

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

TUESDAY, MAY 8, 2018 7:00 P.M.

Council Chambers | Novi Civic Center | 45175 W. Ten Mile Road

BOARD MEMBERS:

Linda Krieger, Chairperson

Thomas Nafso, Secretary

Brent Ferrell

Cynthia Gronachan

David M. Byrwa

Siddharth Mav

Joe Peddiboyina

ALSO PRESENT:

Elizabeth Saarela, City Attorney

Lawrence Butler, Comm. Development, Dep. Director

Katherine Opperman, Recording Secretary

Reported by:

Darlene K. May, Certified Shorthand Reporter

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Novi, Michigan

Tuesday, May 8, 2018

7:00 p.m.

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CHAIRPERSON KRIEGER: Good evening and welcome to the Novi Zoning Board of Appeals today for May 8th. The meeting, it'll start in progress and we'll start with the Pledge of Allegiance led by Member Byrwa.

(Pledge of Allegiance.)

CHAIRPERSON KRIEGER: And, roll call, please.

MS. OPPERMAN: Member Byrwa?

MEMBER BYRWA: Present.

MS. OPPERMAN: Member Ferrell?

MEMBER FERRELL: Here.

MS. OPPERMAN: Member Gronachan?

MEMBER GRONACHAN: Here.

MS. OPPERMAN: Chairperson Krieger?

CHAIRPERSON KRIEGER: Here.

MS. OPPERMAN: Member Olsen is absent, excused.

Member Nafso?

1 MEMBER NAFSO: Here.

2 MS. OPPERMAN: Member Peddiboyina?

3 MEMBER PEDDIBOYINA: Yes.

4 MS. OPPERMAN: And Member Sanghvi?

5 MEMBER SANGHVI: Here.

6 CHAIRPERSON KRIEGER: We have a full board.

7 The agenda and conduct are in the back when you come
8 in. We'll have five cases tonight. If the petitioner
9 would come up to the podium, say their name, spell it
10 for our court recorder and be sworn in by the secretary
11 and proceed, unless they're an attorney. And that's
12 for public hearing.

13 Do we have approval of an agenda tonight?

14 MEMBER GRONACHAN: So moved.

15 CHAIRPERSON KRIEGER: Any changes?

16 MEMBER GRONACHAN: I'm sorry.

17 MS. OPPERMAN: There was a small edit on case
18 PZ18-0015 in that it was originally written east of
19 Haggerty Road mistakenly. It is west of Haggerty Road.

20 CHAIRPERSON KRIEGER: Very good. Approval of
21 the agenda with amendment?

22 MEMBER PEDDIBOYINA: I second it.

23 CHAIRPERSON KRIEGER: Okay. All in favor?

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Aye.

MEMBER GRONACHAN: Aye.

MEMBER BYRWA: Aye.

MEMBER FERRELL: Aye.

MEMBER NAFSO: Aye.

MEMBER SANGHVI: Aye.

MEMBER PEDDIBOYINA: Aye.

CHAIRPERSON KRIEGER: Okay. None opposed?
Very good.

Approval of the agenda is in place. Minutes
for April 2, 2018, any changes?

No changes. Motion to approve.

MEMBER GRONACHAN: So moved.

MEMBER FERRELL: Second.

CHAIRPERSON KRIEGER: All in favor?
Aye.

MEMBER GRONACHAN: Aye.

MEMBER BYRWA: Aye.

MEMBER FERRELL: Aye.

MEMBER NAFSO: Aye.

MEMBER SANGHVI: Aye.

MEMBER PEDDIBOYINA: Aye.

CHAIRPERSON KRIEGER: Public remarks. If

1 anybody has a remark other than what is on the agenda
2 tonight, you may come up to the podium.

3 And we have that for three minutes and then
4 if you could sum it up.

5 MS. SINES: You have to bear with me. This
6 is what happens when the printer breaks so I'm going to
7 read very small print. I am here to talk about
8 Pavilion Shore Village ...

9 Oh, I'm sorry. My name is Rachel Sines. I
10 live at 2219 Austin.

11 I know all of you are tired of hearing about
12 this as much as we're tired of talking about this, but
13 the plan is going to be coming to you very, very soon.
14 And what I want to talk about instead of what we don't
15 want is talk about what we would like to see in the
16 area.

17 From the master plan there's many, many pages
18 that talk about the concern of aging population of
19 Novi. Page eight talks about in the United States
20 populations living longer. Page 10, the diversity of
21 housing types is important for a balanced community.
22 Young professionals and empty nesters may seek smaller
23 homes with lower maintenance.

1 Page 34, as much as one-half of the current
2 Novi residents are likely to move within the next five
3 years. More than a quarter of the households likely to
4 move will seek smaller units than those that they
5 currently occupy in Novi.

6 And this one is important: 65 years of age
7 in older active adults, virtually all households in
8 this group generally desire smaller units that are
9 typically found in Novi at the present time. Many of
10 which would be single family units with small or zero
11 lots.

12 And then in the master plan there's a picture
13 in Pavilion Shore Village of country cottages. And
14 more of the master plan talks about neighborhood
15 preservation. The plan recognizes that the
16 preservation of existing neighborhoods and the way of
17 life they provide is the key to preserving the
18 character of Novi. In particular, the neighborhoods of
19 Southeastern Novi and Walled Lake area in the city
20 should seek to develop a framework under which these
21 neighborhoods can continue to evolve in a changing
22 residential market without the loss of basic atmosphere
23 that makes them distinctive.

1 The Walled Lake area features many of the
2 smallest single-family lots in the city and is
3 generally an eclectic neighbor. Improving and
4 expanding homes without sacrificing the shoreline
5 community character that makes it attractive is the
6 biggest challenge in this area. All development should
7 be sensitive to adjoining residential neighborhoods.

8 So with that said -- this is kind of killing
9 two birds with one stone.

10 If you put these country cottages in the
11 area, these are small lots. You can put a few of these
12 country cottages in that will look good within the
13 community, not change the character of the neighborhood
14 plus have homes for the elderly that we want to keep in
15 Novi with small, small lots and small maintenance.

16 And that's everything. Thank you.

17 CHAIRPERSON KRIEGER: Thank you.

18 Anybody else have a -- yes?

19 MR. DUCHESNEAU: Hi. I'm Michel Duchesneau.
20 I live at 1191 South Lake Drive. And I know that in
21 the history of Novi, this body tends to be the pool of
22 bodies from which the Planning Commission and the
23 council members move up to or join. So I would just

1 ask you to stay close to what is going on with the
2 master plan as it pertains to the Pavilion Shore
3 Village portion where there's multiple visions being
4 expressed. And the citizens are extremely concerned
5 about what may be coming in that area.

6 The master plan shows two visions. One of
7 smaller homes, bungalow-style houses that is consistent
8 with the neighborhood and another one with two or three
9 story townhouses that could be rented.

10 And the members of the community, which is a
11 large number, everybody in the area would like to see
12 the neighborhood continue to develop as it has in the
13 past. So I would just ask that this body individually
14 continue to followup with what is going on in the city
15 as it pertains to Pavilion Shore Village. It will make
16 a nice, interesting case study for some college at some
17 point in the future.

18 Thank you.

19 CHAIRPERSON KRIEGER: Thank you.

20 Anybody else?

21 MR. ATKINSON: My name is Mike Atkinson. I
22 live at 200 Pleasant Cove Drive and I'm here to address
23 the Pavilion Shore/Robinson potential development.

1 I would like to akin this to smokers. You
2 have a right to smoke, right? But if I'm standing next
3 to you, that's going to pollute me. That's going to
4 lower my standard of living. They have a right to make
5 money and to develop property, but that's going to
6 diminish our standard of living where we live at now.
7 Where we live now is a jewel.

8 I moved here three years ago and I could have
9 moved to Royal Oak. I could have lived next to a bunch
10 of condos in a dense area. I chose this area because
11 it's a gym. You're near the city and near all the
12 expressways, but you have a bunch of open land and
13 small homes. This will pollute that area. The
14 infrastructure cannot handle it. You're going to add,
15 what, 106 cars? That's going to also drive down the
16 price of the homes. So we're going to have to sell our
17 house and get out quick before it drops.

18 A couple of facts: Trulia states that this
19 kind of development will reduce home values by 10 to 30
20 percent. Realtor.com says this kind of noise and
21 pollutants and lack of safety will diminish home prices
22 by 18 to 19 percent. There's no need for it.

23 Thank you.

1 CHAIRPERSON KRIEGER: Thank you. Go ahead.

2 MR. ATKINSON: My name is Colleen Crossey. I
3 live in Novi. The comments that I have is regarding
4 fairness and respect for resident's input into
5 decisions that effect their property and lives.

6 Northville has five minutes for their
7 residents to speak. Novi has three. I'm aware that
8 there's a second opportunity in -- later in, for
9 example, the Novi City Council meeting. And I ...

10 Three minutes is truly an arbitrary number.
11 And people put a great deal of their time, residents,
12 into making these comments, their speeches and
13 sometimes their presentations.

14 The City of Novi spends a great deal of time
15 planning for changes in the community. What I'm
16 asking, of course, is that you have public forums open
17 to the public, of course, that are more public forums
18 whenever a builder has a project or proposal to present
19 so that people know what is going to be going on in
20 their neighborhood. Right now it seems that it kind of
21 springs it on them.

22 I'm happy to see that residents are able to
23 get a presentation approved by the City in order to

1 show it. That seems a little bit like censorship. I
2 don't know why there is a rule regarding previewing a
3 presentation before it's shown.

4 It's my understanding -- well, I'm sorry.

5 The agenda for the City Council -- I don't
6 know the agenda for this organization, the ZBA -- is
7 presented at a time when people can comment on it and
8 review it, but the agenda for our City Council is
9 posted on Thursday and people really don't give -- I
10 mean, the residents really don't get enough time to
11 review and respond to it.

