image360, we're installers and content designers for it.

My name is Joe Agius, by the way, at 522 Wishake Trail (ph).
Agius, A-g-i-u-s. Like "I haven't seen you in ages."

All right. Any questions?

CHAIRPERSON SANGHVI: How long are these signs going to stay on the screen?

MR. AGUIS: These signs -- how long is their longevity?

MR. BERTAN: No. They cycle through.

CHAIRPERSON SANGHVI: The cycle through?

MR. BERTAN: They conform to the ordinance. I believe the ordinance is four per minute?

MR. AGUIS: I have the ordinance with me. It's four per 15 minute on there.

MEMBER GRONACHAN: 15 seconds or 15 minutes?

MR. BERTAN: I believe it's -- it would conform to the ordinance. I believe it's every 15 minutes.

MR. AGUIS: I have it. I can give you an exact.

MR. BERTAN: The scrolling is changing. It's not a permanent set.

CHAIRPERSON SANGHVI: So if you're driving by at 50 miles an hour over there, the businesses are --
MR. BERTAN: If you were driving by 50 miles an hour, you would only see one picture. It would change after that.

MR. AGUIS: This is something that is over a period of time when you're driving by you're going to find out a new gem that is back there that you did not know was back there.

It's four times per minute. Excuse me.

CHAIRPERSON SANGHVI: Fifteen seconds.

MR. AGUIS: Once every 15 seconds.

CHAIRPERSON SANGHVI: Yeah.

MR. AGUIS: And only point five-foot candles.

Every one of these Electromatic signs -- and I have installed, what, seven or eight in the last couple of months?

MR. BERTAN: Yes.

MR. AGUIS: I'm at .45. So I'm actually under at night. And I go by the International Sign Association, what the foot candles are, at the exact distances and heights that we measure them by.

CHAIRPERSON SANGHVI: Thank you. And how many businesses are there in the complex?

MR. FAYZ: Fifteen.
MR. BERTAN: Fifteen.

CHAIRPERSON SANGHVI: Fifteen businesses.

MR. FAYZ: Yes.

CHAIRPERSON SANGHVI: Thank you.

Okay. Now, the City? Any comments?

MR. BUTLER: No comments.

CHAIRPERSON SANGHVI: No comments. Thank you.

Mr. Secretary, do you have any correspondence?

MEMBER FERRELL: Yes. There was 21 letters mailed. Two letters returned. Two approvals. The first approval is from -- I'm not really sure if it's -- it says the name is -- I don't know the names. I'll just read it.

"Mr. Butler, the request for the better signage with message board is to get the attention of the heavy traffic on Grand River. The businesses need customers after the lunch hour, and as of now have unlimited exposure. It is difficult to see what businesses are located within the plaza especially being on the edge of the city limit with Farmington Hills. Please consider approval of the new signage."
Pheasant Run, 39711 Grand River."

It's an approval.

The second one says: "Gentlemen --"

This is from Burger King, 39711 Grand River.

It says: "Gentlemen, would appreciate your consideration to this request that is badly needed. Restaurants especially need to show their names and services to increase evening business. Especially being set so far back from the road. This will help the operations a great deal."

It's an approval as well.

And that's it.

CHAIRPERSON SANGHVI: Thank you.

MR. AGUIS: Can I make one other comment?

CHAIRPERSON SANGHVI: Yes.

MR. AGUIS: Allie and I did a ground research. We went to each one of his tenants that were out there and unanimously each tenant said --

MR. FAYZ: "Please."

MR. AGUIS: "Please. We can't -- nobody knows we're back here."

And it was the exact same answer from each one from the dry cleaner to each one of those.
CHAIRPERSON SANGHVI: Thank you.

MR. FAYZ: Thank you.

CHAIRPERSON SANGHVI: Open it up to the board.

Yes, Ms. Gronachan?

MEMBER GRONACHAN: Who is going to do the questions; the question and answer period?

MR. BERTAN: I will.

MEMBER GRONACHAN: Thank you. So is it my understanding that the size of the sign is going to be the same?

Can you put that back up for me, please?

MR. BERTAN: Oh, I'm sorry.

MEMBER GRONACHAN: That's all right.

