

Meeting
09/09/2025

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

Tuesday, September 9, 2025

Council Chambers/Novi Civic Center

41725 Novi Road

Novi, Michigan

BOARD MEMBERS:

W. Clift Montague, Chairperson
Linda Krieger, Member
Mike Longo, Secretary
Michael Thompson, Member
Joe Samona, Member

ABSENT EXCUSED:

Siddharth Mav Sanghvi, Member
Joe Peddiboyina, Member

ALSO PRESENT:

Elizabeth Saarela, City Attorney
Alan Hall, Deputy Community Development
Director
Sarah Fletcher, Recording Secretary
Megan Nardone, Recording Secretary

REPORTED BY:

Melinda R. Womack
Certified Shorthand Reporter

1	AGENDA	
2		Page
3	Call to Order	3
4	Pledge of Allegiance	3
5	Roll Call	3
6	Public Hearing Format and Rules of Conduct	4
7	Approval of August 2025 minutes	4
8	Public Remarks	5
9	Approval of Agenda	5
10	Public Hearings	5
11	PZ25-0032	7
12	PZ25-0041	19
13	PZ25-0046	29
14	PZ25-0047	38
15	Other Matters	53
16	Adjournment	54
17		
18		
19		
20		
21		
22		
23		
24		
25		

1 CHAIRPERSON MONTAGUE: I'd like to call
2 to order the Zoning Board of Appeals meeting for
3 Tuesday, September 9th.

4 (Pledge of Allegiance recited)

5 CHAIRPERSON MONTAGUE: Thank you, sir.
6 Roll call, please.

7 MS. NARDONE: Member Samona?

8 MEMBER SAMONA: Here.

9 MS. NARDONE: Chairperson Montague?

10 CHAIRPERSON MONTAGUE: Here.

11 MS. NARDONE: Member Sanghvi, absent
12 excused. Member Thompson?

13 MEMBER THOMPSON: Here.

14 MS. NARDONE: Member Peddiboyina,
15 absent excused. Member Longo?

16 MEMBER LONGO: Present.

17 MS. NARDONE: Member Krieger?

18 MEMBER KRIEGER: Here.

19 MS. NARDONE: Thank you. We have a
20 quorum.

21 CHAIRPERSON MONTAGUE: I'd like to
22 start off with the format rules and conduct and
23 start with reading a little announcement for
24 everyone to hear. Take a moment to address an
25 issue that's recently come to the attention of the

1 Board. Several individuals have reported
2 receiving fraudulent emails that appear to come
3 from the City of Novi. These emails include fake
4 invoices or payment requests in a design to
5 collect personal or financial information. Please
6 note, the City of Novi does not send invoices or
7 request payments via email. Any such messages
8 should be treated as suspicious. If you receive
9 one of these emails, do not click on any of the
10 links or reply. Instead, please contact city
11 staff, recording secretary, or the building
12 official so the matter can be reported and
13 investigated appropriately. We appreciate your
14 vigilance as we continue to ensure security and
15 trustworthy communication within our community and
16 our Board.

17 Rules of conduct. We ask everybody to
18 please turn off your cell phones or put them on
19 silent. Looks like we have four cases tonight.
20 The applicants will be given a chance to speak,
21 address their needs. They'll have ten minutes.
22 Anyone in the audience that would like to address
23 another case will have two minutes and ask to be
24 recognized, please, by the Board. There are -- I
25 must note there are only five tonight, which means

1 on the kind of cases we have tonight, two denials
2 will effectively deny your case. So if you're
3 worried about that, I would suggest you ask to be
4 postponed. Only two votes tonight will
5 effectively deny your case. With that, do we have
6 any changes to the agenda?

7 MR. HALL: No, sir.

8 CHAIRPERSON MONTAGUE: Then I will
9 entertain a motion to approve the agenda.

10 MEMBER KRIEGER: I move to approve the
11 agenda for this evening.

12 MEMBER LONGO: I second.

13 CHAIRPERSON MONTAGUE: All in favor say
14 aye.

15 THE BOARD: Aye.

16 CHAIRPERSON MONTAGUE: Any nays? Okay.
17 The agenda is approved. Approval of the minutes
18 from last month's meeting?

19 MEMBER SAMONA: Mr. Chair, I have a
20 correction to the minutes. The minutes omit the
21 motion made by Dr. Sanghvi in the case PZ25-0041
22 prior to me making a motion to postpone. To the
23 best of my knowledge, Dr. Sanghvi had made a
24 motion to approve, and I looked at it, for the
25 life of me, and I could not see that Dr. Sanghvi's

1 motion to approve. So I just ask that the minutes
2 be corrected and move that I would make a motion
3 to approve as amended.

