

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

November 18, 2014

Proceedings taken in the matter of the ZONING BOARD OF APPEALS, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Tuesday, November 18, 2014

BOARD MEMBERS

David Ghannam, Acting Chairperson

Cindy Gronachan, Acting Secretary

Linda Krieger

Mav Sanghvi

ALSO PRESENT: Thomas Walsh, Building Official

Beth Saarela, City Attorney

Coordinator: Angela Pawlowski, Recording Secretary

REPORTED BY: Jennifer L. Wall, Certified Shorthand Reporter

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Novi, Michigan.

Tuesday, November 18, 2014

7:00 p.m.

** ** *

CHAIRPERSON GHANNAM: Good evening and welcome to the November 18 Zoning Board of Appeals meeting for the City of Novi.

If we can all stand and say the Pledge.

(Pledge recited.)

CHAIRPERSON GHANNAM: Thank you. Ms. Pawlowski, can please call the roll.

MS. PAWLOWSKI: Chairman Ghannam?

CHAIRPERSON GHANNAM: Here.

MS. PAWLOWSKI: Member Gronachan?

MS. GRONACHAN: Here.

MS. PAWLOWSKI: Member Ibe is absent, excused.

Member Krieger?

MS. KRIEGER: Present.

MS. PAWLOWSKI: Member Sanghvi?

MR. SANGHVI: Here.

MS. PAWLOWSKI: Member Ferrell is absent, excused.

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CHAIRPERSON GHANNAM: This is a public hearing. We do have rules in the back that you can read at your leisure. I just ask anybody who has a cellphone or other noise making device to please shut them off so it doesn't disrupt our meeting.

Next, we have an agenda that has been presented. Is there any changes or modifications to it?

MS. PAWLOWSKI: No.

CHAIRPERSON GHANNAM: Do I hear a motion to approve the agenda?

MS. GRONACHAN: So moved.

MS. KRIEGER: Second.

CHAIRPERSON GHANNAM: Being moved and seconded, all in favor say aye.

THE BOARD: Aye.

CHAIRPERSON GHANNAM: Any opposed?

(No audible responses.)

CHAIRPERSON GHANNAM: Seeing none, our agenda is approved.

We don't have any minutes this month, do we? So there is no minutes to approve.

1 Next is our public remarks
2 section. I will give an opportunity to
3 anybody who wants to speak on a topic that is
4 not part of our meeting or one of the cases
5 that are going to be called.

6 If there is anybody who would
7 like to make such a statement, you can --
8 first of all, raise your hand so I can
9 recognize you, then you can come to the
10 podium.

11 (No audible responses.)

12 CHAIRPERSON GHANNAM: Seeing
13 none, I will close the public remarks section
14 and go to our public hearing.

15 We will start with the
16 case -- before I even start with case number
17 one, I do want to note to everybody, we do
18 only have four members here.

19 The Zoning Board consists of
20 seven members. In order to have a motion
21 passed, you need a majority, which is four of
22 the seven.

23 We have four here today.
24 That means in order to a pass a petition, you
25 need all four in favor. Any opposed would

1 defeat any particular application.

2 So if there is anybody who
3 wants to adjourn to another month, to get a
4 potentially fuller board, I will allow you to
5 come forward now and ask for that.

6 If not, you can certainly
7 present your case in the order that our
8 agenda indicates.

9 Is there anybody who wants to
10 ask to have your case adjourned or moved?

11 (No audible responses.)

12 Okay. Seeing none, then we
13 will go onto the first case. Case No.
14 PZ-0041, 40800 West Thirteen Mile, Brightmoor
15 Christian Church.

16 Can you please step forward.

17 Can you please state your
18 name for the record, sir.

19 MS. PAPPAS: Yes. Constantine
20 Pappas, architect for Brightmoor Christian
21 Church.

22 CHAIRPERSON GHANNAM: Before you
23 start, sir, do we need to have a formal
24 motion to substitute in for the chair as well
25 as our secretary?

1 MS. SAARELA: You could do it in
2 one motion.

3 CHAIRPERSON GHANNAM: I will
4 entertain a motion to substitute -- have
5 myself substituted as the temporary chair for
6 today's meeting as well as have a substitute
7 secretary.

8 Can I hear a motion in that
9 regard?

10 MR. SANGHVI: So moved.

11 MS. KRIEGER: Second.

12 CHAIRPERSON GHANNAM: All in
13 favor say aye.

14 THE BOARD: Aye.

15 CHAIRPERSON GHANNAM: Any
16 opposed?

17 (No audible responses.)

18 CHAIRPERSON GHANNAM: Seeing
19 none, I will act as the temporary chair.

20 I'm sorry, sir, you are not
21 an attorney, are you?

22 MS. PAPPAS: No.

23 CHAIRPERSON GHANNAM: Please
24 spell your name for the record.

25 MS. PAPPAS: Yes, first name is

1 Constantine, last name Pappas, P-a-p-p-a-s.

2 CHAIRPERSON GHANNAM: Be sworn by
3 our temporary secretary.

4 MS. GRONACHAN: Do you swear or
5 affirm to tell the truth in the matter of
6 Case No. PZ14-0041?

7 MS. PAPPAS: I do.

8 CHAIRPERSON GHANNAM: Go ahead,
9 sir.

10 MS. PAPPAS: Thank you. Mr.
11 Chairman, we would thank you very much for
12 rescheduling the meeting to tonight.

13 If you remember last time,
14 there were a few little hiccups that we
15 finally got straightened up with the planning
16 department and the building department.

17 The variance today is for two
18 variances which come before you.

19 First of all, the first one
20 is to allow an accessory structure to be in
21 the sideyard. Your current zoning ordinance
22 requires that they only be on -- in the front
23 yard or they may not be erected in the front
24 yard or the sideyard.

25 We would like to build two

1 storage sheds, one for one ball field, one
2 for the other one. And therefore, what
3 happens is that is the first request we are
4 asking before you today.

5 These sheds are very, very
6 small. They're only 11 feet by 11-foot
7 square, they're roughly around seven foot
8 high, and they would be used to store
9 athletic equipment within -- and surrounding
10 the ball diamonds and the soccer field as
11 well.

12 Specifics to this area by the
13 way, Pastor Normal Frechette is here to
14 answer any questions that you may have, and
15 Mr. Glenn Blackwell is here, the athletic
16 director for Brightmoor Christian Church as
17 well.

18 The second variance which
19 comes before you is the variance for the 75
20 foot setback, which is required along the
21 side.

22 In both instances, what we've
23 tried to do, that is for the sheds as well as
24 the setback for the scoring -- scoreboards is
25 to try to move them as far as away from the

1 adjoining residents to the north and at the
2 same time try to take the scoreboards and put
3 them within the cone of vision and where the
4 athletic fields are at.

5 You also notice that instead
6 of having three scoreboards, which would have
7 two ball fields and one soccer field, we have
8 combined it such that we have tried to
9 eliminate one scoreboard, we placed one
10 scoreboard in its position to the ball
11 diamond and right next to the soccer field as
12 well.

13 So therefore, we hope today
14 that you support this variance request, and
15 are here to answer any additional questions
16 that you may have.

17 CHAIRPERSON GHANNAM: Thank you,
18 sir.

19 Is there anybody in the
20 public who would like to make a comment on
21 this particular case, please raise your hand
22 and be recognized.

23 (No audible responses.)

24 CHAIRPERSON GHANNAM: Seeing
25 none, I will close the public remarks section

1 and ask the secretary to read any
2 correspondence.

3 MS. GRONACHAN: There were 41
4 letters mailed, five returned, no approvals,
5 one objection.

6 The objection is from Deborah
7 Parker at 40751 Lennox Park Drive.

8 Ms. Parker indicates that she lives right
9 behind the baseball field, and the field
10 itself is already an eyesore, putting
11 scoreboards and such increases the eye
12 soreness, reduces the cost of my home. The
13 church people already have abused the field,
14 and have loud stereos generally in the
15 spring. If they are allowed to put
16 scoreboards, they also have to put in tall
17 trees to hide the video room -- sorry --
18 Lennox Park Condominium owners.

19 There is no other
20 correspondence.

21 CHAIRPERSON GHANNAM: Any
22 comments from the city?

23 MR. WALSH: No comments at this
24 time.

25 CHAIRPERSON GHANNAM: I will it

1 open it up to the board for discussion.

2 MS. KRIEGER: I have a question.
3 The scoreboards, they're going to be facing
4 so that they're to the west, so if traffic
5 was driving north or southbound, they
6 wouldn't see --

7 MS. PAPPAS: Correct, right.
8 They're actually positioned such that when
9 you're at home field, home plate, you're
10 looking to the right down the first baseline
11 in order to allow them to be seen from the
12 person who is playing baseball.

13 So, yes, on the back side you
14 would not see type of graphics whatsoever.

15 MS. KRIEGER: In regards to that,
16 I don't have an issue with the request.

17 CHAIRPERSON GHANNAM: Member
18 Sanghvi?

19 MR. SANGHVI: Just want to
20 clarify for everybody's understanding that
21 it's not the church who wants a scoreboard,
22 it is the school there.

23 I think that needs to be
24 clarified to everybody knows so that there is
25 no misunderstanding.

1 THE BOARD: There is a church,
2 but there is a school there as well.

3 MR. SANGHVI: I know, but the
4 church has an affiliated school.

5 MS. PAPPAS: That's right.

6 MR. SANGHVI: I have no
7 difficulty accepting your request. Thank
8 you.

9 CHAIRPERSON GHANNAM: Anything
10 else?

11 MS. GRONACHAN: I would just like
12 the neighbor that -- who filed the objection
13 if you could at least address that? Is that
14 true that they can see that from their homes?
15 Is there -- are you aware if they can see it
16 from their homes?

17 MR. FRECHETTE: Norm Frechette.
18 I'm the administrative pastor at the church,
19 which sort of owns the school.

20 CHAIRPERSON GHANNAM: If you
21 could spell your name and be sworn by our
22 secretary.

23 MR. FRECHETTE: First name
24 Norman, last name is Frechette,
25 F-r-e-c-h-e-t-t-e.

1 MS. GRONACHAN: Would you raise
2 your right hand, please.

3 Do you swear or affirm to
4 tell the truth in the matter before you?

5 MR. FRECHETTE: I do.

6 Again, the scoreboards are
7 facing directly west pretty much. And
8 granted, some of the residents at an angle
9 might be able to see the scoreboards, but the
10 residents are on the left field side of the
11 ball field and the scoreboard is going to be
12 at the right field foul pole, going north and
13 south, so that you're looking at it again --
14 if you're on the west side of it, you're
15 looking straight at it.

16 So it's not facing the
17 condominiums at all.

18 CHAIRPERSON GHANNAM: How close
19 is the scoreboard to the nearest residential?

20 MS. PAPPAS: Probably say at
21 least couple hundred feet away at least. In
22 fact, one of the criteria was to move them
23 over to that side to get them away from the
24 residents. That's why we placed them in the
25 extreme right field section of the ball

1 field.

2 CHAIRPERSON GHANNAM: Okay.

3 Anything else?

4 MS. GRONACHAN: Nothing else.

5 CHAIRPERSON GHANNAM: I don't

6 have any other questions, sir. I'll

7 entertain a motion on this one.

8 Member Krieger?

9 MS. KRIEGER: In Case No.

10 PZ14-0041, for Brightmoor Christian Church, I

11 move to approve the request for the two sheds

12 and the two setbacks for the two signs.

13 There are unique circumstances, physical

14 conditions of the property. They do not

15 necessarily have a backyard. They have a

16 sideyard that they were granted, such as the

17 narrowness, shallowness, shape, water,

18 topography and similar physical conditions

19 and the need for the variance is not due to

20 the applicant's personal economic difficulty.

21 Also it's for the school at

22 this property.

23 The need is not self-created

24 because as stated before, that this is a

25 sideyard that was already there for a bit

1 with the baseball diamond.

2 The strict compliance with
3 regulations governing area setbacks,
4 frontage, height, bulk, density or other
5 dimensional requirements will unreasonably
6 prevent the property owner from using the
7 property for a permitted purpose or will
8 render conformity with those regulations
9 unnecessarily burdensome.

10 Because you can't play
11 baseball without knowing your score with the
12 opposing team.

13 The requested variance is the
14 minimum variance necessary to do substantial
15 justice to the applicant as well as to other
16 property owners in the district, because that
17 is about -- as stated in their presentation,
18 from the north properties they will have
19 hundreds of feet between them.

20 The requested variance will
21 not cause an adverse impact on surrounding
22 property, property values or use and
23 enjoyment of the property in the neighborhood
24 or zoning district because having schools
25 increases property value, it attracts

1 families to the area.

2 MS. GRONACHAN: Second.

3 CHAIRPERSON GHANNAM: Having a
4 motion and a second, any further discussion?

5 (No audible responses.)

6 CHAIRPERSON GHANNAM: Seeing
7 none, Ms. Pawlowski, can you please call the
8 roll.

9 MS. PAWLOWSKI: Member Gronachan?

10 MS. GRONACHAN: Yes.

11 MS. PAWLOWSKI: Member Krieger?

12 MS. KRIEGER: Yes.

13 MS. PAWLOWSKI: Member Sanghvi?

14 MR. SANGHVI: Yes.

15 MS. PAWLOWSKI: Chairperson
16 Ghannam?

17 CHAIRPERSON GHANNAM: Yes.

18 MS. PAWLOWSKI: Motion passes
19 four to zero.

20 CHAIRPERSON GHANNAM: Thank you.

21 MS. PAPPAS: We thank you very
22 much.

23 CHAIRPERSON GHANNAM: Next is
24 Case NO. PZ14-0046, for 47190 Eleven Mile
25 Road.

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State your name, please.

