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REGULAR MEETING - ZONING BOARD OF APPEALS  
CITY OF NOVI  
November 18, 2014

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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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INDEX

Case No.	Page
PZ14-0041	6
PZ14-0046	17
PZ14-0047	23
PZ14-0048	31
PZ14-0049	43
PZ14-0050	50
PZ14-0051	68
PZ14-0052	88
PZ14-0053	109

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Novi, Michigan.

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Tuesday, November 18, 2014  
7:00 p.m.  
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CHAIRPERSON GHANNAM: Good evening and welcome to the November 18 Zoning Board of Appeals meeting for the City of Novi.

10

If we can all stand and say the Pledge.

11

(Pledge recited.)

12

CHAIRPERSON GHANNAM: Thank you.

13

Ms. Pawlowski, can please call the roll.

14

MS. PAWLOWSKI: Chairman Ghannam?

15

CHAIRPERSON GHANNAM: Here.

16

MS. PAWLOWSKI: Member Gronachan?

17

MS. GRONACHAN: Here.

18

MS. PAWLOWSKI: Member Ibe is

19

absent, excused.

20

Member Krieger?

21

MS. KRIEGER: Present.

22

MS. PAWLOWSKI: Member Sanghvi?

23

MR. SANGHVI: Here.

24

MS. PAWLOWSKI: Member Ferrell is

25

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.

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

8

9

10

MS. PAWLOWSKI: No.

11

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

12

13

MS. GRONACHAN: So moved.

14

MS. KRIEGER: Second.

15

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

16

17

THE BOARD: Aye.

18

CHAIRPERSON GHANNAM: Any

19

opposed?

20

(No audible responses.)

21

CHAIRPERSON GHANNAM: Seeing none, our agenda is approved.

22

23

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

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Next is our public remarks section. I will give an opportunity to anybody who wants to speak on a topic that is

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3

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

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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?

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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

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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

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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

0010 adjoining residents to the north and at the  
1 same time try to take the scoreboards and put  
2 them within the cone of vision and where the  
3 athletic fields are at.

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

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

16 CHAIRPERSON GHANNAM: Thank you,  
17 sir.

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

22 (No audible responses.)

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

0011 and ask the secretary to read any  
1 correspondence.

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

5 The objection is from Deborah  
6 Parker at 40751 Lennox Park Drive.  
7 Ms. Parker indicates that she lives right  
8 behind the baseball field, and the field  
9

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  
0012 open it up to the board for discussion.

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

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

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

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

16 CHAIRPERSON GHANNAM: Member  
17 Sanghvi?

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

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

0013 THE BOARD: There is a church,  
1 but there is a school there as well.

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

4 MS. PAPPAS: That's right.

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

8 CHAIRPERSON GHANNAM: Anything  
9 else?

10 MS. GRONACHAN: I would just like  
11

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.

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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

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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

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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

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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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1 State your name, please.  
2 MR. BRAKKE: Eric Brakke.  
3 CHAIRPERSON GHANNAM: Spell it  
4 for the reporter.  
5 MR. BRAKKE: E-r-i-c,  
6 B-r-a-k-k-e.  
7 CHAIRPERSON GHANNAM: Raise your  
8 right hand and be sworn.  
9 MS. GRONACHAN: Do you swear or  
10 affirm to tell the truth in the matter before  
11 you in Case PZ14-0046?  
12 MR. BRAKKE: I do.  
13 CHAIRPERSON GHANNAM: Go ahead.  
14 MR. BRAKKE: I'm with Four  
15 Seasons Sunrooms. I'm the contractor.  
16 What we are asking for is in  
17 that zoning district there is a 20 foot  
18 sideyard setback.  
19 When the home was built back  
20 in the '50s, it was built at approximately  
21 10 feet from the lot line. I think the exact  
22 number is nine foot six.  
23 We are adding a sunroom or  
24 propose to add a sunroom on the back of the  
25 family room.  
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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  
0020  
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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1 CHAIRPERSON GHANNAM: So it's  
2 older house, older lot, so forth.  
3 I agree with Member  
4 Gronachan. Because of these older, narrower  
5 lots, it's sometimes more difficult to comply  
6 with current zoning issues. So it is a  
7 minimal requirement and request and I have no  
8 problem with it.  
9 Anybody else?  
10 (No audible response.)  
11 CHAIRPERSON GHANNAM: Seeing  
12 none, I will entertain a motion.  
13 Member Gronachan, please.  
14 MS. GRONACHAN: I move that in  
15 Case No. PZ14-0046, that the request for a  
16 variance of 2.5 -- I'm sorry. That the  
17 request for a 2.6 setback be approved based  
18 on the following information.  
19 That this is a unique

20 circumstance and that the physical condition  
21 of the property in this case, such as the  
22 narrowness, is -- request is causing the need  
23 for this variance, that strict compliance and  
24 regulations governing the area, setback,  
25 front, height, bulk, density, and other

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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?

