

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

TUESDAY, DECEMBER 14, 2021 7:00 P.M.

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

BOARD MEMBERS:

Joe Peddiboyina, Chairperson

Linda Krieger, Acting Secretary

Clift Montague

Mav Sanghvi

Michael Thompson

Michael Longo

ALSO PRESENT:

Elizabeth Saarela, City Attorney

Lawrence Butler, Comm. Development, Dep. Director

Katherine Oppermann, Recording Secretary

Reported by:

Darlene K. May, Certified Shorthand Reporter

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

Novi, Michigan

Tuesday, December 14, 2021

7:00 p.m.

- - -

Chairperson PEDDIBOYINA: Good evening.

Today is December 14th. And this is the final meeting,
Tuesday, 7:00 p.m., Novi Zoning Board of Appeals.

I'd like to, please, everybody stand up for
the Pledge of Allegiance followed by Michael Longo.

(Pledge of Allegiance recited.)

CHAIRPERSON PEDDIBOYINA: Thank you. Please
be seated.

Okay. Roll call, Katherine.

MS. OPPERMANN: Member Krieger?

MEMBER KRIEGER: Present.

MS. OPPERMANN: Member Malott is absent,
excused.

Member Montague?

MEMBER MONTAGUE: Here.

MS. OPPERMANN: Chairperson Peddiboyina?

CHAIRPERSON PEDDIBOYINA: Yes, please.

MS. OPPERMANN: Member Sanker is absent.

Member Sanghvi?

1 MEMBER SANGHVI: Here.

2 MS. OPPERMANN: Member Thompson?

3 MEMBER THOMPSON: Yes.

4 MS. OPPERMANN: And Member Longo?

5 MEMBER LONGO: Here.

6 CHAIRPERSON PEDDIBOYINA: Thank you.

7 Okay. All right. We have enough quorum
8 today, Katherine?

9 MS. OPPERMANN: Yes, we do.

10 CHAIRPERSON PEDDIBOYINA: Okay. Sounds good.
11 We have enough quorum.

12 And please turn off your phones or in silent
13 mode.

14 And we have a public hearing. Each of you is
15 called by the case, please come to the podium. And all
16 the screens are available. You can watch it on the
17 screen. And if you have anything, any changes or
18 anything, please let us know before.

19 So today we have four cases, I believe?
20 Yeah.

21 And any changes or anything on this agenda?

22 MS. OPPERMANN: As marked on the agenda this
23 evening, case PZ21-0075 for Mark and Tiffany Yost at

1 23030 was canceled by the applicant earlier this month
2 so that will no longer be going forward.

3 CHAIRPERSON PEDDIBOYINA: Okay. Minutes of
4 the meeting, November, any changes?

5 Can anybody make a motion on that?

6 MEMBER KRIEGER: For the approval of the
7 agenda I have a question. Did case number one want to
8 go last?

9 CHAIRPERSON PEDDIBOYINA: Can somebody say?

10 MEMBER KRIEGER: Katherine?

11 UNIDENTIFIED MALE SPEAKER: Yes.

12 MEMBER KRIEGER: Okay. So we'll move case
13 number PZ21-0070 after the last case, PZ21-0074.

14 And motion to approve the agenda as changed?

15 MEMBER SANGHVI: Second.

16 MEMBER KRIEGER: Thank you.

17 CHAIRPERSON PEDDIBOYINA: Thank you.

18 Okay. And, Member Krieger, can somebody make
19 a motion for the November meeting minutes? Any
20 changes?

21 MEMBER MONTAGUE: No changes. I move that we
22 approve the meeting minutes from the last meeting.

23 MEMBER KRIEGER: Second.

1 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.
2 Public remarks. Anyone having anything
3 regarding the cases today? This is the time to speak
4 on this.

5 Seeing none.

6 Okay. Let's move to the -- first case
7 already we moved to last one.

8 The second case today. PZ21-0071,
9 Renaissance Building, Incorporation, 1720 South Lake
10 Court, East of West Lake Drive and South of Pontiac
11 Trail, Parcel 50-22-03-153-027. The applicant is
12 requesting a variance from the City of Novi Zoning
13 Ordinance Sections 4.19(b) to allow an exterior side
14 yard setback of 15 feet, 30 feet required, variance of
15 15 feet; 4.19(c) to allow a proposed structure to
16 occupy 74 percent of the rear yard, 25 percent allowed,
17 variance of 49 percent; and 4.19(g) for a reduced
18 separation of 8.5 feet from the primary structure, 10
19 feet required, a variance of 1.5 feet, to allow
20 construction of a new detached garage. This property
21 is zoned Single Family Residential, R-4.

22 Is the applicant there?

23 MR. PISCO: That's correct.

1 CHAIRPERSON PEDDIBOYINA: Okay. Can you
2 please go ahead, spell your first and last name for our
3 court record and my secretary will take the oath on
4 that.

5 Okay. Go ahead.

6 MR. PISCO: I am Anthony Pisco with
7 Renaissance Building.

8 MEMBER KRIEGER: Yeah. Could you spell your
9 last name for our court reporter.

10 MR. PISCO: Yes. P as in Paul, I-s-c-o.

11 MEMBER KRIEGER: And, sir, are you going to
12 be speaking as well?

13 MR. STANTON: Yeah. I'm here with the
14 client.

15 MEMBER KRIEGER: So we need you to say your
16 name and spell it also.

17 MR. STANTON: Sure. Adam Stanton,
18 S-t-a-n-t-o-n.

19 MEMBER KRIEGER: Will you raise your right
20 hands.

21 Do you swear or affirm to tell the truth in
22 this case?

23 MR. PISCO: I do.

1 MR. STANTON: Yes.

2 MEMBER KRIEGER: Thank you. Proceed.

3 CHAIRPERSON PEDDIBOYINA: Thank you, Member
4 Krieger.

5 Please go ahead, proceed where we can help
6 you tonight. Present your case on this, please.

7 MR. STANTON: Oh, present our case on this?

8 MEMBER KRIEGER: Yeah.

9 CHAIRPERSON PEDDIBOYINA: Yeah.

10 MR. STANTON: Oh. It's exactly everything
11 you guys said on here. We're just looking for -- we
12 requested this variance due to the hardship of the
13 client not having any sort of garage currently and
14 needing it for vehicle and personal item storage.

15 CHAIRPERSON PEDDIBOYINA: Okay. Do you want
16 to say anything?

17 MR. PISCO: No. That's all. I'm looking to
18 build a garage since I don't have one.

19 CHAIRPERSON PEDDIBOYINA: Okay. Do you have
20 any pictures to show on this audience tonight?

21 MR. PISCO: I can. Yeah.

22 THE COURT: Thank you.

23 MR. PISCO: Pictures of the existing area or

1 pictures of what we're proposing?

2 CHAIRPERSON PEDDIBOYINA: Yeah, please.

3 MR. PISCO: How would you like us to present
4 the photos?

5 MR. STANTON: Yeah. I don't have anything
6 different. I just have what was submitted.

7 (Documents displayed.)

8 CHAIRPERSON PEDDIBOYINA: Thank you.

9 MR. PISCO: Yeah. The square at the bottom
10 under the big red square is the existing home and we're
11 looking to put a detached garage pretty close to it,
12 near an existing gravel driveway. And we'd be taking
13 down a fence that would be blocking the property. And
14 we do not have a plan yet because we wanted to make
15 sure we were issued the variance before we went further
16 with architectural drawings. So we're just looking for
17 a 24 by 24 detached garage that would match the
18 aesthetic of the current home, which is siding. And
19 match the current aesthetic of the neighborhood.

20 CHAIRPERSON PEDDIBOYINA: Okay. Any other
21 thing you want to add?

22 MR. PISCO: No.

23 CHAIRPERSON PEDDIBOYINA: Okay. Thank you so

1 much.

2 Okay. From the City, Larry?

3 MR. BUTLER: No comment from the City.

4 CHAIRPERSON PEDDIBOYINA: Okay.

5 Correspondence, secretary, Member Krieger?

6 MEMBER KRIEGER: For this case, 32 letters
7 were sent, one returned, one approval, zero objections.

8 And the approval is from EZ-GROOM, Wendi Williams.

9 That's it.

10 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
11 Member Krieger.

12 Okay. It's open to the board to discuss on
13 this case.

14 Mr. Sanghvi, please go ahead.

15 MEMBER SANGHVI: Thank you.

16 Good evening. I came and visited your
17 property this morning. You have an old fence there and
18 behind the fence it looked like you have some shed
19 there also, right?

20 MR. PISCO: Yes. There was one put up before
21 I purchased the home. It's, like, kind of against the
22 house, is that what you're talking about?

23 MEMBER SANGHVI: So you're going to remove

1 the fence and put the garage there?