4 MS. NARDONE: Yes. I will look into
5 that, okay?

6 MEMBER LONGO: I second.

7 CHAIRPERSON MONTAGUE: All in favor?

8 MEMBER KRIEGER: I was looking for it,
9 on page 59 line 13, when it came around back from
10 the back, is when I came around back from the back
11 you could really, etcetera. Thank you.

12 MS. NARDONE: I will also look into
13 that. Yes.

14 CHAIRPERSON MONTAGUE: Thank you. All
15 right.

16 MEMBER SAMONA: Motion to approve as
17 amended.

18 MEMBER LONGO: Second.

19 CHAIRPERSON MONTAGUE: All in favor,
20 aye, please.

21 THE BOARD: Aye.

22 CHAIRPERSON MONTAGUE: Any opposed?
23 All right. With that, the minutes as amended are
24 approved. So do we have any -- we have a little
25 bit of time for anyone from the public to have any

1 general comments, not a comment on a case. Does
2 anyone in the audience have a general comment that
3 they would like to make? All right. Seeing none,
4 we will move forward.

5 The first case of the night.
6 PZ25-0032, Brian Sears. The applicant is
7 requesting a variance from the City of Novi Zoning
8 Ordinance Section 5.11.1.A.ii to allow a 6 foot
9 fence in the interior side yard setback on the
10 north and west property lines (not permitted for
11 this property). The property is zoned One-Family
12 Residential (R-1). Is the applicant here? Step
13 forward, please. State your name. Spell your
14 name.

15 MR. SEARS: My name is Brian Sears,
16 B-R-I-A-N, S-E-A-R-S.

17 MEMBER LONGO: Brian, are you an
18 attorney?

19 MR. SEARS: No.

20 MEMBER LONGO: Do you promise to tell
21 the truth in this case?

22 MR. SEARS: Yes.

23 MEMBER LONGO: Thank you.

24 CHAIRPERSON MONTAGUE: All right. How
25 can we help you, Brian?

1 MR. SEARS: Thanks for having me back.
2 I just kind of want to recap what's going on last
3 time. Pull this up. So the dash line is where
4 you set on the north and west side of the
5 property. This is where we're going to put this
6 fence. This is a follow-up from the last meeting
7 where the key item that we were concerned about
8 was how this fence was going to appear and the
9 maintenance of such fence. We already covered the
10 aspects of privacy and why we wanted the fence in
11 the first place.

12 Another one of the issues that we were
13 concerned about was you wanted to know who was
14 installing the fence, what the fence would look
15 like in general. I'm going to be using a
16 contractor, Cornerstone Fencing. They're out of
17 Brownstown. They are like the highest rated in
18 all of Southeast Michigan. This is just an
19 example from their website. The type of fence
20 that I would be having installed is a white vinyl
21 fence, six foot high. This is very similar to
22 what we'd be getting done.

23 One of the requests was we were trying
24 to look at having a contractor come and give us
25 some sort of rendering. I did have multiple

1 contractors come out over like the time span of
2 like two weeks. Those first two weeks. That's
3 when they were first available. Unfortunately,
4 they were telling me it was going to be about a
5 30-day span before they could get anything back to
6 me, and they were looking to charging me into the
7 four figures just for this rendering. I managed
8 to hopefully come up with a solution that kind of
9 lets you visualize what's going on here. I know
10 this first one looks a little crude, but this one,
11 I want to show you the layout where we're at right
12 now. What is grass, the house, where the trees
13 currently are, and anything in brown, this brown
14 area here is kind of a like the thick brush of
15 thing. And these two areas here I talked to Rick
16 in the past. He wanted us to keep those. There
17 will be pictures accompanying this as well. Those
18 are areas he requested I keep these trees.

19 So I want to kind of give you an
20 example of the current view and what we're kind of
21 thinking what they will look like in the future.
22 This is an area where those trees are on the left
23 and the right. Those trees that I was identifying
24 that Rick had he request me keep, that's kind of
25 what we're looking at right now. And this is kind

1 of what the visual would look like with the fence
2 in place. We would get rid of the weeds and such.
3 We'd bring the grass up the fence in the area
4 where there's just low cut weeds. The trees would
5 remain.

6 I know we're worried about the
7 maintenance. The fence is low maintenance itself.
8 It just needs to be cleaned every now and then.
9 In terms of the grass cutting, the city already
10 maintains all of that grass. I would come out and
11 I would be doing the weed trimming along the fence
12 on both the side facing public property and my
13 side, so it would be grass off of that point.