MR. BRAKKE: Eric Brakke.

CHAIRPERSON GHANNAM: Spell it
for the reporter.

MR. BRAKKE: E-r-i-c,
B-r-a-k-k-e.

CHAIRPERSON GHANNAM: Raise your
right hand and be sworn.

MS. GRONACHAN: Do you swear or
affirm to tell the truth in the matter before
you in Case PZ14-0046?

MR. BRAKKE: I do.

CHAIRPERSON GHANNAM: Go ahead.

MR. BRAKKE: I'm with Four
Seasons Sunrooms. I'm the contractor.

What we are asking for is in
that zoning district there is a 20 foot
sideyard setback.

When the home was built back
in the '50s, it was built at approximately
10 feet from the lot line. I think the exact
number is nine foot six.

We are adding a sunroom or
propose to add a sunroom on the back of the
family room.

1 We pushed the sunroom as far
2 east as we can until the right side wall hits
3 the sliding door that comes out of the family
4 room. I can't move any further east.

5 It puts us about 18 feet from
6 the setback.

7 So we have the lot line, the
8 nine foot six to the family room, then we
9 went another approximately nine feet to the
10 east, then that's where the room starts. So
11 it puts us at 18 feet.

12 And according to the setback
13 for that area, we need 20 feet.

14 So I'm asking for a two
15 feet -- two foot setback -- or two feet
16 variance on the side setback.

17 CHAIRPERSON GHANNAM: Anything
18 else? You don't have to.

19 MR. BRAKKE: No.

20 CHAIRPERSON GHANNAM: Is there
21 anybody in the public who would like to make
22 a comment on this particular case?

23 (No audible responses.)

24 CHAIRPERSON GHANNAM: Seeing
25 none, I will close the public remarks section

1 and ask our secretary to read any
2 correspondence.

3 MS. GRONACHAN: There were 20
4 letters mailed, zero returned, zero
5 approvals, zero objections.

6 CHAIRPERSON GHANNAM: Any
7 comments from the city?

8 MR. WALSH: Not at this time.
9 Thank you.

10 CHAIRPERSON GHANNAM: Open it up
11 to the board for discussion. Member
12 Gronachan?

13 MS. GRONACHAN: Good evening. I
14 believe that is a minimal request and I'm all
15 about less is better, so after looking at
16 your proposal and looking at the fact that
17 this was a pre-existing condition, that you
18 can't very well add 10 feet on where that 9.6
19 is, I think that you've done your due
20 diligence and I'm in support of your request.

21 CHAIRPERSON GHANNAM: I just have
22 a question.

23 How old is the house?

24 MR. BRAKKE: It was built in the
25 mid '50s.

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CHAIRPERSON GHANNAM: So it's older house, older lot, so forth.

I agree with Member Gronachan. Because of these older, narrower lots, it's sometimes more difficult to comply with current zoning issues. So it is a minimal requirement and request and I have no problem with it.

Anybody else?

(No audible response.)

CHAIRPERSON GHANNAM: Seeing none, I will entertain a motion.

Member Gronachan, please.

MS. GRONACHAN: I move that in Case No. PZ14-0046, that the request for a variance of 2.5 -- I'm sorry. That the request for a 2.6 setback be approved based on the following information.

That this is a unique circumstance and that the physical condition of the property in this case, such as the narrowness, is -- request is causing the need for this variance, that strict compliance and regulations governing the area, setback, front, height, bulk, density, and other

1 dimensional requirements will unreasonably
2 prevent the property owner from using the
3 property for a permitted purpose.

4 And will render conformity
5 with these regulations unnecessarily
6 burdensome because then the sunroom would not
7 be able to be installed.

8 The requested variance is the
9 minimum variance necessary as given in
10 testimony both by the petitioner and
11 questioned by this board, and that the
12 requested variance will not cause an adverse
13 impact on the surrounding property, property
14 values or the use and enjoyment of the
15 property in the neighborhood or zoning
16 district.

17 MR. SANGHVI: Second.

18 CHAIRPERSON GHANNAM: We will
19 have Member Krieger have that second.

20 Seeing a motion and a second,
21 any further discussion?

22 (No audible responses.)

23 CHAIRPERSON GHANNAM: Seeing
24 none, Ms. Pawlowski, can you call the roll.

25 MS. PAWLOWSKI: Member Gronachan?

1 MS. GRONACHAN: Yes.
2 MS. PAWLOWSKI: Member Krieger?
3 MS. KRIEGER: Yeah.
4 MS. PAWLOWSKI: Member Sanghvi?
5 MR. SANGHVI: Yes.
6 MS. PAWLOWSKI: Chairperson
7 Ghannam?
8 CHAIRPERSON GHANNAM: Yes.
9 MS. PAWLOWSKI: Motion passes
10 four to zero.
11 CHAIRPERSON GHANNAM: Thank you,
12 sir.
13 MR. BRAKKE: Thank you.
14 CHAIRPERSON GHANNAM: The next
15 item is item number three, Case No.
16 PZ14-0047, Dunbarton Pines.
17 Can you state your name, sir.
18 MR. CARLSTEIN: Chris Carlstein.
19 CHAIRPERSON GHANNAM: Spell it.
20 MR. CARLSTEIN: C-h-r-i-s,
21 C-a-r-l-s-t-e-i-n.
22 CHAIRPERSON GHANNAM: Raise your
23 hand and be sworn.
24 MS. GRONACHAN: Do you swear or
25 affirm to tell the truth in the matter of

1 Case No. PZ14-0047.

2 MR. CARLSTEIN: I do.

3 CHAIRPERSON GHANNAM: Please
4 proceed.

5 MR. CARLSTEIN: As president of
6 the Dunbarton Pines Homeowners Association,
7 representing both the homeowners and the
8 residents, we would like to request a
9 variance of the City of Novi, code of
10 ordinance Section 2513, variance from that,
11 allowing the entrance (unintelligible) signs
12 within the corner clearance zone area.

13 We'd also like to request a
14 variance from 28-52D.3 to allow the placement
15 of the entrance of the monument sign within
16 the required right-of-way setback on all four
17 of our entrances.

18 Our property is located on
19 the east side of Taft, and the north side of
20 Nine Mile.

21 Due to a stolen sign that we
22 had on our White Pines entrance approximately
23 a year ago, we initiated a project within our
24 neighborhood board to replace that sign.

25 We thought we would take this

1 opportunity, since we are incurring the
2 expense of replacing that sign with upgrading
3 all four signs, making them more consistent
4 in look and style with the other neighboring
5 neighborhoods, one of a cultured stone,
6 sandstone type entrance.

7 The intent is to keep the
8 same foundation, the same structure and just
9 build with that same support structure the
10 cultured sandstone sign.

11 So there is a -- the intent
12 is to keep the pre-existing condition, just
13 replacing it with a -- what might be more
14 esthetically pleasing 21st century look
15 similar to our neighboring neighborhoods.

16 So this would beautify and
17 enhance the appearance of our neighborhood to
18 our own residents, but also to the visitors
19 and to the other city members that would pass
20 by our neighborhoods and hence have a
21 beautification effect to the entire City of
22 Novi.

23 That concludes my comments.

24 CHAIRPERSON GHANNAM: Thank you,
25 sir.

1 Anybody in the public who
2 would like to make a comment on this
3 particular case?

4 (No audible responses.)

5 CHAIRPERSON GHANNAM: Seeing
6 none, I will close the public remarks section
7 and ask our secretary to read any
8 correspondence.

9 MS. GRONACHAN: There were 99
10 letters mailed, zero returned, three
11 approvals.

12 First approval is from
13 Charles and Victoria Moss at 45358 White
14 Pines Drive, "We have no problem with the
15 request as outlined".

16 Second approval is Shannon
17 and Matt Curdshill (ph) 45107, Court View
18 Trail.

19 And the final is from our
20 petitioner, Chris Carlstein, basically
21 repeating what he just presented to us this
22 evening.

23 CHAIRPERSON GHANNAM: Thank you.
24 Anything from the city further?

25 MR. WALSH: No comments.

1 CHAIRPERSON GHANNAM: Okay. I'll
2 open it up to the board then for discussion.

3 Member Sanghvi?

4 MR. SANGHVI: I think this is a
5 change for the better. And I am always in
6 favor of a change for the better, and I
7 appreciate your efforts to improve things
8 around. Thank you.

9 CHAIRPERSON GHANNAM: Member
10 Gronachan.

11 MS. GRONACHAN: Good evening. I
12 just want clarification. I understand --
13 first of all, I think it's a great move that
14 you're doing this.

15 But I just want to verify
16 that the height of the sign is not going to
17 be increased, is that correct?

18 MR. CARLSTEIN: The height of the
19 sign would be the same as our existing sign,
20 when the wood piece was on top. The current
21 was a monument structure, then had a -- kind
22 of a faux wood, kind of a foam board with our
23 sign, the signage. And then that's the way
24 the previous signs were.

25 This one would have build --

1 upon that on the sides so there would be
2 cultured stone with the sign in the middle,
3 the sandstone in the middle, but it is no
4 higher and no longer than the existing signs.

5 MS. GRONACHAN: I couldn't really
6 tell from the pictures and I was out there,
7 so I wasn't quite sure.

8 My concern, the reason I'm
9 asking the questions, just for the record, is
10 that although there didn't appear to be any
11 safety issues, I didn't want there to be a
12 height issue when you were driving in or
13 driving out trying to make a left-hand turn
14 so that you couldn't see.

15 MR. CARLSTEIN: No higher than
16 what had been there. The foam board or the
17 faux wood board has been removed on those
18 signs currently. So if you drove by
19 recently, you wouldn't see that.

20 MS. GRONACHAN: Thank you. I
21 have no further questions.

22 CHAIRPERSON GHANNAM: Anything
23 else?

24 (No audible responses.)

25 CHAIRPERSON GHANNAM: If there is

1 no other comments, I'll entertain a motion.
2 Member Krieger?

3 MS. KRIEGER: In Case No.
4 PZ14-0047, for Dunbarton Pines, I move to
5 approve the request for the four signs that
6 they have.

7 The request is based upon
8 circumstances or features that are
9 exceptional and unique to the property.

10 This was a subdivision that
11 had two parts, now it's all one, so they're
12 taking advantage in his presentation to make
13 them all four the same. And do not result
14 from conditions that exist generally in the
15 city or are self-created.

16 The failure to grant relief
17 will unreasonably prevent or limit the use of
18 the property and will result in substantial
19 more than a mere inconvenience or inability
20 to attain a higher economic or financial
21 return, because it will enhance the Novi
22 neighborhoods by being a -- like as he
23 presented.

24 The grant of relief will not
25 result in a use of structure that is

1 incompatible with or unreasonably interferes
2 with adjacent or surrounding properties, will
3 result in substantial justice being done to
4 both the applicant and adjacent or
5 surrounding properties and is not
6 inconsistent with the spirit of the ordinance
7 because they will be more attractive signs,
8 not as a safety issue.

9 MS. GRONACHAN: Second.

10 CHAIRPERSON GHANNAM: Seeing a
11 motion and a second, any further discussion?

12 (No audible responses.)

13 CHAIRPERSON GHANNAM: Seeing
14 none, Ms. Pawlowski, can you call the roll.

15 MS. PAWLOWSKI: Member Gronachan?

16 MS. GRONACHAN: Yes.

17 MS. PAWLOWSKI: Member Krieger?

18 MS. KRIEGER: Yes.

19 MS. PAWLOWSKI: Member Sanghvi?

20 MR. SANGHVI: Yes.

21 MS. PAWLOWSKI: Chairperson

22 Ghannam?

23 CHAIRPERSON GHANNAM: Yes.

24 MS. PAWLOWSKI: Motion passes

25 four to zero.

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CHAIRPERSON GHANNAM: Next item on the agenda is Case No. PZ14-0048, Roho Mexican Bistro.

Go ahead and state your name, sir.

MR. LINNEN: My name is Dan Linnen, L-i-n-n-e-n, for Rojo Mexican Bistro.

CHAIRPERSON GHANNAM: Please raise your right hand and be sworn.

MS. GRONACHAN: Do you swear or affirm to tell the truth in Case No. PZ14-0048.

MR. LINNEN: I do.

CHAIRPERSON GHANNAM: Please proceed.

MR. LINNEN: We are basically asking for -- this particular location has always had a second floor sign.

The nuance now is the fact that we don't occupy the second floor of this space. It's going to be offices for the property owner.

He has no objection to us putting a sign on that. He doesn't anticipate putting any sign up for his

1 office. And, you know, the reason for the
2 request first and foremost is really
3 visibility. That's why the sign has always
4 existed for that restaurant on the second
5 floor. So proximity to Grand River. So we
6 feel that it's -- visibility is really
7 critical to our success at that location,
8 so --

9 CHAIRPERSON GHANNAM: Thank you,
10 sir. Is there anybody in the public who
11 would like to make a comment on this
12 particular case?