12 The residents have many good ideas as you
13 heard from the two people that talked to me. The
14 council may agree with them or may not, but as things
15 stand right now, residents really don't have an
16 adequate amount of time to share their ideas.

17 In short, Novi is expanding very quickly and
18 the taxpayers who live here should have every
19 opportunity to provide input.

20 Thank you very much for your consideration.

21 CHAIRPERSON KRIEGER: Thank you.

22 MEMBER SANGHVI: We need her address.

23 CHAIRPERSON KRIEGER: Her address?

1 Ma'am, could you put your name and address?

2 Can you repeat that?

3 MR. ATKINSON: My name is Colleen Crossey;
4 22279 Brockshire, Novi, Michigan.

5 CHAIRPERSON KRIEGER: Thank you.

6 All righty. So that closes the public
7 remarks and we'll go to the hearings for our cases for
8 this evening.

9 For our first case is PZ18-0010 Mike Corrigan
10 for 45200 Grand River Avenue. The applicant is
11 requesting a variance from the City of Novi Zoning Code
12 of Ordinance, Section 5.2.12.E for 75 parking spaces to
13 allow for a proposed 197 parking spaces, 271 minimum
14 parking spaces required by code. And it's zoned Light
15 Industrial.

16 Is the petitioner here?

17 I repeat to say your name, spell it and be
18 sworn in.

19 MS. KLEIN: Yes. Good evening. My name is
20 Becky Klein, K-l-e-i-n. And I'm with PEA, Inc.,
21 2430 Rochester Court, Troy. I'm here on behalf of
22 Corrigan Moving Systems.

23 CHAIRPERSON KRIEGER: Are you an attorney?

1 MS. KLEIN: I am not. I'm sorry.

2 CHAIRPERSON KRIEGER: So if you'd be sworn in
3 by our secretary.

4 MEMBER NAFSO: Do you swear or affirm to tell
5 the truth in this matter?

6 MS. KLEIN: I do.

7 MEMBER NAFSO: Thank you.

8 CHAIRPERSON KRIEGER: Okay. Go ahead.

9 MS. KLEIN: Yes. I'm sorry. I'm a civil
10 engineer here on behalf of Corrigan and we're
11 requesting a 75 space variance. Essentially, they use
12 this facility as an archival storage facility and the
13 expansion that they're planning for the site is a large
14 additional building to support their trucking industry.
15 So, essentially, they wind up with a need to have a
16 large number of truck storage spaces for a relatively
17 small proportion of employee and visitor parking. They
18 really only have a handful of employees in the building
19 and so they don't really need the type of parking that
20 the ordinance would require them to have for a building
21 of this size. So we're requesting the variance.

22 If in the future this site were to be sold
23 off, there's plenty of room. Some of the truck parking

1 that we're laying could be very easily converted into
2 regular vehicle parking and the site could be brought
3 back into Conformance with the zoning ordinance.

4 CHAIRPERSON KRIEGER: Do you have a picture
5 that you could put on the overhead?

6 MS. KLEIN: I do.

7 (Photograph displayed.)

8 CHAIRPERSON KRIEGER: Could you explain it a
9 little bit? Like trucks would go in and what your
10 anticipation is.

11 MS. KLEIN: Sure. Essentially, we're
12 planning to build a new warehouse facility in front of
13 the existing facility. If you drive down Grand River
14 right now, this area is all green space. So the
15 intention is to build a 50,000 square foot warehouse
16 building here in the foreground. We'll be providing
17 additional parking for visitors and employees here and
18 then between the two warehouses we'll provide a large
19 trailer storage area and then the docks will be there
20 for access to the new warehouse.

21 And the trucks will circulate in and out
22 through this existing driveway here. There won't
23 really be any changes to the roadway on Grand River

1 itself.

2 CHAIRPERSON KRIEGER: All right. That's it?

3 MS. KLEIN: Essentially. I mean, I'm happy
4 to answer questions.

5 CHAIRPERSON KRIEGER: Okay. Very good.

6 MS. KLEIN: I'm not sure exactly what is
7 germane to your decision here.

8 CHAIRPERSON KRIEGER: Does anybody in the
9 audience have any participation for this case?

10 Seeing none. From the City?

11 MR. BUTLER: The City did review the prints
12 and looked at it. And for their business and what
13 they're required to do would consider it as pretty
14 reasonable and would have no objections to it.

15 CHAIRPERSON KRIEGER: Thank you, Mr.
16 Butler.

17 Correspondence?

18 MEMBER NAFSO: Yes. We had 30 letters
19 mailed, five letters returned and one approval. That
20 approval is from T Bond, LLC, a Michigan limited
21 liability company with an address of 46100 Grand River
22 Avenue, Novi.

23 And it states here: "We're wholly in support

1 of and very excited to see the expansion of Corrigan's
2 presence in Novi. I know Corrigan to be an excellent
3 operator and an extremely good neighbor. They have
4 been very supportive of many community efforts
5 including the Michigan State Fair. Again, we fully
6 support these expanding investments in our community."

7 And that's signed Blair M. Bowman, T Bond,
8 LLC ...

9 CHAIRPERSON KRIEGER: Very good. And I'll
10 open it up to the board.

11 Questions?

12 Yes, Mav.

13 MEMBER SANGHVI: Thank you.

14 I came and visited your property a couple of
15 days ago and drove around. It's a pretty large
16 property. How big is your property there?

17 MS. KLEIN: The site in total is a little
18 over 20 acres. 21.22 acres.

19 MEMBER SANGHVI: It's a huge property. And
20 how many parking spots for trucks have you got now?

21 MS. KLEIN: Currently we have 25 truck spaces
22 and we want to expand that to a total of 65 truck
23 spaces.

1 MEMBER SANGHVI: So on average how many
2 trucks will you have parked there overnight?

3 MS. KLEIN: It varies from time to time and
4 it really depends on what kind of business they have in
5 the area. I know during certain of the expos when they
6 bring in a lot of equipment, they'll have more trucks
7 parked overnight. So it's very changeable.

8 MEMBER SANGHVI: At present all your
9 locations are quite away from Grand River itself.

10 MS. KLEIN: That is correct.

11 MEMBER SANGHVI: And how far forwards are you
12 coming with the new construction?

13 MS. KLEIN: The new building will be within
14 186 feet of Grand River.

15 MEMBER SANGHVI: 186 feet.

16 MS. KLEIN: Yes.

17 MEMBER SANGHVI: So you're coming almost
18 halfway in front?

19 MS. KLEIN: Correct.

20 MEMBER SANGHVI: Thank you.

21 MS. KLEIN: You're welcome.

22 CHAIRPERSON KRIEGER: Very good.

23 Any other questions?

1 Yes, Member Gronachan way down there.

2 MEMBER GRONACHAN: Good evening. It's Becky,
3 right?

4 MS. KLEIN: Yes, ma'am.

5 MEMBER GRONACHAN: Hi Becky. So I just want
6 to verify. My math shows you only need 74 parking
7 spaces, if you're going to do 197. Or is it 196 and
8 you need a variance for 75?

9 So if the 271 is the minimum and you're
10 saying that you want to allow for 197 --

11 MS. KLEIN: You're correct. There's a
12 mathematical error there. So you're right. It should
13 only be 74 spaces.

14 MEMBER GRONACHAN: So it's just 74 spaces
15 then?

16 MS. KLEIN: Correct.

17 MEMBER GRONACHAN: So it's less. So having
18 said that, I just want to clarify. These 74 spaces are
19 not necessarily part of the 65 truck spaces. This is
20 parking for up front, for customers and employees. Am
21 I correct in that?

22 MS. KLEIN: Yes. That's correct. That would
23 be the intention of the ordinance.

1 MEMBER GRONACHAN: Because the truck parking
2 is different and it's between the two buildings as you
3 gave in your testimony?

4 MS. KLEIN: Yes.

5 MEMBER GRONACHAN: You did very well on your
6 presentation. And I have no -- I have no objections
7 against this. I feel that because of the type of
8 business in this day and age and for what Corrigan
9 offers is a service for people, it's a change, again,
10 in the world. And I'm glad to see that they've decided
11 to stay in Novi, number one.

12 And number two, given the size of the
13 property and the correlation to the buildings and,
14 again, your testimony that there is not a need for
15 additional parking given for the increase of the -- the
16 increase of the business, I'm in full support of your
17 request.

18 MS. KLEIN: Thank you.

19 MEMBER GRONACHAN: I have nothing further.

20 CHAIRPERSON KRIEGER: Thank you.

21 Yes?

22 MEMBER BYRWA: Yeah. You've mentioned that
23 they wanted to build a new warehouse there. Is that

1 going to be approximately the same size or larger?

2 MS. KLEIN: Yeah. The existing warehouse is
3 actually about a 145,000 square feet. The new building
4 is only about 57,000 square feet.

5 MEMBER BYRWA: So it's a much smaller
6 building, but you're looking at more parking, truck
7 parking?

8 MS. KLEIN: Right.

9 MEMBER BYRWA: Yeah. Okay.

10 MS. KLEIN: Yeah. When you look at the
11 ordinance, you have to use the entire building area so
12 we have to apply the ordinance to that existing
13 building also. When you calculate both of them
14 together, it generates a very large parking number.

15 MEMBER BYRWA: So you would be adding 50 some
16 thousand then?

17 MS. KLEIN: Correct.

18 MEMBER BYRWA: Okay. Yeah, it seemed like
19 that would even be -- I'm not sure how our ordinance
20 works and stuff. But mainly, what I'm familiar with,
21 is the amount of parking would go by the amount of
22 square footage of building and then -- is that true?

23 MS. KLEIN: That is correct. According to

1 the ordinance, you have a couple of options, but the
2 simplest one is that you provide a parking space for
3 every 700 square feet of the building.

4 MEMBER BYRWA: Is that, like, personal
5 vehicle parking or truck parking?

6 MS. KLEIN: I believe it's actually a
7 combination of both. The ordinance doesn't actually
8 differentiate between the truck parking spaces and the
9 car parking spaces. I mean, you could, park a car in
10 an 80-foot truck spot if you wanted to.