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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.

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CHAIRPERSON GHANNAM: Raise your hand and be sworn.

MS. GRONACHAN: Do you swear or affirm to tell the truth in the matter of

Case No. PZ14-0047.

MR. CARLSTEIN: I do.

CHAIRPERSON GHANNAM: Please proceed.

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

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

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

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

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We thought we would take this opportunity, since we are incurring the expense of replacing that sign with upgrading all four signs, making them more consistent in look and style with the other neighboring neighborhoods, one of a cultured stone, sandstone type entrance.

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

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

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

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That concludes my comments.

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CHAIRPERSON GHANNAM: Thank you,  
sir.

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

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(No audible responses.)  
CHAIRPERSON GHANNAM: Seeing  
none, I will close the public remarks section  
and ask our secretary to read any  
correspondence.

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

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

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

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

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

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

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Member Sanghvi?  
MR. SANGHVI: I think this is a  
change for the better. And I am always in  
favor of a change for the better, and I  
appreciate your efforts to improve things  
around. Thank you.

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CHAIRPERSON GHANNAM: Member  
Gronachan.

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

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

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

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This one would have build --

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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

0029

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

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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.

0031

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

4 Go ahead and state your name,  
5 sir.

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

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

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

13 MR. LINNEN: I do.

14 CHAIRPERSON GHANNAM: Please  
15 proceed.

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

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

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

0032

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

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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

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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

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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,

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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

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floor.

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

CHAIRPERSON GHANNAM: Member Sanghvi?

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

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

MR. SANGHVI: Yes.

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

Then Blue Fin, which I think their sign was up there as well.

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

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

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

MR. SANGHVI: Thank you.

MR. LINNEN: Thank you.

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

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

MR. WALSH: 65 square feet.

CHAIRPERSON GHANNAM: On the second floor?

MR. WALSH: Yes.

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

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

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

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

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MR. WALSH: Yes.

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

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

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

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signs --

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

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MR. LINNEN: I guess, then --

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CHAIRPERSON GHANNAM: I mean, that becomes a problem.

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

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

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

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

23

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

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CHAIRPERSON GHANNAM: What's your intended occupancy date?

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MR. LINNEN: January 1st.

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

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So I have no problem with it. 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

0041

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.

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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.  
0043  
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  
0044  
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

0045

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.

0046

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?

0047

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

0048

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

0049  
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.)

0050  
1 CHAIRPERSON GHANNAM: Seeing  
2 none, Ms. Pawlowski, can you call the roll.

3 MS. PAWLOWSKI: Member Gronachan?

4 MS. GRONACHAN: Yes.

5 MS. PAWLOWSKI: Member Krieger?

6 MS. KRIEGER: Yes.

7 MS. PAWLOWSKI: Member Sanghvi?

8 MR. SANGHVI: Yes.

9 MS. PAWLOWSKI: Chairperson  
10 Ghannam?

11 CHAIRPERSON GHANNAM: Yes.

12 MS. PAWLOWSKI: Motion passes  
13 four to zero.

14 CHAIRPERSON GHANNAM: Thank you,  
15 sir.

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

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

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



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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.

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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.

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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.

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CHAIRPERSON GHANNAM: Thank you,  
ma'am.

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

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this case?

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

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

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

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Go ahead and raise your right  
hand to be sworn.

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

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MR. ZAHIR: I do.

CHAIRPERSON GHANNAM: Go ahead,  
sir.

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

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

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0053

the housing.

Anyhow, I desire to build a

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

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

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

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

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

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

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

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

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

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

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

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

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MR. ZAHIR: That's what --

CHAIRPERSON GHANNAM: You don't

0055

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,

0056

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

0057

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

0058

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,

0059

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  
0060

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  
0061

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

0062  
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.

0063  
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.

0064  
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

0065  
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.

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

MS. GRONACHAN: I will do it.

CHAIRPERSON GHANNAM: Member Gronachan.

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

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

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

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

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

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

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 --



12

MR. WALSH: Point 75.