14 I have a few more examples just showing
15 how that would look. Again, no fence in the area.
16 This is more of those trees that we're looking at.
17 And then it's kind of hard to see this image, but
18 the fence is in the background there blocking it
19 on the other side of trees. Those are along Ten
20 Mile. This here is along Beck. This is kind of
21 what we're looking at right now. The property
22 line goes up to pretty much that treeline there,
23 so the fence would be right up against that. Some
24 of the trees are on the city side. Those would
25 remain, so the fence would go into that groove.

1 This isn't going to kind of do it justice, but the
2 fence would be set back a little bit further, but
3 this is kind of what would be going through the
4 back side of Beck Road there. There is some
5 brush, pretty thick amount of brush along the Ten
6 Mile side. This would be something that we'd have
7 to work with the city upon. I would probably
8 consult Rick on this. This is the thick brush
9 area along -- it's about 15 feet deep on Ten Mile
10 closer to Beck Road. Just simply putting a fence
11 there, I don't think is the most appealing, but
12 this would be kind of be up to the city and what
13 they want to do. I would be happy to work with
14 them, whether they want to take the grass all the
15 way, if they want this brush there. It's not the
16 most appealing to me.

17 So that is what I've come back with.
18 Like I said, maintenance, I would be the one that
19 would be trimming the grass up through it. The
20 city already cuts the grass all the way up to that
21 point.

22 CHAIRPERSON MONTAGUE: All right.
23 Anything else to add?

24 MR. SEARS: No. These other ones are
25 kind of views of my property just kind of like

1 demonstrated that gap of, you can see on the left
2 and right, those are those trees that will be
3 keeping where there's this kind of like weed
4 growth that's currently on the city side.

5 CHAIRPERSON MONTAGUE: Well, thank you
6 for your efforts to show the fence. Appreciate
7 that a lot. City?

8 MR. HALL: Thank you, Mr. Chairman.
9 Yes, he's before us again tonight. He was
10 postponed last time because we needed more
11 information to make a determination of what the
12 fence is going to look like. So that's what he's
13 presenting tonight. The case is still open to any
14 comments to be made by you at this time if you'd
15 like.

16 Just to clarify, he mentioned Rick in
17 his conversation. Rick is the city landscape
18 architect so he could help him with those kinds of
19 decisions, and Keith is the city forester if you
20 needed his information too. But it's probably
21 going to be that Rick would be the one to talk to,
22 so just to clarify that. Thank you.

23 CHAIRPERSON MONTAGUE: Correspondence?

24 MEMBER LONGO: The city, we mailed out
25 17 notices, two were returned. There were no

1 objections and no approvals.

2 CHAIRPERSON MONTAGUE: All right. I'll
3 open it up to the Board for any comments.

4 MEMBER SAMONA: I just want to say I
5 appreciate what you brought in front of us that we
6 were able to actually visualize and see it. I
7 know that was one of the things we asked about
8 last time, so that's a lot of helpful information.

9 MEMBER THOMPSON: Could you please,
10 just like Joe just said, the last time was a
11 little wide open. This is definitely more
12 detailed. Could you put up the one slide again
13 with your back yard?

14 MR. SEARS: The open, that's like open
15 view? You want the bird's-eye view.

16 MEMBER THOMPSON: That whole brown
17 patch is wetlands, is that what you're saying?

18 MR. SEARS: Woodlands currently. There
19 are some large trees back there, but there's a lot
20 of overgrowth and brush.

21 MEMBER THOMPSON: So obviously nothing
22 the kids are going to play soccer in?

23 MR. SEARS: Part of the next steps for
24 this is we want to redo the back yard. This has
25 to be the first step. Then the second step is

1 we're going to remove the trees, and we're going
2 to repurpose the back yard. We're working on
3 that, getting a permit and approval from the city
4 to chop down the trees and plant new trees to make
5 it a usable space.

6 MEMBER THOMPSON: Okay. Just for my
7 point of view, I understand the vinyl fence is a
8 lot more cost effective. When it's brand new it
9 looks good, but with a weedwhacker over time, it
10 does scratch it, damage it. Is there a way, would
11 you be willing to put it within like five feet of
12 woods in front of sidewalk, five feet of bushes,
13 wetlands in the fence inside that where you'd like
14 you'd never have to weed whack it or anything like
15 that, or would that throw off your backyard plan?

16 MR. SEARS: No. I'm happy to pull the
17 fence in a little more on my side. Is that kind
18 of what you're saying, pull it in a little more?

