

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

TUESDAY, OCTOBER 12, 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

ALSO PRESENT:

Elizabeth Saarela, City Attorney

Lawrence Butler, Comm. Development, Dep. Director

Katherine Oppermann, Recording Secretary

Lori Lutsey

Reported by:

Darlene K. May, Certified Shorthand Reporter

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Novi, Michigan

Tuesday, October 12, 2021

7:00 p.m.

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CHAIRPERSON PEDDIBOYINA: Good evening and welcome to Novi City Zoning Board of Appeals. Today is October 12th and time is now 7:00 p.m.

And please can I have everyone for the Pledge of Allegiance followed by Dr. Mav Sanghvi.

(Pledge of Allegiance recited.)

CHAIRPERSON PEDDIBOYINA: Thank you. Please be seated. Thank you.

Katherine, can you please roll call.

MS. OPPERMANN: Certainly. Member Krieger?

MEMBER KRIEGER: Here.

MS. OPPERMANN: Member Malott is absent, excused.

Member Montague?

MEMBER MONTAGUE: Here.

MS. OPPERMANN: Chairperson Peddiboyina?

CHAIRPERSON PEDDIBOYINA: Yes, please.

MS. OPPERMANN: And Member Sanker is absent, excused.

1 Member Sanghvi?

2 MEMBER SANGHVI: Yes.

3 MS. OPPERMANN: And Member Thompson?

4 MEMBER THOMPSON: Here.

5 MS. OPPERMANN: And our alternate Member  
6 Longo is also absent, excused.

7 CHAIRPERSON PEDDIBOYINA: Okay. We have  
8 enough for a quorum?

9 MS. OPPERMANN: Yes, we still have a quorum.

10 CHAIRPERSON PEDDIBOYINA: Thank you. I would  
11 like to -- all right. We have a public hearing and you  
12 can see all the -- you know, these sheets. You can see  
13 the cases and all if you have any questions. And also,  
14 if you want to add anything.

15 And also, we have the board is a very less  
16 board. Any of you would like to drop your case for  
17 tonight is welcome to do so. The more members you may  
18 think that a -- more members you can get more chances,  
19 you may think that way. That's why we want to increase  
20 the -- all my board members what they decided.

21 Please turn off your phones and put it in  
22 vibration mode. And we have only three minutes for  
23 each member to speak on the case, not more than that.

1 And also, we have -- once you're called, people, please  
2 come to the podium and please prepare for whatever your  
3 presentation is it, you can present to our board  
4 members.

5 And we have the podium and once you come, you  
6 can see the screens over the overhead and also in  
7 the -- I would say also on the TV channel and, as well,  
8 at home.

9 And the people, please, clearly spell your  
10 first and last name for our court records so that our  
11 secretary and the court record can clearly record.  
12 And, please, if we have any miscommunication or  
13 anything and our board members, you can ask any number  
14 of times.

15 And once you come to the podium, if you're an  
16 attorney, no need to swear in. And if you're not an  
17 attorney, you need to swear in for our secretary,  
18 Linda, she's here. Thank you.

19 And we have numerous cases tonight, almost  
20 nine cases. Today is a long day. Please be, you  
21 know -- hey, we are waiting so long and we don't want  
22 to like this. And I'll repeat, if you would like to  
23 drop your case tonight before start moving to the

1 cases, Say you would like to request one more time.

2 And apart from that, I have nothing. And  
3 let's move on to there.

4 Approval of agenda?

5 MR. WILLIAMS: So if we -- question.

6 CHAIRPERSON PEDDIBOYINA: Yes, sir.

7 MR. WILLIAMS: So if we're opting to drop out  
8 this evening because you don't have as many board  
9 members, how would we proceed with that?

10 MS. OPPERMANN: You would be tabled to the  
11 next available meeting date which currently would be  
12 November 9th, unless that was unavailable to you, then  
13 you could request that it be a later date than that.

14 MR. WILLIAMS: I see. Well, out of  
15 consideration for the heavy schedule tonight and  
16 recognizing several board members are out, I have no  
17 problem waiting for them.

18 I'm Daniel Williams and I'm like the fifth or  
19 sixth case on here.

20 MS. OPPERMANN: Okay. So that's your choice.  
21 Do you wish to formally request that?

22 MR. WILLIAMS: Please.

23 MS. OPPERMANN: Okay.

1 UNIDENTIFIED MALE SPEAKER: Can I object to  
2 that just because people have been writing letters and  
3 came here to discuss it tonight.

4 MS. SAARELA: No. No, you cannot. It's  
5 allowed under the rules. We don't have a full board.

6 CHAIRPERSON PEDDIBOYINA: This is just a  
7 volunteer based to have the board. Thank you for  
8 understanding.

9 MR. WILLIAMS: If you want me to take the  
10 podium, I can, or send an E-mail, whatever you want me  
11 to do.

12 MEMBER KRIEGER: Do I need to make a motion  
13 to table it or no?

14 MS. SAARELA: If the board can make a motion  
15 to table that case to the next -- to the November 9th  
16 meeting, that would be great.

17 CHAIRPERSON PEDDIBOYINA: Yeah.

18 MEMBER KRIEGER: I so move case number  
19 PZ21-0022 for Dan and Wendi Williams, 1419 West Lake  
20 Drive, from this evening to November 9th, 2021. Any  
21 seconds?

22 MEMBER MONTAGUE: I'll second.

23 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

1 MEMBER KRIEGER: All in favor?

2 CHAIRPERSON PEDDIBOYINA: Yes.

3 MEMBER MONTAGUE: Aye.

4 MEMBER KRIEGER: Aye.

5 CHAIRPERSON PEDDIBOYINA: Aye.

6 MR. WILLIAMS: Thank you very much.

7 MEMBER KRIEGER: See you next meeting.

8 CHAIRPERSON PEDDIBOYINA: Um-hmm. Thank you.

9 Okay. And also, I would like to tell the  
10 audience, we are going to take a break a few minutes  
11 once the -- after fourth case. And we are going to  
12 take on the fifth -- number five case, we are taking a  
13 break for 15 to 20 minutes. Just make a note.

14 Thank you.

15 Okay. Approval of agenda?

16 MEMBER KRIEGER: I move to approve the agenda  
17 as updated.

18 CHAIRPERSON PEDDIBOYINA: Okay. Second,  
19 somebody?

20 MEMBER SANGHVI: Second.

21 MEMBER KRIEGER: All in favor?

22 THE BOARD: Aye.

23 CHAIRPERSON PEDDIBOYINA: Thank you.

1                   Okay. Month of -- last month, August,  
2 approval of minutes, meeting minutes. September? Any  
3 changes or any modifications?

4                   MEMBER SANGHVI: No.

5                   CHAIRPERSON PEDDIBOYINA: No. Can you make a  
6 motion?

7                   MEMBER SANGHVI: Yes. I make a motion we  
8 approve the minutes as presented.

9                   MEMBER KRIEGER: Second.

10                  CHAIRPERSON PEDDIBOYINA: Thank you. Motion  
11 passed unanimously. Say all in favor, aye.

12                  THE BOARD: Aye.

13                  CHAIRPERSON PEDDIBOYINA: Thank you.

14                  Okay. Public remarks. Anybody would like to  
15 add or move on any changes, this is the time to -- you  
16 can come to the podium and you can request anything.  
17 And after that, I cannot make any changes, please. I'm  
18 going to give you 15 to 20 seconds to think about it.

19                  Thank you. Looks like seeing none.

20                  Okay. Let's go to the case number PZ21-0052,  
21 Northern Sign Company, Crumbl Cookies, 26060 Ingersol  
22 Drive, East of Novi Road and North of Eleven Mile Road.  
23 Parcel number 50-22-14-351-063. The applicant is



1 requesting a variance from the City of Novi Code of  
2 Ordinance Section 28-7(a)(11) for 100 percent window  
3 coverage by utilizing etched, e-t-c-h-e-d, vinyl sign  
4 graphics. Only 25 percent of all the glass area of the  
5 frontage of the building may be covered by signage by  
6 code, variance of 75 percent. This property is zoned  
7 Town Center, TC.

8 The applicant is present?

9 Yeah. Okay. Please spell your first and  
10 last name for our court record and secretary can take  
11 it.

12 MR. ZUBAL: First name Nathan, N-a-t-h-a-n.  
13 Last name Zubal, Z-u-b-a-l.

14 CHAIRPERSON PEDDIBOYINA: Thank you.

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

17 MR. ZUBAL: I do.

18 MEMBER KRIEGER: Thank you.

19 CHAIRPERSON PEDDIBOYINA: Thank you so much.  
20 You can present your case where we can help you  
21 tonight.

22 MR. ZUBAL: The hundred percent covering of  
23 the vinyl, as you can see in the photographs, if you

1 have them, the -- we're not trying to put 100 percent  
2 graphics on. The windows face into the kitchen area  
3 and behind those windows are utilities, back of stoves,  
4 backs of fridge and so on and so forth. The proposal  
5 is to just apply vinyl to those windows to black out  
6 the window. There is two windows on front that will  
7 show door hours and frosted graphics, if you will. And  
8 those graphics on the two front windows cover  
9 approximately 30 percent to 50 percent of the window.

10 So the hundred percent covering is to just  
11 block out utility areas. No graphics in those areas or  
12 advertising.

13 CHAIRPERSON PEDDIBOYINA: Okay. Would you  
14 like to add anymore?

15 MR. ZUBAL: No.

16 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

17 And so it's open for the -- not open for the  
18 board. And I would like to, City, any comments?

19 MR. BUTLER: Comments from the City would be,  
20 is the graphics partially see-through or do they pretty  
21 much darken out the whole window?

22 MR. ZUBAL: It darkens out the whole window.  
23 It's a matte black so you cannot see through it. The

1 two graphics on the front, there's one to the side  
2 that's frosted, that's where you see the decoration,  
3 and the hour is to the left. Yes, you can see through  
4 those. But the ones that are completely covering the  
5 windows, no, you cannot see through those.

6 MR. BUTLER: And what is the color of the  
7 graphics, they're a light gray?

8 MR. ZUBAL: They're black.

9 MR. BUTLER: They're black?

10 MR. ZUBAL: Um-hmm.

11 MR. BUTLER: Okay. That's all I have.

12 CHAIRPERSON PEDDIBOYINA: Thank you. Thank  
13 you from the City.

14 And secretary, correspondence, please.

15 MEMBER KRIEGER: In this case, 68 letters  
16 were sent, one return, zero approvals, zero  
17 objections.

18 CHAIRPERSON PEDDIBOYINA: Thank you.

19 Okay. It's open for the board, they can --  
20 you can speak on the case, please.

21 Okay. Mr. Member Sanghvi, go ahead.

22 MEMBER SANGHVI: Thank you.

23 Good evening.

1 MR. ZUBAL: Good evening.

2 MEMBER SANGHVI: Now, if I understand, I was  
3 there and visited your site this morning.

4 MR. ZUBAL: Um-hmm. Oh, great. So you --

5 MEMBER SANGHVI: And what I would like to  
6 know is, what kind of graphics are you going to put and  
7 why do you need to cover the whole hundred percent?

8 MR. ZUBAL: What you saw this morning was  
9 prematurely installed. So what you saw this morning is  
10 what will be there permanently.

11 MEMBER SANGHVI: So you have already got  
12 them, that's what it is?

13 MR. ZUBAL: They were already installed.

14 MEMBER SANGHVI: They were already  
15 installed.

16 MR. ZUBAL: Yes.

17 MEMBER SANGHVI: And so you are asking for  
18 the variance after you have installed them?

19 MR. ZUBAL: I -- they were installed without  
20 knowing that we couldn't just block out the window.

21 MEMBER SANGHVI: Oh, I see. You were not  
22 aware that you need to do that?

23 MR. ZUBAL: Right. Because we -- our

1 understanding was, you know, advertisement or graphics  
2 would involve the hundred percent. With the vinyl just  
3 blacking it out, we did not believe that was part of  
4 the hundred percent graphics. So what you saw today is  
5 what we -- all those blacked out windows. Again, it's  
6 just so you don't see, kind of, utilities on the  
7 outside of those windows.

8 MEMBER SANGHVI: And this is going to be  
9 permanent?

10 MR. ZUBAL: That's correct.

11 MEMBER SANGHVI: You're not going to keep  
12 changing it?

13 MR. ZUBAL: It's not going to change.

14 MEMBER SANGHVI: Okay. Thank you.

15 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
16 Sanghvi.

17 Any other board member who would like to  
18 speak on this case, please?

19 MEMBER MONTAGUE: Yes, I would.

20 CHAIRPERSON PEDDIBOYINA: Okay.

21 MEMBER MONTAGUE: I guess I'm asking, what is  
22 the hardship that makes you want to vary from the  
23 ordinance?

1 MR. ZUBAL: It's just so visually you don't  
2 have to see the utilities on the back side of the  
3 windows. And, you know, again, they're not graphics or  
4 advertisements on those windows, it's just simply using  
5 vinyl to block out those windows.

6 MEMBER MONTAGUE: Okay.

7 MR. ZUBAL: You know, just so, you know, it's  
8 visually -- you know, it's a nice area. You don't want  
9 to see those utilities, backside of the stoves and so  
10 on and so forth in the work area.

11 MEMBER MONTAGUE: Okay. Thanks.

12 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
13 Montague.