MR. BERTAN: The size of the sign compared to what is currently there?

MEMBER GRONACHAN: Yes.

MR. BERTAN: No. It will be smaller.

MEMBER GRONACHAN: It's going to be smaller?

MR. BERTAN: It will be half the height.

MEMBER GRONACHAN: Half the height.

MR. BERTAN: Currently the sign is 66 inches tall by 72 inches wide. And what we are proposing is
three feet tall by 66 and, you know, roughly an eighth wide.

MEMBER GRONACHAN: So wider but not taller?
MR. BERTAN: No. Less wide and less tall.
MEMBER GRONACHAN: Okay.
MR. BERTAN: Only less wider by four inches.
MEMBER GRONACHAN: Really? It doesn't look like that visually, though.
MR. BERTAN: It's because this is taken much further away.
MEMBER GRONACHAN: Oh.
MR. BERTAN: So, yeah. I apologize for that.
MEMBER GRONACHAN: Smoking mirrors.
MR. BERTAN: Not intentionally.
MEMBER GRONACHAN: Okay.
Secondly, so the -- you addressed the lighting. Where the bottom part of the brick that says "Pheasant Run Plaza", will that be lit up at night as --
MR. BERTAN: No. That is not illuminated.
I'm sorry. I didn't mean to cut you off.
MEMBER GRONACHAN: So there's not going to be any flood light or anything to identify that?
MR. BERTAN: No.

MEMBER GRONACHAN: That's a concern with me.

MR. BERTAN: Really.

MEMBER GRONACHAN: Yes. And I'll tell you why. So, I'm an average consumer out there in Novi and I'm looking -- definitely not for an Allstate agent. If it was a State Farm agent in there, chances were. That, I'd be looking for.

And it says, "We're in Pheasant Run." And I'm driving down Grand River at eight o'clock at night and it's 19 degrees, going 50 miles an hour, and I can't see that that's the Pheasant Run Plaza.

MR. BERTAN: Okay.

MEMBER GRONACHAN: So that's the concern I have with this change.

MR. BERTAN: May I pose a question?

MEMBER GRONACHAN: Certainly.

MR. BERTAN: Would we have to alter the variance to install two flood lights?

MEMBER GRONACHAN: That would go to the people to the left, those experts sitting over there.

MR. BUTLER: Not to install two flood lights.
MEMBER GRONACHAN: I'm sorry?

MR. BUTLER: Not to install two flood lights.

MEMBER GRONACHAN: So two flood lights would not effect the variance.

MR. BERTAN: Then we would absolutely agree to do that.

MEMBER GRONACHAN: That would be my only concern. I'm glad that you're doing less. I understand the need for the identification in this day and age in technology. I think that we do need something of this nature these days to get people's attention. I'm guilty of it myself. Probably because I'm not paying attention when I'm driving around.

MEMBER KRIEGER: Don't say that.

MEMBER GRONACHAN: Unless it's on a Sunday before a ZBA meeting.

MR. BERTAN: Yeah. I've got three kids in the back of my car. I'm not either.

MEMBER GRONACHAN: So unless I'm looking for something specific, then I need a little help.

MR. BERTAN: Right.

MEMBER GRONACHAN: And I think that this is
going to have little impact. You stated that there is
a uniqueness to the shape of the property. That we
need better identification. There's a difficulty. We
need visible -- to improve the visibility and also to
increase the exposure to the businesses. And for those
reasons, if you agree to the flood lights and if my
fellow board members agree with it as well, I would be
in full support of this.

MR. BERTAN: We would absolutely put the
lighting on there to identify the plaza. No problem.

CHAIRPERSON SANGHVI: Yes, Mr. Byrwa?

MEMBER BYRWA: Yes. I have a couple of
questions.

MR. BERTAN: Sure.

MEMBER BYRWA: Number one: I have a hard
time understanding why he is here. Is he over the size
requirements for a B-3 zoned district?

MR. BUTLER: He's here for the changeable
copy sign.

CHAIRPERSON SANGHVI: Changeable copy.

MEMBER BYRWA: Oh, changeable copy. Okay.

And then I see a dimension on there in the
middle of -- at 43 and then at the top at 66.
MR. BERTAN: Yes.