13

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

14

15

So any further discussion?

16

We have a motion and second.

17

Member Krieger?

18

MS. KRIEGER: I will agree

19

because of Mav's discussion about sharing the burden of cost, and also the -- what you were discussing.

20

21

22

CHAIRPERSON GHANNAM: Okay.

23

Seeing no further discussion, Ms. Pawlowski, can you call the roll.

24

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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

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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

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1

proceed.

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MS. CERGET: Before you tonight I

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have a request for a detached accessory

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structure on the property on Nine Mile, 45605

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Nine Mile Road.

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The applicant has recently

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built a home on the property, and would like

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to add an accessory structure in the rear of

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the property.

10

As you can see in the

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attachments that were submitted to you, the

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proposed location of the accessory structure

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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

0070

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.

0071

1 CHAIRPERSON GHANNAM: Any  
2 comments from the city?

3 MR. WALSH: No comments at this  
4 time.

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

7 Member Sanghvi?

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

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

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

19 MS. CERGET: Yes.

20 CHAIRPERSON GHANNAM: The home  
21 already has a garage?

22 MS. CERGET: Yes.

23 CHAIRPERSON GHANNAM: A two car  
24 garage or more?

25 MS. CERGET: I think it's a three  
0072 car.

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

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

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

12 CHAIRPERSON GHANNAM: Is this a  
13 commercial vehicle?

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

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

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

24 CHAIRPERSON GHANNAM: If he wants  
0073 to come up, he can be sworn.

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

4 MR. CIZMJA: Yes, ma'am.

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

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

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

12 CHAIRPERSON GHANNAM: What kind  
13 of vans?

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

16 CHAIRPERSON GHANNAM: Mercedes?  
17

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.

0074

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  
0075

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

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0076

tree around. I need to put more lower,  
everything from the trees sit on the roof.  
CHAIRPERSON GHANNAM: You have  
got a peculiar need because of the height of  
your van.

MR. CIZMJA: Yes.

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

MR. CIZMJA: They didn't request.

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

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

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CHAIRPERSON GHANNAM: The  
question becomes one of necessity.

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

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

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

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

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

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

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

CHAIRPERSON GHANNAM: Thank you.  
I don't have further questions. Any other  
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  
0078  
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  
0079

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  
0080 asking the van. How tall is the van?  
1 MR. CIZMJA: Almost 12 feet.  
2 CHAIRPERSON GHANNAM: I mean,  
3 that's double my size.  
4 MR. CIZMJA: Because it's high  
5 roof.  
6 CHAIRPERSON GHANNAM: I figured  
7 that.  
8 MR. CIZMJA: You got extended on  
9 the top.  
10 CHAIRPERSON GHANNAM: I mean,  
11 again, that's not something found commonly on  
12 the street, a 12-foot high van for, you know,  
13 non-commercial use. That's why I'm  
14 struggling.  
15 I don't think the intent of  
16 the ordinances are to house commercial type  
17 vehicles. Even though this may be a personal  
18 vehicle --  
19 MR. CIZMJA: That commercial is  
20 licensed -- anything over feet over 10,000  
21 pounds you get a commercial vehicle.  
22 CHAIRPERSON GHANNAM: I'm not  
23 arguing with you on that. I'm just saying I  
24 don't think the ordinances were intended to  
25 house commercial vehicles.  
0081 1 I know this is a personal  
2 vehicle.  
3 You're claiming relief, so --  
4 I follow you, especially in our winters you  
5 want to garage your vehicles and so forth. I  
6 mean, I get all of that. This is pretty  
7 unique to you.  
8 How many passengers does this  
9 van hold?  
10 MR. CIZMJA: That hold eight.  
11 CHAIRPERSON GHANNAM: Eight  
12 people.  
13 MR. CIZMJA: You can put for  
14 eight, sometimes we don't use the eight.  
15 CHAIRPERSON GHANNAM: Is there  
16 three rows --  
17 MR. CIZMJA: You can alter with  
18 three, but I'm not going to -- yes, three.  
19 CHAIRPERSON GHANNAM: Just let us  
20 finish our questions before you answer, so we  
21 are not interrupting each other.  
22 There are three rows?  
23 MR. CIZMJA: Yes.  
24 CHAIRPERSON GHANNAM: All right.  
25

0082

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.

0083

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.

0084

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

0085  
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

0086  
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

0087  
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.

0088  
1 MR. SANGHVI: Second.