2 MR. PISCO: Correct.

3 MEMBER SANGHVI: And yours is a corner lot?

4 MR. PISCO: Correct.

5 MEMBER SANGHVI: Okay. I have no problem.

6 Everybody should have a garage in this weather here --

7 MR. PISCO: Thank you very much.

8 MEMBER SANGHVI: -- in Michigan, and you
9 deserve one too. So I have no difficulty in supporting
10 your variance request. Thank you.

11 MR. PISCO: Thank you.

12 CHAIRPERSON PEDDIBOYINA: Thank you, Dr.
13 Sanghvi.

14 When the board members ask, can you please
15 come to the mic and speak in there so that the audience
16 can hear.

17 MR. PISCO: Can you repeat that for me one
18 more time, please? What do you need from us?

19 CHAIRPERSON PEDDIBOYINA: Yeah. Come to the
20 podium -- I mean, mic. Get to the mic and speak.
21 Yeah.

22 MR. PISCO: Okay. No problem.

23 CHAIRPERSON PEDDIBOYINA: He also. Yeah.

1 Thank you.

2 Please go ahead. Any other board member
3 would like to speak on this?

4 Okay. Mike, go ahead.

5 MEMBER MONTAGUE: Could you put that diagram
6 back up? That looks different than what's in our
7 packet here. You're looking -- this says a six foot
8 dimension on the -- I guess it would be the back of
9 the -- it's actually the side of the garage. That
10 looked like a lot further away from the site -- from
11 the lot line. Did it change from this red one that we
12 have in our packet?

13 MR. PISCO: Let me make sure I have the right
14 one in front of me. I apologize. That was an old
15 copy. I can show you the correct one.

16 Give me one more second. I'm sorry.

17 MEMBER MONTAGUE: It's all right.

18 (Photo displayed.)

19 MR. PISCO: Here we go. Nope. You're right.
20 I had the incorrect one. That was the correct one with
21 the six feet from the back.

22 MEMBER MONTAGUE: Okay. Thank you.

23 CHAIRPERSON PEDDIBOYINA: Any other question?

1 Okay. Good ahead, Member Krieger.

2 MEMBER KRIEGER: So just to confirm, the nine
3 feet is from the neighbor to the west?

4 MR. PISCO: The nine feet, I believe --
5 yes.

6 MEMBER KRIEGER: Okay. And then the six
7 feet, then, from the north?

8 MR. PISCO: Correct. Yes.

9 MEMBER KRIEGER: Okay. So that other
10 building is from the neighbor's garage on the west
11 side?

12 MR. PISCO: I don't believe the neighbor's
13 garage is over there. Is it?

14 MR. STANTON: Yeah. There is a neighbor's
15 garage on the west side, but it's -- there's like a
16 space between. There's a fence there and then --

17 MEMBER KRIEGER: Yeah.

18 MR. STANTON: -- a space and then their
19 garage. Yes.

20 MEMBER KRIEGER: Okay. I also see that in
21 Michigan you need to have a garage for any purpose for
22 our four seasons, so I would be able to support your
23 request, too.

1 MR. STANTON: Thank you.

2 CHAIRPERSON PEDDIBOYINA: Okay, Member
3 Michael.

4 MEMBER LONGO: Yeah. I have a question.
5 You're showing ten feet between the existing home, I
6 guess it is, and garage.

7 MR. STANTON: Correct.

8 MEMBER LONGO: Had you considered putting
9 it -- I don't want to use the word attached 'cause that
10 may not be -- if you picked up another ten feet, if you
11 put it up against the house, had you considered that?

12 MR. STANTON: It was the client's original
13 request to have it detached.

14 MEMBER LONGO: Okay. Have you -- did anybody
15 talk about that? I mean, that -- you know, we wouldn't
16 have an issue then with setback.

17 MR. STANTON: He would lose back access to
18 his home and a window to his home.

19 MEMBER LONGO: Oh, okay. All right.

20 MR. STANTON: So that's why we wanted a
21 detached.

22 MEMBER LONGO: That answered the question.
23 Thank you.

1 MR. PISCO: I also have a dog so I would like
2 a little area for them to at least be able to go
3 outside in that area.

4 MEMBER LONGO: Got you. Thank you.

5 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
6 Member Michael.

7 Any other board member who would like to
8 speak before going to the public?

9 MEMBER KRIEGER: Do we have public input? I
10 forget.

11 CHAIRPERSON PEDDIBOYINA: That's what I'm
12 asking, the public.

13 MEMBER KRIEGER: Okay.

14 CHAIRPERSON PEDDIBOYINA: Any other board
15 member?

16 MEMBER THOMPSON: So then would the building
17 need to get approved also? So is this just the
18 general, say the setbacks are okay and then they would
19 have to come back with a proposed building of what the
20 garage would look like?

21 CHAIRPERSON PEDDIBOYINA: The city --

22 MR. BUTLER: The building -- when he brings
23 in with his drawings, we look at the drawings. We've

1 already seen the drawings. But we look at the drawings
2 and go through that with that and make sure they're per
3 code.

4 MEMBER THOMPSON: Okay.

5 CHAIRPERSON PEDDIBOYINA: Thank you, Member
6 Thompson.

7 Okay. Public hearing. Anybody would like to
8 speak on this case before moving to the motion?

9 Looks like none.

10 Okay. Member Thompson, can you make a motion
11 on this? Yeah.

12 MEMBER LONGO: Yes. I would like to make a
13 motion that we -- I move that we grant the variance in
14 case PZ21-0071 sought by Renaissance Building,
15 Incorporated, for three property variances because the
16 petitioner has shown practical difficulty requiring the
17 variances to fit the building on the property. Without
18 the variance, the petitioner will be unreasonably
19 prevented or limited or probably couldn't possibly put
20 a building on -- well, I guess you could put a garage
21 that would be three feet by three feet. Would not be
22 able to put a sizable garage on the property.

23 The property is unique because of the size.

1 The owner had nothing to do with the dimensions of the
2 property. The petitioner did not create the condition
3 because of that reason.

4 The relief granted will not unreasonably
5 interfere with adjacent or surrounding properties
6 because there are no people very close to that that it
7 would cause a difficulty to them. The relief is
8 consistent with the spirit and intent of the ordinance
9 because it does prevent -- it does allow them to allow
10 a garage without causing any difficulty to neighbors.

11 MEMBER SANGHVI: Second.

12 CHAIRPERSON PEDDIBOYINA: Thank you.

13 Okay. Say all in favor.

14 MEMBER KRIEGER: Roll call.

15 CHAIRPERSON PEDDIBOYINA: Okay. Roll call,
16 Katherine.

17 MS. OPPERMANN: Chairperson Peddiboyina?

18 CHAIRPERSON PEDDIBOYINA: Yes, please.

19 MS. OPPERMANN: Member Krieger?

20 MEMBER KRIEGER: Yes.

21 MS. OPPERMANN: Member Montague?

22 MEMBER MONTAGUE: Yes.

23 MS. OPPERMANN: Member Sanghvi?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

MEMBER SANGHVI: Yes.

MS. OPPERMANN: Member Thompson?

MEMBER THOMPSON: Yes.

MS. OPPERMANN: And Member Longo?

MEMBER LONGO: Yes.

MS. OPPERMANN: Motion passes.

CHAIRPERSON PEDDIBOYINA: Thank you.

Congratulations.

MR. PISCO: Thank you so much.

MR. STANTON: Thank you for your time.

CHAIRPERSON PEDDIBOYINA: All right. Thank
you.

Okay. Case number three for tonight.

PZ21-0072, MSU Tollgate Farm, 28115 Meadowbrook Road,
East of Novi Road and South of Thirteen Mile Road,
Parcel number 50-22-11-400-006. The applicant is
requesting a variance from Section 28-1(7), 28-5(a)
Chart, 28-5(b), -5(f) of the City of Novi Code of
Ordinances to allow for the installation of three
additional signs; two additional fence-mounted signs of
six square feet each displayed on the south entryway
driveway fence, and an additional non-conforming ground
pole sign of 24 square feet, in the public

1 right-of-way, as a second property identification
2 ground sign. A single ground sign is allowed and
3 currently in place. Pole signs are not allowed. Per
4 Code, ground pole signs are only allowed as temporary
5 signs. This property is zoned Residential Acreage,
6 R-A.

7 Is the applicant -- okay.

8 Please go ahead and spell your first and last
9 name for my secretary for the court record and my
10 secretary will take the oath. Please go ahead.

11 MR. PRENTICE: Yeah. My name is Roy, R-o-y,
12 Prentice, P-r-e-n-t-i-c-e.

13 MEMBER KRIEGER: Could you raise your
14 right.

15 Do you swear or affirm to tell the truth in
16 this case?

17 MR. PRENTICE: I do.

18 MEMBER KRIEGER: Thank you.

19 CHAIRPERSON PEDDIBOYINA: Thank you.

20 MEMBER KRIEGER: Glad you're still with the
21 Tollgate, too. Thank you.

22 MR. PRENTICE: Thank you.

23 CHAIRPERSON PEDDIBOYINA: Thank you. Please

1 go ahead where we can help you tonight on this case.