14 Any other board member who would like to  
15 speak?

16 MEMBER KRIEGER: I guess a comment. In and  
17 around that area it's very difficult to find anything,  
18 so to have graphics that are toward what you're doing  
19 would be helpful. Why you want to -- I guess it's  
20 already done, that -- or the positioning of the  
21 utilities next to the glass, I guess that was your only  
22 option?

23 MR. ZUBAL: As far as placement of the

1 utilities, we didn't -- you know, that wasn't part of  
2 our planning. We just did the sign -- you know, the  
3 vinyl and the sign on the front of the buildings and  
4 graphics on the inside. As far as the construction of  
5 the suite, that had, you know, nothing to do with us.  
6 We were installing the graphics and the sign work for  
7 the franchisee.

8 MEMBER KRIEGER: Can the graphics be taken  
9 off at some point if the business was to change?

10 MR. ZUBAL: Oh, absolutely.

11 MEMBER KRIEGER: So we can make it  
12 conditional for this business.

13 MR. ZUBAL: Oh, absolutely. Yeah.

14 MEMBER KRIEGER: Okay.

15 MR. ZUBAL: Yeah. Use a little heat and they  
16 peel right off.

17 MEMBER KRIEGER: Thank you.

18 MR. ZUBAL: Yeah.

19 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
20 Linda. Good point. I agree with that.

21 And apart from that, the board members have  
22 spoken. I have no objection to this case.

23 And it's time to make a motion. Linda, can

1 you make a motion, please?

2 MEMBER KRIEGER: In case number PZ21-0052 for  
3 this applicant, Northern Sign Company, Crumbl Cookies,  
4 for 26060 Ingersol Drive, I move we grant the request  
5 for the window coverage that's only a hundred percent  
6 versus 25 percent just for this business. That it's  
7 etched vinyl. The -- it's unreasonably prevented or  
8 limited with respect to the property because of the  
9 layout already done inside the business and would be  
10 not the etiquette of -- or help views of people passing  
11 by.

12 The property is unique because of its  
13 location in Town Center. The petitioner did not create  
14 the condition because of the layout of the interior's  
15 already set so the etched vinyl will assist with the  
16 use of this business.

17 The relief granted will not unreasonably  
18 interfere with adjacent or surrounding properties by  
19 bringing in people to use their -- visit their  
20 business. That it could enhance others as well in the  
21 business by the drive by and it's a pleasant graphic.  
22 And the relief is consistent with the spirit and intent  
23 of the ordinance because it's limited to this business.



1 And that's it.

2 CHAIRPERSON PEDDIBOYINA: Yeah. Once the  
3 business is closed --

4 MEMBER SANGHVI: Second.

5 MEMBER KRIEGER: I said that at first.

6 CHAIRPERSON PEDDIBOYINA: Okay.

7 MEMBER SANGHVI: Second.

8 CHAIRPERSON PEDDIBOYINA: Thank you.

9 Okay. Motion is passed. And -- okay. It's  
10 time to roll call.

11 MS. OPPERMANN: Chairperson Peddiboyina?

12 CHAIRPERSON PEDDIBOYINA: Yes, please.

13 MS. OPPERMANN: Member Krieger?

14 MEMBER KRIEGER: Yes.

15 MS. OPPERMANN: Member Montague?

16 MEMBER MONTAGUE: Yes.

17 MS. OPPERMANN: Member Sanghvi?

18 MEMBER SANGHVI: Yes.

19 MS. OPPERMANN: And Member Thompson?

20 MEMBER THOMPSON: Yes.

21 MS. OPPERMANN: Motion passes.

22 MEMBER KRIEGER: Best wishes.

23 CHAIRPERSON PEDDIBOYINA: Thank you.

1           Congratulations.

2                       MR. ZUBAL: Thank you very much.

3                       CHAIRPERSON PEDDIBOYINA: Okay. And coming  
4 to the next case. PZ21-0053, Robert O'Neill, 114  
5 Bernstadt Street, East of West Park Drive and South of  
6 South Lake Drive, parcel number 50-22-03-454-019. The  
7 applicant is requesting a variance from the City of  
8 Novi Zoning Ordinance Section 3.1.5 for a side yard  
9 setback of 4.75 feet, 10 feet minimum required,  
10 variance of 5.25 feet; and an aggregate total side yard  
11 setback of 13.25 feet, 25 feet required variance of  
12 11.75 feet.

13                      The Section 4.19.1.E(i) for 1,152 square foot  
14 of garage space, the maximum of 850 square feet allowed  
15 by code, variance of 302 square feet. The variance  
16 would accommodate the building of a home addition.  
17 This property is zoned Single Family Residential,  
18 R-4.

19                      Is the applicant present?

20                      Okay. Can you spell your first and last name  
21 clearly for our court record secretary?

22                      MR. O'NEILL: Yes.

23                      CHAIRPERSON PEDDIBOYINA: Please.

1 MR. O'NEILL: It's Robert, R-o-b-e-r-t.

2 O'Neill, O, apostrophe, N-e-i-l-l.

3 CHAIRPERSON PEDDIBOYINA: Thank you.

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

6 MR. O'NEILL: I do.

7 MEMBER KRIEGER: Thank you.

8 Do you have anything for the overhead?

9 MR. O'NEILL: I do not. I put it all in the  
10 package that I had presented to the City and I thought  
11 it would be here.

12 MEMBER KRIEGER: All right.

13 MR. O'NEILL: So I can provide it if somebody  
14 has a copy of it.

15 MS. OPPERMANN: It's all available online at  
16 CityofNovi.org for anyone who wants to look at it from  
17 the audience. And our members do have it.

18 MR. O'NEILL: I apologize. I should have --

19 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.  
20 Okay. Please go ahead where we can help you tonight.

21 MR. O'NEILL: So we're doing an overall  
22 remodel of our home and where we're at on Bernstadt and  
23 in that general area, there's a lot of unique different

1 home configurations and different lot dimensions. So  
2 we actually are staying within the envelope of the  
3 current house, but the way that our lot goes, it kind  
4 of slightly comes in as you go closer to the street.  
5 Current structure for the garage is currently five feet  
6 so I'm assuming when that was built, it had a variance  
7 associated with it.

8 As we move the garage forward, it actually  
9 encroaches three inches additional because of the lot  
10 itself coming in a little bit. So we're not actually  
11 expanding the side into the encroachment, it's just  
12 that the lot starts to move in a little bit.

13 So even though it says 4.75 feet, I'm  
14 already -- my current garage is already five feet. So  
15 I'm just extending that forward. So I'm not trying to  
16 make it bigger.

17 Talked about it with neighbors and all seemed  
18 to be -- we're making it aesthetically correct.

19 As far as the size is concerned, we have a  
20 two-car garage. We're bringing it forward to making it  
21 even with the rest of the house and then attaching it.  
22 So we're making it an attached garage. Currently the  
23 current garage is not in align with the existing house.

1 So that's a part of our renovation. So we'd be asking  
2 for those two variances.

3 CHAIRPERSON PEDDIBOYINA: Okay. Would you  
4 like to add anymore?

5 MR. O'NEILL: No, sir.

6 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.  
7 From the City?

8 MR. BUTLER: No comments from the City at  
9 this time.

10 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.  
11 Correspondence, Secretary, Linda?

12 MEMBER KRIEGER: 28 letters were sent for  
13 this case, three returned, zero approval, zero  
14 objections.

15 CHAIRPERSON PEDDIBOYINA: Thank you.  
16 Okay. Let's open to the board. Please go  
17 ahead.

18 MEMBER SANGHVI: Ask anybody in the public to  
19 comment.

20 CHAIRPERSON PEDDIBOYINA: Oh. Public, do  
21 any -- thank you for that, Mav.

22 MEMBER SANGHVI: Okay.

23 CHAIRPERSON PEDDIBOYINA: Any objections or

1 anything you would like to speak on this case, public?

2 MEMBER SANGHVI: Seeing none.

3 CHAIRPERSON PEDDIBOYINA: Okay. Looks like  
4 none.

5 Please go ahead, Mav.

6 MEMBER SANGHVI: Thank you. I came and  
7 visited your street. It's a pretty narrow street and  
8 yours is a very tiny lot. It's almost impossible to  
9 turn around in that cul-de-sac you've got there. And I  
10 understand your need for variances for doing what you  
11 want to do. And almost every lot in that area is so  
12 small that it's very hard to do anything within the  
13 confines of the current ordinances. So I understand  
14 your need for variances and I can support them. Thank  
15 you.

16 MR. O'NEILL: Thank you.

17 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
18 Mav.

19 Any other board member, please?

20 MEMBER KRIEGER: I drove down your street as  
21 well and to turn around, yes, it is complicated. And  
22 then you're right next to the park as well. And I'm  
23 not sure if back in the '40s when they first built the

1 homes if they were -- thought of putting them aligned  
2 with the lot lines. So I can see all the  
3 complications. So I understand your need and I agree  
4 with your request.

5 MR. O'NEILL: Thank you.

6 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
7 Linda.

8 Any other board member, please?

9 MEMBER THOMPSON: You said you were doing a  
10 remodel of it. Are you bulldozing the old house and  
11 putting up --

12 MR. O'NEILL: Oh, no. We're keeping the  
13 existing structure. Doing some internal, you know,  
14 like taking a wall out and making the kitchen bigger  
15 and then we're adding the garage to connect to the  
16 house and then putting a second level on.

17 MEMBER THOMPSON: So the existing garage  
18 that's behind it, what's going to happen to that?

19 MR. O'NEILL: It's going to stay. So that's  
20 why the -- so it's a two -- kind of two and a half-ish  
21 car garage currently.

22 MEMBER THOMPSON: Okay.

23 MR. O'NEILL: So we're going to keep that and

1           then bring it -- and put it -- bring it forward. So  
2           we're going to have -- for all intents and purposes,  
3           two and two. So it's going to be -- that's why it  
4           looks like it's going to be -- have a larger square  
5           footage. The back part of the garage is going to be  
6           more -- I mean, we're not going to -- right now we're  
7           not going to make it temperature controlled, but we're  
8           going to have it, like, be like a rec room for the  
9           kids, play ping pong and that kind of stuff and then  
10          the two-car garage will be forward.

11                         MEMBER THOMPSON: So bringing forward meaning  
12          we're not -- you're not moving the structure --

13                         MR. O'NEILL: No. Adding onto it. Correct.  
14          Yes, sir.

15                         CHAIRPERSON PEDDIBOYINA: Are you done?

16                         MEMBER THOMPSON: I'm sorry?

17                         MEMBER KRIEGER: Any other question?

18                         CHAIRPERSON PEDDIBOYINA: Any other questions  
19          for you?

20                         MEMBER THOMPSON: No.

21                         CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

22                                 Are you using the same material kind of or  
23          are you changing any material and color, those things?



1 MR. O'NEILL: Currently -- you mean as far as  
2 the outside material?

3 CHAIRPERSON PEDDIBOYINA: Yes.

4 MR. O'NEILL: So currently the house is  
5 brick. We will be having a porch on front. It's going  
6 to be a mixture of stone and siding.

7 CHAIRPERSON PEDDIBOYINA: Okay. I have no  
8 objections. Thank you.

9 Okay. And somebody can make a motion?

10 MEMBER MONTAGUE: Yes. I'll make a motion.

11 CHAIRPERSON PEDDIBOYINA: Yeah. Please, go  
12 ahead.

13 MEMBER MONTAGUE: I move that we grant the  
14 variance in case number PZ21-0053. Without the  
15 variance, the petitioner is unreasonably limited in the  
16 use of his property in terms of creating an attached  
17 garage.

18 The property is unique because of the  
19 location of the existing house and the existing garage.  
20 The petitioner did not create the condition because the  
21 house was built a long time ago and set up like that.

22 I don't believe having seen the site, the  
23 relief granted will unreasonably interfere with any

1 adjacent properties because aligning with the house and  
2 there's a minimal change in the side yard. It's  
3 already a side yard. And I think the relief is  
4 consistent with the intent and spirit of the ordinance  
5 because it's allowing the resident to create an  
6 attached garage which is an amenity that people ought  
7 to be able to have.

8 MEMBER KRIEGER: Second.

9 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.  
10 Okay. Katherine, can you please roll call,  
11 please?

12 MS. OPPERMANN: Yes. Chairperson  
13 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: And Member Thompson?

22 MEMBER THOMPSON: Yes.

23 MS. OPPERMANN: Motion passes.

1 CHAIRPERSON PEDDIBOYINA: Thank you. Good  
2 luck. Congratulations.

3 MR. O'NEILL: Thank you very much.

4 CHAIRPERSON PEDDIBOYINA: Okay. Case number  
5 PZ21-0054, Dana, Z-i-e-g-l-e-r, and Martin,  
6 V-a-l-l-e-s-p-i-n-o-s, 48950 Nine Mile Road, East of  
7 Garfield Road and North of Nine Mile Road, parcel  
8 number 50-22-29-326-021. The applicant is requesting a  
9 special approval pursuant to the City of Novi Zoning  
10 Ordinance Section 4.19(1)(k) to convert an existing  
11 detached accessory building into a home office. By  
12 code, the use of a detached accessory building in a  
13 residential district for use other than use other than  
14 the parking and storage of private motor vehicles,  
15 tools, recreation equipment or dog houses shall require  
16 review and approval by the Zoning Board of Appeals.  
17 The property is zoned Residential Acreage, RA.