13 Seeing none, I will close the
14 public remarks section and ask the secretary
15 to read any correspondence.

16 MS. GRONACHAN: There were six
17 letters mailed, zero returned, zero
18 approvals, zero objections.

19 CHAIRPERSON GHANNAM: I will open
20 it up to the board for discussion.

21 Member Gronachan?

22 MS. GRONACHAN: Hi. Good
23 evening. I remember when that building was
24 first made -- first built and I was on the
25 board when the first sign was approved. So

1 does that bring back memories.

2 My only concern on this sign
3 is that it's too big. And the size, this
4 area, I understand that there is a visibility
5 issue given the speeds of Grand River and
6 also the layout of that building and the
7 setback, from the road.

8 However, some of the signs in
9 that strip, I don't feel that this particular
10 size that you're asking for would be in
11 conjunction with the other signs in the
12 building.

13 I just wondered if there was
14 a less is better approach on this sign.

15 MR. LINNEN: Well, the less is
16 better approach really is meant because it's
17 under the square footage that's allowed. We
18 are allowed 65 square foot sign. We are
19 doing 64.75, so we are not asking for a
20 larger sign than what is allowed. We are
21 just asking for the normal sign that we are
22 allowed instead of having it be above the
23 front door, perhaps, to be up to 18 feet and
24 on the top -- on the building.

25 So it's in same lineal

1 structure of the building, it's just the
2 positioning of it is such where it's on the
3 same floor. We could within our -- within
4 the zone -- within our current requirements,
5 we could actually take that same sign, put it
6 above the front door, then I think it would
7 look pretty goofy.

8 I think the scale of it on
9 the second floor I think reduces actually any
10 potential for, I guess, too big.

11 We are not asking for
12 something that's not allowed in terms of
13 size-wise.

14 MS. GRONACHAN: That was my
15 mistake that I missed that part of it and I
16 apologize.

17 But I was concerned looking
18 at the mock -- or the pictures that you have,
19 because I didn't see a mockup up there.

20 Did you have a mockup on the
21 building?

22 MR. LINNEN: I will be honest
23 with you, I'm not sure if they did that not,
24 through our sign contractor.

25 I know that -- if I'm not

1 mistaken, I'm actually fairly certain that
2 the Gus O'Connors sign was more square
3 footage than that. They actually went in for
4 a variance to get increased square footage.
5 It would be smaller than the sign that was --
6 I can't speak to the Blue Fin or whatever was
7 just previously there, but I know that Gus
8 O'Connors had come in for a variance in
9 sizing, if I'm not mistaken.

10 MS. GRONACHAN: So you feel that
11 your sign from the first floor would not be
12 visible from the road?

13 MR. LINNEN: It would not be
14 visible from the road. Because of the trees
15 on Grand River, as well as the corner -- that
16 decorative pieces there, even if you stopped
17 at a light, going -- you literally will not
18 see that space.

19 MS. GRONACHAN: I have no further
20 questions. Thank you.

21 MS. KRIEGER: The sign is going
22 to have the white letters with the red behind
23 it then all be back lit?

24 MR. LINNEN: It will be like a
25 halo, which is fairly common with wall signs,

1 so back lit, yes.

2 MS. KRIEGER: To be consistent, I
3 guess, with the rest of the buildings and
4 previous owners, and the speed of Grand
5 River, I don't really have an issue with this
6 sign in this particular -- because it's
7 consistent with the other signs on the second
8 floor.

9 And as you drive by, they
10 kind of look towards the top, when I have
11 driven by, I always look at the top, so
12 that's my comments. Thanks.

13 CHAIRPERSON GHANNAM: Member
14 Sanghvi?

15 MR. SANGHVI: Wasn't there a
16 restaurant at the same site before?

17 MR. LINNEN: Was there a
18 restaurant at this site?

19 MR. SANGHVI: Yes.

20 MR. LINNEN: Yes, sir. There was
21 two previous -- Gus O'Connors originally.
22 That's the one I'm more familiar with because
23 they had a larger sign up there on the second
24 floor.

25 Then Blue Fin, which I think

1 their sign was up there as well.

2 MR. SANGHVI: They had the sign
3 in the same location --

4 MR. LINNEN: The difference is,
5 we are not occupying the second floor. It's
6 a scaled-down restaurant on the first floor.
7 That's why, the need for the variance because
8 we don't actually occupy that space that's up
9 there.

10 We occupy the footprint, but
11 not the second floor space.

12 MR. SANGHVI: Thank you.

13 MR. LINNEN: Thank you.

14 CHAIRPERSON GHANNAM: Actually I
15 have got a few questions. I've got one for
16 the city.

17 If they were entitled to a
18 sign on the second floor, what's the size of
19 it?

20 MR. WALSH: 65 square feet.

21 CHAIRPERSON GHANNAM: On the
22 second floor?

23 MR. WALSH: Yes.

24 CHAIRPERSON GHANNAM: Because in
25 the materials we received it said a first

1 floor sign would be -- they would be entitled
2 to 65 foot, but they want this on the second
3 floor.

4 MR. WALSH: If it's typically a
5 second floor sign, it would be for a separate
6 tenant.

7 CHAIRPERSON GHANNAM: If they
8 were a second floor tenant, they would be
9 entitled to 65 foot?

10 MR. WALSH: Yes.

11 MR. LINNEN: If I may. My
12 understanding is that there could conceivably
13 be -- you know, there won't be, if this
14 passes, two signs, one on the first floor and
15 one on the second floor.

16 CHAIRPERSON GHANNAM: I follow
17 you on that. My concern was, you say the --
18 you said the landlord is going to have
19 offices upstairs?

20 MR. LINNEN: It's a continuation
21 of their office, Luna, which is the owner of
22 the property. It's Mr. Chelani's personal
23 office in that, so they don't have any
24 desire, nor -- that's why they signed off on
25 the request, they have no desire to put

1 signs --

2 CHAIRPERSON GHANNAM: That's
3 currently. What if there is a tenant in the
4 future that occupies the upstairs and they
5 need a sign for the upstairs. I mean, how
6 would that affect you and your sign?

7 MR. LINNEN: I guess, then --

8 CHAIRPERSON GHANNAM: I mean,
9 that becomes a problem.

10 MR. LINNEN: As part of our lease
11 we have it, so I guess once our lease
12 expires, they would -- we have to take that
13 sign down, they could put their sign up, I
14 guess, for the allowance.

15 MS. KRIEGER: So good for while
16 you have the lease. Then I guess the sign,
17 we could make a condition.

18 CHAIRPERSON GHANNAM: Do you have
19 an existing sign? Remind me.

20 MR. LINNEN: For this particular
21 space? No. We are not operating at that
22 location yet.

23 We are operating across -- at
24 Fountain Walk right now. We are moving
25 across the expressway to Main Street.

1 CHAIRPERSON GHANNAM: What's your
2 intended occupancy date?

3 MR. LINNEN: January 1st.

4 CHAIRPERSON GHANNAM: Yeah, I
5 agree. I mean, it makes more sense,
6 Epecially since the upstairs is not going to
7 be requiring a sign that you put this size
8 sign on the top floor versus the bottom, that
9 would be very unusual.

10 So I have no problem with it.
11 I do recommend any motion require that it
12 only be good for this particular tenant
13 during their occupancy.

14 Any other discussion? If
15 not, I will entertain a motion.

16 MR. SANGHVI: Is the request for
17 a different location on the second floor
18 (unintelligible)?

19 CHAIRPERSON GHANNAM: I
20 understand. If there is no other discussion,
21 I will entertain a motion.

22 Member Gronachan, please.

23 MS. GRONACHAN: In Case No.
24 PZ14-0048, I move that we approve the
25 applicant's request for a variance to allow a

1 64.75 square foot sign on the second floor of
2 the first floor business, for the first floor
3 business.

4 I also move that we limit the
5 approval of this sign, just to this tenant
6 only, while they are occupying the first
7 floor.

8 The request is based upon
9 circumstances and features that are unique to
10 this property as stated in the testimony and
11 the questions of this board, the trees
12 blocking the view of the building, the speeds
13 in which Grand River, that the traffic is
14 traveling, the setback of the building.

15 Failure to grant relief of --
16 would be unreasonably -- would be -- I will
17 try that again.

18 The failure to grant relief
19 will unreasonably prevent and limit the use
20 of the property and will result in
21 substantially more than a mere inconvenience
22 and inability to attain a higher economic or
23 financial return because of the possibility
24 of decrease in business due to lack of
25 visibilty of the building.

1 The grant of relief will not
2 result in a use of the structure that is
3 incompatible or unreasonably interferes with
4 adjacent or surrounding properties, and will
5 result in substantial justice being done to
6 both the applicant and adjacent or
7 surrounding properties and it is not
8 inconsistent with the spirit of the ordinance
9 because of consistency of this sign along
10 with the others in the other businesses in
11 this complex.

12 CHAIRPERSON GHANNAM: Did you
13 limit it to this particular tenant?

14 MS. GRONACHAN: I did right at
15 the beginning.

16 CHAIRPERSON GHANNAM: Do I hear a
17 second?

18 MS. KRIEGER: Second.

19 CHAIRPERSON GHANNAM: Any further
20 discussion?

21 (No audible responses.)

22 CHAIRPERSON GHANNAM: Seeing
23 none, Ms. Pawlowski, can you call the roll.

24 MS. PAWLOWSKI: Member Gronachan?

25 MS. GRONACHAN: Yes.

1 MS. PAWLOWSKI: Member Krieger?

2 MS. KRIEGER: Yes.

3 MS. PAWLOWSKI: Member Sanghvi?

4 MR. SANGHVI: Yes.

5 MS. PAWLOWSKI: Chairperson

6 Ghannam?

7 CHAIRPERSON GHANNAM: Yes.

8 MS. PAWLOWSKI: Motion passes
9 four to zero.

10 CHAIRPERSON GHANNAM: Thank you.

11 Next is item number five,
12 Case No. PZ14-0049 for 28350 Cabot Drive.

13 Can you state your name, sir.

14 MR. NAGLE: My name is Mike
15 Nagle, N-a-g-l-e.

16 CHAIRPERSON GHANNAM: Please
17 raise your right hand and be sworn.

18 MS. GRONACHAN: Do you swear or
19 affirm to tell the truth in the matter of
20 PZ14-0049?

21 MR. NAGLE: I do.

22 CHAIRPERSON GHANNAM: Please
23 proceed.

24 MR. NAGLE: We are here tonight
25 to ask for your permission to install two

1 wall signs at 28350 Cabot Drive.

2 The building as it stands now
3 was designed as a single tenant building. It
4 is now a two tenant building with one main
5 common entrance vestibule in the front.

6 That being said, they are
7 allowed to have one sign on the front of the
8 building. The vestibule does have a door for
9 both tenants to enter.

10 We were asking for one sign
11 on the south side of the building and one on
12 the west side of the building for both
13 tenants.

14 Both the signs are combined
15 less than the square footage allowed. We are
16 allowed 65 square feet, we are at I think at
17 57.

18 CHAIRPERSON GHANNAM: Anything
19 else?

20 MR. NAGLE: That's it.

21 CHAIRPERSON GHANNAM: Thank you.
22 Anybody in the public who would like to make
23 a comment on this particular case?

24 (No audible responses.)

25 CHAIRPERSON GHANNAM: Seeing

1 none, I will close the public remarks section
2 and ask our secretary to read the
3 correspondence.

4 MS. GRONACHAN: There were nine
5 letters mailed, zero returned mail, zero
6 approvals, zero objections.

7 CHAIRPERSON GHANNAM: Any
8 comments from the city?

9 MR. WALSH: Not at this time.

10 CHAIRPERSON GHANNAM: I will open
11 it up to the board.

12 MS. KRIEGER: I drove by today
13 and I saw the two mockup proposed signs.

14 So you have the one sign by
15 right, then the second sign on -- those are
16 where you wanted them?

17 MR. NAGLE: That's exactly where
18 we are going to place them. That's the exact
19 size we are going to put up there.

20 MS. KRIEGER: I drove by. It
21 doesn't look unreasonable. We have other
22 offices that have a second sign, and so I
23 have no issue with this. That's it.

24 CHAIRPERSON GHANNAM: I have a
25 question, sir.

1 Is the intent for these two
2 units to be permanently separated as opposed
3 to having one unit for this building?

4 MR. NAGLE: Yes, it's completely
5 separated. And they don't want to have one
6 sign where they look like a joint venture
7 together. They want to be complete, separate
8 entities.

9 CHAIRPERSON GHANNAM: I
10 understand that. But if this is approved,
11 and we approve a second sign, this would be
12 good for potentially indefinitely, unless we
13 limit it to a particular time frame or to a
14 particular --

15 MR. NAGLE: This building is
16 going to stay as a two unit building, as far
17 as I know, at this point. It's been a single
18 stand alone unit for years, which I just
19 recently -- they got approval to make it a
20 two unit building.

21 CHAIRPERSON GHANNAM: When was
22 that changed?

23 MR. NAGLE: Three months ago.

24 CHAIRPERSON GHANNAM: There is a
25 permanent separation between the two units?

1 MR. NAGLE: Yes, other than the
2 main entrance, which is a vestibule.

3 CHAIRPERSON GHANNAM: I
4 understood that. You said that when you
5 entered the vestibule there is --

6 MR. NAGLE: Door for each, yes.

7 CHAIRPERSON GHANNAM: Entrance
8 for each tenant?

9 MR. NAGLE: That's correct.

10 CHAIRPERSON GHANNAM: I don't
11 have a problem with your request, sir. Thank
12 you.

13 Any other comments?

14 (No audible responses.)