2 MR. PRENTICE: Sure.

3 CHAIRPERSON PEDDIBOYINA: You can present. I
4 appreciate. Thank you so much.

5 MR. PRENTICE: I appreciate the opportunity
6 to speak to the board. As a past member of the Novi
7 Historical Commission, I understand the time commitment
8 that goes into doing what you do and I appreciate it.

9 What we're looking for is we have a property,
10 the Tollgate Education Center which is half a mile on a
11 side. It's 160 acres. And we have an identification
12 sign on the corner, Twelve Mile and Meadowbrook Road,
13 but we don't have any identification signs that aids
14 people actually knowing which entrance to come on the
15 property.

16 We have two entrances. One that I'm going to
17 call the south entrance is at the base of a hill. It's
18 south of the two entrances on our property. It's
19 just -- it's about 700 feet north of the Twelve
20 Mile/Meadowbrook intersection. That entrance is if
21 you're -- especially if you're existing the property,
22 really hard to see traffic coming over the hill. We've
23 had many near accidents and one accident there. Folks

1 heading out onto Meadowbrook Road thinking that the way
2 was clear and then a car is coming over the hill. It's
3 just -- it gives me the willies in the time that I've
4 been there.

5 So what we're seeking to do is put two small
6 signs on that entrance designating it as a service
7 entrance only. And all of the public would be directed
8 to our other entrance which is the north entrance,
9 which has got a lot of visibility. There's a lot of
10 access. And then that's just going to be the way for
11 the public to get on and off the property.

12 The property is open to the public and so we
13 get a lot of folks from the Novi community and
14 surrounding communities that come and enjoy the
15 grounds, enjoy the gardens, enjoy the animals, you
16 know, come out for special events and whatnot. And we
17 just want their visiting the site to be as safe as
18 possible.

19 So that is our signage request is to have
20 three signs in addition to the one on the corner, two
21 marking the one entrance as service entrance only, and
22 then the other identifying the site, identifying it as
23 the entrance and then we'll also include on that the

1 fact that we're open to the public.

2 CHAIRPERSON PEDDIBOYINA: Okay. Do you have
3 any mockup signs present?

4 MR. PRENTICE: Yeah, I do.

5 CHAIRPERSON PEDDIBOYINA: Please, can you
6 present on that, please?

7 MR. PRENTICE: Sure.

8 CHAIRPERSON PEDDIBOYINA: Thank you.

9 (Photo displayed.)

10 MR. PRENTICE: Does this just recognize it or
11 do I have to do something?

12 MS. OPPERMANN: It'll just take a moment to
13 identify it.

14 MR. PRENTICE: Okay. There it goes.

15 All right. So the kind of sign that we're
16 looking for is the one on the left. And one of the
17 polls would be in the right-of-way so we'd have to get
18 a right-of-way permit if it's granted.

19 It's -- these are very typical signs. This
20 is really the look and feel of all the signs that MSU
21 has everywhere. So the sign on the right that says
22 radiology is just an example of, you know, the same
23 type of sign that's on campus. And actually, many of

1 the buildings on campus are marked the same way with
2 that sort of green panel with the two posts. All the
3 off campus properties are marked the same way. So
4 we're just trying to maintain that MSU look and feel
5 that is consistent with all the other properties that
6 MSU owns. So that's why we're requesting the post sign
7 rather than the pedestal type sign.

8 CHAIRPERSON PEDDIBOYINA: Okay. Anything you
9 want to add?

10 MR. PRENTICE: I'm sorry?

11 CHAIRPERSON PEDDIBOYINA: Would you like to
12 add anymore?

13 (Documents displayed.)

14 MR. PRENTICE: I just -- you know, just to
15 kind of emphasize that point, these are just some of
16 the other signs that I fished off the Internet, just
17 other sites around the state that are MSU signs. They
18 basically all look the same. Those were field
19 properties. And the campus properties, you know, look
20 very similar.

21 So that's what we're trying to do.

22 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

23 MR. PRENTICE: We're trying to make the site

1 safer and, you know, maintain our consistency of MSU's
2 look.

3 CHAIRPERSON PEDDIBOYINA: Thank you. Thank
4 you so much.

5 MR. PRENTICE: Thank you.

6 CHAIRPERSON PEDDIBOYINA: And I never knew
7 that this land is like a 160 acres you mentioned
8 that.

9 MR. PRENTICE: Yes. That's right.

10 CHAIRPERSON PEDDIBOYINA: I live in the same
11 and just a little left way to your property. I'm
12 through all the time and I know what you're asking and
13 I have no concern this is from City?

14 MR. BUTLER: Just one quick question. On the
15 pole signs, are you using existing poles in there? As
16 you are already aware that pole signs are not allowed.
17 But it looks like that some of the poles are there and
18 you're putting in additional poles. Are you using --
19 trying to use existing poles?

20 MR. PRENTICE: It will be an all new sign
21 with new poles. The sign on the corner of Twelve Mile
22 and Meadowbrook Road is already there and so we're not
23 doing anything with that. The two signs that are

1 designated the south entrances as a staff entrance only
2 are going to be attached to the fence. So we have a
3 fence. So there's no poles associated with those
4 signs. So the only sign that has the poles is the one
5 that's designated the north entrance and, you know, we
6 need it away from the fence so that it's visible to
7 folks traveling on Meadowbrook Road. But that would be
8 an all new sign.

9 MR. BUTLER: Thank you.

10 CHAIRPERSON PEDDIBOYINA: Larry, quick
11 question. Is this whatever he showed is a -- comes
12 under the pole sign or a ground sign?

13 MR. BUTLER: It's a ground sign but it's on
14 poles, but the poles are existing. So he's not putting
15 in new poles, he wants to use the existing poles. I'm
16 assuming that's what you were saying, sir?

17 MR. PRENTICE: The sign that's on the north
18 entrance is going to be an entirely new sign. It's
19 going to be new poles also.

20 MR. BUTLER: Okay.

21 MR. PRENTICE: Yeah.

22 CHAIRPERSON PEDDIBOYINA: Is it a ground sign
23 or a pole sign? Are they not --

1 MR. PRENTICE: I believe that according to
2 the City's definition it's going to be a pole sign.
3 That's why we're asking for a variance because it's
4 going to be a permanent sign and we want it to be a
5 pole sign so that it matches the other signs that MSU
6 has so that Tollgate can conform to the look and feel
7 of the rest of the university.

8 CHAIRPERSON PEDDIBOYINA: Okay. I'll open to
9 the board.

10 Okay. Correspondence, secretary?

11 MEMBER KRIEGER: For this case, 52 letters
12 were sent, six returned, zero approvals, zero
13 objections.

14 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

15 Okay. Coming to the board, anybody would
16 like to speak?

17 Okay. Dr. Sanghvi.

18 MEMBER SANGHVI: Thank you. Well, I came --
19 I know this place so I know how to find it. But if you
20 are a stranger in that area, you can never get inside
21 because you can't see the entrance from anywhere. So I
22 think you deserve a sign there. There's no problem.

23 I think you talk about pole sign is because

1 you are not putting out any message or anything like
2 that. That's why it's on a wooden post kind of thing
3 you are putting there so it become just confusing it is
4 a pole sign. It's not a big pole going there --

5 MR. PRENTICE: Oh, no. Right.

6 MEMBER SANGHVI: So I just want to clarify
7 that.

8 MR. PRENTICE: Okay.

9 MEMBER SANGHVI: I have no problem. You do a
10 lot of good community service. I have been in this
11 community for 45 years and I have known this place for
12 a long time and you deserve all the signs you need
13 because making life easier and I hope you put it on
14 there soon as you can so that when people come for
15 Christmas and all these things now, it will be all
16 ready and easier to find.

17 My only one question is: Are you going to
18 put some kind of light on it, on your entrance sign
19 because otherwise it's not easy to see in this weather
20 or in dark?

21 MR. PRENTICE: It's not. I'm certainly not
22 against putting light on it. I don't know, you know,
23 what -- I don't off the hand know --

1 MEMBER SANGHVI: I know. Because if you
2 see --

3 MR. PRENTICE: -- what the regulations of
4 doing that.

5 MEMBER SANGHVI: -- at night, otherwise it's
6 not easy to see the sign.

7 MR. PRENTICE: I agree 100 percent and I
8 think that would be a wonderful addition to the sign.

9 MEMBER SANGHVI: Thank you. I appreciate all
10 you do. And I have no problem supporting your variance
11 request. Thank you.

12 MR. PRENTICE: I appreciate that.

13 CHAIRPERSON PEDDIBOYINA: Thank you, Dr.
14 Sanghvi.

15 Any other board member?

16 Okay. Please go ahead, Mike.

17 MEMBER MONTAGUE: Yeah. I think I understand
18 the need for it. I -- question, Larry. We're supposed
19 to have physical mockups of this so we can kind of see
20 it, aren't we? I mean, there's no physical mockups to
21 see what we're talking about. We have a picture.