18 Is the applicant present?

19 Okay. Please spell your first and last --

20 MS. SAARELA: Chairperson Peddiboyina, before  
21 we start speaking on this case, can I just say an  
22 explanation?

23 CHAIRPERSON PEDDIBOYINA: Yes, please.

1 MS. SAARELA: So this is a different standard  
2 than you're typically looking at for a variance.  
3 You're not going to be looking at your usual standards  
4 of whether this is a hardship or practical difficulty  
5 or self-created or anything of that nature. That's not  
6 relevant. This is -- to this type of case, this is a  
7 special approval where the zoning ordinance says when  
8 someone asks for this review, you're looking at it not  
9 as a variance, but as a special approval. So then the  
10 standard that you're going to be looking at is under a  
11 section three recommendations here. Katherine put it  
12 in.

13 So you're going to be considering whether  
14 there's -- will it not impair an adequate supply of  
15 light and air to the adjacent property, unreasonably  
16 increase the congestion in the public streets, increase  
17 the danger of fire or endanger the public safety, or  
18 unreasonably diminish or impair established property  
19 values within the surrounding area, or in any respect  
20 impair the public health, safety, comfort, morals or  
21 welfare of the inhabitants of the City of Novi.

22 So those are the standards. Those are the  
23 standards that you're going to be asking questions

1 about. Not the typical hardship or difficulty or  
2 self-created or any of those. So when you make the  
3 motion, it'll have to be based on this standard.

4 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,  
5 Beth. I appreciate that.

6 MS. SAARELA: You're welcome.

7 MEMBER SANGHVI: Thank you.

8 CHAIRPERSON PEDDIBOYINA: Thank you.

9 Yeah. Please go ahead and spell your first  
10 and last name clearly for the court record.

11 MS. ZIEGLER: Yes. Thank you.

12 CHAIRPERSON PEDDIBOYINA: And secretary, can  
13 you take this one, please, Linda?

14 MS. ZIEGLER: My name is Dana Ziegler.  
15 D-a-n-a Z-i-e-g-l-e-r. And for the record, I'm an  
16 attorney, but I'm appearing here in my capacity as a  
17 homeowner.

18 Thank you.

19 CHAIRPERSON PEDDIBOYINA: Thank you.

20 MS. ZIEGLER: So we're seeking special  
21 approval. We are renovating an existing detached  
22 building into a home office. That's what we're  
23 requesting to do.

1                   And just by way of introduction, we purchased  
2                   our property, my husband and I, in winter of 2018. It  
3                   was a real fixer upper. And ever since, we've been  
4                   gradually cleaning it up and renovating, both inside  
5                   and out. We have a large pole barn and an attached  
6                   garage and then we have this detached accessory  
7                   building. Its about 22 by 23. So kind of small. And  
8                   it's really just a concrete block. And it's, to be  
9                   honest, a little bit of an eyesore and needs repair.  
10                  So we would like to renovate it and make a home office  
11                  for Zoom meetings, work from home, with a full  
12                  bathroom. Rather than demolishing it, you know, we'd  
13                  like to repurpose the existing building.

14                  And so I'll just briefly address the factors  
15                  to be considered. So we're not missing anything.  
16                  There's not going to be new construction. It's a  
17                  remodel of an existing structure, so it shouldn't  
18                  impact the light or air to the adjacent property. We  
19                  also have a letter of support from our immediate  
20                  neighbors who are the ones who can see the structure  
21                  and they do support the renovation.

22                  We shouldn't have an increase in congestion  
23                  on the streets because we're not -- it's not -- we're

1 not going to have folks coming to our home. It's  
2 really just, you know, work from home.

3 We aren't going to be doing anything to  
4 impair public safety or damage of fire. In fact, we  
5 would like to improve the safety standards when we  
6 renovate. And then, we actually think that this would  
7 improve property values. You know, our neighborhood,  
8 we have a lot of nice renovated houses nearby, new  
9 homes, and this will add to the character -- the  
10 existing character of the neighborhood.

11 So thank you. If you have any questions for  
12 me.

13 CHAIRPERSON PEDDIBOYINA: Okay. Do you have  
14 any presentation to show on the --

15 MS. ZIEGLER: No, thank you.

16 CHAIRPERSON PEDDIBOYINA: Okay. Do you want  
17 to add anymore before move on to this?

18 MS. ZIEGLER: No, that's all right.

19 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

20 MS. ZIEGLER: Thank you.

21 CHAIRPERSON PEDDIBOYINA: From the City?

22 MR. BUTLER: No comments from the City.

23 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

1 Correspondence, Secretary, Linda?

2 MEMBER KRIEGER: In this case 13 letters were  
3 sent, one returned, zero approvals, zero objections.  
4 But she stated -- you stated there is one in here?

5 MS. ZIEGLER: We submitted in our packet a  
6 letter from our neighbors. That should be, like, the  
7 very last page.

8 MEMBER KRIEGER: Okay. So it's in the  
9 packet. That's right.

10 MS. ZIEGLER: Yeah, it's in the packet.

11 MEMBER KRIEGER: Okay. Thank you.

12 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.  
13 Appreciate.

14 Public comments? Any remarks from the  
15 public?

16 Seeing none.

17 Okay. Let's put it on the board. Let's open  
18 to the board.

19 Member Sanghvi? Yeah. Go ahead.

20 MEMBER SANGHVI: Thank you.

21 Good evening. I came and visited your place  
22 today. It's not a very easy place to find with the  
23 Nine Mile Road and the shape it is in.



1 MS. ZIEGLER: Oh, yes.

2 MEMBER SANGHVI: And when I got there, also,  
3 it is a pretty secluded place. And the accessory  
4 building you are considering there, I thought there  
5 were two of them in the backyard.

6 MS. ZIEGLER: The -- you probably saw the big  
7 pole barn.

8 MEMBER SANGHVI: Yeah.

9 MS. ZIEGLER: That's the larger building.  
10 And then it was the smaller one in front, yeah.

11 MEMBER SANGHVI: And what kind of business  
12 are you planning to do in the home office? You're not  
13 dealing with the public there for any respect, no?

14 MS. ZIEGLER: No. I'm an attorney. I work  
15 for Michigan Supreme Court and my spouse works for EY,  
16 he's an accounting professional. So we just do Zoom  
17 meetings. We don't have clients come and visit us at  
18 our home. It'll just be us.

19 MEMBER SANGHVI: Yeah. Because we don't like  
20 conducting any kind of merchandise business in the --  
21 from home. That's why I'm asking you.

22 MS. ZIEGLER: Okay. Right. Yeah. I mean,  
23 no, it won't be, like, a public facing business. It's

1 just work from home on our laptops.

2 MEMBER SANGHVI: Great. Thank you.

3 MS. ZIEGLER: Thank you.

4 MEMBER SANGHVI: Thank you, Mr. Chair.

5 CHAIRPERSON PEDDIBOYINA: Thank you, Member

6 Mav.

7 Any other board member?

8 Yeah, Mr. Clift, go ahead.

9 MEMBER MONTAGUE: Yes. I traversed Nine Mile  
10 as well visiting your property and dodging construction  
11 equipment and stuff. Yes, it's pretty secluded and I  
12 guess I'm glad to hear that it's not -- you're not  
13 going have a meeting room in there. Obviously, it's  
14 not small -- not large enough for a meeting room anyway  
15 and that would answer the problem of not creating  
16 additional traffic and safety hazard. So I can be in  
17 support of this.

18 MS. ZIEGLER: Thank you.

19 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
20 Clift.

21 Okay. Member Linda?

22 MEMBER KRIEGER: So if you were in the future  
23 to sell the house, then the building could be used for

1 storage for future instead of a business because it's,  
2 as you say, you're just going to use it and your spouse  
3 is going to use it for Zoom meetings?

4 MS. ZIEGLER: Right. Yeah. We'll have,  
5 like, a door that locks. I mean, they can -- it'll  
6 have a bathroom. They can use it for storage,  
7 certainly.

8 MEMBER KRIEGER: Yeah. And I've been up and  
9 down Nine Mile. I know how muddy it can get. Thank  
10 you.

11 MS. ZIEGLER: Thanks.

12 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.  
13 Any other board member, please?

14 MEMBER MONTAGUE: One more other thing.

15 CHAIRPERSON PEDDIBOYINA: Yeah. Go ahead.

16 MEMBER MONTAGUE: Is this -- it's going to be  
17 heated and cooled?

18 MS. ZIEGLER: Yes.

19 MEMBER MONTAGUE: Okay. Because you do have  
20 water in there so it should be heated.

21 MS. ZIEGLER: Yeah.

22 CHAIRPERSON PEDDIBOYINA: Okay. How many  
23 members are going to work on this on a regular basis in

1 the house -- home office?

2 MS. ZIEGLER: It's just myself and my husband  
3 and we have a nine-month-old baby, but she's not  
4 working yet.

5 (Laughter.)

6 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

7 MEMBER KRIEGER: She probably could with the  
8 computers.

9 (Laughter.)

10 CHAIRPERSON PEDDIBOYINA: Okay. Any other  
11 board member who would like to speak before I move to  
12 motion?

13 CHAIRPERSON PEDDIBOYINA: Okay. Member  
14 Sanghvi?

15 MEMBER SANGHVI: Thank you.

16 CHAIRPERSON PEDDIBOYINA: Please go ahead,  
17 sir.

18 MEMBER SANGHVI: Thank you, Mr. Chair. I  
19 move that we grant the variance in case number  
20 PZ21-0054 sought at address 48950 Nine Mile Road,  
21 parcel number 50-22-29-320-021. The petitioner has  
22 requested this variance to use accessory building as a  
23 home office. And applicant request and necessary --

1 became a need because of the requirement of a home  
2 office due to COVID pandemic and other reasons these  
3 days, a lot of people need to work from home and they  
4 need a place to do that from.

5 The whole property is so unique that it is so  
6 remotely located and it's so secluded --

7 MS. SAARELA: Member Sanghvi --

8 MEMBER SANGHVI: -- that it's not likely  
9 going to --

10 MS. SAARELA: Member Sanghvi, before I have  
11 you go through your motion, it sounds like you're doing  
12 the unique property standard and the necessity and  
13 that's not our standard for this case. You have to go  
14 through and say whether or not it impairs the adequate  
15 supply of light and air and reasonably increases the  
16 congestion in the public streets, increases the danger  
17 of fire or endangers the public safety, or unreasonably  
18 diminishes or impairs the established property values  
19 within the surrounding area or in any other respect  
20 impairs the public health, safety, comfort, morals or  
21 welfare of the inhabitants of the city. So the  
22 uniqueness of the property --

23 MEMBER SANGHVI: We can add those words to

1 the motion.

2 MS. SAARELA: Yeah. Isn't really --

3 MEMBER SANGHVI: Okay.

4 MS. SAARELA: -- relevant to this case.

5 Thanks.

6 MEMBER SANGHVI: Thank you. I can add those  
7 words.

8 MS. SAARELA: Okay.

9 MEMBER SANGHVI: Or you can add those words.  
10 Thank you.

11 CHAIRPERSON PEDDIBOYINA: Thank you, Beth.  
12 Okay.

13 MEMBER SANGHVI: And the relief granted will  
14 not unnecessarily interfere with any adjacent or  
15 surrounding properties. And the relief is consistent  
16 with the spirit of the ordinance. Thank you.

17 CHAIRPERSON PEDDIBOYINA: Thank you. Can  
18 somebody make a second?

19 MEMBER KRIEGER: Second.

20 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.  
21 Okay. And, Katherine, can you please roll  
22 call?

23 MS. OPPERMANN: Chairperson Peddiboyina?

1 CHAIRPERSON PEDDIBOYINA: Yes, please.

2 MS. OPPERMANN: Member Krieger?

3 MEMBER KRIEGER: Yes.

4 MS. OPPERMANN: Member Montague?

5 MEMBER MONTAGUE: Yes.

6 MS. OPPERMANN: Member Sanghvi?

7 MEMBER SANGHVI: Yes.

8 MS. OPPERMANN: And Member Thompson?

9 MEMBER THOMPSON: Yes.

10 MS. OPPERMANN: Motion passes.

11 CHAIRPERSON PEDDIBOYINA: Okay.

12 Congratulations. Thank you and good luck.

13 MS. ZIEGLER: Thank you.

14 CHAIRPERSON PEDDIBOYINA: Okay. Case number

15 PZ21-0055, Harman International, 30001 Cabot Drive,

16 West of Haggerty Road and North of Thirteen Mile,

17 parcel number 50-22-01-400-032. The applicant is

18 requesting a variance from the Novi Zoning Ordinance

19 Section 5.11.2A for the installation of a fence in the

20 exterior side yard. The ordinance states that no fence

21 shall extend into a front or exterior side yard. The

22 property is zoned Office Service Technology, OST.

23 Is the applicant present? Okay.

1                   Please spell your first and last name  
2                   clearly. And if anybody is joining you too, they can  
3                   come too also and spell first and last name clearly for  
4                   my court record for the secretary. And my secretary  
5                   will take the oath. Thank you. You can proceed.

6                   MS. UTTER: Melissa Utter, M-e-l-i-s-s-a  
7                   U-t-t-e-r.

8                   MR. MICHALSKI: Good evening. My name is  
9                   Michael Michalski. It's M-i-c-h-a-l-s-k-i is the last  
10                  name. Michael, M-i-c-h-a-e-l.