11 MEMBER BYRWA: You could park several cars.

12 MS. KLEIN: Well ...

13 And still be able to move it easily.

14 MEMBER BYRWA: Okay. Thank you.

15 MS. KLEIN: Yes.

16 MR. BUTLER: To answer your question, what we
17 looked at was the number of employees and what the use
18 of the building was for. And I think this is to her
19 argument how she explained it. They have a very
20 limited amount of employees there so that parking is
21 not required. So that was something that we had looked
22 at with the Planning when we looked at the building.

23 MEMBER BYRWA: Is there national standards

1 that Novi goes by or is it the same as national
2 standards or ...

3 MR. BUTLER: We go by the same building code.
4 IBC.

5 MEMBER BYRWA: Yeah. That would be more of a
6 zoning requirement, I think, when it comes to the
7 amount of parking spaces required for square footage.

8 MS. SAARELA: It's in our zoning ordinance,
9 but it would have been developed by our planning
10 consultants based on whatever standard they use for the
11 planning. So it was put together when the zoning
12 ordinance was recently moved on to them.

13 MEMBER BYRWA: Okay. Thank you.

14 CHAIRPERSON KRIEGER: Very good.

15 Yes?

16 MEMBER PEDDIBOYINA: Yeah, I have no
17 objection. The reason anything you're expanding and
18 also reasonable with what you're asking, the parking
19 structure, the presentation and everything is good. I
20 have no objection. Thank you.

21 CHAIRPERSON KRIEGER: Do I hear a motion? Do
22 you have a question?

23 MEMBER FERRELL: No. I'll do the motion.

1 CHAIRPERSON KRIEGER: Okay.

2 MEMBER FERRELL: I move we grant the variance
3 in case number PZ18-0010 sought by the petitioner for a
4 variance of 74 spaces. Because the petitioner has
5 shown practical difficulty requiring less parking
6 spaces due to the type of business and not requiring
7 additional parking spaces for employees.

8 I just had a question, too. How many
9 employees would you say are on there at a time?

10 MS. KLEIN: I think about 40.

11 Is that correct, Mike?

12 MIKE: Yes.

13 MS. KLEIN: Yes.

14 MEMBER FERRELL: About 40, okay.

15 About 40 employees on at a given time.

16 Without the variance the petitioner will be
17 unreasonably prevented or limited with respect to the
18 use of the property. The property is unique because
19 it's such a large size property. And the addition of
20 a 50 -- approximately, 50,000 square foot addition to
21 the building.

22 The petitioner did not create the condition.
23 The relief granted will not unreasonably interfere with

1 adjacent or surrounding properties due to how large the
2 size of the property is. The relief is consistent with
3 the spirit and intent of the ordinance.

4 MEMBER SANGHVI: Second.

5 CHAIRPERSON KRIEGER: I have a motion and a
6 second. Do you want to call the roll?

7 MS. OPPERMAN: Member Byrwa?

8 MEMBER BYRYWA: Yes.

9 MS. OPPERMAN: Member Ferrell?

10 MEMBER FERRELL: Yes.

11 MS. OPPERMAN: Member Gronachan?

12 MEMBER GRONACHAN: Yes.

13 MS. OPPERMAN: Chairperson Krieger?

14 CHAIRPERSON KRIEGER: Yes.

15 MS. OPPERMAN: Member Nafso?

16 MEMBER NAFSO: Yes.

17 MS. OPPERMAN: Member Peddiboyina?

18 MEMBER PEDDIBOYINA: Yes.

19 MS. OPPERMAN: And Member Sanghvi?

20 MEMBER SANGHVI: Yes.

21 MS. OPPERMAN: Motion passes.

22 CHAIRPERSON KRIEGER: Congratulations.

23 MS. KLEIN: Thank you.

1 MEMBER GRONACHAN: Good luck.

2 CHAIRPERSON KRIEGER: All right. For our
3 second case we have PZ18-0011, A&H Custom Deck
4 Construction for 43484 Scenic Lane. The applicant is
5 requesting a variance from the City Code, Section
6 3.32(7), for a two foot exterior side yard setback
7 variance for a proposed deck extension, 30 feet minimum
8 required by code. The property is zoned single family
9 residential, R-3.

10 Thank you.

11 MR. BITTERLE: Hi. I'm Jim Bitterle. I'm a
12 long-time resident of the area, 43484 Scenic Lane.

13 CHAIRPERSON KRIEGER: Are you a lawyer?

14 MR. BITTERLE: I am not a lawyer.

15 CHAIRPERSON KRIEGER: All right. So we'll
16 have you sworn in.

17 MR. BITTERLE: Oh, yes.

18 MEMBER NAFSO: Good evening. Do you swear or
19 affirm to tell the truth in this matter?

20 MR. BITTERLE: I do.

21 MEMBER NAFSO: Thank you.

22 MR. BITTERLE: So, first of all, thank you
23 for your service. My wife has been a librarian in

1 Novi. We have friends that are in the school system.

2 So I appreciate what you guys do. This is the first

3 time I've ever had to present anything to you guys.

4 We are chronic movers for work and we're back

5 in Novi for our third time, and we bought this house

6 about two years ago. One of the decks on the side of

7 the house -- which is the main deck. It has two small

8 decks in the back and one main deck on the side.

9 And it's just rotting. It's gotten old. So

10 we were just going to replace it as is. And one day my

11 wife was cooking. And she came out and you know how it

12 is with a grill, every once in a while things catch

13 fire. And it was burning pretty well and the side of

14 the house was essentially getting burned. I actually

15 have a -- it didn't burn, but it got smoke damage on

16 it.

17 So it became clear to me that this very

18 narrow deck that goes along the side of the house right

19 off the kitchen is kind of a hazard. So we just want

20 to expand it essentially two feet so I can -- when

21 we're cooking, we can actually move the grill away from

22 the house in a safe spot.

23 We've had our neighbors look at it. They

1 think that's a really smart move. They think it will
2 look good. The homeowner association approved it.

3 Thank you, Member Sanghvi. You came out and
4 actually took a look at the property. I was super
5 impressed by the fact that you took the time to come
6 out and look at it. And I think, you know, everybody
7 that has seen it and seen the plans would say it's
8 going to look good. And it's set behind trees and
9 everything else.

10 And I know Vista Lane is the road that has
11 the setback. That's actually a cut through between the
12 two main roads in our sub.

13 So, you know, it's a two foot extension from
14 where it is and it's only in kind of one section that's
15 about 17 feet long.

16 What we have been told by the neighbors is
17 they're like, "We aren't going to see any difference in
18 it."

19 Our key thing is we want to make sure that
20 it's safe. So that's kind of where we're at. Do you
21 have any questions or comments or ...

22 CHAIRPERSON KRIEGER: That's it?

23 MR. BITTERLE: That's it.

1 CHAIRPERSON SANGHVI: Do you have a picture
2 with you you could put on the overhead?

3 MR. BITTERLE: Yeah. Here is -- Amber from
4 the building company. I don't know how -- can you see
5 that?

6 Should I turn it the other way for you?

7 MEMBER GRONACHAN: That might be better.

8 MR. BITTERLE: So here's Vista Lane over
9 here. Here's the main road in front of our house.
10 This is Scenic Lane. This is in the Timber Ridge
11 subdivision. And there's always been this deck.

12 Here's the kitchen right here. And you come
13 out the kitchen and it goes along the side and there's
14 steps going down.

15 Typically, people put their grill somewhere
16 near their kitchen so you can get to the grill. And
17 all we're doing is extending this little section out
18 which is, essentially, two feet beyond where the deck
19 currently goes in its farthest point out. This point
20 right here.

21 So it is an extension of the two feet.
22 Relative to where it is, relative to Vista Lane today.
23 We just think it's -- A, it'll be more functional. But

1 primarily, it's going to be a lot safer if you have a
2 grill out there and you're trying to cook any food.

3 CHAIRPERSON KRIEGER: Very good.

4 Anybody in the audience have any
5 participation for this case?

6 Seeing none.

7 From the Building Department, Mr. Butler?

8 MR. BUTLER: No comment.

9 CHAIRPERSON KRIEGER: Okay. For our
10 correspondence?

11 MEMBER NAFSO: Yes. There was 35 letters
12 mailed. Zero returned, zero approved and zero
13 objections.

14 CHAIRPERSON KRIEGER: Very good. I'll open
15 it up to the board for questions.

16 Yes, Member Gronachan?

17 MEMBER GRONACHAN: Good evening. Thank you
18 for your kind words for our board. We like people that
19 come back to Novi. That means we're doing a good job
20 here.

21 MR. BITTERLE: Well, we love it here.

22 MEMBER GRONACHAN: And I left and came back,
23 too. So I know exactly what you're talking about.

1 MR. BITTERLE: Yeah.

2 MEMBER GRONACHAN: When I was looking at the
3 pictures, I wondered why this hadn't happened sooner;
4 why they didn't make it bigger in the first place.

5 I think you did an excellent job in your
6 presentation and you named all the reasons that I would
7 support; safety, safety, safety. You're not changing
8 any kind of structure, per se. It's only a minimum
9 request and it has a minimum impact with a huge
10 improvement on the safety, again, and reducing any kind
11 of hazard, I would hope.

12 And given that it's rotted, that reduces that
13 hazard as well. So I'm in full support and have no
14 objections.

15 CHAIRPERSON KRIEGER: Very good.

16 Member Sanghvi?

17 MEMBER SANGHVI: Thank you. Well, I just
18 want to confirm what the applicant just stated because
19 I have seen it with my own eyes. It's not much of a
20 deck, really. It's like a walkway. And they do need
21 more room and there apparently is a safety concern as
22 well. And there is enough space there with the side
23 road there -- I forget the name of the street.

1 MR. BITTERLE: Vista Lane, yeah.

2 MEMBER SANGHVI: But they have a common lot
3 there. So without damaging a big tree there, I think
4 they can expand this quite safely and do this. So I'm
5 in full support of his application. Thank you.