22 MR. BUTLER: What he's showing is the picture
23 of a mockup. But normally the standard is for you to

1 be able to go out to the site and see a physical
2 mockup.

3 MEMBER MONTAGUE: Right.

4 MR. BUTLER: Yes.

5 MEMBER MONTAGUE: Right. So, okay. But we
6 don't have --

7 MR. BUTLER: But you can proceed with or
8 without the physical mockup. It's up to the
9 determination of the board.

10 MEMBER MONTAGUE: Yeah. It's just harder to
11 visualize on a picture is the issue, right?

12 MR. BUTLER: Correct.

13 MEMBER MONTAGUE: Okay.

14 CHAIRPERSON PEDDIBOYINA: Thank you, Member
15 Montague.

16 Okay. Member Krieger?

17 MEMBER KRIEGER: So for the one sign -- the
18 south sign at Twelve Mile and Meadowbrook, you're going
19 to put up a new sign?

20 MR. PRENTICE: The sign that's on the corner
21 of Twelve Mile and Meadowbrook is just going to remain.
22 We're not doing anything with that. That kind of
23 identifies the whole property, the 160 acres.

1 MEMBER KRIEGER: Yeah.

2 MR. PRENTICE: And then as you move north
3 from that corner, our south entrance is 700 feet, you
4 know, north of the corner --

5 MEMBER KRIEGER: Yeah. I saw the south --
6 the service entrance, the one sign on the right.

7 MR. PRENTICE: That's going to be the service
8 entrance, yeah.

9 MEMBER KRIEGER: So you want one on both
10 sides so --

11 MR. PRENTICE: Yeah.

12 MEMBER KRIEGER: -- they --

13 MR. PRENTICE: Attached to the fence, yeah.

14 MEMBER KRIEGER: Yeah. And then so the new
15 one that will be in the right-of-way is the one on the
16 north side?

17 MR. PRENTICE: On the north, yeah. All the
18 way up on the north, yeah.

19 MEMBER KRIEGER: And then Novi --
20 Meadowbrook, I don't know if it would ever be widened
21 at that that it would be in the right-of-way. So they
22 would be, I guess, willing to move it if it ever was?

23 MR. PRENTICE: Oh, absolutely. Sure.

1 MEMBER KRIEGER: Okay.

2 CHAIRPERSON PEDDIBOYINA: Thank you.

3 MS. SAARELA: There would be a right-of-way
4 permit for that and he would have to enter into a
5 license agreement that says that the City can terminate
6 it at any time.

7 MEMBER KRIEGER: Okay. Yeah. I have --
8 that's my --

9 MR. PRENTICE: Okay.

10 MEMBER KRIEGER: -- favorite place in Novi so
11 I agree also that the slope and the hill. Have gone in
12 and out many times and from the --

13 MR. PRENTICE: It's a little scary.

14 MEMBER KRIEGER: Yeah. If somebody is coming
15 fast, it's -- yes. You've got to hesitate.

16 MR. PRENTICE: Yeah.

17 MEMBER KRIEGER: That's it. Thank you.

18 CHAIRPERSON PEDDIBOYINA: Thank you, Krieger,
19 Member Krieger.

20 Okay. Any other board member before going to
21 public?

22 MEMBER THOMPSON: Yeah. Just to pile onto
23 it --

1 CHAIRPERSON PEDDIBOYINA: Yes, Member
2 Thompson.

3 MEMBER THOMPSON: Just to pile onto it. We
4 were there. We had our family Christmas card taken
5 there this year. And our 15-year-old was driving and
6 went to turn in the first entrance, what are you doing?
7 And then the second entrance, it was a treat. So I'm
8 all for better signage there because I can relate with
9 the problem you're having.

10 MR. PRENTICE: Nothing beats personal
11 experience, right?

12 MEMBER THOMPSON: Yes.

13 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
14 Member Thompson.

15 Okay. Any other board member before I go to
16 the public hearing?

17 Looks like none.

18 Okay. Public, anybody would like to speak on
19 this case, please before going to the motion?

20 Seeing none.

21 Okay. Member Krieger, can you make a motion
22 on this?

23 MEMBER KRIEGER: Yeah. In case number

1 PZ21-0072, Michigan State University Tollgate Farms on
2 28115 Meadowbrook Road, I move to approve the request
3 sought by the petitioner, Mr. Prentice, has shown a
4 practical difficulty requiring a need for signage.
5 Without it, he would unreasonably be prevented or
6 limited with respect to use of the property because as
7 we discussed, the topography of the road is limited
8 sight for turning and use of the property makes it
9 difficult. So the two entrance -- the service entrance
10 signs on the existing fence, approve that. And then
11 the south sign as he stated to leave that as pole signs
12 to be consistent with Michigan State University
13 signage. And also, the north sign that will have the
14 same thing, designate it as the proper entrance for
15 visitors to -- for increased safety and for turning and
16 more sight.

17 And if they can put lighting if they deem
18 necessary.

19 The property is unique because -- because of
20 the topography of the road and need, 160 acres. The
21 petitioner did not create the condition because of the
22 increased traffic and speeds that could cause increased
23 accidents. And to maintain the proper use of the

1 Michigan State University classes, they have for summer
2 programs for kids and anytime of year for entrance.

3 The relief granted will not unreasonably
4 interfere with adjacent or surrounding properties but
5 will increase the movement of traffic. And the relief
6 is consistent with the spirit and intent of the
7 ordinance for a pole sign is a minimum because it is
8 according to the University's signage.

9 MEMBER SANGHVI: Second.

10 CHAIRPERSON PEDDIBOYINA: Thank you, Dr.
11 Sanghvi. Thank you, Member Krieger.

12 Call for the roll call, Katherine.

13 MS. OPPERMANN: Chairperson Peddiboyina?

14 CHAIRPERSON PEDDIBOYINA: Yes, please.

15 MS. OPPERMANN: Member Krieger?

16 MEMBER KRIEGER: Yes.

17 MS. OPPERMANN: Member Montague?

18 MEMBER MONTAGUE: Yes.

19 MS. OPPERMANN: Member Sanghvi?

20 MEMBER SANGHVI: Yes.

21 MS. OPPERMANN: Member Thompson?

22 MEMBER THOMPSON: Yes.

23 MS. OPPERMANN: And Member Longo?

1 MEMBER LONGO: Yes.

2 MS. OPPERMANN: Motion passes.

3 CHAIRPERSON PEDDIBOYINA: Congratulations.
4 Good luck.

5 MR. PRENTICE: Very good. Thank you very
6 much. Before I leave, I want to introduce Mike Mathis.
7 He's our site director and he's really behind wanting
8 to make the site more safe and more welcoming to folks
9 in Novi.

10 CHAIRPERSON PEDDIBOYINA: Thank you. Good
11 luck.

12 And case number four, PZ21-0074, Faith
13 Community Presbyterian Church, 44400 West Ten Mile
14 Road, East of Taft Road and South Grand River Avenue,
15 Parcel 50-22-22-378-011. The applicant is requesting
16 variances from the City of Novi Code of Ordinance
17 Section 285(b)(2)(a) to allow installation of a 44.7
18 square foot ground sign, 32.5 square feet allowed,
19 variance of 12.2 square feet; 28.5(g)(3) to allow sign
20 to include 30.8 square feet of changeable copy, 20
21 square feet allowed, variance of 10.8 square feet; and
22 28-5(a) to allow a sign height of six feet four inches,
23 six feet allowed, variance of four inches. This

1 property is zoned Single Family Residential, R-4.

2 Okay. Please go ahead. Spell your first and
3 last name clearly for our court record and secretary
4 will take the oath. Thank you.

5 MR. BERMAN: Thank you Chairperson,
6 Secretary. My name is Len, L-e-n, last name Berman, B
7 as in Boy, -e-r-m-a-n. I'm a member of Faith Community
8 Church. I'm also an attorney. And I'm going to speak
9 on -- I tell you that so we don't have to do the swear
10 in process.

11 MEMBER KRIEGER: Yeah, yeah.

12 MR. BERMAN: And I'm going to speak on behalf
13 of many of our members who are here with us today.

14 And I'll be brief because your time is
15 valuable and I know you volunteer and we all appreciate
16 that.

17 I've been in the city for close to 40 years
18 now and really watched it grow. Watched Ten Mile grow.
19 And during that time, I've watched our church numbers
20 dwindle unfortunately. And we're kind of just there on
21 Ten Mile. And we set there back from the road with the
22 same sign we've had for many, many years, competing
23 against 45 mile an hour traffic. And now, to quite

1 frankly beautiful signs that the city and the schools
2 have across the street from us.