11                  MEMBER KRIEGER: So do you both swear or  
12                  affirm to tell the truth in this case?

13                  MS. UTTER: Yes.

14                  MR. MICHALSKI: Yes.

15                  MEMBER KRIEGER: Thank you.

16                  CHAIRPERSON PEDDIBOYINA: Okay. Thank you.  
17                  Thank you, Linda.

18                  You can proceed how we can help you tonight  
19                  on this case, please.

20                  MS. UTTER: Sure. So as you mentioned, the  
21                  variance that we're looking for is to put a fence into  
22                  the side yard, existing side yard. As you can see by  
23                  the plan that we've provided here, there are three



1 sides of this property that are adjacent to major  
2 roads. We have M-5 on the west, Cabot Drive on the  
3 east and Thirteen Mile on the south. So the only yard  
4 that would not be considered exterior would be the  
5 north yard.

6 And as you can see by this -- I'm not sure  
7 you can see where my finger is. Oh, you can. This  
8 area here is the north side and here is the shipping  
9 and receiving area of Harman International. So there  
10 would not be any room for this fence that Harman is  
11 requiring. And I will let Mike speak to the reason  
12 that Harman is requesting this fencing.

13 MR. MICHALSKI: On March 19th this year, we  
14 had a prototype vehicle stolen from our property at  
15 7:18 in the morning. We have 24-hour security,  
16 multiple security guards watching security cameras.  
17 But unfortunately, the people came in within three  
18 minutes, stole the 2015 Dodge -- or Jeep Grand Cherokee  
19 SRT. So it had the Hemi engine in it.

20 Fortunately, it was recovered in Detroit  
21 after it hit a utility pole. But it was a prototype  
22 vehicle for our audio equipment company division and,  
23 basically, it was a research mule. So we have had it

1 since 2015, constantly developing new products for, you  
2 know, infotainment systems that's about -- what I can  
3 describe because it's an engineering mule. But we had  
4 tons of hours of engineering and prototyping in this  
5 vehicle and unfortunately it was lost because, you  
6 know, they destroyed the vehicle in an accident after  
7 stealing it.

8 So we're trying to get a fence to, you know,  
9 create a lockup area for these vehicles. We don't have  
10 many of them, but we do occasionally receive vehicles  
11 from Ford, GM, the old FTA, that we don't immediately  
12 put into our garages. We have garages at the building.  
13 So there may be a time or two that we need to  
14 temporarily park them in this lockup area until we can  
15 use them later in the day. Because delivery companies  
16 drop off the vehicles and pick them up at different  
17 times. So we want to have a temporary lockup area to  
18 keep them more secure so things like this don't happen  
19 again.

20 CHAIRPERSON PEDDIBOYINA: Okay. Would you  
21 like to add anymore, both of you?

22 MS. UTTER: No.

23 MR. MICHALSKI: No.

1 CHAIRPERSON PEDDIBOYINA: Okay. Thank you so  
2 much.

3 From the City?

4 MR. BUTLER: No comments from the City in  
5 this case.

6 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.  
7 Correspondence secretary, Linda?

8 MEMBER KRIEGER: In this case, eight letters  
9 were sent, zero returns, zero approvals, zero  
10 objections.

11 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.  
12 Public remarks? Anybody who would like to  
13 speak on this case before I move?

14 Looks like none.

15 Okay. I understand, Mike, what you mentioned  
16 that the stolen 2015 Dodge vehicle, you know. The  
17 concern is very. And the ordinance is that, you know,  
18 the fence is -- what we have in the case. Let's open  
19 to the board and speak on this case.

20 It's open to the board.

21 MEMBER MONTAGUE: Excuse me. I need to ask  
22 to -- my daughter works for Harman. I assume that  
23 means I should recuse myself?

1 CHAIRPERSON PEDDIBOYINA: Can you speak in  
2 the mic, please?

3 MEMBER MONTAGUE: I'm sorry. My daughter  
4 works for Harman so I assume I should recuse myself  
5 from this.

6 MS. SAARELA: Do you feel like you can be  
7 impartial on the matter?

8 MEMBER MONTAGUE: Yes.

9 MS. SAARELA: Okay. So you don't have a  
10 direct financial interest in it?

11 MEMBER MONTAGUE: No. No. She just works at  
12 that facility, actually.

13 MS. SAARELA: I don't think that's a  
14 direct --

15 MEMBER MONTAGUE: Is that okay? Okay. Thank  
16 you.

17 CHAIRPERSON PEDDIBOYINA: I have question,  
18 too. One of my close friend is working too.

19 MS. SAARELA: What's that?

20 CHAIRPERSON PEDDIBOYINA: One of my close  
21 friend is working at Harman International too.

22 MS. SAARELA: Okay.

23 CHAIRPERSON PEDDIBOYINA: I don't have any

1 financial or nothing else.

2 MS. SAARELA: Yeah. If you don't have a  
3 direct financial interest --

4 CHAIRPERSON PEDDIBOYINA: No. Zero.

5 MS. SAARELA: -- and can be impartial. Okay.

6 CHAIRPERSON PEDDIBOYINA: Thank you.

7 Yeah. Go ahead, members. Mr. Mav Sanghvi?

8 MEMBER SANGHVI: Thank you. Good evening. I  
9 came and drove around your property. You have a huge  
10 property and thank you for being in Novi with us.  
11 Enormous property and large parking lot. And I  
12 understand that in spite of all your 24-hour security,  
13 you had somebody come and stole some equipment. It's  
14 amazing.

15 Anyway. But and all this thing is along M-5,  
16 really from what you are showing here and that's what I  
17 thought it probably was. I understand your need for  
18 the fence here to secure your vehicles that you don't  
19 want them to be stolen. And it's a pretty secluded  
20 place at night so it's not hard for anybody to come and  
21 do something mischievous. So I can understand your  
22 need and I support it. Thank you.

23 CHAIRPERSON PEDDIBOYINA: Thank you, Member

1 Sanghvi.

2 Any other board member, please?

3 Member Linda?

4 MEMBER KRIEGER: Yes. I understand as well.  
5 M-5 connects right to every -- all the expressways. So  
6 you pick something up and off it goes. So I understand  
7 your need. And because it has sensitive material in  
8 there, then you need to protect it. So I agree and  
9 would be able to support your request.

10 MR. MICHALSKI: Thank you.

11 CHAIRPERSON PEDDIBOYINA: Thank you, member.

12 Any other board member?

13 MEMBER THOMPSON: Just looking at the  
14 drawings, what is the height of the fence going to be?

15 MS. UTTER: It's eight foot. We're within  
16 whatever the code is. I believe it's eight foot.

17 MEMBER THOMPSON: Some of the drawing says  
18 standard height, seven, eight, nine and ten.

19 MS. UTTER: It's eight foot.

20 MEMBER THOMPSON: Eight feet all the way  
21 around?

22 MS. UTTER: Yes. It matches the existing  
23 fencing that's on part of the property from original

1 build.

2 MEMBER THOMPSON: And that there will be how  
3 many, like, entrances and exits from there?

4 MS. UTTER: There will be one entrance and  
5 exit here and one here at this end.

6 MEMBER THOMPSON: That's --

7 MS. UTTER: One at each end.

8 MR. MICHALSKI: That's where you can  
9 actually -- it will be one on each end for the cars to  
10 enter through card readers, every employee has a badge  
11 to enter and exit. And in the mid-point, like in here,  
12 there's a crosswalk. There will actually be man gates  
13 with card readers to get, you know, employees in and  
14 out of the area. So there's, like, a four foot wide  
15 man gate there and at the ends it will be, you know,  
16 vehicle entries.

17 MEMBER THOMPSON: Okay.

18 CHAIRPERSON PEDDIBOYINA: Okay. Any other  
19 board member?

20 So it looks like none.

21 MEMBER THOMPSON: I guess I got one more  
22 question.

23 Did you guys look at putting it on the back

1 of the building where it might not be visible from M-5?

2 MS. UTTER: Well, technically, this is  
3 considered the back of the building. The main entrance  
4 is on the east side that faces Cabot Drive.

5 MEMBER THOMPSON: Oh, is it really. Okay.

6 MS. UTTER: Yeah. Yeah, that's the main  
7 entrance to the building. So this is technically the  
8 back of the building.

9 We looked at other locations, but the test  
10 labs for this building are located here. So the cars  
11 are pretty close to where they would be going in and  
12 out of the building for the test labs. And there's  
13 also a 20-foot berm here along M-5. So it does hide  
14 quite a bit of that parking lot from there.

15 CHAIRPERSON PEDDIBOYINA: Okay.

16 MEMBER THOMPSON: That's it for me.

17 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

18 Okay. Yeah. You mentioned that use card  
19 access for the door -- I mean, the sliding whatever it  
20 is.

21 MS. UTTER: Correct. Yes.

22 CHAIRPERSON PEDDIBOYINA: How many doors?

23 We've mentioned two of them. Two of them are the



1 access?

2 MS. UTTER: Two for vehicles and one  
3 additional for pedestrian.

4 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.  
5 I have no objection.

6 And it's time to motion.

7 MEMBER KRIEGER: I just thought of something.  
8 For emergency vehicles, they would have  
9 something -- to be able to access your facility quickly  
10 if they needed to?

11 MS. UTTER: Yes. We will have the correct  
12 access in the back spots for the emergency vehicles as  
13 requested by the City of Novi fire department.

14 MEMBER KRIEGER: Thank you.

15 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.  
16 It's time to motion. Somebody can make a  
17 motion, please.

18 MEMBER THOMPSON: Me.

19 CHAIRPERSON PEDDIBOYINA: All right. Yeah.  
20 Go ahead, sir.

21 MEMBER THOMPSON: I motion that we grant the  
22 variance in case PZ21-0055, sought by Harman  
23 International for the additional fencing. Without the

1 variance, the petitioner will be unreasonably prevented  
2 or limited with respect to the use of the property due  
3 to some recent theft.

4 The property is unique because of the  
5 location and where they want to put it being in the  
6 back. The building looks so good that even the back  
7 looks good. I thought the back was the front.

8 The petitioner did not create the condition  
9 because of the way the variance is wrote. Relief  
10 granted would not unreasonably interfere with adjacent  
11 or surrounding properties because of the size of the  
12 lot that they're on. The relief is constant with the  
13 spirit and the intent of the ordinance because they are  
14 trying to put the fence in the back of the facility to  
15 limit theft.

16 CHAIRPERSON PEDDIBOYINA: Okay. Somebody can  
17 make a second?

18 MEMBER KRIEGER: Second.

19 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.  
20 This is time, Katherine, for roll call,  
21 please.

22 MS. OPPERMANN: Certainly.

23 Chairperson Peddiboyina?

1 CHAIRPERSON PEDDIBOYINA: Yes, please.

2 MS. OPPERMANN: Member Krieger?

3 MEMBER KRIEGER: Yes.

4 MS. OPPERMANN: Member Montague?

5 MEMBER MONTAGUE: Yes.

6 MS. OPPERMANN: Member Sanghvi?

7 MEMBER SANGHVI: Yes.

8 MS. OPPERMANN: And Member Thompson?

9 MEMBER THOMPSON: Yes.

10 MS. OPPERMANN: Motion passes.

11 MEMBER KRIEGER: Best wishes.

12 CHAIRPERSON PEDDIBOYINA: Thank you. Good  
13 luck. Congratulations.

14 MS. UTTER: Thank you very much.

15 CHAIRPERSON PEDDIBOYINA: Case number  
16 PZ21-0056, Joseph Yono, 1401 East Lake Drive, West of  
17 Novi Road and South of Fourteen Mile Road, parcel  
18 number 50-22-02-329-027. The applicant is requesting a  
19 variance from the City of Novi Zoning Ordinance Section  
20 3.32-10.II.a for the building of a proposed 392 square  
21 foot shed on the waterfront, 100 square feet allowed by  
22 code, variance of 292 square feet. The variance would  
23 accommodate the building of a new lakefront accessory

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

3 Okay. Please tell your first and last name  
4 clearly for our court record and secretary will take  
5 the oath of each guest. Thank you.

6 MR. SCHAUER: I'm the architect on the  
7 property. My first name is Raymond, R-a-y-m-o-n-d, and  
8 my last name is Schauer, S-c-h-a-u-e-r.

9 MR. YONO: Joseph Yono, J-o-s-e-p-h Y-o-n-o.  
10 I'm the property owner.

11 MEMBER KRIEGER: And you both swear or affirm  
12 to tell the truth in this case?

13 MR. SCHAUER: I do.

14 MR. YONO: I do.

15 MEMBER KRIEGER: Thank you.

16 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.

17 Okay. Please go ahead and how we can help  
18 tonight on this case, please.

19 MR. SCHAUER: So the way that this accessory  
20 structure or shed, if we want to call it, is going to  
21 be situated, it would allow the Yono family to utilize  
22 Walled Lake and not have to cross the East Lake Drive  
23 that's, you know, increasing in traffic every day. If

1 we were to comply fully with the ten by ten, we really  
2 can't have the facilities that we want to have in there  
3 with, like, a little powder room and almost a  
4 kitchenette and then, more importantly, like, a storage  
5 for safety and security for stuff that we're going to  
6 be having on the lake, like kayaks, paddle boards,  
7 things that could potentially be stolen. So we want to  
8 have the ability to secure that, but then more  
9 importantly, if they're enjoying the lake throughout  
10 the summer, they don't want to be crossing the road  
11 multiple times a day. Especially if they have a large  
12 amount of people, you're just -- you're potentially  
13 asking for trouble if someone comes zipping down the  
14 road.