15 CHAIRPERSON GHANNAM: Seeing
16 none, I will entertain a motion.

17 Member Krieger?

18 MS. KRIEGER: In Case No.
19 PZ14-0049 for Boge on Cabot Drive, I move to
20 approve the second wall sign request on this
21 address. The request is based upon
22 circumstances or features that are
23 exceptional and unique to the property. It
24 went from a three business building, as I
25 understood in the document, to a two business

1 that will permanently be that way, so it
2 would be one sign by right and the other sign
3 unique to this property and will not result
4 from conditions that exist generally in the
5 city, or are self-created.

6 Failure to grant relief will
7 unreasonably prevent or limit the use of the
8 property and will result in substantially
9 more than mere inconvenience or inability to
10 attain a higher economic or financial return
11 because people may be confused by the one
12 sign that's on the building when, in fact,
13 it's two businesses.

14 The grant of relief will not
15 result in a use of structure that is
16 incompatible with or unreasonably interferes
17 with adjacent or surrounding properties, will
18 result in substantial justice being done to
19 both the applicant and adjacent or
20 surrounding properties and is not
21 inconsistent with the spirit of the ordinance
22 because they match their neighboring office
23 neighbors on Cabot Drive.

24 MS. GRONACHAN: Mr. Chair, do we
25 want to put time limit to just the two

1 businesses in the building?

2 CHAIRPERSON GHANNAM: I don't
3 have a problem with that. I mean, as further
4 discussion, I would not have a problem that.
5 I mean, even though the applicant states that
6 it is intended to be permanent.

7 MR. SANGHVI: He said it's not a
8 problem (inaudible).

9 Because where you have this
10 common entrance and different tenants in
11 there, and so instead of just restricted to
12 this, just make amendment so you don't
13 have --

14 CHAIRPERSON GHANNAM: I will go
15 either way. I have no problem with either
16 one. If you want to make an amendment or
17 just let the motion stand, it's up to you.

18 MS. GRONACHAN: I will let the
19 motion stand.

20 CHAIRPERSON GHANNAM: Do I hear a
21 second?

22 MS. GRONACHAN: Second.

23 CHAIRPERSON GHANNAM: Any further
24 discussion?

25 (No audible responses.)

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CHAIRPERSON GHANNAM: Seeing
none, Ms. Pawlowski, can you call the roll.

MS. PAWLOWSKI: Member Gronachan?

MS. GRONACHAN: Yes.

MS. PAWLOWSKI: Member Krieger?

MS. KRIEGER: Yes.

MS. PAWLOWSKI: Member Sanghvi?

MR. SANGHVI: Yes.

MS. PAWLOWSKI: Chairperson
Ghannam?

CHAIRPERSON GHANNAM: Yes.

MS. PAWLOWSKI: Motion passes
four to zero.

CHAIRPERSON GHANNAM: Thank you,
sir.

Next item is Case PZ14-0050.
Please come to the podium.

MS. BERISHAJ: Good evening,
Council Members. Katrina Berishaj.

CHAIRPERSON GHANNAM: Can you
spell your name for the court reporter.

MS. BERISHAJ: B, as in boy,
e-r-i-s-h-a-j.

CHAIRPERSON GHANNAM: Raise your
right hand and be sworn.

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MS. GRONACHAN: Do you swear or affirm to tell the truth in Case No. PZ14-0050?

MS. BERISHAJ: Yes, I do.

CHAIRPERSON GHANNAM: Please proceed.

MS. BERISHAJ: So I'm the applicant requesting a variance from the city regarding Section 24 to allow for a development split of four lots from the required 150-foot minimum requirement to 1.75.

This is a unique parcel in the fact that it's almost a perfect square. You got 550 front by 563.

Dinser is a residential road and there is only one other house on Dinser that has 150 feet. The average on Dinser Road is about 150 feet, so this is -- this request is well above the average of a residential house frontage on Dinser Road.

CHAIRPERSON GHANNAM: Thank you, ma'am.

Is there anybody in the public who would like to make a comment on

1 this case?

2 Sir, can you please step
3 forward. Spell your name.

4 MR. ZAHIR: M-o-m-o-w-a-r,
5 Z-a-h-i-r.

6 CHAIRPERSON GHANNAM: Ma'am, can
7 you give him a little room to speak at the
8 podium.

9 Go ahead and raise your right
10 hand to be sworn.

11 MS. GRONACHAN: Do you swear or
12 affirm to tell the truth in the matter before
13 you?

14 MR. ZAHIR: I do.

15 CHAIRPERSON GHANNAM: Go ahead,
16 sir.

17 MR. ZAHIR: I just have a couple
18 of sentences to tell in favor of this
19 variance request.

20 I moved into Novi under a job
21 relocation about a year ago. And I have been
22 trying to find a home here, but we couldn't
23 find anything because of the short supply of
24 the housing.

25 Anyhow, I desire to build a

1 home, and getting a house in Novi -- getting
2 land in Novi is very hard to find.

3 So I did some investigation,
4 some research and what I actually found is
5 pretty amazing. What I have found is like
6 all the majority of houses in Novi was built
7 between 1970 and 2000.

8 And the population growth of
9 Novi is almost 20 percent since then, where
10 the construction actually went down by almost
11 84 percent.

12 But anyhow, what I'm trying
13 to make my motive here is this specific
14 property is zoned as RA, and if the zoning
15 ordinances are met, we will need three
16 houses, could be built on this house.

17 Considering the landscape in
18 the City of Novi, if the variance is
19 approved, an additional house could be built
20 on the same property.

21 So that should be a good
22 utilization of the land and the size of the
23 lot would be big enough to have enough light
24 and air to this property and the surrounding
25 properties. And this lot has been

1 undeveloped for a long, long time. So if it
2 is divvied up, then the whole neighborhood
3 will be enhanced, so the property values
4 would go up.

5 And I'd also like to say,
6 like this -- if the variance is approved,
7 this should be a very fair justice to the
8 petitioner.

9 The city will be benefited
10 from the enhanced property taxes, and
11 probably I will get a piece of land, you
12 know, to build my dream home in the City of
13 Novi.

14 So I would request the
15 honorable members of the board to approve the
16 variance.

17 CHAIRPERSON GHANNAM: This was
18 more than a couple of sentences here. Just
19 kidding.

20 So, as a proposed
21 homeowner -- to build a home there, you have
22 no problem with the slightly shortened lot,
23 do you?

24 MR. ZAHIR: That's what --

25 CHAIRPERSON GHANNAM: You don't

1 have a problem with the proposed dimensions
2 of the lots?

3 MR. ZAHIR: No.

4 CHAIRPERSON GHANNAM: Okay.

5 Thank you, sir. Anything else?

6 Is there anybody else in the
7 public who would like to make a comment on
8 this particular case?

9 Sir, can you please step
10 forward. Give him slightly a little room.
11 Go ahead and state your name.

12 MR. SHUNIA: Alex Shunia.

13 CHAIRPERSON GHANNAM: Spell it,
14 please.

15 MR. SHUNIA: S-h-u-n-i-a. I just
16 had a quick question.

17 CHAIRPERSON GHANNAM: Raise your
18 right hand and be sworn.

19 MS. GRONACHAN: Do you swear or
20 affirm to tell the truth in the matter before
21 you?

22 MR. SHUNIA: Yes.

23 CHAIRPERSON GHANNAM: Go ahead,
24 sir.

25 MR. SHUNIA: I'm just wondering,

1 how close are these houses going to be
2 together? Like when you start making them?

3 CHAIRPERSON GHANNAM: You're
4 looking at the wrong people to answer that
5 question.

6 We are just here looking at
7 proposed dimensions of lots to be split. I'm
8 sure when the applicants move to build and go
9 through their construction drawings and so
10 forth, they would have to comply with other
11 city ordinances about setbacks and so forth.

12 You're really asking the
13 wrong people that.

14 MR. SHUNIA: This is just for
15 like lot sizes pretty much?

16 CHAIRPERSON GHANNAM: Correct.
17 It's about lot width and really it's what,
18 8.25 feet shorter of what it should be.

19 MR. SHUNIA: Wouldn't you
20 determine the lot width before you determine
21 like the house size? So like if I was
22 building a house, like wouldn't I want to
23 find out how big of a house I want to build
24 before I like find out the lot size?

25 CHAIRPERSON GHANNAM: You're

1 posing questions to us that we really are not
2 here to answer. You need to potentially ask
3 the city.

4 MR. SHUNIA: Thanks.

5 CHAIRPERSON GHANNAM: Thank you.

6 Is there anybody else who has
7 a comment on this particular case?

8 (No audible responses.)

9 CHAIRPERSON GHANNAM: Seeing
10 none, I will close the public remarks section
11 and ask our secretary to read any
12 correspondence.

13 MS. GRONACHAN: There were 22
14 letters mailed, nine returned, two
15 objections.

16 First objection is from Frank
17 Damanskas, it's D-a-m-a-n-s-k-a-s, at 48835
18 Thornberry Drive, Novi.

19 "I would like to ask that the
20 Zoning Board reject the appeals case listed
21 above. The reduced lot size proposed for
22 this property coupled with the increased
23 number of new homes from the Toll Brother
24 project has increased -- has caused an
25 increase in traffic on Dinser Drive and a

1 safety concern to the residents of Pebble
2 Creek. The proposed lot size would further
3 decimate natural wild life and echo setting
4 of the area. There has been many deer and
5 rabbits that frequent the property that would
6 be displaced. As a forester, I can say with
7 confidence that there are many 40 plus
8 year-old trees that would be destroyed if
9 this was to be approved. Additionally, the
10 proposed lot configuration of the narrow and
11 long lots would only detract from the
12 appearance of the neighborhood and I feel
13 further erode the country setting of the
14 area."

15 The next letter is from James
16 Coffelt, C-o-f-f-e-l-t, of 48849 Thornberry.
17 It's an objection. "I live behind this
18 property that wishes to have a variance. I
19 am against this. The lots are very deep and
20 very narrow and they would be an eyesore to
21 look at. Very oddly shaped. They would not
22 profit -- they would not fit into the layout
23 of the area. Please do not grant their
24 variance. Thank you very much."

25 That's it for correspondence,

1 Mr Chair.

2 CHAIRPERSON GHANNAM: Any
3 comments from the City?

4 MR. WALSH: Just one comment.
5 The sideyard setback would be the minimum --
6 would be 20 for a total of 50, so basically
7 50 feet between homes.

8 CHAIRPERSON GHANNAM: Okay.
9 That's relatively large, isn't it?

10 MR. WALSH: Yes.

11 CHAIRPERSON GHANNAM: I will open
12 it up to the board for discussion.

13 Then as I do, I have got a
14 couple comments I will make while everybody
15 else is thinking.

16 Some of the comments that
17 were just made by the objection to me really
18 don't apply.

19 Number one, it's your
20 property, you can do whatever you want with
21 it. So as long as it complies with our
22 zoning, which it does, so you can build
23 homes, the only question is how many. Do you
24 want to build three, build four and so forth.

25 So the minimal -- in my

1 opinion, the minimal variance you're
2 requesting is relatively reasonable, given
3 the other dimensions of these particular
4 properties, issues about traffic and wild
5 life, I mean, building one extra home is not
6 going to -- I don't think jam this area.

7 I don't think it's the
8 neighbor's obligation to look at the beauty
9 of it and watch the rabbits and so forth.
10 They want to, but you're entitled to do with
11 it whatever you want.

12 So given the minimal nature
13 of the request, I have no problem with it.

14 So any other comments?
15 Member Sanghvi?

16 MR. SANGHVI: One question for
17 the city, there are no wetlands or any other
18 problems?

19 MR. WALSH: Doesn't appear to be.

20 MR. SANGHVI: Thank you.

21 CHAIRPERSON GHANNAM: Member
22 Krieger?

23 MS. KRIEGER: I'm curious how you
24 came up with the four?

25 MS. BERISHAJ: That was maximum

1 basically, it's just how the math worked.

2 MS. KRIEGER: Okay.

3 CHAIRPERSON GHANNAM: Any other
4 comments?

5 MS. GRONACHAN: I will be the
6 devil's advocate here. I have to ask the
7 question for the rabbits and the deer, sorry.

8 So basically if you created
9 three parcels, you wouldn't need a variance,
10 correct?

11 MS. BERISHAJ: Correct.

12 MS. GRONACHAN: So I need help
13 here, guys.

14 I'm on a zoning board and my
15 feeling is that you go for the least that you
16 need.

17 And in this case, if there
18 were three parcels, there would be no
19 variances requested.

20 And so I go back to old
21 school. Those are my comments. If you have
22 something else to offer.

23 CHAIRPERSON GHANNAM: Member
24 Sanghvi?

25 MR. SANGHVI: I am also

1 struggling with this idea.

2 But the fact of the matter
3 is, they have to bring the utilities in there
4 and it costs a lot of money, and if you make
5 it into four, four people will be sharing the
6 (inaudible).