MEMBER BYRWA: What is the actual width of the sign?

MR. BERTAN: Okay. So the 66.13 is the actual size of the message center. The 43, that's just the width of the "Pheasant Run" underneath.

MEMBER BYRWA: It looks like it's the same, though.

CHAIRPERSON SANGHVI: Yeah, it does.

MR. BERTAN: That is just, literally, the "Pheasant Run". That doesn't include the bird.

MEMBER BYRWA: Well, I think, doesn't -- I guess another question for our administration is: Doesn't the sign ordinance require that you square off the Pheasant Run portion and that's included as a sign, a part of the sign?

MR. BUTLER: The base for the sign is the existing base. That base is already there.

MEMBER BYRWA: Yeah. But if it's conveying a message, it should be included as a sign.

MR. BERTAN: Can I? May I?

MEMBER GRONACHAN: Hang on.

MR. BERTAN: Oh, I'm sorry.
CHAIRPERSON SANGHVI: Just please.

Go ahead.

MEMBER BYRWA: Yeah. So my understanding of another community I work for where anything that really conveyed a message or was designed to grab somebody's attention was considered a sign. And when it came to lettering, it would be squared off and included as a square footage of the sign, the lettering that said "Pheasant Run Plaza."

MR. BUTLER: Yes. That is normal. Yes. The lettering is all part of the sign, too.

MEMBER BYRWA: So he still wouldn't be over the sign requirements, including the changeable message, and the Pheasant Run would still be within, I guess, the maximum allowable for a B-3 zoned district?

CHAIRPERSON SANGHVI: Combination of the two signs.

MR. BERTAN: May I comment on this?

MR. BUTLER: With the combination of the letters plus the sign, I don't believe it is. I think it would still fall within.

MR. BERTAN: We are at 25.33 --

MEMBER GRONACHAN: Hang on. Let them.
MR. BERTAN: I'm sorry.

MEMBER GRONACHAN: It's at the table now. You've got to wait.

CHAIRPERSON SANGHVI: We'll ask you when we need you.

MR. BERTAN: I'm sorry.

MEMBER BYRWA: So you're saying that it would be within the requirements of the B-3 zone district?

MR. BUTLER: Yes.

MEMBER BYRWA: Okay. Good. Thank you.

CHAIRPERSON SANGHVI: Okay.

Member Ferrell?

MEMBER FERRELL: Is that considered, like, two signs? Two separate signs? One is a flashing sign and one's the Pheasant Run; is that what you're getting at? I guess I'm confused with this.

MR. BUTLER: Well, the signage is also overall square footage also. The overall square footage of the sign which is the dimension of the letters plus the dimension of the changeable copy sign.

MEMBER BYRWA: And then they're attached together.
MEMBER FERRELL: I feel like we had a case like that and they were considered separate signs.

MS. SAARELA: You have business center signs, though. You have a bunch and those are usually stacked on top of each other.

MEMBER FERRELL: Right.

MS. SAARELA: And those are not considered separate signs.

CHAIRPERSON SANGHVI: Anybody else?

Yes, Ms. Krieger?

MEMBER KRIEGER: Just to clarify the brick footprint. The brick is the same as before, you're going to keep that and then just change the top?

MR. BERTAN: Yes. We're not altering the brick itself at all. We're even reusing the pole that is holding up the current sign. So, no. The brick will not change in anyway. Other than putting the letters in.

MEMBER KRIEGER: Okay. I am in favor as well including the spotlights. And then also so at night when the business is closed, the changeable copy will be on or off?
MR. BERTAN: It will still run.

MEMBER KRIEGER: It will still run?

MR. BERTAN: Yes.

MEMBER BYRWA: But it's at a lower intensity then?

MR. BERTAN: Yes.

MEMBER PEDDIBOYINA: You mean it's like a 24 by seven?

MR. BERTAN: Yes. It will run 24 hours a day, seven days a week, 365 days a year.

CHAIRPERSON SANGHVI: Anybody else?

MEMBER KRIEGER: That's it. Thank you.

CHAIRPERSON SANGHVI: Well, then, I will entertain a motion.

MEMBER GRONACHAN: Don't everybody jump at once.

MEMBER KRIEGER: Don't worry.