3 And we've been involved with and I think an
4 important part of this community, our community for a
5 long time. Through food banks, through AA meetings,
6 through a lot of different things. And as we all know,
7 the landscape of worship has changed. There's what
8 I'll call the larger, mega churches now. And I think
9 there are a place for those organizations, but by the
10 same token, there's still a place for community
11 churches. And we fear collectively that unless we do
12 something to stem the reverse of tide of a decreasing
13 membership, with years -- in years to come, we may no
14 longer be that community church just adding to the city
15 of Novi and all that we bring.

16 And through a number of study sessions, we've
17 gotten together and concluded that the way to sort of
18 energize the community, remind people that we're there
19 and let people know what we're doing, I don't like to
20 use the word advertise in the context of religion, but
21 I can't think of a better one, so maybe promote the
22 activities that are going on at the church. We need to
23 compete for eyes. And the way that we want to do that

1 is with this new LED lighted sign concept that people
2 are using.

3 We are requesting a variance. But I think
4 our situation is a bit unique in that if you look at
5 the drawing we've placed, those bricks as you can see
6 from our existing sign, the blue and white community --
7 Faith Community sign exists. They're there today. We
8 are looking to place our LED sign within that same
9 footprint that already exists. Be a little bit taller,
10 but within that the same footprint. And in so doing,
11 our hope is that we will draw some attention to a
12 building that's been there almost 40 years and grow our
13 church and continue to serve the community.

14 The church sits, as you know, way back.
15 We're fortunate to have a beautiful piece of property,
16 but by the same token, we're easily missed without
17 drawing attention and we're looking to do that. I'm
18 repeating much of what has been written and I don't
19 want to waste your time. So I'll answer any questions
20 that you have. But you see what we're looking to
21 accomplish and I think we can do so in a tasteful and
22 well designed manner.

23 CHAIRPERSON PEDDIBOYINA: Thank you very

1 much. Would you like to speak, sir, anything?

2 MR. KORTLANDT: Thank you. My name is George
3 Kortlandt. That's G-e-o-r-g-e K-o-r-t-l-a-n-d-t.
4 Surprise on the K.

5 I'm a resident at 40471 Franklin Mill here in
6 Novi. Lived here since 1982 in the very same place.
7 Never wanted to move and never will. Don't tell my
8 wife that.

9 The sign that we're looking for as you see in
10 the picture, is a very handsome sign. We have
11 expressed to you our concern about our survival and
12 needing to attract people to us to let them know the
13 message of Faith Community. To let them know what
14 mission work we are truly about for God and his Son.

15 And I want to let you see in comparison to
16 the picture that we would like to have what was offered
17 to us by the city, if I may. I'm going to shift this
18 here. I want you to look particularly where it
19 attaches to the brick. Sorry this is black and white.
20 Hope you can see that. Where it attaches to the brick,
21 there's a large gap and that gap means that
22 structurally something has to go in there, more than
23 the little pieces you see on the wings right there.

1 That wouldn't stand up in the wind. So what we would
2 be forced to do if we went with the smaller sign
3 package that you're willing to let us have is rebuild
4 the brick. And this would be thousands of dollars for
5 us. And unlike a business that could charge more for
6 product, we don't sell product. We have to rely on the
7 providings of the people of our church. So it would be
8 a hardship on us to come up with the money to rebuild
9 the brick piers to do this. We thought we could just
10 slide it right in there. So that is the physical
11 difference between the two that we're looking to
12 accomplish.

13 You might wonder why you would be caring if
14 our church survived or not. Now, Mr. Berman reflected
15 on the mission that we do. We're a unique church,
16 especially for our size being small, in that from the
17 very beginning we made a promise that we would commit
18 20 percent of our budget to mission. Now, what is that
19 mission? Well, the one thing we do for the city is the
20 Novi food bank. Back when Governor Milliken told every
21 city and municipality they needed to have an emergency
22 food bank. The police chief then, Lee BeGole, turned
23 to our minister, Dick Henderson, who has since retired

1 after 40 years, and said we need you to be the food
2 bank and Dick said, we'll do it.

3 Ever since then we have run the food bank,
4 the emergency food bank for the people of Novi, those
5 in need. We partner with the Boy Scouts who do a major
6 collection, the United States Postal workers, Postal
7 Office that does a major collection. You name it, we
8 work with them on that.

9 I should also mention the school district
10 that fills up a bus every year and brings it to us with
11 product in there.

12 We have provided church services for the
13 assisted living homes here in Novi. We have worked
14 with people in the Metro Detroit area providing our
15 people as workers and support financially for the
16 different food operations in Metro Detroit. And we've
17 also traveled to foreign countries where we have done
18 simple things like building buildings for the folks to
19 live in, creating the ovens for them to cook with. And
20 most recently I'm very pleased to say, we have a
21 project that we have done in -- Mark, is it three
22 cities now? Four cities in -- all in Guatemala? Where
23 we come in, we teach them how to put together a water

1 purification system. These towns have no pure water
2 and they have great illnesses because of that.

3 We teach them how to put in a water
4 purification system. How to build it, how to maintain
5 it, how to operate it for themselves and so that they
6 also can provide a source of income for their
7 community. They sell the excess water.

8 So we believe that we are truly a church
9 based on mission and deserving of some consideration in
10 this case to get this type of electronic sign.

11 We have limited money to do marketing. We
12 view this as the way that we will be able to market to
13 get our message of God's work that we're accomplishing
14 out to the public. Why? If they want to join us, they
15 can come then. They can understand what we're doing
16 and how we're doing it.

17 And by the way, if any of you would like to
18 stop over this Sunday at our church service at 10
19 o'clock, I'm serving coffee so you'd be welcome.

20 I thank you for your time. I thank you for
21 serving. Having been a school board member for 22
22 years, I appreciate the volunteer servant nature that
23 you provide. Thank you very much.

1 CHAIRPERSON PEDDIBOYINA: Thank you both of
2 you. I appreciate for the coffee offer for my board
3 members and hopefully I'll see you at 10 o'clock. And
4 also, I live in 22 years in Novi. I know all the
5 places. I really appreciate. And, yeah, I can
6 understand and let's see how this goes.

7 And from the City, Larry?

8 MR. BUTLER: No comments from the City.

9 CHAIRPERSON PEDDIBOYINA: Thank you.

10 Correspondence, our secretary, Krieger,
11 Member Krieger?

12 MEMBER KRIEGER: For this case, 53 letters
13 were sent, two returned, one approval, one objection.

14 Approval is from George F. ...

15 MR. KORTLANDT: That's me.

16 MEMBER KRIEGER: That's from you. And the
17 objection is from Fleeger in Jamestowne Road.

18 That's it.

19 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

20 Yeah. I appreciate by your presentation and
21 it's a wonderful sign board and this is the time,
22 Christmastime. And how the lights are on, the timing?
23 Do you have any idea what time to what time, 24/7 that

1 the lights are on?

2 MR. KORTLANDT: The type of sign is an LED
3 sign.

4 CHAIRPERSON PEDDIBOYINA: Um-hmm.

5 MR. KORTLANDT: The anticipation would be
6 much like the city sign or the school district sign
7 that --

8 MEMBER KRIEGER: Could you speak at the mic,
9 then everybody --

10 CHAIRPERSON PEDDIBOYINA: Yeah. Appreciate.
11 Thank you.

12 MR. KORTLANDT: Yes. Thank you.

13 MEMBER KRIEGER: I'm sure there's people at
14 home watching.

15 MR. KORTLANDT: My apologies.

16 CHAIRPERSON PEDDIBOYINA: Yes, sir.

17 MR. KORTLANDT: The sign is an LED sign. And
18 much like the city or the school district sign on the
19 street there, it would be 24 hours.

20 CHAIRPERSON PEDDIBOYINA: Okay.

21 MR. KORTLANDT: And abiding by all of the
22 other restrictions that the city has on the sign
23 changing, etcetera.

1 CHAIRPERSON PEDDIBOYINA: I have a question,
2 George. And is there going to -- the slides is going
3 to change every time? How often the slides? You know,
4 now it's Christmastime, you put the Christmas, you
5 know, bells and all. And how the signs, Sunday church
6 timings, how many screens it goes on a daily basis? Do
7 you have any idea?

8 MR. KORTLANDT: The city, I believe, has a
9 restriction of it cannot change anymore frequent than
10 15 seconds.

11 Is that -- am I correct on that? I think
12 that's right.

13 CHAIRPERSON PEDDIBOYINA: Larry?

14 MR BUTLER: I can't speak exactly to that.
15 That's more of my signage ordinance folks on that one.
16 But I know there's a time limit on there, yes.

17 MR. KORTLANDT: Obviously, we would be no
18 quicker than that.

19 CHAIRPERSON PEDDIBOYINA: Yeah. That's why
20 because the way the traffic goes, the light goes in
21 this direction, that's all. Nothing else. I have no
22 objection on that. That's why I want to confirm that.

23 Okay. Looks like a beautiful presentation

1 and I really appreciate. And I have no conflicts on
2 that. I drive all the time.