15 The way that the building is located on the  
16 property, it really only impacts the Yono residents'  
17 view. It's tucked along a tree line. And I'll pull up  
18 some pictures on my phone to illustrate that.

19 (Cell phone photos displayed.)

20 MR. SCHAUER: If we were to put it on the  
21 opposite side of the property, first of all, there's a  
22 public access that's used very infrequently, but it's  
23 technically a boat launch at the end of Herman Street.

1           So we would for privacy purposes for the Yonos, the way  
2           it's located, it kind of is away from that, so there's  
3           no potential of someone, like, backing up a trailer  
4           into it or dealing with that. But then also, the side  
5           of the property that it's located on is already kind of  
6           wooded. There's some trees along there that really  
7           mask this building. They're not -- you know, there's  
8           already an obstruction of a view there potentially from  
9           anybody else. So this -- it's a perfect location, in  
10          essence, what we're proposing.

11                    And I'll pull up some photographs here to  
12          kind of illustrate that as well.

13                    I don't know if that will show up here.

14                    (Photos displayed.)

15                    MR. SCHAUER: So that blue -- the blue  
16          tape -- so this blue tape here would signify where the  
17          building would be located. And like I said, you can  
18          kind of just barely see the tree line here, but it's  
19          kind of tucked along the side of the property, you  
20          know, to order -- to basically mask the fact that it's  
21          there.

22                    (Photos displayed.)

23                    MR. SCHAUER: Yeah. So this one kind of

1 illustrates what I'm referring to. It's the best place  
2 on the property for it to be located to kind of not  
3 feel like it's just stuck in the middle or kind of out  
4 on its own.

5 Thank you.

6 CHAIRPERSON PEDDIBOYINA: Okay. Would you  
7 like to add anymore?

8 MR. YONO: Yes. I have younger children  
9 crossing back and forth for the bathroom --

10 CHAIRPERSON PEDDIBOYINA: Can you come to the  
11 mic, please? Thank you.

12 MR. YONO: I said I'm doing -- one of the  
13 reasons to have a bathroom where younger -- my kids  
14 don't have to cross back and forth. And like R.J.  
15 said, storing kayaks, jet skis. Getting it back and  
16 forth. I mean, we having tore down the house that  
17 we're building now and it was a headache every time we  
18 wanted to take the kayaks out from the garage all the  
19 way back to the house, bringing them back. Crossing  
20 the street was just very dangerous. We do put cones  
21 out when we're there. It does slow down some traffic,  
22 but not everybody. So that was our proposal of what we  
23 wanted to do there.

1 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

2 MR. SCHAUER: And I'd also like to note,  
3 just, you know, comparative to the other homes along  
4 East Lake Drive who have lots, you know, like the Yono  
5 family do, where it's across the road, there are other  
6 multiple, you know, cabana-type structures or sheds  
7 that are a little bit larger that function more as a  
8 quasi entertainment area for, you know, enjoying the  
9 lake. And more so, you know, having that security  
10 factor there where you don't need to cross the road  
11 multiple times in a given day or in a given summer.  
12 You can theoretically be crossing hundreds of times  
13 over the summer.

14 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

15 From the City, Larry?

16 MR. BUTLER: Yeah. The only question is, is  
17 there a reason why it has to be as large, pretty much,  
18 as to they want to make it? I mean, normally we go,  
19 like, 100 square feet on there. But it's excessive in  
20 size. I was just questioning that.

21 MR. YONO: We have a double lot there which  
22 is double, like, any of the other lots going towards  
23 Thirteen Mile. And just made it to where -- I mean,



1 kayaks these days are 12 feet long. Jet skis are ten  
2 feet and with the trailer you're looking at about 18  
3 feet.

4 And having, like, the entertaining area where  
5 he's got it described there really isn't that big.  
6 It's more -- it's 14 by 24, I believe, or 28. Part of  
7 it is going to be the garage and part of it is going to  
8 be, like, the bathroom and the kitchen area. Not  
9 really kitchen, just like an entertaining area.

10 MR. SCHAUER: And we would be -- to fit all  
11 this in a ten by ten envelope would be -- we would be  
12 hard pressed. We could probably do one. We could  
13 probably only do the shed standalone, but I don't think  
14 we could do a storage shed with, you know, a bathroom  
15 that's adequately sized and, you know, changing area.  
16 And definitely wouldn't be able to have any sort of  
17 kitchenette type of amenities like that. So it's more  
18 so just trying to have a little bit of an enclave away  
19 from the main house so that you can theoretically stay  
20 on that side of the road from sun up to sun down and  
21 you don't have to cross to use the restroom or grab a  
22 drink. That sort of thing.

23 MR. YONO: And there is other cabanas on East

1 Lake Drive that are a lot bigger than this.

2 MR. BUTLER: Thank you.

3 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,  
4 Larry.

5 Correspondence, Linda?

6 MEMBER KRIEGER: In case number -- this case,  
7 32 were sent, zero returned, three approvals, three  
8 objections.

9 MEMBER THOMPSON: How many objections?

10 MEMBER SANGHVI: Three.

11 MEMBER KRIEGER: Three approvals, six  
12 objections. Sorry.

13 MS. OPPERMANN: Linda, is that the correct  
14 one because I don't think their case had that many?

15 MEMBER KRIEGER: Oh.

16 MS. OPPERMANN: Sorry. I must have put them  
17 in the wrong order. My apologies.

18 MEMBER KRIEGER: Sorry.

19 Yep. 34 letters sent, seven returned, two  
20 approvals, zero objections.

21 Approval: "We approve this variance to prove  
22 that this form of notice is a waste of taxpayer time  
23 and money. Council's already proven that it doesn't

1 care what the neighbors approve or object to these  
2 notices. Council does whatever they want because they  
3 do not have to live with the neighbors whom request  
4 these variances. We know council will not approve this  
5 request because they will uphold the 100 square foot  
6 zoning ordinance even though they do not uphold zoning  
7 ordinance setbacks. Please do the city residents a  
8 favor and change the wording from zoning ordinance to  
9 zoning suggestions."

10 And that is from Wayne Tilmos on Paramount.

11 MS. OPPERMANN: There's one more underneath  
12 that.

13 MEMBER KRIEGER: "Standing here with Yono  
14 and -- Joe Yono and just wanted to send a note that I  
15 am okay with what he proposed on the lake side. I am  
16 right next door at 1405 East Lake. I can't make the  
17 meeting so I just want you to be aware. Loren Pober,  
18 P-o-b-e-r."

19 That's it.

20 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.

21 MEMBER THOMPSON: There were zero objections?

22 MEMBER KRIEGER: No, I read it.

23 MS. OPPERMANN: I noted that that first one

1 they've circled approval, though the content reads more  
2 like an objection.

3 MEMBER KRIEGER: Right.

4 MEMBER THOMPSON: Yeah. I was confused.

5 MEMBER KRIEGER: Yes.

6 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

7 MEMBER THOMPSON: So there's one objection --  
8 one approval and one objection.

9 MEMBER KRIEGER: He wrote it as approval, but  
10 he meant negative because of everything that's written  
11 in it.

12 MR. SCHAUER: I sense a little sarcasm in  
13 that response.

14 MEMBER KRIEGER: Yes.

15 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

16 MR. BUTLER: It's considered an approval.

17 MEMBER KRIEGER: From the public?

18 CHAIRPERSON PEDDIBOYINA: Yeah. We can do  
19 that.

20 Okay. Public, anybody would like to comment  
21 on this case, please? This is your time to speak.

22 Looks like none.

23 Okay. Mr. Yono and Mr. Schauer, I understood

1 the way you are requesting the carrying the stuff and,  
2 you know, the point and the crossing the road and all  
3 those things. And also, the City mentioned about the  
4 limitations and all those things, neighbors, also.

5 And so now open to the board to speak on this  
6 case. Thank you.

7 Member Sanghvi, please, go ahead.

8 MEMBER SANGHVI: I came and visited your site  
9 today. I just wondered, what is the size of your lot  
10 in front of the water?

11 MR. SCHAUER: 60 -- yeah, it's approximately  
12 50 by 40.

13 MEMBER SANGHVI: And how much of that are you  
14 going to cover by this what you call cabana? Even  
15 though it looks like a house than a cabana.

16 MR. SCHAUER: Yeah. Bear with me. I can do  
17 some quick math here.

18 The lot coverage will be approximately 15  
19 percent of that lot.

20 MEMBER SANGHVI: I'm sorry. I --

21 MR. SCHAUER: It would be 15 percent.

22 MEMBER SANGHVI: 50 percent?

23 CHAIRPERSON PEDDIBOYINA: No, no. 1-5.

1 MR. SCHAUER: 15, 1-5.

2 MEMBER SANGHVI: No. I just wondered why you  
3 would need three times the size -- four times the size  
4 that is accepted by the ordinance. Why do you need  
5 such a huge thing?

6 MR. SCHAUER: Well, I think the ordinance  
7 applies to the city of Novi in general for all, you  
8 know, residential parcels. This one is unique in that  
9 it's along East Lake Drive. And a lot of other parcels  
10 have this sort of cabana type entertainment structure  
11 that falls under the accessory shed structure rules.  
12 So if we were on a, you know, rural lot and it was only  
13 going to be for storing tools, I think the ten by ten  
14 is definitely reasonable and we wouldn't even be  
15 applying for a variance. But to get what we're looking  
16 for here in terms of having the -- you know, a space  
17 that we can occupy and entertain at, it needs to be  
18 larger than ten by ten.

19 MEMBER SANGHVI: And you are going to use  
20 this new building you are building just for storing  
21 equipment and other things?

22 MR. SCHAUER: Yes. But, like, you know, if  
23 you drive along East Lake Drive in the summertime,

1 you're going to see people out, you know, sitting on a  
2 patio, entertaining guests, enjoying the waterfront  
3 that they live on.

4 MEMBER SANGHVI: I understand. Good. Thank  
5 you.

6 MR. SCHAUER: Um-hmm.

7 MEMBER SANGHVI: Thank you, Mr. Chairman.

8 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,  
9 Member Sanghvi.

10 Okay. Member Clift?

11 MEMBER MONTAGUE: I have a large problem with  
12 the size. I understand where you're headed. I think  
13 you were here in April and you had a 336 square foot  
14 cabana over there and I was against that then and I'm  
15 against it -- I'm against getting it bigger to 392. So  
16 I can't support this.

17 MR. YONO: We weren't here.

18 MR. SCHAUER: The first one we did, yeah.

19 MEMBER MONTAGUE: Yeah, the first time you  
20 were.

21 MR. SCHAUER: Yeah.

22 MEMBER MONTAGUE: Yes, sir.

23 CHAIRPERSON PEDDIBOYINA: Okay. Member

1 Linda?

2 MEMBER KRIEGER: Previously, there was  
3 somebody that came to the city requesting -- asking  
4 about sheds on the water side and we wanted input from  
5 the City on that. Was there anything? Has there been  
6 any?

7 MS. SAARELA: What kind of input? Just about  
8 how many other ones there are?

9 MEMBER KRIEGER: Or the intent in size and  
10 the request that they want to use them as structures.  
11 Yeah.

12 MS. OPPERMANN: The ordinance just specifies  
13 that any lakefront property should only have an  
14 accessory structure or shed that is ten by ten or a  
15 hundred square feet.

16 MEMBER KRIEGER: Ten by ten. But the boards  
17 that they're making now are longer than that so they'd  
18 have to --

19 MS. OPPERMANN: That's how it's written in  
20 the ordinance.

21 MEMBER KRIEGER: Okay.

22 MS. OPPERMANN: So any other ones would have  
23 had to either have a variance or they were built in --



1                   MEMBER KRIEGER: And then what's the height  
2 of this one you're asking for?

3                   MR. SCHAUER: The mid-point of the roof would  
4 be about 12 feet. 12, 13 feet.

5                   MEMBER KRIEGER: Because that would impact  
6 the viewing from the neighbors on the same -- on the  
7 street side. So -- and then as far as use for a shed  
8 usually of putting things away is the intent on the  
9 water side so that the neighbors along the street are  
10 not obstructed as well from the water, their viewpoint.  
11 So that has a definite impact.

12                   So -- and then also the intent is for  
13 storage. So I guess if you have little kids running  
14 across, that is an issue. But this could also be used  
15 as housing and a future use if you were to sell and  
16 someone else was to buy. And I don't think that's the  
17 intent of the -- any structures along the water side.  
18 So I also would not be able to approve your request.

19                   CHAIRPERSON PEDDIBOYINA: Okay. Any other  
20 board member would like to speak?

21                   MEMBER THOMPSON: The last thing I would  
22 add -- so from the -- do you have, like, a more  
23 complete diagram of what it's going to look like at the

1 end? So where the entertaining is, you're just going  
2 to have it, like, dropping off? Is there going to be a  
3 deck out there? Is there going to be pavers?

4 MR. YONO: Brick pavers along the whole side.  
5 It's 20 feet from the water. Basically, brick pavers  
6 around the structure. We wanted to do, like, an  
7 outside barbecue to the left side of the building  
8 along -- if you're looking at it from the street, the  
9 left side.

10 MEMBER THOMPSON: So would the pavers or  
11 patio, would that then creep into another problem of  
12 being too close to the water? Would that have to have  
13 another variance?