7 CHAIRPERSON GHANNAM: You need to
8 speak up into the microphone.

9 MR. SANGHVI: What I'm trying to
10 say is that in this particular spot, they
11 have to bring the utilities in, and if you're
12 going to only have three homes, three people
13 will be able to share the expense of that,
14 while this would be divided into four
15 different property owners to share the same
16 expense, which makes it a little easier to
17 bring these homes there and makes it more
18 affordable. Thank you.

19 CHAIRPERSON GHANNAM: A couple
20 other things, like the gentleman who also
21 spoke.

22 Thank God we have a recovery
23 in our economy. There is a shortage of
24 housing, especially new housing that people
25 desire. I think that one extra make sense.

1 Plus to me what really sells
2 it is, number one, it's zoned properly.
3 Number two, it's a minimal -- you know, 8.25
4 is really the difference they're asking,
5 instead of being required to have a 150 lot
6 width, they are asking for 141.75. And
7 correct me if I'm wrong, each lot -- did I
8 get this right, each lot will be 1.79 acres?

9 MS. BERISHAJ: Correct.

10 CHAIRPERSON GHANNAM: It's still
11 a huge lot, so if you divided it by three, so
12 if you have 1.8 times four lots versus, you
13 know, that total acreage divided by three,
14 you're going to have to huge lots, which some
15 people --

16 MS. BERISHAJ: 2.39.

17 CHAIRPERSON GHANNAM: You already
18 did the math, so it will be about 2.4 acres
19 per lot, which is relatively large,
20 especially for Novi.

21 Some people may prefer it,
22 but then again, if you divide it into four
23 and people are satisfied with 1.79 acres,
24 then they can buy it, if they're not
25 satisfied, they don't have to buy it.

1 So I think this eight, nine
2 foot difference is very, very minimal. Go
3 ahead.

4 MS. BERISHAJ: Can I make two
5 comments.

6 I'm also a realtor in the
7 Novi market and I do know that anything over
8 one acre lots is not as desirable. I mean,
9 people are going away from, you know, the
10 acreage as opposed to just being on a
11 residential street. And Dinser doesn't have
12 the traffic.

13 To refute the comments of the
14 two people who actually are gardening -- have
15 been gardening on this property for the past
16 15 years is quite interesting.

17 CHAIRPERSON GHANNAM: That's a
18 good point. The larger the lot, the more
19 land you have to take care of or cut the
20 grass or rake the leaves, so forth. I mean,
21 you do make a good point.

22 Any further discussion or
23 comments?

24 MS. GRONACHAN: I would just like
25 to clarify then that that is a good point. I

1 think it does need to be made. That the
2 marketability of two acres anymore in Novi is
3 not necessary.

4 So this is not necessarily
5 about an economic gain, which needs to be
6 stated. It's about the need and the
7 necessity and what this is creating because
8 there is -- two acres is no longer desirable
9 in this area. Thank you.

10 CHAIRPERSON GHANNAM: If there is
11 no further discussion, I will entertain a
12 motion.

13 MS. GRONACHAN: I will do it.

14 CHAIRPERSON GHANNAM: Member
15 Gronachan.

16 MS. GRONACHAN: I move that we
17 approve Case No. PZ14-0050, that the variance
18 be granted for four parcels with the reduced
19 lot width of 141.75, where 150 is required.

20 These are unique
21 circumstances and the physical condition of
22 the property, such as narrowness in this
23 case, topography and other physical
24 conditions and the need for the variance is
25 not due to the applicant's personal or

1 economic difficulty, because, as stated in
2 the testimony, there is not a need for larger
3 lots in this day and age.

4 The need is not self-created
5 because of the existing ordinances of the
6 150-foot requirement, and again stating that
7 the larger lots are not needed in this day
8 and age in Novi. Nobody wants a two acre lot
9 anymore.

10 The requested variance is the
11 minimum variance necessary to do substantial
12 justice to the applicant, as well as to the
13 other property owners in the district, and
14 this was highlighted in Member Ghannam's
15 testimony given that there is not a negative
16 impact on the neighborhood. There is less
17 grass to cut, there is more affordability to
18 the lots in this area, and there is a need
19 with the growing population of Novi.

20 The requested variance will
21 not cause an adverse impact on surrounding
22 property, property values or the use and
23 enjoyment of the property in the neighborhood
24 or the zoning district.

25 MR. SANGHVI: Second.

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CHAIRPERSON GHANNAM: We have a motion and a second. Just in terms of the slight further discussion. In our materials, in one section you indicate that there is a reduced lot with 141.75, in another area, this is 141.76.

I'm not sure how this was noticed, but Member Gronachan mentioned 141.75, is that an issue?

MS. SAARELA: As long as the notice --

MR. WALSH: Point 75.

CHAIRPERSON GHANNAM: That's what she mentioned. I just wanted to make sure because there was a slight discrepancy.

So any further discussion? We have a motion and second.

Member Krieger?

MS. KRIEGER: I will agree because of Mav's discussion about sharing the burden of cost, and also the -- what you were discussing.

CHAIRPERSON GHANNAM: Okay. Seeing no further discussion, Ms. Pawlowski, can you call the roll.

1 MS. PAWLOWSKI: Member Gronachan?

2 MS. GRONACHAN: Yes.

3 MS. PAWLOWSKI: Member Krieger?

4 MS. KRIEGER: Yes.

5 MS. PAWLOWSKI: Member Sanghvi?

6 MR. SANGHVI: Yes.

7 MS. PAWLOWSKI: Chairperson

8 Ghannam?

9 CHAIRPERSON GHANNAM: Yes.

10 MS. PAWLOWSKI: Motion passes
11 four to zero.

12 CHAIRPERSON GHANNAM: Thank you.

13 Next on the agenda is item
14 seven, Case PZ14-0051, 45605 Nine Mile Road.

15 Will you please state your
16 name.

17 MS. CERGET: Stacy Cerget,
18 C-e-r-g-et.

19 CHAIRPERSON GHANNAM: Raise your
20 right hand and be sworn.

21 MS. GRONACHAN: Do you swear or
22 affirm to tell the truth in the matter
23 PZ14-0051?

24 MS. CERGET: I do.

25 CHAIRPERSON GHANNAM: Please

1 proceed.

2 MS. CERGET: Before you tonight I
3 have a request for a detached accessory
4 structure on the property on Nine Mile, 45605
5 Nine Mile Road.

6 The applicant has recently
7 built a home on the property, and would like
8 to add an accessory structure in the rear of
9 the property.

10 As you can see in the
11 attachments that were submitted to you, the
12 proposed location of the accessory structure
13 is at the lowest point of the lot, so the
14 request for a variance is four feet for the
15 roof of the garage, but it actually will sit
16 about four feet above grade level from the
17 street.

18 So from the street, you will
19 only see about four feet at the top of the
20 garage because it's so far down into the lot.

21 The finished floor elevation
22 of the house is at 916, and the finished
23 floor elevation of the proposed garage is at
24 950.

25 So you have a bit of a hole

1 in the backyard with regard to topography.

2 There is a home behind this
3 lot, which is a couple hundred feet away,
4 which is also up at 10 feet higher than the
5 finished floor of the garage.

6 So from an esthetic point of
7 view, the average grade around the lot is
8 much higher than this specific location of
9 where the proposed accessory structure is
10 going to be located.

11 So therefore, we are asking
12 for the variance request.

13 CHAIRPERSON GHANNAM: Thank you,
14 ma'am.

15 Is there anybody in the
16 public who would like to make a comment on
17 this particular case?

18 (No audible responses.)

19 CHAIRPERSON GHANNAM: Seeing
20 none, I will close the public remarks section
21 and ask our secretary to read any
22 correspondence.

23 MS. GRONACHAN: There were 10
24 letters mailed, one return, no approvals, no
25 objections.

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CHAIRPERSON GHANNAM: Any
comments from the city?

MR. WALSH: No comments at this
time.

CHAIRPERSON GHANNAM: I'll open
it up to the board for discussion.

Member Sanghvi?

MR. SANGHVI: I have no
difficulty in supporting the application
because there is almost a valley there, no
way you can do anything level without doing
this kind of thing.

So I appreciate your problem
and I have no difficulty in supporting your
application. Thank you.

CHAIRPERSON GHANNAM: I just have
a question. This is going to be a garage
basically?

MS. CERGET: Yes.

CHAIRPERSON GHANNAM: The home
already has a garage?

MS. CERGET: Yes.

CHAIRPERSON GHANNAM: A two car
garage or more?

MS. CERGET: I think it's a three

1 car.

2 CHAIRPERSON GHANNAM: What's the
3 purpose of this particular structure? Why
4 wasn't it petitioned when the home was built?

5 MS. CERGET: He had recently
6 purchased a commuter van and it will not fit
7 in his existing garage facility, so we wanted
8 to build a structure to put the commuter van
9 in it.

10 It's just slightly higher
11 than a regular van. It won't fit in his
12 existing garage.

13 CHAIRPERSON GHANNAM: Is this a
14 commercial vehicle?

15 MS. CERGET: It's not a
16 commercial vehicle, it's for his private use,
17 but it's taller and it will not fit in the
18 existing garage.

19 CHAIRPERSON GHANNAM: Explain to
20 me what a commuter van is then.

21 MS. CERGET: It's a little bit
22 taller than a regular van. It's got -- maybe
23 Defrim, the owner, could explain a little
24 better.

25 CHAIRPERSON GHANNAM: If he wants

1 to come up, he can be sworn.

2 MS. GRONACHAN: Raise your right
3 hand. Do you swear or affirm to tell the
4 truth in Case PZ14-0051?

5 MR. CIZMJA: Yes, ma'am.

6 CHAIRPERSON GHANNAM: State your
7 name and spell it, please.

8 MR. CIZMJA: My name is Defrim,
9 D-e-f-r-i-m, last name is C-i-z-m-j-a. I own
10 the property.

11 The commuter van, if you see
12 those Mercedes vans, those big ones.

13 CHAIRPERSON GHANNAM: What kind
14 of vans?

15 MR. CIZMJA: Mercedes, the big
16 ones.

17 CHAIRPERSON GHANNAM: Mercedes?

18 MR. CIZMJA: Yes. The problem
19 with those, they got the air conditioning on
20 the top. Those are big one, big van. They
21 got those -- those are about 12 feet and top
22 of those, they got air conditioning. Because
23 those are bigger, they put two different air
24 conditioner, put one on the top, one on the
25 top of the van.

1 CHAIRPERSON GHANNAM: To me that
2 sounds like a commercial vehicle.

3 MR. CIZMJA: It's not commercial.
4 You can use it for -- it's kind of smaller.
5 It's a small kind of small RV. Like you can
6 take it, you can go to the lake, or you can
7 go -- they got all things inside. It's not
8 commercial. It's like -- on Sunday you can
9 use it.

10 But they don't fit in this
11 garage.

12 CHAIRPERSON GHANNAM: How far off
13 the road -- off of Nine Mile will this be
14 built? Do you know what the distance is?

15 MS. CERGET: 260 feet and 10 feet
16 lower.

17 CHAIRPERSON GHANNAM: Ten feet
18 lower than the street grade?

19 MS. CERGET: Yes. I'm sorry.
20 Excuse me. It's lower than the street grade.
21 But 10 feet lower than the average grade
22 around the house.

23 CHAIRPERSON GHANNAM: How long
24 have you lived there, sir?

25 MR. CIZMJA: About two years, two

1 and a half years.

2 CHAIRPERSON GHANNAM: You have to
3 speak up.

4 MR. CIZMJA: About two and a half
5 years.

6 CHAIRPERSON GHANNAM: I just have
7 a question for the city.

8 In this -- for his zoning, is
9 he entitled to an accessory structure?

10 MR. WALSH: Yes.

11 CHAIRPERSON GHANNAM: Then the
12 question is just one of dimension?

13 MR. WALSH: Building height.

14 CHAIRPERSON GHANNAM: Just the
15 building height, okay. He's saying you need
16 the building height because of this
17 particular van.

18 MR. CIZMJA: Actually got to put
19 the roof more kind of this because they got
20 tree around. I need to put more lower,
21 everything from the trees sit on the roof.

22 CHAIRPERSON GHANNAM: You have
23 got a peculiar need because of the height of
24 your van.

25 MR. CIZMJA: Yes.

1 CHAIRPERSON GHANNAM: I'm sure
2 I've seen vans like that before. I don't see
3 a picture -- you haven't supplied us with a
4 picture of it, have you?

5 MR. CIZMJA: They didn't request.

6 CHAIRPERSON GHANNAM: I
7 understand. I just have to confirm. You
8 haven't supplied us with a picture.

9 MR. CIZMJA: No. I can go -- I
10 can pull it up for you.

11 CHAIRPERSON GHANNAM: The
12 question becomes one of necessity.

13 I mean, you may need it for
14 your particular van, but what is -- you know,
15 is that consistent with the neighborhood, is
16 that consistent with, you know, things that
17 are unique to this particular property.

18 I mean, you're entitled to a
19 structure, the only question is one of
20 height.

21 I understand your need. I'm
22 just struggling with whether you comply with
23 our standards is all.

24 MS. CERGET: If I may. I think
25 the height is mitigated by the fact that the

1 surrounding properties are so much higher and
2 you really can't see it from the road.

3 CHAIRPERSON GHANNAM: I follow
4 you on that. If you read some of our
5 standards that you must comply with, then you
6 start to question.