3 And I'm open to my board members to speak on
4 this case.

5 Dr. Mav Sanghvi, please go ahead, sir.

6 MEMBER SANGHVI: Mr. Chair?

7 CHAIRPERSON PEDDIBOYINA: Yes, please. Go
8 ahead.

9 MEMBER SANGHVI: Thank you.

10 Well, I've known Mr. Kortlandt for God knows
11 how many years. I don't want to admit to it. And this
12 church has been doing tremendous service in this
13 community for all these years. And if I can reminisce
14 for a second, when we had a tornado here, that was the
15 only place that remained intact, if you remember
16 that.

17 MR. KORTLANDT: Yes. Yes.

18 MEMBER SANGHVI: And my only question about
19 this sign is very simple. How long it's going to be
20 lit, 24 hours a day? I want to clarify.

21 MR. KORTLANDT: Unless -- excuse me. Len?

22 MR. BERMAN: The church will abide by
23 whatever ordinances there are in place. And moreover,

1 I think y'all are giving us a great deal more credit
2 for creativity than we have. I can't imagine that
3 we'll come up with enough ideas that it's going to
4 change every minute or every two minutes.

5 In terms of how long it's going to be lit, to
6 be honest with you, you guys are getting ahead of us.
7 We haven't even sat and talked about that yet. If the
8 ordinance allows it to be 24 hours, I imagine it will
9 be on 24 hours. If there's a concern and it's
10 something that we need to address, we'll do so. But I
11 would expect we'll do the same as Mr. Kortlandt said
12 with the two signs across the street.

13 MEMBER SANGHVI: The reason why I'm asking,
14 this is a 45 miles an hour road at night and people go
15 even faster than that. And I just don't want it to be
16 a distraction when they are driving around. And that's
17 why I wanted to know how many hours a day you plan
18 to -- at night, especially you're going to keep the
19 light on, number one. And number two question was, I
20 think our Chair already asked you and I just want to
21 clarify this, how often are you going to change the
22 copy on it?

23 MR. BERMAN: Well, I think the distraction is

1 the change of the copy and it will not be changing very
2 frequently.

3 MEMBER SANGHVI: Thank you.

4 CHAIRPERSON PEDDIBOYINA: Thank you, Dr.
5 Sanghvi.

6 Any other board member, please?

7 Okay. Mr. Michael -- Mr. Clift.

8 MEMBER LONGO: My question is for Member
9 Krieger.

10 There were two responses. One was in support
11 and one was against. The against, did they say
12 anything what they -- why they were opposed to this?
13 I'm just curious. I'm not opposed.

14 MR. BERMAN: Well, I'm curious as well.

15 MEMBER KRIEGER: Okay. From Fleeger on
16 Jamestowne. "Having lived in Novi over three decades,
17 I am familiar with Faith Community Church located on
18 Ten Mile. I am opposed to the variance for a lighted
19 44.7 square foot sign with changeable copy to be
20 constructed at the church. To quote the appeal
21 application, the sign variance is needed because the
22 church will be competing with the City Hall sign for
23 the attention of drivers and to stop the decline in

1 membership at the church.

2 Residential impact. Having two lighted large
3 signs, City Hall and the church a short distance from
4 each other would add a distraction to drivers traveling
5 down Ten Mile. Ten Mile has increased traffic already
6 and vehicles slowing down to read signs or both
7 sides -- on both sides of the road would hinder the
8 flow of traffic and be potentially hazardous to
9 pedestrians. The proposed sign would make the
10 residential area appear too commercial and distract
11 from the landscape. Although I am empathetic to the
12 church's decline in membership, I am not in favor a
13 lighted changeable sign. Setting a precedent for
14 lighted changeable copy signs for properties in a
15 residential area is not ideal. There are several
16 churches off Ten Mile between Novi and Beck without
17 lighted and changeable signs.

18 Suggestion. At the very least, following the
19 existing square foot dimensions for signage allowed in
20 the city code ordinance could be a compromise."

21 MEMBER LONGO: Thank you.

22 CHAIRPERSON PEDDIBOYINA: Thank you, Member
23 Krieger.

1 Okay. Member Michael, go ahead. Do you have
2 any question?

3 MEMBER LONGO: I just wanted to understand
4 what that is. And she read it and I understand. Thank
5 you.

6 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.
7 Any other board member, please?

8 Okay. Member Krieger?

9 MEMBER KRIEGER: Do you want to speak to the
10 detail of that?

11 MR. BERMAN: Sure. A couple of comments with
12 respect to that.

13 MEMBER KRIEGER: Yeah.

14 MR. BERMAN: First, as it relates to
15 residential district, yes, we are in a residential
16 district. As our church is situated and as the sign
17 will be situated, I don't believe that any homes will
18 see that sign on a regular basis from their front door
19 or from their front windows. There may be one or two
20 homes that can see it from a back window, one window or
21 two windows at the police station may see it. But this
22 is not going to look like a commercial district in the
23 middle of a residential zoning. I can't -- I think the

1 argument that she makes as it relates -- or he makes as
2 it relates to multiple signs on Ten Mile actually is a
3 an argument in favor of the church's position because
4 without that sign, our other sign which you see in the
5 bottom right-hand corner will never be noticed with the
6 two signs across Ten Mile. And so I think although
7 she's opposed, one of her arguments for opposing our
8 request actually is a good argument in favor of it.

9 MR. KORTLANDT: If I might add.

10 CHAIRPERSON PEDDIBOYINA: Thank you.

11 MR. KORTLANDT: Mr. Chairman, the Ten Mile
12 area at Meadowbrook already has LED electronic signs
13 for churches on it. Meadowbrook Congregationalists
14 down further south of Ten Mile. The Holy Family Church
15 north of Ten Mile. And the Methodist Church across
16 from Busch's on Ten Mile. All three have these type of
17 LED electronic signs.

18 And in the picture that I put back up here
19 for you, if you look, you'll have to squint a little
20 bit with me. Looking to the left of our sign towards
21 the road, you see a yellow sign and beyond that you
22 will see the city sign. So it gives you some
23 perspective of how close or in this case, how far they

1 are from each other. It's not like they're
2 side-by-side, they're distracting people.

3 One of the things I've noticed about our
4 church's present sign, the old wooden sign, we have
5 lights shining on it to illuminate it. We will
6 eliminate those lights with this LED one. And right
7 now, I have a bit of a problem driving at night. The
8 spill from the current lights is more of a problem for
9 me than I believe this would be for anybody driving
10 down as far as excess light.

11 CHAIRPERSON PEDDIBOYINA: Thank you.

12 MR. KORTLANDT: You're welcome.

13 CHAIRPERSON PEDDIBOYINA: Any other board
14 member?

15 Okay. Member Krieger?

16 MEMBER KRIEGER: On the top of the sign,
17 Faith Community Presbyterian Church, that would be
18 static and then underneath would be what's changing?

19 MR. BERMAN: That is correct.

20 MEMBER KRIEGER: Okay.

21 CHAIRPERSON PEDDIBOYINA: Thank you, Member
22 Krieger.

23 Any other board member before moving to the

1 public?

2 Okay. Any other public you want to speak on
3 this case?

4 Okay. This is the time to motion. Dr.
5 Sanghvi?

6 MEMBER SANGHVI: Okay. Mr. Chair, may I make
7 a motion?

8 CHAIRPERSON PEDDIBOYINA: Yeah, please.

9 MEMBER SANGHVI: I move that we grant the
10 variance in the case number PZ21-0075, Faith Community
11 Presbyterian Church, located at 44400 West Ten Mile
12 Road in Novi, Michigan. The applicant is requesting
13 variances from the City of Novi Code of Ordinances
14 Sections 285(b)(2)(a) to allow installation of a 44.7
15 square foot ground sign, 32.5 square feet are allowed.
16 So variance is only for 12.2 square feet. And also
17 from 28.5(g)(3) to allow the sign to include 30.8
18 square feet of changeable copy, 20 square feet are
19 allowed, variance of 10.8 square feet. And also allow
20 a sign height of six feet four inches. This property
21 is zoned Single Family Residential. But I want to make
22 a note that there are over a dozen churches in Novi and
23 they are all in residential areas. They are never in

1 any business area. So that is not a new thing.

2 I also would like to say that they require
3 this variance because the petitioner has already shown
4 practical difficulty in the presentation in quite a
5 detail, so I don't want to repeat them all here, but
6 they are already recorded. Without the variance, the
7 petitioner will be unreasonably limited with respect to
8 the use of the property as a church. This church is
9 unique because of its location on a very busy, fast
10 moving Ten Mile Road and the petitioner did not create
11 this situation. It is now self-created.

12 The relief granted will not interfere with
13 the adjacent or surrounding properties. Relief is
14 consistent with the spirit and intent of the ordinance.

15 Thank you.

16 MEMBER KRIEGER: Second.

17 CHAIRPERSON PEDDIBOYINA: Thank you, both of
18 you.

19 Okay. Katherine, can you please roll call?

20 MS. OPPERMANN: Certainly. Chairperson
21 Peddiboyina?

22 CHAIRPERSON PEDDIBOYINA: Yes, please.

23 MS. OPPERMANN: Member Krieger?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

MEMBER KRIEGER: Yes.