6 CHAIRPERSON KRIEGER: Thank you.

7 What is the material that you have, the
8 wolmanized wood? Are you going to Trexs?

9 MR. BITTERLE: The current material is wood.
10 It's got a heavy -- trans -- it's not transparent.
11 It's opaque. The paint on it today, it's
12 terrible-looking. We're probably going to go with
13 cedar. You know, a standard kind of cedar deck.

14 CHAIRPERSON KRIEGER: And then there's no
15 exit at the -- in the back where the main deck is at?

16 MR. BITTERLE: So it actually has steps
17 coming up near the garage. It has a door coming in
18 through the kitchen and then it has steps in the back
19 also. So there's two ways to get on and off the deck
20 from the outside and one way --

21 Actually, I take that back. There's two ways
22 to get on and off the deck from in the house. The
23 other one is from -- there's a solarium that's kind of

1 behind the kitchen that has a door going on the deck as
2 well.

3 MR. BITTERLE: Okay. Thank you. I'm in
4 support as well.

5 MR. BITTERLE: Thank you.

6 CHAIRPERSON KRIEGER: Anyone else.

7 Yes, Member Byrwa?

8 MEMBER BYRWA: Yeah. Just a quick comment on
9 your deck railing that you're proposing.

10 Technically -- and I don't know if it
11 matters. What the building code says is that the
12 spacing between any spindles or ballisters are
13 technically, code says, less than four inches. You're
14 showing four inches here, but the test is if you had a
15 four-inch ball, it should be able to pass through that
16 guardrail.

17 MR. BITTERLE: Okay.

18 MEMBER BYRWA: So you want to make sure that
19 it's not done at four inches. That it may be three and
20 seven-eighths or something less than four.

21 MR. BITTERLE: Okay. Thank you.

22 CHAIRPERSON KRIEGER: Very good. Is there a
23 motion?

1 MEMBER GRONACHAN: I move that we grant the
2 variance in case number PZ18-0011 sought by A&H Custom
3 Deck Construction at 43484 Scenic Lane, Novi, for the
4 two-foot exterior side yard setback variance for a
5 proposed deck extension. Without the variance the
6 petitioner will be unreasonably prevented or limited
7 with respect to the use of the property as given in his
8 testimony stating the fire incident with the grill and
9 the hazard that is currently there.

10 The property is unique because of the shape
11 of the building as well as the lot. And this is a
12 minimum request as well as will have minimum impact on
13 the surrounding neighbors.

14 The relief granted will not unreasonably
15 interfere with adjacent or surrounding properties. The
16 relief is consistent with the spirit and intent of the
17 ordinance because it enables the petitioner to utilize
18 his backyard and enjoy his surroundings of his home and
19 reducing any hazard and increasing the safety. That's
20 why I move that this variance be granted.

21 CHAIRPERSON KRIEGER: Is there a second?

22 MEMBER BYRWA: Second.

23 MEMBER SANGHVI: I support. I just wanted to

1 make a small correction.

2 CHAIRPERSON KRIEGER: Yes.

3 MEMBER SANGHVI: That their mailing address
4 is Northville, really.

5 MEMBER GRONACHAN: But it's physically
6 located in Novi.

7 CHAIRPERSON KRIEGER: It's Novi property
8 taxes.

9 MEMBER GRONACHAN: It's Novi property, so we
10 weren't doing the mailing. But thank you. I accept
11 the friendly amendment, for what it's worth.

12 CHAIRPERSON KRIEGER: Katherine, would you
13 call the roll.

14 MS. OPPERMAN: Member Sanghvi?

15 MEMBER SANGHVI: Yes.

16 MS. OPPERMAN: Member Peddiboyina?

17 MEMBER PEDDIBOYINA: Yes.

18 MS. OPPERMAN: Member Nafso?

19 MEMBER NAFSO: Yes.

20 MS. OPPERMAN: Member Krieger?

21 MEMBER KRIEGER: Yes.

22 MS. OPPERMAN: Member Gronachan?

23 MEMBER GRONACHAN: Yes.

1 MS. OPPERMAN: Member Ferrell?

2 MEMBER GRONACHAN: Yes.

3 MS. OPPERMAN: And Member Byrwa?

4 MEMBER BYRWA: Yes.

5 MS. OPPERMAN: Motion passes.

6 CHAIRPERSON KRIEGER: Congratulations.

7 Enjoy.

8 MR. BITTERLE: Thank you very much.

9 Appreciate your time.

10 MEMBER BYRWA: Good luck.

11 CHAIRPERSON KRIEGER: Our third case is
12 PZ18-0012, Chris Cramer/Vicki Bolanis for 1301 South
13 Lake Drive. The petitioner is requesting variance from
14 the City Ordinance Section 3.1.5 for a front yard
15 setback variance of 25 feet, 35 feet minimum required
16 by code. A rear yard setback at 25.45 feet, 35 minimum
17 required by code. A side yard total aggregate 27.17
18 feet, 40 feet minimum required by code. For the
19 proposed maximum lot coverage of 25 percent required by
20 code and it's zoned single family residential R-4.

21 If you could state and spell your name and be
22 sworn in.

23 And thank you for the overhead.

1 MR. KWAPIS: Good evening. My name is Gary
2 Kwapis. I'm the architect for Vicki Bolanis and Chris
3 Cramer. My address is 126 East Third Street,
4 Rochester, Michigan.

5 And the only thing I wanted to --

6 MEMBER NAFSO: Just briefly. I'm going to
7 swear you in.

8 Do you swear or affirm to tell the truth in
9 this matter?

10 MR. KWAPIS: I do.

11 MEMBER NAFSO: Thank you.

12 MR. KWAPIS: In the agenda, it was stated
13 that the front yard was 35 feet. I believe it was 30?

14 CHAIRPERSON KRIEGER: Um-hmm.

15 MR. KWAPIS: I Just wanted to make sure
16 because looking at the zoning ordinance, it's zoned
17 R-4. I just want to make sure that's correct.

18 Thank you.

19 Currently on this site is a one-story house,
20 residence that is seated two feet from the current
21 Buffington Road property line and within 12 feet of the
22 South Lake Drive. The client's trying -- we're trying
23 to create a new house, new residence, on this

1 particular site. And we're trying to keep more with
2 the conformity of the adjoining neighborhood. With our
3 neighbors to the west which has a set back of 25 feet,
4 that's one reason we are requesting the 25 feet in the
5 front yard. As well as the property across the way on
6 the other side of Buffington, you can see that's 27
7 feet, as noted here.

8 And then along Buffington to the south is the
9 adjoining property is 17 feet, and we're trying to
10 conform. Even though being that it's a corner lot, the
11 unique hardship that it's created, trying to do a side
12 yard setback, we're trying to conform, at least, with
13 the west side and do 10 feet. But it was difficult to
14 try to get this house in under that particular portion
15 of the ordinance and achieve the 25 foot -- 35 foot
16 required setback on the Buffington side.

17 And then they do want to create a three-car
18 garage in order to store a boat, being that they have
19 property on the lake, to enjoy the use of the lake and
20 so forth. And we're trying to consolidate all their
21 toys and boats and so forth in the garage for seasonal
22 storage as well as for parking cars. So that's why the
23 setback of the rear yard is required.

1 Basically, we're -- we conformed to the lot
2 coverage and so forth and we're just trying to ask for
3 those three variances for that use of this particular
4 site.

5 Do you have any other questions?

6 CHAIRPERSON KRIEGER: All right. That's it?

7 MR. KWAPIS: That's it.

8 CHAIRPERSON KRIEGER: Okay. Anybody in the
9 audience have --

10 Yes?

11 MS. DUCHESNEAU: My name is Dorothy
12 Duchesneau. I reside at 1191 South Lake Drive. As a
13 new subscriber to the Novi News, I was noticing under
14 the legal notices, April 19th, this zoning request for
15 a home that happens to be in my subdivision, Lakewoods.

16 I live on South Lake Drive. I live and I am
17 on a corner lot. I recognize this as one of the larger
18 combined lots of the Lakewood subdivision. I tried to
19 imagine what the variances were.

20 And I think there are some inconsistencies
21 with the numbers from the legal notice.

22 The reason I understand for the zoning
23 ordinance is to keep uniformity. I've built a home in

1 the early '90s on what at that time was considered not
2 only one of the few left empty lots but also the worst
3 lot in the city of Novi. You try building on a 27 foot
4 frontage and you find that you have to be extremely
5 creative.

6 At 95 foot wide and 120 foot deep, this
7 property -- which is this big expanse of green that you
8 see here -- is one of the larger parcels in this area.
9 Especially along South Lake Drive. Many of the newer
10 homes to the west going toward Lilly Trail have been
11 built on lots that are much narrower. Other than a
12 corner lot having two front yards, there's really no
13 unique circumstances to this lot that make it a
14 hardship in any other way.

15 Would I approve a variance on the Buffington
16 side? Absolutely. That's been done with almost every
17 corner house along the lake for years.

18 This is a total tear down. It's total new
19 construction. We're not talking about modifying an
20 existing home. We're talking about ripping everything
21 out and starting from scratch. To me, I'm sorry, but
22 the homeowner and the architect should have looked at
23 what the footprint was and worked from there. You're

1 just fitting an existing house and then saying, "Hey, I
2 want. I want. I want."

3 No ordinance unreasonably prevents the use of
4 the property for single family construction. The only
5 unique circumstance is the two front yards. And
6 Buffington is not about to become a highly traveled
7 street.

8 The house plan requires variances on three to
9 four sides. And, you know, where are people going to
10 park? Driving past that today, this corner from the
11 front of the house down to the first property line has
12 no parking to the corner on both sides of that street.

13 We were, basically, told on our little tiny
14 lot we had to have seven parking spaces because we were
15 going to throw these wild parties on the lake. I
16 managed to get seven parking spaces on to a very skinny
17 lot. I don't see any parking spaces other than inside
18 the garage on this. Probably you already have these in
19 your packet, but that's what I pulled off of the
20 website. And to me it's a McMansion.