14 MEMBER KRIEGER: I don't know.

15 MS. OPPERMANN: That work doesn't typically  
16 fall into the category of setbacks. Usually it's --

17 MEMBER THOMPSON: It does not?

18 MS. OPPERMANN: Yeah. Typically --

19 MEMBER THOMPSON: Okay.

20 MS. OPPERMANN: -- it's only a raised or a  
21 roofed structure.

22 CHAIRPERSON PEDDIBOYINA: Okay. Mr. Yono,  
23 would you like to -- you know, want to reduce the size

1 of this one or how you want? Is it you want to stick  
2 with the same size?

3 MR. SCHAUER: Well, I mean, we'd have the  
4 board vote and if it gets denied, we'll table it, come  
5 back next month with a reduced size.

6 MS. OPPERMANN: If I may, tabling is separate  
7 from a denial. So you can request to table it if you  
8 want to come back differently. A denial means you'd  
9 have to fully reapply and it would be too late for next  
10 month. It would be December at the earliest.

11 MR. SCHAUER: So if we table it, we can come  
12 back in November?

13 MS. SAARELA: If you table it, you won't get  
14 a decision on what they decide on this --

15 MR. SCHAUER: Yeah, we will table it. We're  
16 going to reduce the scope here a little bit. And I  
17 think we can meet in the middle. We definitely -- I  
18 think ten by ten is too small. What we presented is  
19 rather large. But I think we can get it to a point  
20 where we're both satisfied with the final product.

21 CHAIRPERSON PEDDIBOYINA: Yeah. I'm not  
22 going to promise that. And, you know, ten by ten or  
23 ten by 15, doesn't matter. But I want to give you an

1 opportunity for you to, you know, think on this and if  
2 you're okay, we can put it on the next case.

3 MEMBER KRIEGER: I would be willing to table  
4 as you requested for this case number PZ21-0056, 1401  
5 East Lake Drive. I'm willing to table this to the next  
6 available meeting.

7 It would still be November 9?

8 MS. OPPERMANN: Correct.

9 MEMBER KRIEGER: Okay. And then with the  
10 expectation of reduction that if there was to be an  
11 entertainment center, that it's open and not intrusive  
12 to -- obstructive to other neighbors along East Lake  
13 for a view to the lake and go from there. Thank you.

14 CHAIRPERSON PEDDIBOYINA: Okay. And before  
15 that second, Katherine, how many cases, approximately,  
16 are expecting on November 9th?

17 MS. OPPERMANN: There are currently four  
18 existing ones. So with this being tabled in addition  
19 to the Williams case, that would put us at six cases  
20 for that meeting.

21 CHAIRPERSON PEDDIBOYINA: Okay. Six cases.  
22 I'm okay. Otherwise, more than that cases I don't want  
23 to -- my board members to drain out on these cases too

1 many things. Because it's late night and November is  
2 like in the wintertime and everyone is thinking of  
3 Thanksgiving coming up.

4 Okay. Thank you so much.

5 MR. SCHAUER: Thank you.

6 MR. YONO: Thank you.

7 CHAIRPERSON PEDDIBOYINA: Okay. Member  
8 Sanghvi, do you have the second?

9 MEMBER SANGHVI: I second.

10 CHAIRPERSON PEDDIBOYINA: Okay. Any roll  
11 call?

12 MEMBER KRIEGER: I have a -- for the brief --

13 CHAIRPERSON PEDDIBOYINA: One second, Linda,  
14 please.

15 MEMBER KRIEGER: Yes.

16 CHAIRPERSON PEDDIBOYINA: Any roll call on  
17 this one or no?

18 MS. SAARELA: Roll call and motion.

19 MS. OPPERMANN: Would you like to just do a  
20 voice vote or do you want me to call roll?

21 CHAIRPERSON PEDDIBOYINA: Roll call.

22 MEMBER KRIEGER: Roll call.

23 CHAIRPERSON PEDDIBOYINA: Yeah, please.

1 MS. OPPERMANN: Chairperson Peddiboyina?

2 CHAIRPERSON PEDDIBOYINA: Yes.

3 MS. OPPERMANN: Member Krieger?

4 MEMBER KRIEGER: Yes.

5 MS. OPPERMANN: Member Montague?

6 MEMBER MONTAGUE: Yes.

7 MS. OPPERMANN: Member Sanghvi?

8 MEMBER SANGHVI: Yes.

9 MS. OPPERMANN: And Member Thompson?

10 MEMBER THOMPSON: Yes.

11 MS. OPPERMANN: Motion passes.

12 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

13 Secretary Linda, please, go ahead.

14 MEMBER KRIEGER: Regarding the brief recess,  
15 we only have three cases left. Can we finish the cases  
16 since it's 8:00 or do you feel you can finish?

17 CHAIRPERSON PEDDIBOYINA: Yeah. Okay. I'm  
18 okay with that. And everybody?

19 Thank you, Linda.

20 MEMBER KRIEGER: No problem.

21 CHAIRPERSON PEDDIBOYINA: Okay. Let's move  
22 on this. And the case number PZ21- -- am I right? Do  
23 I have to read that one, the case was -- already we did

1 that one, PZ21-0022?

2 MS. OPPELMANN: Yes. That's been tabled. So  
3 the next one would be the 57.

4 CHAIRPERSON PEDDIBOYINA: Okay. PZ21-0057,  
5 Veres Signs and Spring Apartments, 30995 Springlake  
6 Boulevard, East of Beck Road and South of West Pontiac  
7 Trail, parcel number 50-22-04-200-011. The applicant  
8 is requesting a variance from the City of Novi Code of  
9 Ordinances Section 28-5(a), footnote (3), for a 30  
10 square foot, 159 inches by 27.27 inches, illuminated  
11 entranceway sign. By code, the maximum height allowed  
12 is five feet and sign area no larger than 24 square  
13 feet, variance of an additional six feet of a sign area  
14 and one foot three inches in height. The property is  
15 zoned Low-Density Multiple Family, RM-1.

16 Okay. Is applicant -- please, go ahead and  
17 tell your first and last name clearly for our court  
18 record. And our secretary will take the oath.

19 MR. TOWNSEND: My name is Jonathan Townsend,  
20 J-o-n-a-t-h-a-n, Townsend, T-o-w-n-s-e-n-d, with Veres  
21 Signs. And I'll let John introduce himself.

22 MR. TREGANOWAN: I am also John, J-o-h-n,  
23 Treganowan, T-r-e-g-a-n-o-w-a-n, with Edward Rose and

1 Sons.

2 CHAIRPERSON PEDDIBOYINA: Okay. Secretary  
3 Linda, please, go ahead.

4 MEMBER KRIEGER: Do you both swear or affirm  
5 to tell the truth in this case?

6 MR. TOWNSEND: I do.

7 MR. TREGANOWAN: Yes.

8 MEMBER KRIEGER: Thank you.

9 CHAIRPERSON PEDDIBOYINA: Okay. You can go  
10 ahead and what we can help you tonight on this case.

11 MR. TOWNSEND: Very well. Basically, what  
12 we're asking for is an overall size variance of six  
13 square feet and then overall height variance, I think  
14 it's one foot and three inches to conform with the  
15 neighborhood sign ordinance. It does essentially  
16 conform with the typical residential sign ordinance in  
17 the RM-1 zoning. It's because this is a neighborhood  
18 entrance is why we're falling into the slightly smaller  
19 five foot high and 25 foot -- 25 square foot size  
20 requirement.

21 The reason why that we're asking for it in  
22 this case is the signage itself is not actually above  
23 the limit as far as height goes. As you can see, the



1 letters are -- I believe they're at four foot two. And  
2 then the panels, the architectural feature has created  
3 some background. And the interest in the background of  
4 the sign is what brings us over that, that six-foot  
5 mark. Or the five-foot mark, actually, I guess, for  
6 the neighborhood sign requirement.

7 As far as the actual area of the sign goes,  
8 the reason why we're running over the 25 square foot is  
9 because we're drawing a box around the Springs letters  
10 and the apartment homes letters. Let me see if I can  
11 slide this over a little bit.

12 And essentially those two elements  
13 themselves, if you just look at them as two individual  
14 pieces, are only about 23 square feet. But because if  
15 you draw it from the left side of the T all the way to  
16 the right side of the S in homes, these are the offset,  
17 that's what's causing us to go over that 30 square  
18 foot. Or I'm sorry, the 25 square foot number when you  
19 add it up.

20 CHAIRPERSON PEDDIBOYINA: Okay. Would you  
21 like to add any other thing, please?

22 MR. TOWNSEND: (Nods.)

23 CHAIRPERSON PEDDIBOYINA: Okay. Sounds good.

1 From the City?

2 MR. BUTLER: No comments from the City on  
3 this case.

4 CHAIRPERSON PEDDIBOYINA: Thank you.  
5 Correspondence secretary, Linda?

6 MEMBER KRIEGER: For this case, 45 letters  
7 were sent, two returned, zero approvals, zero  
8 objections.

9 CHAIRPERSON PEDDIBOYINA: Thank you.  
10 And audience, any comments?

11 Okay. Thank you.

12 And it's open for the board to speak on this.  
13 Member Mav Sanghvi?

14 MEMBER SANGHVI: Thank you. I came and  
15 visited your site this morning and I understand why you  
16 need the size of the sign. But how long are you going  
17 to keep it illuminated? All the time -- 24 hours a  
18 day?

19 MR. TREGANOWAN: No. It would only be in the  
20 evening time. It would be on a photocell so it would  
21 come on in the evening time for visibility.

22 MEMBER SANGHVI: Limited hours of  
23 illumination?

1 MR. TREGANOWAN: Correct.

2 MEMBER SANGHVI: Thank you.

3 MR. TREGANOWAN: You're welcome.

4 MEMBER SANGHVI: Thank you very much.

5 MR. TREGANOWAN: Thank you for visiting.

6 CHAIRPERSON PEDDIBOYINA: Thank you.

7 Okay. Member Linda?

8 MEMBER KRIEGER: Yes. I also drove on  
9 Pontiac Trail. Coming from west to east, you couldn't  
10 really feel the impact of it, but coming west to east,  
11 you could definitely appreciate it. It's not too close  
12 to the road to be a visual impact or blockage. And you  
13 can tell that it's a different subdivision from the  
14 next door neighbor's subdivision. And so I understand  
15 your need. And for it's 45 miles per hour on the road,  
16 so for the speed and impact and the -- also the  
17 topography, the hilliness, that I would be able to  
18 approve your request.

19 MR. TOWNSEND: Thank you.

20 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,  
21 Member Linda.

22 Any other board member?

23 MEMBER MONTAGUE: Yes.

1 CHAIRPERSON PEDDIBOYINA: Yeah. Mr.  
2 Clift?

3 MEMBER MONTAGUE: Yes. I drove by it, too,  
4 and I think the scale is appropriate for where it is  
5 and the speed of the road. So I would be able to  
6 support it, too.

7 MR. TOWNSEND: Thank you.

8 MR. TREGANOWAN: Thank you.

9 CHAIRPERSON PEDDIBOYINA: Okay. I have a  
10 question on this sign board. Are you going to put any  
11 flashing, blinking on those or anything? Just it's  
12 just a standard, you know?

13 MR. TOWNSEND: No. Just -- it's a very  
14 standard nighttime illumination. Basically, it's just  
15 the letters will light up, the front of them, and then  
16 they'll be some nice lighting on the background panels.

17 CHAIRPERSON PEDDIBOYINA: It's not colorful  
18 or anything?

19 MR. TOWNSEND: No color, just the light.

20 CHAIRPERSON PEDDIBOYINA: Just the one.  
21 Because the --

22 MR. TREGANOWAN: No disco flash, no  
23 nothing.

1 CHAIRPERSON PEDDIBOYINA: No flashing.

2 That's what I wanted to make sure.

3 MR. TOWNSEND: No. Just solid white.

4 CHAIRPERSON PEDDIBOYINA: Yep. Thank you. I  
5 have no objection.

6 Any other board, anybody before I close the  
7 motion?

8 Okay. So motion time. Member Clift, can you  
9 take it?

10 MEMBER MONTAGUE: Yeah. Sure.

11 CHAIRPERSON PEDDIBOYINA: Yeah. Go ahead,  
12 Mr. Clift.

13 MEMBER MONTAGUE: All right. I will move  
14 that we grant the variance in case number PZ21-0057.  
15 Without the variance, the petitioner's unreasonably  
16 limited in the use of their property because they need  
17 the visibility of the sign to direct people to their  
18 apartment complex. The property is unique because the  
19 setback from Pontiac Trail and the speed of Pontiac  
20 Trail makes it important for public safety to be able  
21 to see that and not slam on your brakes when you get  
22 too close to see it.

23 Petitioner did not create the condition. The

1 sidewalk is there. The setback was already there.  
2 They're putting a sign in it.

3 The relief granted will not unreasonably  
4 interfere with any surrounding properties because the  
5 lights will be controlled and not a full-time lighted  
6 sign. And the relief is consistent with the intent and  
7 spirit of the ordinance because it does protect public  
8 safety in allowing people to see that and navigate into  
9 their apartment complex.