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

5 MS. PAWLOWSKI: Member Gronachan?

6 MS. GRONACHAN: Yes.  
7 MS. PAWLOWSKI: Member Krieger?  
8 MS. KRIEGER: Yes.  
9 MS. PAWLOWSKI: Member Sanghvi?  
10 MR. SANGHVI: Yes.  
11 MS. PAWLOWSKI: Chairperson  
12 Ghannam?  
13 CHAIRPERSON GHANNAM: Yes.  
14 MS. PAWLOWSKI: Motion passes  
15 four to zero.  
16 CHAIRPERSON GHANNAM: So we will  
17 see you at the next board meeting and you can  
18 present whatever you want at that time.  
19 MR. CIZMJA: Thank you.  
20 CHAIRPERSON GHANNAM: Next is  
21 item number eight, Case PZ14-0052, Pinnacle  
22 Homes.  
23 State your name, please.  
24 MR. SANTOMAURO: First name Todd,  
25 last name, Santomauro, S-a-n-t-o-m-a-u-r-o.  
0089  
1 CHAIRPERSON GHANNAM: Raise your  
2 right hand and be sworn, please.  
3 MS. GRONACHAN: Do you swear or  
4 affirm to tell the truth in Case No.  
5 PZ14-0052.  
6 MR. SANTOMAURO: Yes.  
7 CHAIRPERSON GHANNAM: Go ahead.  
8 MR. SANTOMAURO: Good evening.  
9 What we are looking at doing here is a simple  
10 awning structure outside our sales entrance  
11 above. And it's going to serve two purposes  
12 basically. The big thing, especially with  
13 weather, it's going to keep the rain off the  
14 clients and snow off the clients. That's one  
15 thing.  
16 The second thing is, due to  
17 the location of our sales model there, we  
18 have a lot of park lands in our community  
19 there, which is very nice. But we had to off  
20 center our model, which normally would be  
21 right when you enter the sub, right in front,  
22 this particular model is off to the side a  
23 little bit.  
24 So the other purpose of the  
25 awning, and it's a very small awning, doesn't  
0090  
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

0091

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

0092

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.

0093

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 I pads.

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.

0094

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.

0095

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?

0096

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

0097  
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

0098  
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

0099

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

0100

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.





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

0103

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

0104

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.

0105

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

0106

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  
25  
0107

especially if you want to wait for a larger board or present maybe -- or think about

1  
2

different ideas that you can do to identify this home.

3  
4  
5  
6  
7  
8  
9

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

10  
11  
12  
13

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

14  
15  
16  
17

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

18  
19  
20  
21

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

22  
23  
24

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

25  
0108

MR. SANTOMAURO: I think -- what

1  
2

is the date in December?

3  
4

MS. PAWLOWSKI: December 9 or January 13th.

5

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

6  
7

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

8  
9  
10  
11  
12

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

13

MS. KRIEGER: Second.

14  
15

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

16

(No audible responses.)

17  
18

CHAIRPERSON GHANNAM: Ms. 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

0109

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

0110

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

0111

1 assistance and impulse patrons.

2

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

8

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

10

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13

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

18

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

21

Thank you for your time and much needed consideration.

23

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

0112

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this particular case.

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I will ask our secretary to read any correspondence.

3

4

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

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

8

9

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

10

11

12

There are no other letters.

13

CHAIRPERSON GHANNAM: Okay. Any comments from the city?

14

15

MR. WALSH: No comments at this time.

16

17

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

18

19

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

20

21

22

23

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

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0113

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

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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

0114

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.

0115

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

0116  
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  
0117  
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.



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

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

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

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

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

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

22

MS. KRIEGER: Second.

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CHAIRPERSON GHANNAM: Seeing a motion and a second, any further discussion? (No audible responses.)

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CHAIRPERSON GHANNAM: Seeing one --

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

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MR. ARKIN: Thank you very much.

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CHAIRPERSON GHANNAM: Seeing no other further discussion, Ms. Pawlowski, can you call the 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 sir.  
22 Are there any other matters  
23 that need to be addressed?  
24 MS. GRONACHAN: Mr. Chair, first  
25 of all, I have two things.

0120

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.

0121

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

3 THE BOARD: Aye.

4 CHAIRPERSON GHANNAM: Any  
5 opposed?

6 (No audible responses.)

7 CHAIRPERSON GHANNAM: Seeing  
8 none, we are adjourned.

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

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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

Jennifer L. Wall CSR-4183  
Oakland County, Michigan  
My Commission Expires 11/12/15

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24  
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