7 For instance, are there
8 conditions unique to this particular property
9 that prevents you from using it for a
10 particular purpose, if you simply complied
11 with our ordinances. Is the need
12 self-created. You know, I mean it's his van,
13 he can buy another van, you know, another
14 type of vehicle. In any event, those are my
15 concerns.

16 MS. CERGET: It's a vehicle that
17 he uses for his family. He uses it
18 regularly.

19 CHAIRPERSON GHANNAM: Thank you.
20 I don't have further questions. Any other
21 questions or comments?

22 MS. GRONACHAN: I have a question
23 for the city attorney. I'm struggling with
24 this as well.

25 So if someone owns a vehicle

1 that doesn't -- that the size of the vehicle
2 doesn't meet our ordinances, wouldn't
3 something like this need to go back for
4 ordinance review perhaps.

5 MS. SAARELA: What do you mean
6 the size of the vehicle doesn't --

7 MS. GRONACHAN: He's saying that
8 the reason why he wants to build this garage
9 is because the vehicle doesn't fit into his
10 regular garage. That's why he needs the
11 height of this garage.

12 MS. SAARELA: Yes.

13 MS. GRONACHAN: To me, help me
14 here, struggling, but that would almost be
15 like self-created, in my opinion as well.

16 MS. SAARELA: I mean, he could
17 park outside. I mean, that's the
18 alternative.

19 MS. GRONACHAN: I mean, if there
20 is other vehicles --

21 MS. SAARELA: You could argue
22 that it's self-created. You know, that's a
23 factual determination that you can make.

24 MS. GRONACHAN: Okay.

25 MS. KRIEGER: Have you considered

1 parking it like in a recreational area or
2 just having it covered like another area, if
3 you have a boat or some other vehicle that
4 you decided you need a whole structure for
5 this van?

6 The other question is, do you
7 own it or lease it? After a certain amount
8 of time --

9 MR. CIZMJA: The reason why
10 (unintelligible) if I got to build garage
11 first, I can go ahead and buy that. But the
12 point is, I got to figure out -- because I
13 can -- I use this almost every day. This is
14 the reason why, and I can't park it.

15 MS. CERGET: So the height of the
16 actual roof determines the height of the
17 garage door which determines the height of
18 the roof, which is what is raising it up to
19 the point where it necessitated the variance.

20 CHAIRPERSON GHANNAM: How tall is
21 this van?

22 MR. CIZMJA: I think almost
23 13 feet, but if you got -- it's a bit higher,
24 you got the garage door --

25 CHAIRPERSON GHANNAM: I'm just

1 asking the van. How tall is the van?

2 MR. CIZMJA: Almost 12 feet.

3 CHAIRPERSON GHANNAM: I mean,
4 that's double my size.

5 MR. CIZMJA: Because it's high
6 roof.

7 CHAIRPERSON GHANNAM: I figured
8 that.

9 MR. CIZMJA: You got extended on
10 the top.

11 CHAIRPERSON GHANNAM: I mean,
12 again, that's not something found commonly on
13 the street, a 12-foot high van for, you know,
14 non-commercial use. That's why I'm
15 struggling.

16 I don't think the intent of
17 the ordinances are to house commercial type
18 vehicles. Even though this may be a personal
19 vehicle --

20 MR. CIZMJA: That commercial is
21 licensed -- anything over feet over 10,000
22 pounds you get a commercial vehicle.

23 CHAIRPERSON GHANNAM: I'm not
24 arguing with you on that. I'm just saying I
25 don't think the ordinances were intended to

1 house commercial vehicles.

2 I know this is a personal
3 vehicle.

4 You're claiming relief, so --
5 I follow you, especially in our winters you
6 want to garage your vehicles and so forth. I
7 mean, I get all of that. This is pretty
8 unique to you.

9 How many passengers does this
10 van hold?

11 MR. CIZMJA: That hold eight.

12 CHAIRPERSON GHANNAM: Eight
13 people.

14 MR. CIZMJA: You can put for
15 eight, sometimes we don't use the eight.

16 CHAIRPERSON GHANNAM: Is there
17 three rows --

18 MR. CIZMJA: You can alter with
19 three, but I'm not going to -- yes, three.

20 CHAIRPERSON GHANNAM: Just let us
21 finish our questions before you answer, so we
22 are not interrupting each other.

23 There are three rows?

24 MR. CIZMJA: Yes.

25 CHAIRPERSON GHANNAM: All right.

1 MS. GRONACHAN: I have a
2 suggestion. I'm going to make a suggestion
3 to the petitioner because I'm not going to be
4 in favor of this, and before I recommend that
5 we deny it, I'm going to recommend to the
6 petitioner that he table this case and bring
7 back more information for this board.

8 If there is a need for the
9 van right now the way this is going, to me
10 it's leaning towards self-created.

11 I can't justify a 14-foot
12 higher building in that area regardless what
13 the lay of the land is, if you will.

14 So I believe that if you go
15 back to the drawing board and do some more
16 homework to substantiate to this board what
17 the need is for that building with us, it's
18 not up to us to figure out what a commercial
19 vehicle is, or if it's -- if it's a motor
20 home, or what it is, okay, respectfully,
21 that's your homework that you need to do.

22 And I feel that because of
23 the lack of homework that you have done to
24 bring to us tonight, you may not get a
25 positive vote on this.

1 So I don't know how you feel
2 about that, but that would be my
3 recommendation, and I got a feeling that I
4 have got some members on this side of the
5 table that would probably agree with me.

6 How do you feel about that?

7 MS. CERGET: If I may just say
8 one thing before he answers.

9 The request is for four feet,
10 not 14 feet.

11 CHAIRPERSON GHANNAM: You are
12 entitled to 14, you're asking for 18.

13 MS. CERGET: I just wanted to
14 make that clear.

15 MS. GRONACHAN: Sorry.

16 MR. CIZMJA: The point is, first
17 time when I applied for it, nobody asked me
18 for that, from the beginning. It's not my
19 fault.

20 The second one, I can park
21 the van on the front of the house. Nobody
22 can say anything, so I can do something for
23 the city and me too because home
24 (unintelligible) not good to park the van in
25 the front of the house.

1 If I park in front of the
2 house, nobody can say anything. Now I'm
3 spending some more money, put the van on the
4 back of the house, and make it more kind for
5 the city.

6 That's my point, if you don't
7 agree to that, I can bring more information
8 next time, then you can see it.

9 But I mean, if you guys not
10 going to let me do that, I got no other
11 choice but to park in the front of the house.

12 CHAIRPERSON GHANNAM: You make a
13 good point, in my opinion. We don't
14 certainly want eyesores, you know, staring at
15 the road especially on Nine Mile, a heavily
16 traveled road.

17 We just have to make sure,
18 sir, that you comply with our standards in
19 order to grant relief.

20 As you can see, we are not
21 necessarily opposed to it, you know, I
22 haven't seen the van. I know it's going to
23 be a couple 100 plus feet off the road.
24 Maybe if you can bring us also pictures maybe
25 like internet or Google type map pictures of

1 nearby neighbors behind you.

2 I'm not sure -- I still don't
3 grasp where everybody is in in relationship
4 to where this particular structure will go.
5 You follow?

6 MS. CERGET: Yes.

7 CHAIRPERSON GHANNAM: Maybe give
8 us pictures from the road back to where it
9 might be, just to give us an idea because as
10 we sit here, we don't have any of that.

11 We have a request. I
12 understand the need. It's only four feet,
13 but we do want to make sure that it complies.

14 MS. CERGET: We will come back to
15 the next meeting.

16 MR. CIZMJA: We agree about that.

17 CHAIRPERSON GHANNAM: Someone has
18 to make a motion and that has to be approved
19 to be adjourned.

20 If you're okay with that.

21 Member Sanghvi?

22 MR. SANGHVI: Just like it may be
23 a bigger vote, might a different opinion as
24 well.

25 CHAIRPERSON GHANNAM: As we

1 mentioned at the beginning, we only have four
2 here. You need all four votes. We don't
3 want you to be upset if you don't get all
4 four and get your relief tonight. That's our
5 suggestion I guess.

6 MR. SANGHVI: Our suggestion is
7 to table to the next meeting when a full
8 board is present.

9 MS. KRIEGER: Then, too, if you
10 could bring pictures like in previous cases,
11 other people -- petitioners come up, they
12 have pictures of driving by on the road, what
13 does it look like, this is why I need the
14 sign.

15 So if you could take some
16 picture and then show us, then that also will
17 help.

18 MR. CIZMJA: It's going to be
19 help for me and help for everybody if you
20 guys -- you need pictures with other things.

21 MS. CERGET: I'll explain it to
22 you.

23 CHAIRPERSON GHANNAM: These are
24 just suggestions. We may have other members
25 at the next meeting that are lacking

1 information.

2 I can't speak for anybody,
3 but as a suggestion, satellite type views,
4 maybe street views, give us an idea what --
5 who is around you, proximity of neighbors and
6 so forth. And pictures of the van, I think
7 that would be helpful.

8 Are you interested in the
9 December meeting, or would you need more
10 time?

11 MR. CIZMJA: I just -- what day
12 is it?

13 MS. PAWLOWSKI: December 9.

14 CHAIRPERSON GHANNAM: December
15 9th would be our next meeting.

16 MR. CIZMJA: Yes, sir.

17 CHAIRPERSON GHANNAM: Okay. So I
18 will entertain a motion to adjourn, if
19 interested, to the December 9 meeting.

20 In Case No. PZ14-0051, I move
21 that we postpone this case to December 9,
22 based on the discussion with the petitioner,
23 so he can come back and provide additional
24 information to the board and we'll have more
25 members present.

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MR. SANGHVI: Second.

CHAIRPERSON GHANNAM: And if there is no other discussion, Ms. Pawlowski, can you call the roll.

MS. PAWLOWSKI: Member Gronachan?

MS. GRONACHAN: Yes.

MS. PAWLOWSKI: Member Krieger?

MS. KRIEGER: Yes.

MS. PAWLOWSKI: Member Sanghvi?

MR. SANGHVI: Yes.

MS. PAWLOWSKI: Chairperson Ghannam?

CHAIRPERSON GHANNAM: Yes.

MS. PAWLOWSKI: Motion passes four to zero.

CHAIRPERSON GHANNAM: So we will see you at the next board meeting and you can present whatever you want at that time.

MR. CIZMJA: Thank you.

CHAIRPERSON GHANNAM: Next is item number eight, Case PZ14-0052, Pinnacle Homes.

State your name, please.

MR. SANTOMAURO: First name Todd, last name, Santomauro, S-a-n-t-o-m-a-u-r-o.

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CHAIRPERSON GHANNAM: Raise your right hand and be sworn, please.

MS. GRONACHAN: Do you swear or affirm to tell the truth in Case No. PZ14-0052.

MR. SANTOMAURO: Yes.

CHAIRPERSON GHANNAM: Go ahead.

MR. SANTOMAURO: Good evening. What we are looking at doing here is a simple awning structure outside our sales entrance above. And it's going to serve two purposes basically. The big thing, especially with weather, it's going to keep the rain off the clients and snow off the clients. That's one thing.

The second thing is, due to the location of our sales model there, we have a lot of park lands in our community there, which is very nice. But we had to off center our model, which normally would be right when you enter the sub, right in front, this particular model is off to the side a little bit.

So the other purpose of the awning, and it's a very small awning, doesn't

1 come out too far or anything like that, it
2 just has our name logo on it, so people
3 recognize it as, in fact, an awning
4 throughout the model as opposed to a
5 residence.

6 So again, the size of the
7 awning, the depth of it, I should say is not
8 that great. It's maybe, I would say two feet
9 deep, and the width is the width of our doors
10 going into the sales center.

11 CHAIRPERSON GHANNAM: Thank you,
12 sir.

13 Anybody from the public like
14 to make a comment on this particular case?

15 (No audible responses.)

16 CHAIRPERSON GHANNAM: Seeing
17 none, I will close the public remarks and ask
18 our secretary to read the correspondence.

19 MS. GRONACHAN: There were 19
20 letters mailed, eight returned, no approvals,
21 no objections.

22 CHAIRPERSON GHANNAM: Any
23 comments from the city?

24 MR. WALSH: No comments.

25 CHAIRPERSON GHANNAM: I will open

1 it up to the board for discussion.

2 Member Krieger?

3 MS. KRIEGER: Usually when I have
4 gone through subdivisions looking at models,
5 just the nature of the door in the garage
6 area, then it says little entrances that say
7 open, then also here I notice that you had
8 the sign on the property.

9 Why did you feel that you
10 need this extra sign over the garage?

11 MR. SANTOMAURO: Again, the sign
12 on the property and, you know, back to your
13 view of the -- you know, going through
14 models, Novi is very unique.

15 We operate in a lot of
16 different cities and townships and Novi is
17 very unique in the fact, flags and so forth
18 aren't really allowed at entrances.

19 So it's difficult for us to
20 get important messages out to the public to
21 draw them into our community, bootlegs, for
22 instance, or bandit sign on the weekends,
23 aren't allowed.

24 So the sign that we have in
25 front of the model, it's probably -- it's

1 really a quarter of the size that we would
2 normally do at any other city or township and
3 we want to make sure we adhere to any
4 Township ordinances.

5 We've got actually two
6 communities in Novi. And we enjoy being
7 here.

8 And earlier, one of the cases
9 involved that there wasn't any new
10 construction homes in Novi, we are trying to
11 solve that problem.