21 The other houses, as shown on this first
22 picture, pretty much hit their 30 foot setback and
23 their 35 foot setback in a lot of areas. This one is

1 being built new from scratch. It should conform more.

2 Thank you.

3 CHAIRPERSON KRIEGER: Thank you.

4 Yes?

5 MR. DUCHESNEAU: Michel Duchesneau. And I
6 actually own a house that is 125 Henning, which is also
7 in the Lakewood subdivision. So I'm representing 125
8 Henning in the Lakewood subdivision. And, basically,
9 my concerns are that I like the idea of building a nice
10 house and tearing down the house that is there. That
11 house is right for tear down and rebuild. So I don't
12 have objections to building a nice, big house there.
13 Because that's what it's going to become.

14 What I do have issues with is the 35 foot
15 rear yard setback where he's encroaching on an existing
16 house. That to me is a pretty big deal. Because there
17 are neighbors on three sides. And to the south, where
18 he is required 35 feet rear yard setback, he's
19 requesting 25. There's no reason to be encroaching
20 into the neighbor's area. Absolutely none.

21 To the other side, to the west, he's 10 foot
22 from the property line. Now, I understand the desire
23 to be 10 foot from the property line, but the

1 neighbor's house is pretty much right there on the
2 property line.

3 So he's not playing -- being respectful to
4 neighbors on two of his sides. On the other side of
5 the street, which is not mentioned, this house is over
6 20 feet from the property line. And he's requesting to
7 be closer than the 20 feet. He is not following the
8 guidelines of building houses that are similar to the
9 abutting neighbors.

10 And I would say that that by itself is not a
11 hardship. He's got over 11,000 square feet to play
12 with. It's a, you know, beautiful lot. And I just
13 can't see this board approving this particular house
14 for this particular lot. Thank you.

15 CHAIRPERSON KRIEGER: Thank you.

16 Sir, would you like to answer the questions
17 that were raised?

18 MEMBER GRONACHAN: Excuse me. I think there
19 are more people in the audience before you go on.

20 CHAIRPERSON KRIEGER: Did you want to speak?

21 MS. GIESLER: Yes.

22 CHAIRPERSON KRIEGER: Oh, come in.

23 MS. GIESLER: My name is Ruby Giesler. I

1 live a lot 1311 South Lake Drive in Novi. And it is
2 the house directly to the west of Mr. Kramer's house.

3 I'm sorry. I don't have a picture because I
4 wasn't anticipating that we would have to speak this
5 evening. My only comment is that -- I guess, here.

6 (Picture displayed.)

7 MS. GIESLER: Our house being west, we are
8 the house that's -- actually, we're five because we
9 were grandfather'd in when our house was built back in
10 the early '60s. So we're only five foot from the
11 property line that he's coming out and going to be 10
12 feet.

13 We have no problem with this. The way the
14 house sits now and everything else, with the new design
15 that they have, this house is going to just improve the
16 neighborhood, in our opinion, so much more. Thank you
17 very much.

18 CHAIRPERSON KRIEGER: Thank you.

19 MEMBER GRONACHAN: Just ask if there is
20 anybody else.

21 CHAIRPERSON KRIEGER: Was there anybody else?
22 I think we're set.

23 MR. KWAPIS: Okay. Concerning the -- as the

1 neighbor just addressed, we are meeting the 10-foot
2 setback, the one issue that was brought up. I believe
3 the current property is 95 by 120. So I believe it's
4 9,600 square feet, 11000, I believe. To answer that
5 question.

6 As far as -- I don't have a written letter
7 from the neighbor on Buffington, but they supported the
8 project also according to the homeowner. That would be
9 the one to the south. I don't know the address of that
10 particular lot or that house.

11 Do you know?

12 (Nods.)

13 MR. KWAPIS: Okay.

14 CHAIRPERSON KRIEGER: Okay. From the City?

15 MR. BUTLER: No remarks from the City.

16 CHAIRPERSON KRIEGER: Okay. Thank you.

17 And correspondence?

18 MEMBER NAFSO: There were 35 letters mailed.
19 Zero returned. Zero approvals. Zero objections.

20 CHAIRPERSON KRIEGER: All right. I'll open
21 it up to the board.

22 Yes, Member Gronachan?

23 MEMBER GRONACHAN: Just call me mathematician

1 tonight.

2 CHAIRPERSON KRIEGER: All right.

3 MEMBER GRONACHAN: I brought my calculator
4 out.

5 I want to clarify, if we could. So if you
6 could help and point what I'm talking about here in
7 your diagram here, it would be very helpful.

8 MR. KWAPIS: Okay.

9 MEMBER GRONACHAN: So the front yard ...

10 MR. KWAPIS: The front yard is down here.

11 MEMBER GRONACHAN: The requirement is 30
12 feet, not 35?

13 MR. KWAPIS: That's correct.

14 MEMBER GRONACHAN: And you are requesting a
15 five yard variance?

16 MR. KWAPIS: Well ...

17 MEMBER GRONACHAN: I'm sorry. Five feet
18 variance.

19 MR. KWAPIS: Five feet variance, but not the
20 whole house.

21 MEMBER GRONACHAN: I'm sorry?

22 MR. KWAPIS: A point of it is 25 feet. We're
23 asking for a variance of five feet.

1 MEMBER GRONACHAN: So it's five feet for the
2 front yard?

3 MR. KWAPIS: Um-hmm.

4 MEMBER GRONACHAN: Okay. Then we have the
5 side yard variance that you're requesting. The side
6 yard is 40 feet minimum.

7 MR. KWAPIS: Side yard total of 40 feet. Ten
8 feet plus the 30.

9 So on that side over there, we're arguing the
10 10 feet on the west side, which is this side over here.

11 MEMBER GRONACHAN: Okay. 10 feet there.

12 MR. KWAPIS: And then over here you're
13 required to have 30 because it's a dual facing. The
14 front yard is the same at 30 feet on the side. So over
15 there we're requesting 12.83 variance to -- exception
16 to the 40 feet of the total.

17 MEMBER GRONACHAN: All right. And then on
18 the rear yard it's supposed to be 35 feet.

19 MR. KWAPIS: And there we're requesting --

20 MEMBER GRONACHAN: Nine --

21 MR. KWAPIS: 9.55.

22 MEMBER GRONACHAN: So -- and the square
23 footage, again, for the whole yard or for the lot is

1 9,600 square feet, correct?

2 MR. KWAPIS: Probably more than that. It's
3 not 11,000.

4 MEMBER GRONACHAN: We won't get the tape
5 measure. We'll take your word for it.

6 MR. KWAPIS: Based on the values.

7 MEMBER GRONACHAN: First of all, I think that
8 this is a beautiful house. I go out through that area
9 a lot. We are -- I have served on this board for 12
10 plus years and that area has been ever changing. And
11 as one of the members of audience spoke, that this is
12 going to be a vast improvement to what is there now.

13 I at first thought that the three-car garage
14 was going to be too much. But when you look at that
15 area, there's no front yard storage. There's no rear
16 yard storage. There's no storage.

17 There's no basement on this house, correct?
18 Is there a basement on this dwelling?

19 MR. KWAPIS: There will be a deeper crawl
20 because of the water table and so forth.

21 MEMBER GRONACHAN: So again. No storage.

22 So when you're dealing with this kind of lot
23 size, my approach to reviewing these type of homes that

1 are coming in, I take it into consideration, is it
2 equal to the size of the lot? So, obviously, we're not
3 going to build a 1,000 square foot house on a 9,600
4 square foot -- or 9,600 foot lot. So it's in
5 proportion to what is there.

6 I feel that this is reasonable. It's not a
7 three-story. And I feel that the three-car garage is
8 necessary given that it's lake front and that there's
9 no outside storage or front yard storage or any kind of
10 storage and I feel that the request that the petitioner
11 has made has been reasonable and minimum and fits the
12 spirit of the ordinance. And, therefore, I would be in
13 full support of this request.

14 Thank you.

15 CHAIRPERSON KRIEGER: Thank you.

16 MEMBER NAFSO: I have a question.

17 As the home currently lies to the east, in
18 comparison to your project will there be more or less
19 of a setback once this home --

20 MR. KWAPIS: There will be more of a setback.

21 MEMBER NAFSO: Okay.

22 MR. KWAPIS: Currently, the current house,
23 you can kind of see, it's a white line? Do you see it

1 lined up here? Coming around?

2 MEMBER NAFSO: Yeah.

3 MR. KWAPIS: So the point here, the adjoining
4 property line is listed at two feet from the current
5 property line on Buffington.

6 MEMBER NAFSO: So you'll actually increase
7 the setback compared to where it is now?

8 MR. KWAPIS: We're increasing it by 15 feet.

9 MEMBER NAFSO: Okay.

10 CHAIRPERSON KRIEGER: Okay. That's it?
11 Member Sanghvi?

12 MEMBER SANGHVI: Yes. Thank you.

13 I came and visited at your property a couple
14 of days ago. Looked around and went back in the side
15 street and from what you what have now and what you are
16 proposing to build, there is a major, major difference
17 in the appearance of that neighborhood once your house
18 is up. And I see it as an improvement all around with
19 minimum requirement in the square foot area of all the
20 variances you are requesting.

21 And I think whoever has designed it has done
22 a great job in putting this kind of a house there on
23 that size of a lot. And because of the side street

1 over there, I'm not really concerned about the side
2 yard in that area. Notwithstanding the objections of
3 some of your neighbors, I still think this will improve
4 your neighborhood and it will look much greater just on
5 the lake front around. And I have no problem with your
6 request. Thank you.

7 MR. KWAPIS: Thank you.

8 MEMBER NAFSO: I have one other question.
9 How do you respond to the public comment about
10 encroaching on the neighbor to the south?