10 MEMBER SANGHVI: Second.

11 CHAIRPERSON PEDDIBOYINA: Thank you.

12 Member -- Katherine, can you please roll  
13 call?

14 MS. OPPERMANN: Certainly.

15 CHAIRPERSON PEDDIBOYINA: Thank you.

16 MS. OPPERMANN: Just a moment.

17 Member -- or excuse me, Chairperson  
18 Peddiboyina?

19 CHAIRPERSON PEDDIBOYINA: Yes, please.

20 MS. OPPERMANN: Chairperson Peddiboyina.  
21 Sorry.

22 Member Krieger?

23 MEMBER KRIEGER: Yes.

1 MS. OPPERMANN: Member Montague?

2 MEMBER MONTAGUE: Yes.

3 MS. OPPERMANN: Member Sanghvi?

4 MEMBER SANGHVI: Yes.

5 MS. OPPERMANN: And Member Thompson?

6 MEMBER THOMPSON: Yes.

7 MS. OPPERMANN: Motion passes.

8 CHAIRPERSON PEDDIBOYINA: Okay.

9 Congratulations. Good luck.

10 MR. TOWNSEND: Thank you so much.

11 MR. TREGANOWAN: Thank you. Appreciate it.

12 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

13 And case number PZ21-0058, Matthew Bedikian,  
14 43465 Ellesmere Circle, West of Old Novi Road and North

15 of Twelve Mile Road, parcel number 50-22-10-281-026.

16 The applicant is requesting a variance from the City of  
17 Novi Zoning Ordinance Section 4.19.1.E(i) for a

18 proposed 984 square feet of total accessory structure  
19 space, maximum of 850 square feet allowed by code,

20 variance of 134 square feet. This variance would

21 accommodate the building of a 360 square foot

22 freestanding patio canopy. This property is zoned

23 Single Family Residential, R-4.

1                   Okay. Please go ahead and spell your first  
2                   and last name for our court record and secretary -- and  
3                   my secretary will take the oath. Thank you.

4                   MR. BEDIKIAN: Thank you. Matthew,  
5                   M-a-t-t-h-e-w. And the last name is Bedikian,  
6                   B-e-d-i-k-i-a-n.

7                   MEMBER KRIEGER: Do you swear to tell the  
8                   truth in this case?

9                   MR. BEDIKIAN: I do.

10                  MEMBER KRIEGER: Thank you.

11                  MR. BEDIKIAN: Thank you for your  
12                  consideration, board members. I'm here to request a  
13                  variance for my property. I am -- my wife and I are  
14                  hoping to install a freestanding canopy near the back  
15                  of our property. I've submitted all of the materials,  
16                  but I'll just kind of go through.

17                  I'm here. I don't know if I need to -- it  
18                  automatically pulls it up?

19                  MEMBER KRIEGER: Um-hmm.

20                  MS. OPPERMANN: Yeah. It just takes a  
21                  second.

22                  MR. BEDIKIAN: Okay.

23                  (Document displayed.)



1 MR. BEDIKIAN: So this is an artist rendering  
2 of what it would look like. In this area, it's a new  
3 building that is on the corner of Old Novi and Novi  
4 Road where it splits. Old Novi comes across and Novi  
5 Road is basically the back of our property. So our  
6 property faces east to west. It's a new build. They  
7 tore down all the trees. So there's really no trees.  
8 There's no shade back there. This would assist --  
9 because that area from sun up till about six, seven  
10 o'clock at night has sun, would assist in allowing us  
11 to have some shade in our backyard.

12 And the materials that are proposed are, you  
13 know, higher end, quality materials. This isn't  
14 something that is on the lower spectrum of just some  
15 building materials.

16 And this, obviously, doesn't represent what  
17 ours is going to look like, but it's similar to what is  
18 proposed. It's an aluminum based structure and it has  
19 some panels to let light and also provide shade.

20 I do have some photos that I recently took  
21 because what I have here is a rendering, but you can  
22 see that a portion of the construction has been  
23 completed. And this is our area right here. I don't

1 know if I need to put this down.

2 (Cell phone photo displayed.)

3 MR. BEDIKIAN: Sorry. I'm not great with  
4 technology. But this is our patio area. The proposed  
5 canopy would cover what is this square area down here.  
6 But as you can see in the back here, this is the corner  
7 of Novi Road and Old Novi. You can see the light  
8 there. You can see the homes there. And this would  
9 just kind of create a small little space and area for  
10 where we can have privacy. It's obviously not going to  
11 do anything to block the noise, especially the  
12 ambulances that come down Novi Road frequently, but  
13 we're requesting this to basically allow us to have  
14 some privacy space in our backyard for our family and  
15 friends that come over.

16 CHAIRPERSON PEDDIBOYINA: Okay. Would you  
17 like to add any other question?

18 MR. BEDIKIAN: No, thank you.

19 CHAIRPERSON PEDDIBOYINA: Okay. The City?  
20 From the City?

21 MR. BUTLER: No comments from the City on  
22 this case.

23 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

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Correspondence, secretary?

MEMBER KRIEGER: For this case, 22 letters were sent, two returns, one approval, zero objections.

"Approval from this does not effect us in any way. Cheong Choon Ng on Ellesmere Circle, Novi."

(Court reporter spelling clarification.)

MEMBER KRIEGER: Yeah. C-h-e-o-n-g, first word. And then last name, C-h-o-o-n and then a separate word, N-g.

That's it.

CHAIRPERSON PEDDIBOYINA: Thank you, Linda.

Okay. Why do you need this more bigger canopy?

MR. BEDIKIAN: The main reason is to allow to have some shaded area on our property. Again, it faces east to west. And also, privacy from the road. While the builder did take into account and build a little, I guess it would be a brick kind of facade that says Bolingbrooke for the sub, the road is very visible. The noise is very visible. And there's nothing to put any shade on our property. So we just want this little kind of canopy area to help provide shade and to help create a little area of privacy. You can very visibly

1 see the back of our yard when you're walking along the  
2 sidewalk. And not to say that we're doing anything  
3 invasive or anything, but, you know, everyone I'm sure  
4 likes to have some sort of privacy in their home and in  
5 their backyard and would like to use their property,  
6 you know, and enjoy it in that manner.

7 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

8 And it's open to the board. Member Sanghvi?

9 MEMBER SANGHVI: Thank you. I came and  
10 visited your property. I want to congratulate you on a  
11 beautiful home there.

12 MR. BEDIKIAN: Thank you.

13 MEMBER SANGHVI: My only concern is how many  
14 feet are you away from Old Novi Road? Because you are  
15 looking for some privacy, but how far are you from the  
16 road itself?

17 MR. BEDIKIAN: So, I mean, our lot -- I have  
18 our kind of --

19 (Document displayed.)

20 MR. BEDIKIAN: This is our site map and this  
21 is what's proposed. And, obviously, the canopy is  
22 being built kind of where these six little squares are.  
23 So, I mean, we're -- it's not going to ever encroach on

1 Old Novi Road, but, I mean, this plot was approved, I  
2 assume, by the City before the builder built it. So I  
3 can't tell you exactly how many feet away. I mean, it  
4 seems like maybe 15, 20 feet.

5 MS. OPPERMANN: It looks like it may be 25,  
6 if I may.

7 MR. BEDIKIAN: Yeah. So 25 feet away from  
8 the road.

9 MEMBER SANGHVI: From the main road. Yeah.  
10 And I don't know whether you will have any kind of  
11 soundproofing by putting this thing over there.

12 MR. BEDIKIAN: I doubt there will be  
13 soundproofing. I hope as the years come and the trees  
14 that the builder and I guess the new builder who took  
15 it over, I hope they're going to do something to  
16 perhaps ensure that there will be some growth with some  
17 of those trees that they planted and maybe in five, ten  
18 years we'll get some sort of sound barrier. But in the  
19 interim, this will allow us to have some sort of -- at  
20 least when we're sitting there we can hear everything.  
21 But we'll be surrounded by the arborvitaes so it'll  
22 make it feel like we're in a peaceful, tranquil area.

23 MEMBER SANGHVI: Yeah. Well, I hope you do

1 some landscaping. Some trees which will mature in due  
2 course of time. Maybe five, ten years. And, I mean, I  
3 like your plan. I like your presentation. Everything  
4 you are planning to do is very beautiful and elegant  
5 and aesthetically very pleasing.

6 MR. BEDIKIAN: Thank you. Well, I'll have to  
7 tell that to my wife.

8 MEMBER SANGHVI: I don't mind supporting you,  
9 but I don't know that it will provide you any privacy.  
10 Thank you.

11 MR. BEDIKIAN: Thank you.

12 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
13 Sanghvi.

14 Any other board member, please?

15 Okay. It's motion time.

16 Michael, do you want to make a motion?

17 MEMBER THOMPSON: The other one up here?

18 CHAIRPERSON PEDDIBOYINA: Yeah.

19 MEMBER THOMPSON: I move that we grant the  
20 variance in case PZ21-0058 sought by Matthew --

21 MR. BEDIKIAN: Bedikian.

22 MEMBER KRIEGER: Bedikian.

23 MEMBER THOMPSON: Yeah. I was going to say

1 that wrong.

2 Okay. Because the petitioner has shown  
3 difficulty. Without the variance, the petitioner would  
4 unreasonably be prevented or limited with respect to  
5 the use of the property just because of the location of  
6 the new subdivision.

7 The property is unique because the way it  
8 backs up to Old Novi Road. The petitioner did not  
9 create the condition because of the builder taking down  
10 old trees to build the new houses. Yeah?

11 MR. BEDIKIAN: Yes.

12 MEMBER THOMPSON: Okay. The relief granted  
13 will not unreasonably interfere with adjacent or  
14 surrounding properties because of all the new building  
15 going on there and none of the neighbors have called  
16 and complained about it or written in. And the relief  
17 is consistent with the spirit and the intent of the  
18 ordinance because it will be good for the homeowner.

19 CHAIRPERSON PEDDIBOYINA: Okay.

20 MEMBER KRIEGER: Second.

21 CHAIRPERSON PEDDIBOYINA: Thank you.

22 Okay. Katherine, can you please roll call?

23 MS. OPPERMANN: Certainly.

1 Chairperson Peddiboyina?

2 CHAIRPERSON PEDDIBOYINA: Yes, please.

3 MS. OPPERMANN: Member Krieger?

4 MEMBER KRIEGER: Yes.

5 MS. OPPERMANN: Member Montague?

6 MEMBER MONTAGUE: Yes.

7 MS. OPPERMANN: Member Sanghvi?

8 MEMBER SANGHVI: Yes.

9 MS. OPPERMANN: Member Thompson?

10 MEMBER THOMPSON: Yes.

11 MS. OPPERMANN: Motion passes.

12 CHAIRPERSON PEDDIBOYINA: Thank you.

13 MEMBER KRIEGER: Best wishes.

14 MR. BEDIKIAN: Thank you. Have a good night.

15 CHAIRPERSON PEDDIBOYINA: Congratulations.

16 Good night.

17 Okay. And today's last case. PZ21-0060,

18 Tapper's Fine Jewelry, 20800 Haggerty Road, East of

19 Haggerty Road and North of Eight Mile Road, parcel

20 number 50-22-36-476-003. The applicant is requesting a

21 variance from the City of Novi Zoning Ordinance Section

22 5.4.2 to eliminate the requirement for a loading and

23 unloading zone, a loading zone is required by code.



1 The variance would accommodate the building of a new  
2 jewelry store and a showroom at the site of the former  
3 Big Boy restaurant. This property is zoned Freeway  
4 Service, FS.

5 Thank you. Okay. Please spell your first  
6 and last name for the court record secretary and she'll  
7 take care of the oath. Thank you.

8 MS. STANDISH: Nancy Standish. N-a-n-c-y,  
9 Standish, S-t-a-n-d-i-s-h.

10 MR. TAPPER: Mark Tapper, M-a-r-k  
11 T-a-p-p-e-r.

12 MEMBER KRIEGER: Are you a lawyer?

13 MR. TAPPER: No. I'm the property owner.

14 MEMBER KRIEGER: Okay. Do you swear or  
15 affirm to tell the truth in this case?

16 MS. STANDISH: Yes.

17 MR. TAPPER: Yes.

18 MEMBER KRIEGER: Thank you.

19 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,  
20 Linda.

21 Please go ahead and present what we can help  
22 you on this case.

23 MS. STANDISH: Thank you and good evening.

1 Appreciate the opportunity to present today. This  
2 site, as mentioned, is a former Big Boy. It's at the  
3 very southeast corner of the township -- or of the  
4 city. We have Haggerty -- or I-275 on the east, we  
5 have Eight Mile on the south side, Haggerty Road on the  
6 west, and it's bordered by McDonald's on the north  
7 side.

8           Currently it's the Big Boy and parking.  
9 There's not much green space in there. And what we are  
10 proposing is an 8,500 square foot jewelry store on the  
11 site. The -- we are requesting a loading zone variance  
12 for a few reasons. First of all, is the site is an odd  
13 shaped lot. It's wider at the top and kind of tapers  
14 down at the south side. And it also has three front  
15 yards. And in the ordinance, a loading zone is not  
16 allowed in the front yards. Along with all this, along  
17 the I-275 frontage there's a 40-foot MDOT easement that  
18 does not allow buildings within that easement. So  
19 we're kind of limited as to how we can place the  
20 building.

21           The use itself as a jewelry store does not  
22 require a loading zone. The largest vehicle to deliver  
23 items to the vehicle is going to be a small box truck.

1 So a large loading zone is not necessary for this type  
2 of use. And then as we designed the site, we wanted to  
3 lessen the impact on the site. Obviously, the Big Boy  
4 was all parking and building. For this site, not only  
5 did we want to reduce the amount of impervious or hard  
6 surfaces, but we also wanted to reuse what's there. So  
7 we're utilizing as much of the existing parking lot as  
8 we need, along with the storm sewer. And then any  
9 areas that we don't need for parking or the site we  
10 want to landscape. Try and get more green space. Have  
11 a little bit less environmental impact.