12 But the idea of having this
13 other awning isn't just for us to put, you
14 know, sales things on there or anything.
15 It's simply our logo, that's all it is, very
16 clean looking.

17 But really the other purpose
18 is to shelter the customers coming in. If we
19 didn't have that, they would be inundated
20 with whatever type of adverse weather we
21 would have coming in.

22 MS. KRIEGER: The awning is the
23 sign?

24 MR. SANTOMAURO: It's a dual
25 purpose.

1 MS. KRIEGER: On the picture it
2 looks like it's two separate things. It
3 looks like you have an awning and then on top
4 of it is a sign.

5 MR. SANTOMAURO: No, no, it's one
6 in the same. The awning is the sign.

7 CHAIRPERSON GHANNAM: I don't see
8 that. That was my problem with the photo.
9 First of all, it's sideways and we are trying
10 to look at our Ipads.

11 MS. GRONACHAN: It looks like a
12 sign instead of an awning.

13 CHAIRPERSON GHANNAM: It does.
14 It looks like there is some kind of covering
15 and this is sitting on top of the covering.

16 MR. SANTOMAURO: The awning
17 itself, and I apologize for the bad picture.
18 I don't know if I can take a look at it with
19 you at all? Is that okay?

20 CHAIRPERSON GHANNAM: If you want
21 to come take a look at we have.

22 MS. GRONACHAN: It almost looks
23 like a drapery -- you know, like when you
24 have curtains, you put the band in front of
25 the drapes. It doesn't look like an awning.

1 MR. SANGHVI: It looks like a
2 sign on the wall.

3 MR. SANTOMAURO: It's hard to
4 see. But if there were sides -- it would
5 actually -- this comes out to cover the
6 doors.

7 So the depth of it is roughly
8 about probably a foot and a half, two feet
9 deep. So it also covers -- I think the back
10 over there.

11 If you had a side view of it,
12 you would be able to see that there is a
13 depth to it. It's not just a flat sign.

14 CHAIRPERSON GHANNAM: You can go
15 back to the podium so everybody can hear you.

16 Is there -- I can kind of see
17 when I blow up the picture a little bit, it
18 does extend from the wall. Isn't there
19 something underneath that also? It looks
20 like there is a brick that's kind of like
21 in -- almost like half circle underneath
22 that.

23 MR. SANTOMAURO: Yes, that's
24 correct. There is half circle underneath
25 that, but that is flat -- that's flat.

1 CHAIRPERSON GHANNAM: That's
2 against the wall?

3 MR. SANTOMAURO: The brick part
4 actually is -- kind of hard to explain.

5 The brick part has no depth
6 to it, so it doesn't cover anybody coming in
7 whatsoever.

8 CHAIRPERSON GHANNAM: How far
9 does this awning extend from the wall?

10 MR. SANTOMAURO: Roughly about a
11 foot and a half to two feet.

12 CHAIRPERSON GHANNAM: So
13 realistically that's not going to provide
14 cover for if it's raining or snow?

15 MR. SANTOMAURO: It does.
16 Normally what we would normally do, is we
17 would actually have something that would come
18 out four to five feet off of a door like
19 that, but with the restrictions within Novi,
20 unfortunately, we weren't allowed to do
21 anything close to that.

22 But this does have an affect
23 absolutely.

24 CHAIRPERSON GHANNAM: You mean in
25 terms of helping people going in and out?

1 MR. SANTOMAURO: Absolutely.

2 CHAIRPERSON GHANNAM: Is the area
3 that's glassed in, that sits underneath the
4 sign, is that what's going to be the garage?

5 MR. SANTOMAURO: Yes.

6 CHAIRPERSON GHANNAM: You kind of
7 work as an office out of there?

8 MR. SANTOMAURO: Yes, sir.

9 CHAIRPERSON GHANNAM: Don't you
10 have a sign next to this garage area that is
11 a sign that indicates it's Pinnacle Homes?

12 MR. SANTOMAURO: Very small sign.
13 Normally that sign would be about 48-inch,
14 4-foot sign by 4-foot sign. But we were very
15 restricted on what we could do there.

16 So again, this really helps
17 us draw attention to the fact that this is a
18 model, and also helps the customer being
19 covered. It helps us -- the location that we
20 are in over there is off the beaten path, so
21 to speak, so it's not a location that you
22 have really great traffic from a major road.

23 So to get to us, you got to
24 kind of go down a dirt road. Then when you
25 pull into that community, normally we would

1 have a model that would be right in front of
2 you.

3 In this case, because of park
4 lands, we had to shift over several home
5 sites.

6 CHAIRPERSON GHANNAM: And that
7 makes sense. How many homes do you have in
8 this sub?

9 MR. SANTOMAURO: I would say --
10 we are just opening the new phase up. I
11 would say we probably -- at least 200 homes
12 minimal.

13 CHAIRPERSON GHANNAM: Is this
14 your only model?

15 MR. SANTOMAURO: In that
16 community, yes.

17 CHAIRPERSON GHANNAM: When you
18 say that community, what are you referring
19 to?

20 MR. SANTOMAURO: That particular
21 subdivision.

22 CHAIRPERSON GHANNAM: How many
23 subs are compiled these 200 plus homes?

24 MR. SANTOMAURO: That's just one
25 sub. I'm sorry, we have another location at

1 Ten Mile and Beck.

2 CHAIRPERSON GHANNAM: I'm not
3 talking about that. In this Twelve and
4 Napier area, you have 200 plus homes?

5 MR. SANTOMAURO: Yes.

6 CHAIRPERSON GHANNAM: This is
7 your only model in that home?

8 MR. SANTOMAURO: Yes, sir.

9 CHAIRPERSON GHANNAM: I
10 understand your request. I think you have
11 explained it well. I don't have any problem
12 with this. Thank you.

13 Any other discussion or
14 comments or questions?

15 MS. GRONACHAN: I have a
16 question.

17 CHAIRPERSON GHANNAM: Member
18 Gronachan.

19 MS. GRONACHAN: I guess I don't
20 understand why the awning as opposed to just
21 a sign, so help me out here.

22 MR. SANTOMAURO: Very good
23 question.

24 Actually a sign would cost a
25 lot less money, but the awning definitely it

1 does help out the customers, when they're
2 coming in because you -- I mean, just that
3 roughly foot and a half, two feet makes a big
4 difference.

5 MS. GRONACHAN: The fact that it
6 comes off the building, that's what you are
7 saying is making it more visible to the
8 people that are driving in? Am I
9 understanding you correctly at all or --

10 MR. SANTOMAURO: No, no, not at
11 all. It doesn't make it more visible. No,
12 the fact that it comes out, this actually
13 costs us substantially more - a lot more than
14 just a flat board to have some coverage for
15 the customers, so it wasn't just to draw
16 attention to the model.

17 It's also to have some sort
18 of cover for adverse weather.

19 So I'd much rather do a flat
20 sign, but --

21 MS. GRONACHAN: I guess I missed
22 something in that picture. I don't see where
23 there is coverage there for people when they
24 walk in, that's why --

25 MR. SANTOMAURO: It is. We

1 should probably have a side view picture and
2 that would probably solve a lot of the
3 questions. I apologize.

4 MS. GRONACHAN: My only concern
5 is that -- this is for you as well as my
6 fellow members of the board is that we don't
7 allow awning signs, and my concern is that I
8 understand the petitioner's challenge in this
9 subdivision.

10 And some of the challenges
11 that he stated in his testimony, however, my
12 concern is that we are going to be opening a
13 can of worms with an awning sign.

14 CHAIRPERSON GHANNAM: I follow
15 that. And that was my initial hesitation. I
16 know this is a newer sub, correct, you're
17 still building.

18 How many homes do you have to
19 build? How many more do you have to go?

20 MR. SANTOMAURO: We probably have
21 sold -- I would roughly guess we probably
22 have sold about 28 to 30 homes, we have got
23 some time to go.

24 CHAIRPERSON GHANNAM: You've got
25 some time.

1 You're right. Residential
2 neighborhoods, no one has an awning sign.
3 That's not proper.

4 Here is the distinction, it
5 would be that it is a model home.

6 I assume you intend to have
7 this the model until towards the end when
8 things are sold, once you get of rid of these
9 last --

10 MR. SANTOMAURO: Correct. That
11 would be the final, final home, the model,
12 sir.

13 CHAIRPERSON GHANNAM: I do think
14 they need to be distinguishable clearly from
15 the rest because you don't want neighbors
16 being knocked on.

17 I don't know if there is
18 homes nearby, but eventually there will be.

19 You don't want people driving
20 around and walking through people's, you
21 know, yards.

22 So I think -- I follow all of
23 that. I think it does need to be clearly
24 distinguished, and I see the need, if someone
25 is inclined to move to approve this it would

1 have to be limited to this particular home
2 and for a period of time, you know, whatever
3 that time may be, a year or two years,
4 whatever it is.

5 Any other discussion? Member
6 Krieger?

7 MS. KRIEGER: For the city. When
8 we have previous subdivisions, they had model
9 open, did any other people that were building
10 have awning signs?

11 MR. WALSH: This is first as far
12 as an awning sign above a model.

13 MS. KRIEGER: And then model open
14 to distinguish a model from the neighboring
15 house. I guess, generally use the garage
16 door as their glass door, that people would
17 know that's the model or model open?

18 MR. WALSH: Typically, yes.

19 MS. KRIEGER: Okay. I'm still
20 having difficulty with this.

21 CHAIRPERSON GHANNAM: Member
22 Sanghvi?

23 MR. SANGHVI: I have a problem
24 with whether this is a place of business or
25 this is a model home. A place of business

1 needs identification. A place of business
2 has no place, in my opinion, in a subdivision
3 where there are homes. And it's just a
4 question I need to define this as a model
5 home. There are various other ways of doing
6 that, than just be an awning sign on it.

7 CHAIRPERSON GHANNAM: First of
8 all, is there anything that prohibits them
9 from operating out of this garage as an
10 office? Like I know people have trailers
11 sometimes, some people -- I have seen many
12 times people use garages. Is there anything
13 that prohibit them from doing that here?

14 MR. WALSH: No.

15 CHAIRPERSON GHANNAM: I didn't
16 think so. So the only question is an awning
17 sign appropriate or some other
18 identification. Clearly they need some
19 identification, but I guess it's up for
20 question whether you want to approve an
21 awning sign or not.

22 MR. SANGHVI: The sign there is a
23 temporary sign until so many homes are sold,
24 but I have difficulty putting up an awning
25 sign and not knowing how long it's going to

1 be there in a residential area.

2 MS. GRONACHAN: I agree.

3 MS. KRIEGER: How many signs do
4 you have?

5 You have the one on Twelve
6 Mile. There is that construction area sign
7 and Pinnacle Homes, and then as you enter the
8 sub, I believe I saw another one, and then
9 these two on the -- this property --

10 MR. SANTOMAURO: The one -- if I
11 can backup for one second to answer your
12 question about awnings.

13 There has been awnings before
14 in Novi. Liberty Park is a prime example by
15 Pulte Homes had a very large awning for many
16 years.

17 But to answer your question
18 in regards to the signage, the Twelve Mile
19 sign is what's called an A frame. That's a
20 temporary sign that we have to take off of
21 the road. So it's not a permanent sign by
22 any means, that sign. So that's something
23 that we have to take down on a regular basis.
24 It's just a standalone -- what's called an A
25 frame sign.

1 Then when you come into the
2 sub -- the community there, really the only
3 thing that we have, when you come in, if I'm
4 not mistaken, is a very, very small sign in
5 front of that model. And by small I mean,
6 it's literally a quarter of the size that we
7 normally operate in any of our communities.

8 So there is really not much
9 for us to draw people to the model. I mean,
10 we certainly could do something on the
11 window, but I think that would look
12 extremely, extremely tacky to do something
13 like that, that's in poor taste.

14 And by having the awning
15 there, again, it's a dual purpose, it draws
16 attention, but it also covers customers
17 coming in.

18 MS. KRIEGER: Would they be able
19 to have some kind of signage on the glass, if
20 they didn't get the awning sign?

21 MR. WALSH: No.

22 MS. GRONACHAN: I have -- this is
23 for Mr. Walsh.

24 What type of identification
25 can they have on the house if they can't have

1 an awning, what is within ordinance to
2 identify the model home?

3 MR. WALSH: The street address.

4 MS. GRONACHAN: Okay.

5 CHAIRPERSON GHANNAM: Yeah. Just
6 in my opinion, a simple street address would
7 be insufficient, I mean, given the nature and
8 the size of the sub. I think you would be
9 entitled to something. The question is what
10 the board would be inclined to do.

11 So that's where we're at. If
12 anybody has any further comments or
13 questions?

14 MR. SANGHVI: As I said, I really
15 cannot support putting an awning sign in a
16 residential area.

17 MR. SANTOMAURO: I would request
18 to table this then, with all six members.

19 Again, it's very -- we could
20 have done this much a different, less
21 expensive way to say the least.

22 CHAIRPERSON GHANNAM: And I have
23 no problem supporting tabling this,
24 especially if you want to wait for a larger
25 board or present maybe -- or think about

1 different ideas that you can do to identify
2 this home.

3 I think personally you need
4 some identification because you don't want
5 this -- I mean, aside from the garage area
6 being glassed in. You don't want this
7 looking like every other home in the
8 neighborhood. You want to draw people to it,
9 so they can question and hopefully buy it.