11 MR. KWAPIS: The 25-foot issue, you mean from
12 the variance? I mean, requesting the 9 foot 5.55?

13 MEMBER NAFSO: Right. There was a mention of
14 encroaching the neighbor of the south.

15 MR. KWAPIS: Currently we're about 10 feet
16 from the property line. As you note here,
17 approximately, maybe, 11 feet. So in total we are
18 encroaching down from the current house position but a
19 normal setback. If you were looking at this as
20 Buffington being a side as affronting that street,
21 we're greater than the typical 10 feet would be in a
22 situation or even the 15 feet. Because the R-4
23 district requires 10 and 15 of the total 25 except when

1 you're facing an adjoining street like this is with
2 your double frontage.

3 MEMBER NAFSO: Um-hmm.

4 MR. KWAPIS: So we are exceeding the 15 foot
5 normal variance that you would have and the 10 foot
6 normal variance that you would have on the south side.

7 Normally that you would have as a side yard
8 setback.

9 MEMBER NAFSO: Okay. And you said there has
10 been contact with the neighbor in the south there and
11 they are in agreement with these plans?

12 MR. KWAPIS: The homeowner has been in
13 contact with them and has spoken to them. They just
14 didn't respond in writing.

15 MEMBER NAFSO: Okay. And we have nothing to
16 the contrary?

17 MR. KWAPIS: Right.

18 MEMBER NAFSO: And I just, for what it is
19 worth, echo my fellow board member's comment that I
20 think this is a no-brainer. I think it's a wonderful
21 project and I think it's a significant improvement to
22 the neighborhood and the area.

23 MR. KWAPIS: Thank you.

1 CHAIRPERSON KRIEGER: Anybody else?

2 I also agree that for this unique property
3 that is in proportion. That the new home that will be
4 there will be in proportion and adequately placed with
5 its setbacks. That it will complement the other homes
6 to the west and increase the property values all
7 around. So though at first glance it might appear to
8 be objectionable, in the long run it will enhance the
9 whole area and be in the spirit.

10 And having the boat as their third garage
11 requirement, putting it away instead of being outside.
12 So I will also be in support of this project.

13 MR. KWAPIS: A comment I want to make on the
14 parking issue. If we have two cars and a boat being in
15 there, you still have three spaces for parking. So you
16 easily could accommodate five spaces -- five vehicles
17 on this site because three could be out in the driveway
18 along that side also. Because it was an issue brought
19 up by someone else concerning the seven spaces.

20 CHAIRPERSON KRIEGER: Yes.

21 MR. KWAPIS: Or, you know, or a group of
22 people. But we would at least be accommodating that,
23 too.

1 CHAIRPERSON KRIEGER: Very good. Appreciate
2 that.

3 Do I hear a motion?

4 Yes, Member Gronachan?

5 MEMBER GRONACHAN: Just one moment.

6 (Pause.)

7 MEMBER GRONACHAN: Can I, for clarification,
8 that's to the west, correct? The 12.83 is to the west?

9 MR. KWAPIS: The 12.83 is to the east.

10 MEMBER GRONACHAN: To the east.

11 MR. KWAPIS: Walled Lake is out here.

12 MEMBER GRONACHAN: Okay. Thank you.

13 Madame Chair, I'm ready. Sorry for the pause
14 there. I move that we grant the variance in case
15 number PZ18-0012 sought by Chris Cramer and Vicki
16 Bolanis at 1301 South Lake Drive, east of West Park and
17 south of South Lake for the variances of a five foot
18 front yard setback. A 9.55 rear yard setback and a
19 12.83 side yard setback to the east.

20 Without the variance, the petitioner will be
21 unreasonably prevented or limited with respect to the
22 use of this property because of this new construction
23 and, as in the given testimony by the petitioner,

1 indicating the size of the house is in proportion to
2 the size of this lot.

3 The property is unique because of the size
4 and shape of this lot. The petitioner did not create
5 the condition, again, due to the size and the shape of
6 the lot. The relief granted would not unreasonably
7 interfere with adjacent or surrounding properties due
8 to the fact that it actually reduces the one side yard
9 setback that is correctly there under the current
10 residents.

11 The relief is consistent with the spirit and
12 intent of the ordinance because it -- this construction
13 will be a vast improvement of the neighborhood. It
14 also allows the petitioner to have an increase of
15 storage which will not have a negative impact if all of
16 the toys and vehicles can be put away; and therefore,
17 that is why I move that this variance be granted.

18 MEMBER NAFSO: Second it.

19 CHAIRPERSON KRIEGER: We have a motion and a
20 second.

21 If Katherine could call the role ...

22 MS. OPPERMAN: Member Byrwa?

23 MEMBER BYRWA: Yes.

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MS. OPPERMAN: Member Ferrell?

MEMBER FERRELL: Yes.

MS. OPPERMAN: Member Gronachan?

MEMBER GRONACHAN: Yes.

MS. OPPERMAN: Chairperson Krieger?

CHAIRPERSON KRIEGER: Yes.

MS. OPPERMAN: Member Nafso?

MEMBER NAFSO: Yes.

MS. OPPERMAN: Member Peddiboyina?

MEMBER PEDDIBOYINA: Yes.

MS. OPPERMAN: And Member Sanghvi?

MEMBER SANGHVI: Yes.

MS. OPPERMAN: Motion passes.

CHAIRPERSON KRIEGER: Congratulations.

MR. KWAPIS: Thank you.

CHAIRPERSON KRIEGER: Good luck.

MR. KWAPIS: Thank you.

CHAIRPERSON KRIEGER: The next one is
PZ18-0014 for Stephen Agazzi for 42900 Ten Mile Road.
The applicant is requesting a variance from the Code of
Order Section 3.1.19.D for reduction of minimum front
yard setback for building, 100 feet required, 22 feet
existing, nonconforming and 18 feet proposed. And for

1 reduction of minimum side yard setback for building;
2 50 feet required, 20 feet existing nonconforming and
3 12 feet proposed.

4 Section 7.1.14.A to allow proposed
5 enlargement of existing nonconforming structure by
6 increasing its nonconformity. And this property is
7 zoned general industrial, I-2.

8 Good evening.

9 MR. AGAZZI: Good evening. I'm Steven
10 Agazzi. I'm the applicant.

11 CHAIRPERSON KRIEGER: Very good.

12 MEMBER NAFSO: Your address?

13 MR. AGAZZI: I'm sorry. 42900 Ten Mile Road,
14 Novi, Michigan.

15 CHAIRPERSON KRIEGER: Are you an attorney?

16 MR. AGAZZI: I am not.

17 MEMBER NAFSO: Do you swear or affirm to tell
18 the truth in this matter?

19 MR. AGAZZI: I do.

20 MEMBER NAFSO: Thank you.

21 MR. AGAZZI: Good evening, Board. My name is
22 Steven Agazzi. I am the owner of Lucari Investments
23 and also the applicant for the subject property. I

1 purchased the property in 2014 and moved our family
2 business here to the city of Novi. We specialize in
3 masonry and concrete construction and have operated for
4 41 years total. I am the second generation of our
5 family business.

6 This property is very unusual. It is zoned
7 I-2, but is very narrow and deep. I don't know the
8 history of how it got that way, but it is on the border
9 of I-1 and I-2 and is not of sufficient width for the
10 properties typically zoned I-2 within the city with the
11 current zoning setbacks.

12 Currently, the property has a shop area to
13 the rear with a small front office portion. Both are
14 nonconforming with the current I-2 setbacks.

15 I have proposed a plan for a small office
16 expansion on the front office area only, which is
17 shaded in yellow -- it's 940 square feet total -- to
18 accommodate our business needs well into the future.

19 The width of the office will simply be
20 extended and will -- slightly extended to be in line
21 with the shop area, which is the current rear. So
22 we're bringing the east and west existing line out in
23 line of the rear shop.

1 And then the front elevation was going south
2 four feet. Which, in essence, is going to the current
3 mansard roof overhang.

4 The variance request allows the minimum
5 expansion needed to operate the business. More
6 importantly, the size and location of the expansion was
7 dictated by current site conditions and is the most
8 logical.

9 In that, the entire building does not meet
10 the side and front yard setbacks for the I-2 district.
11 For this unusual-shaped parcel, I need variances for
12 any type of expansion that I would propose, even for
13 one as small as this.

14 Site layout and access will be the same.

15 The current building is old, dated and not
16 attractive and there is no landscaping whatsoever. As
17 part of replacing the office area, we are upgrading the
18 office facade with full-height masonry elevation,
19 installing landscaping to current city ordinances, a
20 new concrete drive approach, which has been approved by
21 the Road Commission and other improvements to help
22 satisfy staff suggestions.

23 We would like the opportunity to continue our

1 business here in the city of Novi for many years to
2 come. I appear before the Planning Commission on April
3 11 and the city staff supported our project and the
4 Planning Commission approved the site plan unanimously
5 conditional on the board granting these variances. I
6 submitted a plan, photos and a letter from my attorney
7 explaining specific hardship and why strict compliance
8 with the ordinance would be overly burdensome to me.

9 There would be no negative impact on the
10 neighboring properties from the small office expansion.
11 This is not for any type of industrial type use. It is
12 strictly office space.

13 Rather, these are offices for office
14 personnel only with minimal to no impact whatsoever to
15 the adjoining property owners. We believe that this
16 project will enhance the area tremendously from its
17 current existing condition.

18 And I also understand a couple of the
19 neighbors, I believe to the east of me have written
20 letters of support supporting the improvements I'm
21 proposing. I greatly appreciate your support for my
22 business and can answer any questions you may have.

23 CHAIRPERSON KRIEGER: Thank you.

1 That's it?

2 Anybody in the audience?

3 Seeing none. From the City?

4 MR. BUTLER: None. I just wanted to note
5 that we are well aware it is a nonconforming building
6 and whatever they do to a nonconforming building,
7 that's why they are here. We're aware of that.