MS. OPPEMANN: Member Montague?

MEMBER MONTAGUE: Yes.

MS. OPPEMANN: Member Sanghvi?

MEMBER SANGHVI: Yes.

MS. OPPEMANN: Member -- Member Thompson?

MEMBER THOMPSON: Yes.

MS. OPPEMANN: And Member Longo?

MEMBER LONGO: Yes.

MS. OPPEMANN: Motion passes.

CHAIRPERSON PEDDIBOYINA: Thank you.

And congratulations, Mr. George and Mr.
Berman.

(Applause.)

CHAIRPERSON PEDDIBOYINA: Thank you all for
coming for the City and Merry Christmas and Happy
Holidays and stay safe.

Okay. Coming to the first case to the last
tonight. PZ21-0070, Moiseev/Gordon Associates,
Incorporation, 47645 Bellagio Drive, West of Beck Road
and North of Eight Mile Road, Parcel 50-22-32-278-031.
The applicant is requesting a variance from the City of
Novi Zoning Ordinance Section --

1 (Pause for audience.)

2 CHAIRPERSON PEDDIBOYINA: I'm sorry.

3 MS. SAARELA: My apologies.

4 CHAIRPERSON PEDDIBOYINA: Give me one minute.

5 Let them people walk so that I don't want to -- I'll go
6 from the beginning.

7 MEMBER KRIEGER: There goes the audience.

8 (Pause.)

9 CHAIRPERSON PEDDIBOYINA: Sorry about that.

10 Thank you so much.

11 From the beginning. PZ21-0070, Moiseev/Gordon
12 Associates, Inc., 47645 Bellagio Drive, West of Beck
13 Road and North of Eight Mile Road, Parcel
14 50-22-32-278-031. The applicant is requesting a
15 variance from the City of Novi Zoning Ordinance Section
16 3.1.1 for a side yard setback of 15 feet, 20 feet
17 minimum required, variance of five feet; and Section
18 4.19.1.E(i) for a total of 1,157 square feet of
19 accessory structure space, maximum of 1,500 square feet
20 allowed by code, variance of 721 square feet. These
21 variances would accommodate the building of a pool
22 house and a lounge addition. This property is zoned
23 Residential Acreage, RA. This case was postponed from

1 the November 9, 2021 meeting at the request of the
2 applicant.

3 Okay. Please go ahead and spell your first
4 and last --

5 MEMBER LONGO: Point of order. What's the
6 variance for the square feet of accessory building?
7 Are they asking for 1,157 and we permit 1,500? Or is
8 it vice versa? I don't understand. There's no
9 variance there.

10 CHAIRPERSON PEDDIBOYINA: 1,157 square feet
11 is the accessory structure of the space. The variance
12 of the five feet.

13 MR. GORDON: The proposed accessory building
14 area is currently 1,521. The pool house is 700 square
15 feet for a total of 221. So if you subtract the 1,500,
16 we'll have -- the 721 is the variance.

17 CHAIRPERSON PEDDIBOYINA: Okay. Please tell
18 your first and last name and spell it for our secretary
19 for the court record.

20 MR. GORDON: Good evening. I'm Michael,
21 M-i-c-h-a-e-l, Gordon, G-o-r-d-o-n. Representing the
22 homeowner who's here with us tonight, Jenny Hamade.

23 MS. HAMADE: H-a-m-a-d-e.

1 MR. GORDON: As stated, we are seeking --

2 MEMBER KRIEGER: Are either of you attorneys?

3 MR. GORDON: No.

4 MEMBER KRIEGER: Okay. If you'll raise your
5 right hands.

6 Do you swear or affirm to tell the truth in
7 this case?

8 MR. GORDON: Yes.

9 MR. HAMADE: I do, yes.

10 MEMBER KRIEGER: Thank you.

11 CHAIRPERSON PEDDIBOYINA: Please go ahead and
12 what we can help you tonight. And speak clearly. And
13 if you have anything, you can show on the screen.
14 Thank you.

15 MR. GORDON: As stated, we're requesting
16 these two variances of five foot from the 20 foot side
17 yard, 15 to construct a lounge addition; and a variance
18 to construct an accessory pool house structure where
19 the balance is 721 square feet.

20 The pandemic has driven a desire for more
21 space for at home entertaining and specifically spaces
22 that blend indoor and outdoor activities such as this
23 proposed lounge. The folding glass partitions help to

1 blur the lines between the indoors and the outdoors,
2 keeping the space open but still sheltered from the
3 elements.

4 This piece of property is a unique shape and
5 the way the house is configured on the lot has helped
6 drive the need for us to seek this variance. To angle
7 the addition to make it conform would create an odd
8 shaped room and not follow the lines of the home. The
9 addition extends from a walkout lower level, it is a
10 one story with a flat roof deck. The low profile,
11 sloping site, additional landscaping proposed will make
12 it completely out of sight of the adjoining home with
13 no impact on them.

14 The second variance is for an overage on
15 accessory structure. The house has a very large garage
16 and with the desire for an inground pool, it created
17 the need for a convenient bathroom to the pool, storage
18 for pool accessories and equipment, and the need for
19 some covered outdoor space for the adults who want to
20 stay out of the sun while they supervise the younger
21 children of the family.

22 Initially we did look at adding onto the
23 house which would have negated the need for the

1 variance since these uses would then become part of the
2 habitable space of the home. However, the topography,
3 unique shape of the lot made the best place for the
4 pool some distance from the home. The use as noted
5 above would be best served with close proximity to the
6 pool. Again, with the slope of the land, proper
7 landscaping, and the line of sight from adjoining
8 properties, we think we'll have minimum impact on the
9 adjoining property.

10 Further, if you look at the proposed lot
11 coverage increase from 11.8 percent to 14.6 for the
12 both projects, this is still 40 percent below what the
13 maximum lot coverage is allowed at 25 percent.

14 Further, the reason we tabled this last
15 meeting was so that we could work with the adjoining
16 neighbors in the community. The Bellagio board,
17 Kelly Hall, Dominic Savoie, Marcus Sporo, they've sent
18 a letter. I don't know if we forwarded it to you. But
19 they sent a letter tentatively approving both and
20 offering no objection to that moving forward, pending
21 the final selection of materials because it has to meet
22 the community standards.

23 Further, we met with the adjoining neighbor

1 and got his approval.

2 Yeah. So we really think that this is a
3 reasonable solution that solves the client's needs,
4 addresses any concerns that the community might have,
5 and will be an asset to the community. We look -- we
6 hope you look favorably upon this request and we're
7 prepared to answer any questions.

8 Thank you.

9 CHAIRPERSON PEDDIBOYINA: Thank you,
10 Michael.

11 Okay. Do you want to present anything on the
12 screen?

13 (Photo displayed.)

14 MR. GORDON: I think as you can see, the
15 property narrows to the back. And if you've been to
16 the site, there's a significant dropoff. You can see
17 the number of stairs down from the home. So this --
18 you know, it's a walkout and beyond lower level. So
19 pushing the pool well into the back of the yard in
20 order to find one level spot to place the pool places
21 it a great distance from the home. And because of the
22 shape of the house, the addition, you can see where the
23 addition is going, but it's in align with the structure

1 of the home and makes logical construction sense. If
2 we twerked it to confirm, it would be an odd space. So
3 we feel that this is a reasonable request.

4 Further ...

5 (Document displayed.)

6 MR. GORDON: I'm going to show it up here. I
7 know you want them in the -- but it's a one story --

8 MEMBER KRIEGER: Cool.

9 MR. GORDON: You know, this addition here is,
10 you know, very downhill and it's very minimal height
11 impact. And what we're not showing is the additional
12 landscaping that would be along here that's in the
13 landscape plan.

14 CHAIRPERSON PEDDIBOYINA: Okay. Before going
15 on to the Board, do you want to speak any other thing
16 on this?

17 MR. GORDON: No.

18 MR. HAMADE: No.

19 CHAIRPERSON PEDDIBOYINA: Okay. Yeah. Good
20 presentation. And it's a beautiful home and big house.

21 Okay. And from the City?

22 MR. BUTLER: No comments from the City.

23 CHAIRPERSON PEDDIBOYINA: Correspondence from

1 the secretary, Krieger?