10 So maybe you want to come
11 with those ideas. If you want to table it
12 and someone is willing to move to do that, I
13 have no problem supporting that.

14 MR. SANTOMAURO: I think
15 especially again, we have a very large
16 presence in Novi amounting to several hundred
17 homes.

18 So I think at this point, if
19 possible I -- it looks like we are not going
20 to have an approval unfortunately. I request
21 to table.

22 CHAIRPERSON GHANNAM: You're
23 interested in December or you want something
24 later?

25 MR. SANTOMAURO: I think -- what

1 is the date in December?

2 MS. PAWLOWSKI: December 9 or
3 January 13th.

4 MR. SANTOMAURO: Perhaps
5 January 13th would be better.

6 CHAIRPERSON GHANNAM: Anybody
7 interested in making the motion to table?

8 MS. GRONACHAN: Sure. In Case
9 No. PZ14-0052, for Pinnacle Homes, I move
10 that we postpone this meeting to the
11 January 13th, 2015 meeting night per the
12 petitioner's request.

13 MS. KRIEGER: Second.

14 CHAIRPERSON GHANNAM: Seeing a
15 motion and a second, any further discussion?

16 (No audible responses.)

17 CHAIRPERSON GHANNAM: Ms.
18 Pawlowski, can you call the roll.

19 MS. PAWLOWSKI: Member Gronachan?

20 MS. GRONACHAN: Yes.

21 MS. PAWLOWSKI: Member Krieger?

22 MS. KRIEGER: Yes.

23 MS. PAWLOWSKI: Member Sanghvi?

24 MR. SANGHVI: Yes.

25 MS. PAWLOWSKI: Chairperson

1 Ghannam?

2 CHAIRPERSON GHANNAM: Yes.

3 MS. PAWLOWSKI: Motion passes
4 four to zero.

5 CHAIRPERSON GHANNAM: You can
6 present whatever you want at that time.

7 MR. SANTOMAURO: Have a good
8 night.

9 CHAIRPERSON GHANNAM: Last but
10 not least, item number nine. Sir, you have
11 been waiting a long time for this one.

12 Case PZ14-0053, for Shiro
13 Restaurant at 43180 Nine Mile Road.

14 MR. ARKIN: Good evening. I'm
15 Irwin Arkin, I-r-w-i-n, A-r-k-i-n.

16 MS. GRONACHAN: Raise your right
17 hand. Do you swear or affirm to tell the
18 truth in matter PZ14-0053?

19 MR. ARKIN: I do.

20 MS. GRONACHAN: Thank you.

21 MR. ARKIN: I am here tonight
22 requesting the continued placement of the off
23 premise Shiro Restaurant sign as it has
24 existed in 2006 and is on-site today at the
25 northeast corner of Nine Mile Road and Novi

1 Road.

2 The existing signage has made
3 a significant and positive difference. Shiro
4 Restaurant represents a hardship.

5 It is extremely well hidden
6 in an industrial area, wooded area. The
7 restaurant sits back 265 feet from Nine Mile
8 Road and 600 feet from Novi Road. It cannot
9 be seen north or south on Novi Road or east
10 or west.

11 Here is a picture looking
12 down looking on Nine Mile Road, that's
13 looking east. This picture shows us looking
14 west. This pictures shows us looking north.
15 This picture shows us looking south.

16 Directional signage isn't new
17 to Novi and is needed as illustrated by the
18 following few examples.

19 There is Rotary Park, Novi
20 Ice Arena, Sports Club, CVS. Also
21 Meadowbrook, Orchard Hills subdivision.

22 The landmark is not on Grand
23 River in full view, but rather hidden in an
24 industrial wooden area. No matter how good a
25 restaurant may be, it needs directional

1 assistance and impulse patrons.

2 Discontinuing the off-premise
3 restaurant sign could result in a devastating
4 loss of customer base, as restaurant patrons
5 could interpret the absence of the sign as a
6 restaurant being closed. These are no times
7 to be out of stie and out of mind.

8 I feel it's important that we
9 as a community support the business with the
10 aids of the signage requested to insure the
11 continued existence of this unique landmark
12 location.

13 As I mentioned before, the
14 signage has made a positive difference in the
15 restaurant performance. The sign works just
16 like it is, what's the old cliché, if it
17 isn't broken, don't fix it.

18 The signage request will not
19 negatively impact any neighbor or alter the
20 character of the land.

21 Thank you for your time and
22 much needed consideration.

23 CHAIRPERSON GHANNAM: Thank you,
24 sir. Since we have no one in the public, I
25 would assume we have no public comments on

1 this particular case.

2 I will ask our secretary to
3 read any correspondence.

4 MS. GRONACHAN: We have 11
5 letters mailed, one returned mail, four
6 approvals.

7 First approval by Irwin
8 Arkin. I believe that's our petitioner.

9 Our second approval, I guess
10 I should have read these ahead of time.
11 These are all from Mr. Arkin, the petitioner.

12 There are no other letters.

13 CHAIRPERSON GHANNAM: Okay. Any
14 comments from the city?

15 MR. WALSH: No comments at this
16 time.

17 CHAIRPERSON GHANNAM: I will open
18 it up to the board.

19 Before I do, first of all,
20 sir, I enjoy the restaurant. My daughter
21 Olivia loves the sushi there. My wife loves
22 it.

23 In any event, that aside, my
24 recollection is, because I have been on the
25 board a few times since you have come back

1 and forth for these particulars. I know we
2 have limited it to time.

3 But my recollection is from
4 previous meetings is that the corner of Nine
5 and Novi that this sign sits on is either
6 owned or controlled by some common interest
7 of Shiro Restaurant, is that true?

8 MR. ARKIN: Me.

9 CHAIRPERSON GHANNAM: I have no
10 problem instead of granting a request for
11 limited to time to keep you coming in here,
12 granting some kind of -- you know -- I don't
13 necessarily want to make it permanent, but I
14 don't have a problem recommending some kind
15 of approval that keeps this sign so long as
16 you're in possession or control of both lots.

17 MR. ARKIN: That would be nice.

18 CHAIRPERSON GHANNAM: Instead of
19 going through this exercise every two years
20 or however long you have limited to. I think
21 you're right. This isn't an industry type
22 area. I live just down the street from you,
23 that's one of the reasons why we go to this
24 restaurant, it's so close and it's so good.

25 But it is tucked away. It's

1 an old beautiful mansion, and I think that
2 sign does do you some help from people going
3 on Novi Road.

4 And it's not obnoxious. It's
5 not out of the character or ordinary, you
6 know, character of the area.

7 I have no problems supporting
8 it, if the board is so inclined. I have no
9 problem.

10 Any other comments? Member
11 Gronachan.

12 MS. GRONACHAN: I'd like to
13 comment on your homework. I think you did a
14 great job on your presentation.

15 Although from the looks of
16 it, you have had some practice, because you
17 have been here a couple times.

18 I have been a long time
19 member, left, and came back and I'm glad to
20 see that the Shiro Restaurant is still in
21 operation.

22 I understand -- I remember
23 the challenges of that property that it has
24 had in the past years. And I also remember
25 the years that it stood empty.

1 So I do think that this sign
2 has made a difference, and especially -- I'm
3 going to throw this out here.

4 I don't know if this is --
5 but, you know, with the Suburban Showcase on
6 Grand River, there are various venues that
7 list restaurants for places to go eat.

8 And they list out various
9 hotels. And I was just at a venue there and
10 somebody was asking me where your restaurant
11 was. And I pointed out the sign.

12 So, any other way, that was
13 just an extreme. Then they called me and
14 told me they had a great experience at your
15 restaurant. So I had not opened up my packet
16 yet. I didn't even know this was going on.
17 So, I guess that was a sign for me to pay
18 attention to when I saw Shiro.

19 So, I am in support of this.
20 I would recommend that this sign be approved
21 for as long as Shiro is in --

22 MR. SANGHVI: As long as the
23 owner stays the same.

24 MS. GRONACHAN: Yes. As long as
25 the owner stays the same and that Shiro is

1 Shiro for the length of the business,
2 continues at that location and that would be
3 my recommendation.

4 CHAIRPERSON GHANNAM: And there
5 be some type of ownership between the two
6 lots.

7 Because there is a lot in
8 between that that is not owned by yourself,
9 isn't that true or it's all one piece?

10 MR. ARKIN: If two different
11 serial numbers, but I own both of them.

12 CHAIRPERSON GHANNAM: Then that
13 would be my recommendation, so long as these
14 two parcels are under common ownership or
15 control.

16 Member Sanghvi?

17 MR. SANGHVI: I just want to add
18 more or less the same thing. I have known
19 this gentlemen for over 30 plus years and
20 gone through this kind of ritual and I think
21 the time has come to combine this so he
22 doesn't have to come back every three years.

23 MS. KRIEGER: Of course we missed
24 you though.

25 MS. GRONACHAN: I just thought he

1 was going to bring some food tasting. That's
2 what I thought.

3 MR. SANGHVI: I have tasted. I
4 don't need a sample.

5 MS. GRONACHAN: I would go ahead
6 and make a motion.

7 CHAIRPERSON GHANNAM: Please.

8 MS. GRONACHAN: In Case No.
9 PZ14-0053, for Shiro Restaurant, I move that
10 we approve the applicant's request for a
11 variance from Section 28-8 to allow the
12 continued placement sign of a 36 square foot
13 off premise pole sign for an existing
14 restaurant business.

15 I move that we -- I move that
16 we extend this variance and grant the length
17 of the variance for the length of the owner
18 and for as long as this petitioner owns the
19 property of both locations where the sign is
20 as well as the business, and that Shiro
21 Restaurant is still in business at the
22 location of said address.

23 The request is based upon
24 circumstances and features that are
25 exceptional and unique to the property, and

1 do not result from conditions that are
2 existed generally in the city.

3 The failure to grant relief
4 as given by the petitioner in his testimony
5 will unreasonably prevent or limit the use of
6 the property due to it's uniqueness, location
7 and setback from Nine Mile and will result in
8 substantially more than a mere inconvenience
9 or inability to attain a economic or
10 financial return.

11 The grant of relief will not
12 result in a use of a structure that is
13 incompatible or unreasonably interferes with
14 adjacent or surrounding properties being that
15 this is an industrial area, and will result
16 in substantial justice being done to both the
17 applicant and the adjacent or surrounding
18 properties and that is not consistent with
19 the spirit of the ordinance because of the
20 unique circumstances or location of this
21 building.

22 MS. KRIEGER: Second.

23 CHAIRPERSON GHANNAM: Seeing a
24 motion and a second, any further discussion?

25 (No audible responses.)

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CHAIRPERSON GHANNAM: Seeing
one --

MS. KRIEGER: I'm going to say
yes and I wish you all the best, Mr. Arkin.

MR. ARKIN: Thank you very much.

CHAIRPERSON GHANNAM: Seeing no
other further discussion, Ms. Pawlowski, can
you call the roll.

MS. PAWLOWSKI: Member Gronachan?

MS. GRONACHAN: Yes.

MS. PAWLOWSKI: Member Krieger?

MS. KRIEGER: Yes.

MS. PAWLOWSKI: Member Sanghvi?

MR. SANGHVI: Yes.

MS. PAWLOWSKI: Chairperson
Ghannam?

CHAIRPERSON GHANNAM: Yes.

MS. PAWLOWSKI: Motion passes
four to zero.

CHAIRPERSON GHANNAM: Thank you,
sir.

Are there any other matters
that need to be addressed?

MS. GRONACHAN: Mr. Chair, first
of all, I have two things.

1 In our packet tonight we lost
2 one of our members, Member Gerblick resigned
3 and I just -- I don't know if he's watching,
4 but maybe we will get to him, I want to thank
5 him for his service and I will miss him, I'm
6 sure we all will.

7 And to let anybody out there
8 know that we have openings on the board, and
9 that if people know of someone that would
10 like to come and join this fun packed filled
11 second Tuesday of the month, we would love to
12 have them.

13 David even said that he would
14 do the training like he helped me when I came
15 back.

16 And lastly I would like to
17 wish everybody a Happy Thanksgiving.

18 CHAIRPERSON GHANNAM: Thank you.
19 Any other matters that need to be discussed?

20 (No audible responses.)

21 CHAIRPERSON GHANNAM: Seeing
22 none, I will entertain a motion to adjourn.

23 MR. SANGHVI: Make a motion to
24 adjourn, sir.

25 MS. GRONACHAN: Second.

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CHAIRPERSON GHANNAM: Seeing a motion and a second, all of favor say aye.

THE BOARD: Aye.

CHAIRPERSON GHANNAM: Any opposed?

(No audible responses.)

CHAIRPERSON GHANNAM: Seeing none, we are adjourned.

(The meeting was adjourned at 8:45 p.m.)

** ** *

1 STATE OF MICHIGAN)
 2) ss.
 3 COUNTY OF OAKLAND)

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

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

17 IN WITNESS THEREOF, I have hereunto set my hand at the
 18 City of Walled Lake, County of Oakland, State of Michigan, this
 19 11 day of December, 2014

20
 21
 22 Jennifer L. Wall CSR-4183
 23 Oakland County, Michigan
 24 My Commission Expires 11/12/15

25 *Jennifer L. Wall*



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