8 CHAIRPERSON KRIEGER: Very good. Thank you.
9 Correspondence?

10 MEMBER NAFSO: There were 27 letters mailed,
11 five letters returned, zero approvals and zero
12 objections.

13 CHAIRPERSON KRIEGER: All righty. And I'll
14 open it up to the board.

15 Questions? Comments?

16 Go ahead.

17 MEMBER SANGHVI: Thank you. I came and
18 visited your property a couple of days ago.

19 MR. AGAZZI: Thank you.

20 MEMBER SANGHVI: But before I ask you a
21 question, I have a question for the City.

22 Is there any plans for widening of the Ten
23 Mile Road in the near future?

1 MR. BUTLER: Not that I'm aware of.

2 MEMBER SANGHVI: You're not aware of it?

3 MR. BUTLER: No.

4 MEMBER SANGHVI: Okay. Thank you.

5 I know this is a nonconforming lot. You have
6 a very narrow street going in the back and not much in
7 the front. And I agree the building you have got now
8 can do with redoing. So I think it will improve the
9 appearance of the road side here and you are only
10 asking for a small expansion of your office space.
11 When you think about it, it's comes out to about 900
12 square feet.

13 MR. AGAZZI: Correct. It's, basically, two
14 offices.

15 MEMBER SANGHVI: When you divide it and see
16 it is not a very large space that you are asking for.
17 And you have enough parking space for more employees
18 you might have. So I have no problem in supporting
19 your application. Thank you.

20 MR. AGAZZI: Thank you.

21 CHAIRPERSON KRIEGER: All righty. I drove by
22 your site. I checked it out. And I also -- the
23 neighbors in compliance. It will definitely improve

1 the street view and since it's nonconforming, you're
2 doing what you can and we appreciate that.

3 MR. AGAZZI: Thank you.

4 CHAIRPERSON KRIEGER: Yes?

5 MEMBER PEDDIBOYINA: Thank you for your
6 presentation. And also you're a second generation
7 running the business?

8 MR. AGAZZI: Yes.

9 MEMBER PEDDIBOYINA: Yeah. I wish you good
10 luck. And I have no objections. Thank you.

11 CHAIRPERSON KRIEGER: Yes, Member Gronachan?

12 MEMBER GRONACHAN: Thank you.

13 Hi. Good evening.

14 MR. AGAZZI: Good evening.

15 MEMBER GRONACHAN: I think you did a great
16 presentation.

17 MR. AGAZZI: Thank you.

18 MEMBER GRONACHAN: And if we ever have an
19 opening, could we call you? Would you like to, you
20 know, fill in?

21 MR. AGAZZI: Absolutely.

22 MEMBER GRONACHAN: All righty. You got an A
23 on all the sheets. You filled out -- answered all the

1 questions. You made my job very easy, which is always
2 a good thing.

3 So I would just like to reiterate, for the
4 record, because then it makes it a little bit easier
5 for us to do our motion.

6 And the things that I want to reiterate is
7 that the building is nonconforming. So you're up
8 against the wall to begin with. So no matter what you
9 do, you're going to need a variance.

10 And as Member Sanghvi mentioned, this is
11 going to be a vast improvement and I am very happy with
12 businesses when they improve the site, especially on
13 Ten Mile. It's such a well traveled and it's such a
14 vision of Novi that you should be commended for this.

15 And the fact that you don't say, "Eh, I don't
16 want a nonconforming site." And the fact that you're
17 staying there and still working with the challenges
18 that you've got, this is not an inexpensive thing to do
19 and so I commend you for that.

20 The uniqueness, your lot shape, this is an
21 improvement. There's no negative impact. So kudos you
22 to and I'm in full support.

23 MR. AGAZZI: Thank you.

1 CHAIRPERSON KRIEGER: Is that a motion?

2 MEMBER GRONACHAN: Oh, come on.

3 Really? I just gave you guys it all.

4 Okay. Sorry. I'll stop whining.

5 Sure, Madame Chair. I wasn't ready. So bear
6 with me for one second.

7 Okay. I move that we grant the variance in
8 case number PZ18-0014 for Stephen Agazzi at 42900 Ten
9 Mile Road. The applicant is requesting variances from
10 the City for reduction of a minimum front yard setback
11 for the building and for reduction of minimum side yard
12 setback for the building.

13 The building -- the property is unique in
14 that it is currently a nonconforming lot. And
15 regardless of what the petitioner would do, he would
16 still be needing variances.

17 MS. SAARELA: Could I just have you add?

18 MEMBER GRONACHAN: Yes?

19 MS. SAARELA: There's actually three
20 variances that are supporting expansion on the existing
21 nonconforming structure. That's a third ordinance
22 section that's --

23 MEMBER GRONACHAN: The 20 feet? I'm sorry.

1 MS. SAARELA: It's not a foot variance. It's
2 just in order to increase a nonconforming structure,
3 you have to grant a variance to the section of the
4 zoning ordinance that prohibits increasing
5 nonconforming structures.

6 MEMBER GRONACHAN: Increasing the
7 nonconforming ...

8 MS. SAARELA: Right.

9 MEMBER GRONACHAN: And I would like to add
10 what the city attorney just offered as a friendly
11 amendment to my motion.

12 Without the variance, the petitioner would be
13 unreasonably prevented or limited with respect to the
14 use of the property because, again, due to the
15 nonconformity existing.

16 The new construction will improve the quality
17 of the site and conditions of the location. The
18 petitioner did not create the condition because this
19 has been nonconforming without any history of how it
20 got to be this narrow and that width.

21 The relief granted would not unreasonably
22 interfere with adjacent or surrounding properties due
23 to the lack of negative impact due to the surrounding

1 neighbors. There are no objections to the
2 surrounding -- to the area businesses and this is a
3 minimum request for a vast improvement of this
4 business.

5 And, therefore, that is why I move that we
6 support this variance.

7 MEMBER PEDDIBOYINA: I second.

8 CHAIRPERSON KRIEGER: We have a motion and
9 second.

10 Katherine, if you would, call the role.

11 MS. OPPERMAN: Member Sanghvi?

12 MEMBER SANGHVI: Yes.

13 MS. OPPERMAN: Member Peddiboyina?

14 MEMBER PEDDIBOYINA: Yes.

15 MS. OPPERMAN: Member Nafso?

16 MEMBER NAFSO: Yes.

17 MS. OPPERMAN: Chairperson Krieger?

18 MEMBER KRIEGER: Yes.

19 MS. OPPERMAN: Member Gronachan?

20 MEMBER GRONACHAN: Yes.

21 MS. OPPERMAN: Member Ferrell?

22 MEMBER FERRELL: Yes.

23 MS. OPPERMAN: And Member Byrwa?

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MEMBER BYRWA: Yes.

MS. OPPERMAN: Motion passes.

CHAIRPERSON KRIEGER: Congratulations.

MR. AGAZZI: Thank you.

MEMBER GRONACHAN: Good luck.

MR. AGAZZI: Thank you.

CHAIRPERSON KRIEGER: That brings us to our last case, PZ18-0015, Daifuku, I think.

30100 Cabot Drive, which is west of Haggerty, north of Thirteen Mile. And the variance is for addition of one sign, one 250 square foot sign allowed. Property is zoned office service technology, OST.

Yes, sir?

MR. MANIKOWSKI: Hi. My name is Gary Manikowski, M-a-n-i-k-o-w-s-k-i. And I'm here representing the Daifuku North American Holding Company.

MEMBER NAFSO: Sir, just briefly. Your address.

MR. MANIKOWSKI: My address is in Canton, 1602 Aberdeen. Michigan.

MEMBER NAFSO: Okay.

CHAIRPERSON KRIEGER: Are you an attorney?

1 MR. MANIKOWSKI: No.

2 MEMBER NAFSO: Do you swear or affirm to tell
3 the truth in this matter?

4 MR. MANIKOWSKI: I do.

5 MEMBER NAFSO: Thank you.

6 MR. MANIKOWSKI: Anyway, we just moved into
7 our new office building about seven months on Cabot
8 Drive just north of 13 Mile and we're asking for a side
9 variance our building so we'll be able to have a second
10 sign on the building. Our building is a little bit
11 unique in that it doesn't sit parallel to the road.
12 It's at a 45 degree angle. So when people are coming
13 from the south, they can see the sign on the building.
14 But if they're coming from the north on Cabot Drive,
15 they pass the building. They have to go past it and
16 look all the way around and see the sign.

17 We have a lot of customers and vendors and
18 stuff that are late to meetings. They can't find the
19 building. They get down to 13 Mile and then they have
20 to turn around and come back and they finally find it.

21 CHAIRPERSON KRIEGER: Do you have a picture
22 you can put on the overhead?

23 MR. MANIKOWSKI: Yes.

1 (Photograph displayed.)

2 MR. MANIKOWSKI: This is our building right
3 here and this is Cabot Drive coming down. And you can
4 see it's at a 45 degree angle. So if you're coming
5 from the south, the sign we have now is on this side of
6 the building here. But if you're coming from the
7 north, you can't see the sign.

8 And the letters that we have -- or the
9 numbers that we have on the front vestibule are only
10 about this big. If you were to go down Cabot Drive and
11 stop your vehicle and look, you would be able to find
12 it finally.

13 But if you're driving and you're looking, you
14 can't even see that. They're so small.

15 Anyway, if a new sign is approved, all the
16 other surrounding properties would only be able to see
17 one sign at a time. A second sign would not interfere
18 with the use of any adjacent or surrounding property.
19 And not having a second sign unreasonably limits the
20 use of our property because people looking for the
21 building cannot find it. So we're respectfully asking
22 the Zoning Commission or appeal board to approve the
23 second sign for our building.

1 CHAIRPERSON KRIEGER: That's it?

2 MR. MANIKOWSKI: That's it.

3 CHAIRPERSON KRIEGER: Okay. In the audience?

4 MR. MANIKOWSKI: I've got pictures of
5 the building, too, if you want them.

6 MEMBER GRONACHAN: That would be good.

7 CHAIRPERSON KRIEGER: Go ahead.

8 MR. MANIKOWSKI: This is our current sign
9 right now. And this is, when you're coming from the
10 south, you can see it.