MEMBER GRONACHAN: Really?

MEMBER KRIEGER: Yeah.

CHAIRPERSON SANGHVI: Go ahead.

MEMBER GRONACHAN: It could be my last one, you guys. Better make it a memorable one.

Okay. In case number PZ17-0057, I move that
we grant the variance that the applicant is requesting for the existing ground sign to be installed to be changed with installation of a new changeable copy sign. The base will remain and also that two flood lights will be installed to light up the bottom of the sign.

Without this variance, the petitioner will be reasonably prevented or limited with respect to use of the property, based on the testimony that was given by the property occupant and the sign company.

The property is unique because of the shape, the location of the building, causing a difficulty for visible exposure of each business, which there are six of them in this mall.

CHAIRPERSON SANGHVI: Complex.

MEMBER GRONACHAN: The petitioner in the complex.

Thank you.

The petitioner did not create the condition. This building has been a long-standing business and times have changed with the increase in traffic and the increase of growth throughout the city, the need for additional exposure is necessary.
The relief granted will not unreasonably interfere with adjacent or surrounding properties. Again, based on the longevity of this business. The relief is consistent with the spirit and intent of the ordinance because there is no change -- there is no change in the size of the sign as given by the petitioner. The size is actually being decreased which is meeting the spirit of the ordinance. And that is why I move that this variance be granted?

MEMBER KRIEGER: Second.

CHAIRPERSON SANGHVI: The motion has been made and seconded.

I just have one question before we have a vote.

What are the hours of this sign going to be on?

MEMBER GRONACHAN: 24 hours.

MR. BERTAN: 24/7, yes.

CHAIRPERSON SANGHVI: 24/7. Thank you.

All right. Any further discussion on the motion?

Seeing none, Madame Secretary, please call the roll.
MS. OPPERMAN: Member Byrwa?
MEMBER BYRWA: Yes.

MS. OPPERMAN: Member Ferrell?
MEMBER FERRELL: Yes.

MS. OPPERMAN: Member Gronachan?
MEMBER GRONACHAN: Yes.

MS. OPPERMAN: Member Krieger?
MEMBER KRIEGER: Yes.

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

MS. OPPERMAN: Member Peddiboyina?
MEMBER PEDDIBOYINA: Yes.

MS. OPPERMAN: Chairperson Sanghvi?
CHAIRPERSON SANGHVI: Yes.

MS. OPPERMAN: Motion passes.
MEMBER KRIEGER: Congratulations.
CHAIRPERSON SANGHVI: Congratulations.
MR. BERTAN: Thank you all.
MEMBER GRONACHAN: Good luck.
MR. FAYZ: That's a good gift for Christmas.
MEMBER GRONACHAN: There you go. Merry Christmas.

CHAIRPERSON SANGHVI: Before we adjourn, I
want to wish everybody a very happy holiday and very peacefull, joyous and safe holidays for everybody.

   MEMBER KRIEGER: You too.
   MEMBER FERRELL: Thank you.
   MEMBER PEDDIBOYINA: Thank you. You, too.
   MEMBER GRONACHAN: Thank you. Good luck.
   CHAIRPERSON SANGHVI: And we'll see you in the next year. If there is no other business to be discussed, may I have a motion to adjourn?

   MEMBER GRONACHAN: So moved.
   MEMBER NAFSO: Second.
   CHAIRPERSON SANGHVI: Motion has been made and seconded.

   All those in favor of adjournment signify by saying "Aye."

   MEMBER KRIEGER: Aye.
   MEMBER GRONACHAN: Aye.
   CHAIRPERSON SANGHVI: Aye.
   MEMBER FERRELL: Aye.
   MEMBER BYRWA: Aye.
   MEMBER PEDDIBOYINA: Aye.
   MEMBER NAFSO: Aye.
   CHAIRPERSON SANGHVI: Aye.
All opposed, same sign.
Meeting adjourned.
(At 8:04 p.m., hearing concluded.)
CERTIFICATE

STATE OF MICHIGAN)

COUNTY OF OAKLAND)

I, Darlene K. May, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the above-entitled matter at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of sixty-four (64) typewritten pages, is a true and correct transcript of my said stenographic notes.

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

December 19, 2017
(Date)