12 And so if we don't need a loading zone, we  
13 would prefer to use it as landscape space as opposed to  
14 just a concrete or an asphalt pad.

15 CHAIRPERSON PEDDIBOYINA: Okay. Mr. Tapper,  
16 would you like to speak on this case?

17 MR. TAPPER: I'm just here to offer support  
18 to my colleague, Nancy. And also, if you have any  
19 specific questions about, again, what our loading and  
20 unloading needs are throughout the day and just, you  
21 know, God willing one day we will have a big semi truck  
22 of diamonds to deliver. But at this point, it's just  
23 small boxes. So, you know, that's -- you know, the

1 operative -- day-to-day operations of the business.

2 CHAIRPERSON PEDDIBOYINA: Okay. Mr. Tapper,  
3 welcome to Novi. And do you own the store in Orchard  
4 Lake also, Orchard Lake Road?

5 MR. TAPPER: Yeah. So our family has three  
6 stores. Orchard Lake Road and Maple, and the Somerset  
7 Collection. And then we're relocating from the Twelve  
8 Oaks Mall to the standalone location on the southeast  
9 corner. We're really excited to, you know, really  
10 build a fabulous luxury store at the corridor and, you  
11 know, entrance to the city and we're very, very excited  
12 about this opportunity.

13 CHAIRPERSON PEDDIBOYINA: Okay. Welcome to  
14 the city and good luck for your new business.

15 MR. TAPPER: Thank you.

16 CHAIRPERSON PEDDIBOYINA: Okay. Any other  
17 thing you would like to add, Nancy?

18 MS. STANDISH: No, thank you.

19 CHAIRPERSON PEDDIBOYINA: Okay. Sounds good.  
20 Any other audience would like to speak on  
21 this case?

22 Okay. Looks like none.

23 Okay. It's open to the board.

1 Oh, sorry. Yeah. City.

2 MR. BUTLER: Quick question. Most of your  
3 delivery is stuff from smaller panel vehicles type or  
4 armored cars type vehicle, but nothing that a really  
5 large trucks which eliminate the need for that loading  
6 zone?

7 MR. TAPPER: Correct.

8 MR. BUTLER: Thank you.

9 CHAIRPERSON PEDDIBOYINA: Thank you, from  
10 City.

11 Okay. Secretary, correspondence, please,  
12 Linda.

13 MEMBER KRIEGER: Approvals, none.  
14 Objections, none. Letters sent -- oh, I read it  
15 backwards -- ten; letters returned zero.

16 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.

17 Okay. I have -- yeah. I see that Big Boy  
18 restaurant has been long time it's open. Nobody is  
19 there I heard. Now, it's Tapper's is coming up and  
20 welcome to that. I have no objection to approve this.

21 Thank you. It's open to the board.

22 Yeah. Member Sanghvi?

23 MEMBER SANGHVI: Thank you. Before I ask any

1 questions of the applicant, I have a question for the  
2 attorney. This is a different kind of business for  
3 this particular area, which is supposed to be the  
4 freeway service zone. Is it a matter of rezoning or  
5 just giving a variance?

6 MS. SAARELA: This -- that's not the -- so  
7 that's not what's before us today. It's a permitted  
8 use under the zoning. It's already been with the  
9 Planning Commission.

10 MEMBER SANGHVI: Thank you.

11 CHAIRPERSON PEDDIBOYINA: Okay. I have  
12 another question also. The business is a more  
13 expensive business, this one, and it's on the corner of  
14 the freeway access. How secure a is this?

15 MS. SAARELA: I --

16 MEMBER KRIEGER: You mean like the fence?

17 MS. SAARELA: Can you repeat the question?

18 CHAIRPERSON PEDDIBOYINA: You know, like, how  
19 safe it is?

20 MS. SAARELA: How safe is the driveway or the  
21 --

22 CHAIRPERSON PEDDIBOYINA: Yeah. Because --  
23 no, no. The business.

1 MS. SAARELA: The business itself. That  
2 would be something that you have to ask the applicant.  
3 I don't have any information on their security.

4 CHAIRPERSON PEDDIBOYINA: Yeah. Mr. Tapper?

5 MR. TAPPER: It's a very fair question.  
6 Obviously, when --

7 CHAIRPERSON PEDDIBOYINA: Because it's in the  
8 freeway access immediately --

9 MR. TAPPER: Sure.

10 CHAIRPERSON PEDDIBOYINA: -- you know, it's  
11 more valuable things I know in your Tapper's Jewelry.  
12 We don't want to be, you know, in our city and going in  
13 a crime rate. That's not good --

14 MR. TAPPER: Sure.

15 CHAIRPERSON PEDDIBOYINA: -- for the city. I  
16 need to protect my city also.

17 MR. TAPPER: Of course. I understand a  
18 hundred percent. So a couple -- I have a couple of  
19 different things to say. First of all, in the freeway  
20 zoning or --

21 CHAIRPERSON PEDDIBOYINA: Access.

22 MR. TAPPER: Zoning, it does allow and permit  
23 for gift shops which, obviously, the Planning

1 Commission approved us for and, you know, thought that  
2 that was good. But in terms of the security, we always  
3 have full-time off duty or retired police officers on  
4 site. We're very, very proactive in terms of our  
5 security that we -- measures that we put in place.  
6 Some of the things that we talked about with the  
7 Planning Commission was even regarding the height of  
8 the trees and different things so our security could  
9 have proper sight lines and sight visuals to the  
10 outside of the building. We have bollards. Are they  
11 called bollards?

12 MS. STANDISH: Bollards.

13 MR. TAPPER: Bollards. Sorry. In the front  
14 of the building to ensure that no one can drive through  
15 and come through the glass. Security not only from --  
16 I appreciate what you're saying from a city  
17 perspective. I'm not just speaking about my own  
18 family's personal assets, but also the security of our  
19 guests and our associates is our number one concern and  
20 so we take that very seriously and we invest heavily in  
21 that.

22 In addition to that, the one thing I would  
23 say which is not -- if anyone's ever been on the corner



1 of Eight Mile and Haggerty, whether you want to make a  
2 left turn or a right turn out of our property, I would  
3 say that that's actually probably the biggest  
4 limitation of the property is sometimes where the  
5 traffic backs up. So someone's ability to physically  
6 leave our location and to skirt out and make a quick  
7 left and get onto 275 very quickly, I find it to be  
8 somewhat unreasonable, but listen, anything is  
9 possible. And, you know, I just -- you know, I just --  
10 but I do find it to be -- I think it would be a small  
11 percentage chance.

12 CHAIRPERSON PEDDIBOYINA: Yeah. I would like  
13 to -- I really appreciate. I know. Because it happen  
14 also you have your own incidents and all. But it's not  
15 the kind of thing you want to increase. But it's a  
16 good thing and a good explanation. I have no  
17 objection.

18 And it's open to the board. Anybody would  
19 like to speak on this case?

20 Member Sanghvi, go ahead.

21 MEMBER SANGHVI: Thank you. I like your  
22 store.

23 MR. TAPPER: Well, thank you.

1 MEMBER SANGHVI: My only regret with your  
2 coming closer to my house and I don't know it's going  
3 to be good for my pocketbook.

4 MR. TAPPER: We might be on opposite sides of  
5 the table on that.

6 CHAIRPERSON PEDDIBOYINA: Yeah.

7 MR. TAPPER: We can be in alignment with you  
8 on everything, but that we might be disagreeing on.

9 MEMBER SANGHVI: Otherwise, I have no  
10 problem. I think the entire need for loading and  
11 unloading zone is superfluous for your kind of  
12 business.

13 MR. TAPPER: Yes.

14 MEMBER SANGHVI: So I think there is no  
15 difficulty in supporting your request for the variance  
16 for this thing. I think it is totally unnecessary for  
17 your business. So I understand that.

18 MR. TAPPER: Thank you.

19 MEMBER SANGHVI: Thank you.

20 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
21 Sanghvi.

22 MEMBER KRIEGER: Question for the City. For  
23 the business -- so for this business, like, if they

1 could be here for, like, for hopefully a very long  
2 time, that it would be toward them, this business or --

3 MS. SAARELA: So if some other use came in  
4 and he had a loading zone --

5 MEMBER KRIEGER: Right.

6 MS. SAARELA: -- they would probably have  
7 another site plan where they would put one in if they  
8 needed it.

9 MEMBER KRIEGER: Yeah. Okay. Good.

10 Yeah. Welcome to Novi. And the jewel at  
11 the -- the entrance to Novi. And then, yes, I like the  
12 idea of how you say to make a left turn at rush hour  
13 there it's impossible.

14 MR. TAPPER: It's quite challenging.

15 MEMBER KRIEGER: Yeah. So welcome. And  
16 thank you.

17 MR. TAPPER: Thank you.

18 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.

19 Any other board member would like to speak  
20 before going to motion?

21 Seeing none. Okay. We are saving our time  
22 to not to go to Orchard Lake and the Twelve Oaks Mall.  
23 Okay. I appreciate. Thank you so much.

1                   And, Member Sanghvi, please go ahead and make  
2                   the motion.

3                   MEMBER SANGHVI: Thank you, Mr. Chair. I  
4                   move that we grant the variance requested in the case  
5                   PZ21-0060 for Tapper's Fine Jewelry, located at 20800  
6                   Haggerty Road. And the required -- petitioner has  
7                   requested showing practical difficulty because of the  
8                   nature of their business being such they are not  
9                   expecting any truckloads coming there for loading and  
10                  unloading in their business so, obviously they don't  
11                  need that. And I have no difficulty in understanding  
12                  their need for this variance.

13                  This property is unique because of the nature  
14                  of the business is being such that they don't need the  
15                  variance -- the loading and zoning requirement.

16                  This is not a self-created situation and the  
17                  relief granted will not unreasonably or in any way  
18                  interfere with adjacent or surrounding properties. And  
19                  the relief is consistent with the spirit and intent of  
20                  the ordinance.

21                  Thank you.

22                  MEMBER KRIEGER: Second.

23                  CHAIRPERSON PEDDIBOYINA: Thank you.

1 Okay. Katherine, can you please roll call?

2 MS. OPPERMANN: Chairperson Peddiboyina?

3 CHAIRPERSON PEDDIBOYINA: Yes, please.

4 MS. OPPERMANN: Member Krieger?

5 MEMBER KRIEGER: Yes.

6 MS. OPPERMANN: Member Montague?

7 MEMBER MONTAGUE: Yes.

8 MS. OPPERMANN: Member Sanghvi?

9 MEMBER SANGHVI: Yes.

10 MS. OPPERMANN: And Member Thompson?

11 MEMBER THOMPSON: Yes.

12 MS. OPPERMANN: Motion passes.

13 CHAIRPERSON PEDDIBOYINA: Okay.

14 Congratulations, Nancy and Mr. Tapper.

15 MR. TAPPER: Thank you, guys. Really  
16 Appreciate it.

17 MS. STANDISH: Thank you.

18 CHAIRPERSON PEDDIBOYINA: Okay. And --

19 MEMBER SANGHVI: Welcome to my neighborhood.

20 MR. TAPPER: Thank you. Please visit often.

21 CHAIRPERSON PEDDIBOYINA: Okay. And that --

22 MEMBER THOMPSON: What have you guys done  
23 with the Big Boy?

1 MR. TAPPER: I was -- honestly, I was  
2 optimistic because I was going to play a little joke.  
3 I was going to take it and put it on my father's back  
4 porch, you know, so. But, unfortunately, the previous  
5 owners took it, so.

6 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.  
7 That brings to our -- today's cases.

8 And I don't know whether I can ask the city  
9 and attorney, I would like to invite to our temple  
10 any -- all the board members if you're interested. I  
11 want to show in Taft Road and -- there's a temple. I  
12 would like to take a tour for that, if you're  
13 interested. I can schedule and I can ask the temple  
14 board members because I already -- the library board  
15 just did. So I would like to invite our board members  
16 too.

17 MR. SAARELA: So you can invite the board  
18 members, but unfortunately, you have to post it as a  
19 public meeting if you're going have a quorum of board  
20 members there.

21 CHAIRPERSON PEDDIBOYINA: Okay. If anybody  
22 is interested, I can call them or no? They want to  
23 see.

1 MS. SAARELA: You can check and see who's  
2 interested. The problem you have --

3 CHAIRPERSON PEDDIBOYINA: It's not  
4 foreseeable. Just I want to take my board members  
5 also. That's what I'm asking. Nothing else.

6 MS. SAARELA: Sure. So you technically, you  
7 know, if everybody is just showing up for a social  
8 gathering, you don't have to post it. But you have to  
9 be careful not to have any discussion about any of the  
10 cases.

11 CHAIRPERSON PEDDIBOYINA: Yeah. I understood  
12 totally. Thank you so much.

13 That brings our today meeting's adjourned.  
14 And I would like to adjourn the meeting.

15 MEMBER SANGHVI: May I make a motion to  
16 adjourn the meeting for the day?

17 MEMBER KRIEGER: Second.

18 CHAIRPERSON PEDDIBOYINA: Second. Say all in  
19 favor aye.

20 THE BOARD: Aye.

21 CHAIRPERSON PEDDIBOYINA: Meeting adjourned.

22 (At 8:42 p.m., meeting adjourned.)

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C E R T I F I C A T E

STATE OF MICHIGAN)

) ss

COUNTY OF OAKLAND)

I, Darlene K. May, 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 one hundred four (104) 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

October 22, 2021  
(Date)