11 MEMBER NAFSO: Which one is?

12 MR. MANIKOWSKI: I'm sorry?

13 CHAIRPERSON KRIEGER: It's just the one.
14 They don't have both.

15 MEMBER NAFSO: Right.

16 CHAIRPERSON KRIEGER: That's the one that
17 you're planning on making?

18 MEMBER NAFSO: There's two signs there; isn't
19 there?

20 MR. MANIKOWSKI: Yes. The one on the left is
21 the one that we're proposing.

22 MEMBER NAFSO: That's the proposed one?

23 MR. MANIKOWSKI: Right. Exactly.

1 And you're looking -- you can see both of
2 them from that angle but when you're, you know, on the
3 street, like I said, the corner of the building -- the
4 corner of this vestibule is actually pointed right at
5 Cabot Drive. So it's at, like, a 45 degree angle.

6 So it's like a corner lot or something where
7 you, you know, can't see the sign from one side.

8 This is a picture of the street view as
9 you're coming from the north. So you see the building,
10 but there's no -- there's no address. There's no sign
11 or anything from there. So people go flying by it and
12 then they get to 13 and then they go, "Oh, we went too
13 far." And then they got to find a place to turn around
14 and -- you know, we get a lot of people that are
15 complaining that they can't find the building because
16 of that.

17 MEMBER NAFSO: And if you're coming in off of
18 Haggerty from, say, 14 Mile, then that's the direction
19 you're going to be traveling?

20 MR. MANIKOWSKI: You can turn in off of
21 MacKenzie there and then you make a left onto Cabot.

22 MEMBER NAFSO: And you're coming south?

23 MR. MANIKOWSKI: And then our building is on

1 the left side there.

2 CHAIRPERSON KRIEGER: We skipped a couple of
3 places first.

4 MEMBER NAFSO: What is that?

5 CHAIRPERSON KRIEGER: Can we come back to
6 that in a second? I didn't have public input and then
7 from the City.

8 MEMBER NAFSO: Oh, yeah. I'm sorry. I
9 couldn't help myself.

10 CHAIRPERSON KRIEGER: That's all right.
11 From the City?

12 MR. BUTLER: No remarks from the City.

13 CHAIRPERSON KRIEGER: Nothing.
14 Correspondence?

15 MEMBER NAFSO: There were 11 letters mailed,
16 none returned, none approved and no objections.

17 CHAIRPERSON KRIEGER: Go ahead. Continue.

18 MEMBER SANGHVI: Now you can go.

19 MEMBER NAFSO: Thank you. This is my moment.

20 MEMBER GRONACHAN: What was your question?

21 MEMBER NAFSO: So if you're coming down to
22 the south of -- if you were coming down off of Haggerty
23 and you turn on to MacKenzie and round travel and then

1 you go south down Cabot --

2 MR. MANIKOWSKI: Correct.

3 MEMBER NAFSO: -- and that's where you have
4 the biggest issue right now?

5 MR. MANIKOWSKI: Right. This is the view you
6 have as you're coming down from Cabot. You can see the
7 building, but you can't see the other side of it where
8 the sign is at.

9 MEMBER NAFSO: Okay.

10 CHAIRPERSON KRIEGER: Yes?

11 MR. MANIKOWSKI: All the other neighbors, you
12 know, wherever you're at, you're only going to see one
13 sign at a time. It's not like there is two signs on
14 the same side of the building. You know, they would be
15 on the opposite side. So it's not like you would see
16 it from anywhere. Unless you were like looking at this
17 view here and that would be right across the street,
18 you would see both the signs on the building.

19 CHAIRPERSON KRIEGER: Are you all set for
20 now?

21 MEMBER NAFSO: Yes.

22 CHAIRPERSON KRIEGER: Go ahead, Member
23 Sanghvi.

1 MEMBER SANGHVI: Thank you. I came and
2 visited your property a couple of days ago.

3 MR. MANIKOWSKI: Okay.

4 MEMBER SANGHVI: One of the problems with the
5 property, it's sitting at an angle to the street, you
6 see. And that is why you can't see anything if you are
7 coming from the north side.

8 MR. MANIKOWSKI: Right.

9 MEMBER SANGHVI: So I can understand your
10 need to have a sign for people coming down south from
11 the north side can identify where you are located.

12 MR. MANIKOWSKI: Right.

13 MEMBER SANGHVI: So they need an
14 identification on the north side. So I am in support
15 of your request. Thank you.

16 MR. MANIKOWSKI: Thank you.

17 CHAIRPERSON KRIEGER: Very good.

18 Yes?

19 MEMBER PEDDIBOYINA: Can you put the diagram
20 one more time, please?

21 MR. MANIKOWSKI: I'm sorry.

22 MEMBER PEDDIBOYINA: Can you put picture one
23 more time?

1 MR. MANIKOWSKI: The one that ...
2 This one?

3 MEMBER PEDDIBOYINA: No.

4 CHAIRPERSON KRIEGER: The diagram.

5 MR. MANIKOWSKI: Oh, the diagram. I'm sorry.

6 MEMBER PEDDIBOYINA: No. No. The same one.

7 CHAIRPERSON KRIEGER: The map? You want the
8 map.

9 MR. MANIKOWSKI: This one here?

10 MEMBER PEDDIBOYINA: Yes.

11 MR. MANIKOWSKI: Okay.

12 MEMBER PEDDIBOYINA: You said that is the one
13 that is the existing one from my left side.

14 MR. MANIKOWSKI: The one on the left here by
15 the flags, that's the one we just superimposed on there
16 just to show what it would look like.

17 MEMBER PEDDIBOYINA: Okay. And the existing
18 one?

19 MR. MANIKOWSKI: The existing one is this one
20 right here.

21 MEMBER PEDDIBOYINA: And the size and the
22 color is going to be the same?

23 MR. MANIKOWSKI: Exactly.

1 MEMBER PEDDIBOYINA: Thank you. I have no
2 objection.

3 CHAIRPERSON KRIEGER: Okay.

4 MEMBER NAFSO: Just one other question. To
5 be clear -- I don't know how much of a difference it
6 makes, but you can't see the sign either way from M-5,
7 correct?

8 MR. MANIKOWSKI: No. There's trees and
9 there's like a berm and everything there so you can't
10 see them.

11 MEMBER NAFSO: I have nothing further. I'm
12 in support of this as well. I think it makes a lot of
13 sense.

14 MEMBER GRONACHAN: Is that a motion?

15 MEMBER NAFSO: I can make one.

16 CHAIRPERSON KRIEGER: Okay. Do you have a
17 question?

18 MEMBER FERRELL: No.

19 CHAIRPERSON KRIEGER: Okay.

20 MEMBER NAFSO: I move that we grant the
21 variance in case number PZ18-0015, sought by Daifuku,
22 D-a-i-f-u-k-u, at 30100 Cabot Drive, west of Haggerty
23 Road and north of Thirteen Mile Road because the

1 petitioner has shown practical difficulty requiring the
2 addition of one 250 square foot sign.

3 Without the variance, the petitioner will be
4 unreasonably prevented or limited with respect to the
5 property because, as stated, the clients or vendors or
6 people that are conducting business at the location
7 would have trouble locating the facility if they're
8 coming south down Cabot off of MacKenzie, which is a
9 route frequented. The property is unique because of
10 how it's situated and in relation to that office park
11 and how the route is traveled.

12 The petitioner did not create the condition.
13 It already existed. The relief granted will not
14 unreasonably interfere with adjacent or surrounding
15 properties. It is simply because the sign has no
16 impact on anything surrounding it.

17 And lastly, the relief is consistent with the
18 spirit and intent of the ordinance. For those reasons,
19 I move that we grant this variance.

20 MEMBER FERRELL: Secnd.

21 MEMBER SANGHVI: Second.

22 CHAIRPERSON KRIEGER: Okay. We have a motion
23 and a second. Also, if you could include the building

1 is kind of setback. When I drove by it's -- I couldn't
2 say topography, but the placement of the building as
3 you're driving either way from MacKenzie or Cabot
4 Drive.

5 MR. MANIKOWSKI: Yes.

6 MEMBER NAFSO: I agree and move that we add
7 to that the motion.

8 MEMBER GRONACHAN: Second.

9 CHAIRPERSON KRIEGER: Katherine, if you could
10 call the roll?

11 MS. OPPERMAN: Member Byrwa?

12 MEMBER BYRWA: Yes.

13 MS. OPPERMAN: Member Ferrell?

14 MEMBER FERRELL: Yes.

15 MS. OPPERMAN: Member Gronachan?

16 MEMBER GRONACHAN: Yes.

17 MS. OPPERMAN: Chairperson Krieger?

18 CHAIRPERSON KRIEGER: Yes.

19 MS. OPPERMAN: Member Nafso?

20 MEMBER NAFSO: Yes.

21 MS. OPPERMAN: Member Peddiboyina?

22 MEMBER PEDDIBOYINA: Yes.

23 MS. OPPERMAN: And Member Sanghvi?

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MEMBER SANGHVI: Yes.

MS. OPPERMAN: Motion passes.

MR. MANIKOWSKI: Thank you.

CHAIRPERSON KRIEGER: Very good. Good
luck.

Those are all our five cases for tonight.
Make a motion to adjourn?

MEMBER FERRELL: So moved.

MEMBER GRONACHAN: Second.

CHAIRPERSON KRIEGER: All in favor?

MEMBER BYRWA: Aye.

MEMBER FERRELL: Aye.

MEMBER GRONACHAN: Aye.

MEMBER NAFSO: Aye.

MEMBER PEDDIBOYINA: Aye.

MEMBER SANGHVI: Aye.

CHAIRPERSON KRIEGER: Meeting's adjourned.

(At 8:25 p.m., matter concluded.)

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C E R T I F I C A T E

STATE OF MICHIGAN)

) ss

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 ninety-three (93) typewritten pages, is a true and correct transcript of my said stenographic notes.

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

June 5, 2018
(Date)