2 MEMBER KRIEGER: 18 letters were sent,
3 letters returned zero, one objection, zero approvals.

4 So the first one is Dear Lori and Larry from
5 Robert Shoeman. Is that the like what happened in
6 November?

7 MR. GORDON: That's the management group.

8 MS. OPPERMANN: Correct. That's the one that
9 originally was returned in November.

10 CHAIRPERSON PEDDIBOYINA: Yeah. November
11 9th, yeah.

12 MEMBER KRIEGER: And then this one is --
13 well, so there's -- there's nothing.

14 MS. OPPERMANN: We didn't receive any new
15 correspondence for it. It was all from the November
16 time frame.

17 MEMBER KRIEGER: Okay. Very good. You're
18 all set. Thanks.

19 CHAIRPERSON PEDDIBOYINA: Thank you, Member
20 Krieger.

21 Okay. And it's open for the board. Go
22 ahead. Okay. Dr. Sanghvi.

23 MEMBER SANGHVI: Thank you.

1 I know yours is a gated community but somehow
2 I made it to get in to look at the place. And you have
3 a very difficult terrain there. And I don't think you
4 can build anything there at all without quite a few
5 variances. And I appreciate your difficulty and
6 hardship. And it's a very special and elitist
7 community you are in, subdivision that you are in. And
8 I know it's difficult, but I think -- I appreciate your
9 need and hardship and I can support your variance
10 request. Thank you.

11 MR. GORDON: Thank you.

12 CHAIRPERSON PEDDIBOYINA: Thank you, Dr.
13 Sanghvi.

14 Any other board member?

15 Okay. Go ahead, sir, Member Montague.

16 MEMBER MONTAGUE: Larry, is there a variance
17 required for the pool house? They're showing that nine
18 foot off the side property yard here. It's not in the
19 write-up. If you look at his -- can you put your thing
20 back up so Larry can see it?

21 MR. GORDON: The setback for accessory
22 structures is different than the house.

23 MR. BUTLER: Right.

1 MEMBER MONTAGUE: What's the -- is nine
2 foot --

3 MR. BUTLER: It's part of the house. But the
4 other room was an accessory structure.

5 MEMBER MONTAGUE: What's the setback for
6 that? Is there a --

7 MS. OPPERMANN: Isn't that six feet?

8 MR. BUTLER: Well, it's the same as the --
9 the house except for the setback would be -- well, we
10 would have to look at the picture at the top.

11 Can you put -- show that up again so we can
12 see the setback there?

13 MR. GORDON: The accessory structure setback
14 is six feet.

15 MR. BUTLER: Six feet. Okay.

16 MEMBER MONTAGUE: Okay. Thank you.

17 MR. GORDON: And we're nine.

18 MEMBER MONTAGUE: Yeah, you're nine. I see
19 the nine. That's what I was questioning. Thank you.

20 CHAIRPERSON PEDDIBOYINA: Okay. Any other
21 board member?

22 Okay. Looks like none. Looks like --

23 MEMBER THOMPSON: I do have a question.

1 CHAIRPERSON PEDDIBOYINA: Okay. Thompson.

2 Member Thompson, go ahead.

3 MEMBER THOMPSON: So the plan was approved
4 through your subdivision board?

5 MR. GORDON: Yes.

6 MR. HAMADE: Yes. It was a two-step process.
7 So we had to submit the plans and then pick the
8 material. We told them we haven't got to the material
9 so they approved it until we figure out what material
10 we're going to be. And of course it's going to match
11 the house aesthetically. We're not going to put orange
12 colors in the back.

13 CHAIRPERSON PEDDIBOYINA: Okay. Looks
14 like none in the audience. No audience. And it's the
15 time to the motion. Any other board member can speak
16 on. Member Montague, can you make a motion on this?

17 MEMBER MONTAGUE: Sure.

18 CHAIRPERSON PEDDIBOYINA: Thank you.

19 MEMBER MONTAGUE: I move that we grant the
20 variance in case number PZ21-0070. Without the
21 variance, the petitioner will be prevented from an
22 addition to his home because of the property is unique
23 because of the orientation of the home and where the

1 addition needs to go. Also, for the pool house is a
2 very large property so the site coverage is not
3 compromised in terms of the amount of site coverage.
4 The setback is compliant with the rules. The
5 petitioner did not create the condition because the
6 site geometry is what it is.

7 The relief granted will not unnecessarily
8 interfere with adjacent or surrounding properties
9 because the property is a very big piece of property.
10 And the relief is consistent with the spirit and intent
11 of the ordinance because of use of the owner's
12 property.

13 MEMBER LONGO: Second.

14 CHAIRPERSON PEDDIBOYINA: Thank you.

15 Okay. Katherine, can you please roll call?

16 MS. OPPERMANN: Certainly. Chairperson
17 Peddiboyina?

18 CHAIRPERSON PEDDIBOYINA: Yes, please.

19 MS. OPPERMANN: Member Krieger?

20 MEMBER KRIEGER: Yes.

21 MS. OPPERMANN: Member Montague?

22 MEMBER MONTAGUE: Yes.

23 MS. OPPERMANN: Member Sanghvi?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

MEMBER SANGHVI: Yes.

MS. OPPERMANN: Member Thompson?

MEMBER THOMPSON: Yes.

MS. OPPERMANN: Member Long?

MEMBER LONGO: Yes.

MS. OPPERMANN: Motion passes.

CHAIRPERSON PEDDIBOYINA: Thank you.

Congratulations.

MEMBER KRIEGER: Yeah. Enjoy.

MR. GORDON: Thank you.

CHAIRPERSON PEDDIBOYINA: Okay. Good luck.

Okay. In other matters, language correction for the dismissal rather than the denial in case PZ21-0064 from the November 9, 2021 meeting.

MS. SAARELA: So let me clarify. So the applicant failed to show up and because there was no information presented, the board denied the request; however, your particular set of rules of procedure, rather than just, you know, the general rule that's in Roberts Rules which is what we followed, you have a more specific rule in your rules of procedure that says if the applicant doesn't show up, that it's your -- you can either grant it or you can dismiss it, in which

1 case if you dismiss it, they have the opportunity to
2 refile, you know, with the repayment of fees and
3 everything like that.

4 So the correct action under the circumstances
5 would have been either to consider the case or dismiss
6 the case rather than deny it.

7 CHAIRPERSON PEDDIBOYINA: Yeah. I agree with
8 you on the City. I respect you a lot on that and I go
9 with the correction for the dismissal.

10 Any other board member?

11 MEMBER KRIEGER: So do we have to make a
12 motion on that?

13 MS. SAARELA: I would make a motion to, yeah,
14 dismiss the case rather than deny.

15 CHAIRPERSON PEDDIBOYINA: Yeah. Member --

16 MEMBER SANGHVI: Can I make a comment?

17 CHAIRPERSON PEDDIBOYINA: Yeah. Please go
18 ahead, Dr. Sanghvi.

19 MEMBER SANGHVI: Because that day you see, we
20 didn't have enough people here. We had only five
21 people. We need four people to approve it and that is
22 why we couldn't take any specific decision and that's
23 why it was dismissed other than for any other reason.

1 So we didn't --

2 MS. SAARELA: I think we just used the wrong
3 terminology and we just have to correct that.

4 MEMBER SANGHVI: Thank you.

5 CHAIRPERSON PEDDIBOYINA: Yeah. That's what.

6 Okay. Member Krieger, can you make a motion
7 on this, please?

8 MEMBER KRIEGER: For case number PZ21-0064, I
9 move to dismiss the case due to the not presence of the
10 applicant.

11 MEMBER SANGHVI: Second.

12 CHAIRPERSON PEDDIBOYINA: Thank you, Member
13 Krieger and Dr. Sanghvi.

14 Please roll call, Katherine.

15 MS. SAARELA: Yeah.

16 MS. OPPERMANN: Member Krieger?

17 MEMBER KRIEGER: Yes.

18 CHAIRPERSON PEDDIBOYINA: Yes, please.

19 MS. OPPERMANN: Member Montague?

20 MEMBER MONTAGUE: Yes.

21 MS. OPPERMANN: Chairperson Peddiboyina?

22 CHAIRPERSON PEDDIBOYINA: Yes, please.

23 MS. OPPERMANN: Member Sanghvi?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

MEMBER SANGHVI: Yes.

MS. OPPERMANN: Member Thompson?

MEMBER THOMPSON: Yes.

MS. OPPERMANN: And Member Longo?

MEMBER LONGO: Yes.

CHAIRPERSON PEDDIBOYINA: Okay. Any other thing? Nothing? Okay. And this is the last meeting for this 2021 and happy holidays on behalf of our city. And stay safe. And all the best. Good luck and Happy New Year to you in advance.

MEMBER KRIEGER: You too.

CHAIRPERSON PEDDIBOYINA: Thank you so much. The meeting is adjourned. Say, all in favor, "Aye."

THE BOARD: Aye.

(At 8:11 p.m., meeting adjourned.)

- - -

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

C E R T I F I C A T E

STATE OF MICHIGAN)

) ss

COUNTY OF OAKLAND)

I, Darlene K. May, Notary Public within and for the County of Oakland, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the above-entitled matter at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of seventy-one (71) typewritten pages, is a true and correct transcript of my said stenographic notes.

/s/Darlene K. May
Darlene K. May, Notary Public
Oakland County, Michigan
My commission expires: 01-13-2024

December 28, 2021
(Date)