19 MEMBER THOMPSON: You're not going to
20 see it from the street. The kids are not going to
21 graffiti it.

22 MR. SEARS: No, I'm not too worried
23 about that. Happy to move this into the property
24 a little more, especially at the back end like
25 what you're saying. At the back end, I mean grass

1 would be first choice, but ultimately back there,
2 I still might have evergreens and such. I said
3 the problem that kind of exists is to pay a
4 company I have to pull for five grand to design my
5 back yard. But if I tell them how to design for
6 the fence, and then he gets denied here, I got to
7 go back then and say all right, now I need you to
8 design it with evergreens or some sort. So with
9 the fence approved, yes, I could move it back more
10 and just have evergreens. And yeah, we don't have
11 to worry about this grass, it will be kind of an
12 overgrowth. Is that kind of what you're referring
13 to?

14 MEMBER THOMPSON: Yeah. To me it is,
15 you could do it along the Ten Mile way, and you
16 could do it along the back way and it wouldn't
17 affect kids play space and things of that nature,
18 it would actually end up being less maintenance
19 for you down the road as there wouldn't be -- you
20 wouldn't have to go weed whacking or any of that
21 stuff.

22 MR. SEARS: I see what you're saying.
23 I'm happy to explore that route. I think the big
24 thing would be this probably working with Rick,
25 the landscape architect, make sure he's happy

1 what's on the city side.

2 MEMBER THOMPSON: Okay.

3 MR. SEARS: I can't control what he
4 wants to do on the city side. Like you said, if
5 he's just like I want planted grass here and grass
6 grows up my fence then --

7 MEMBER THOMPSON: Okay. That is all
8 for me.

9 MEMBER KRIEGER: The corner for line of
10 sight, did you have any information regarding
11 that?

12 MR. SEARS: I do not have any new
13 information regarding that. I heard 15 feet.
14 That time I did measure, I'm beyond that. I'm
15 also happy if we think it's better for that
16 intersection, I'm still happy to chamfer off that
17 corner, take a chunk out of that. Even if I did
18 that, that area is grass currently.

19 MEMBER KRIEGER: Thank you.

20 CHAIRPERSON MONTAGUE: That line of
21 sight, the city would be working with that?

22 MR. HALL: That's correct. It's 25
23 feet along the sidewalk both directions and 45.

24 CHAIRPERSON MONTAGUE: So that will be
25 resolved.

1 MR. HALL: That would need to be
2 resolved.

3 MEMBER THOMPSON: As a Board, if we
4 approve the fence, it's zoned that they can't have
5 one. The Board can approve it and then the city
6 would say more of the specs than us, correct?

7 MR. HALL: That's correct. So if you
8 approve it.

9 MEMBER THOMPSON: The concept.

10 MR. HALL: The concept. And then if
11 you approve it based on what he's mentioning, Rick
12 would be the landscape architect based on his
13 approval, then that would be another layer of
14 approval that you'd have to go through.

15 MEMBER THOMPSON: With that, I'd have
16 no problem supporting it.

17 CHAIRPERSON MONTAGUE: All right. I
18 think we're ready for a motion.

19 MEMBER LONGO: I move that we grant the
20 variance in case number PZ25-0032 sought by Brian
21 Sears for a fence variance because the petitioner
22 has shown particular difficulty requiring
23 difficulty protecting his pool. Without the
24 variance, the petitioner will be unreasonably
25 prevented or limited with respect to the use of

1 the property because the pool needs and must have
2 a fence around it. Petitioner did not create the
3 condition.

4 CHAIRPERSON MONTAGUE: Wrong fence.
5 There's no pool.

6 MEMBER LONGO: Scratch pool. Start
7 over?

8 MEMBER SAMONA: Yeah. Let's just start
9 over.

10 MEMBER LONGO: I move that we grant the
11 variance in the case of PZ25-0032, sought by Brian
12 Sears for a fence variance because the petitioner
13 has shown a particular difficulty requiring in
14 protecting his property. Without the variance the
15 petitioner will be unreasonably prevented or
16 limited with respect to the use of his property,
17 because the fence is useful in protecting his
18 property. The petitioner did not create the
19 condition, because the house was set on the
20 property, and the ordinance that he violated was
21 not part of his idea. The relief granted will not
22 reasonably interfere with the adjacent or
23 surrounding properties, because it does not
24 interfere with any neighbors. Relief is
25 consistent with the spirit and intent of the

1 ordinance because the fence is not objective.

2 MEMBER KRIEGER: Second.

3 CHAIRPERSON MONTAGUE: Roll call,
4 please?

5 MS. NARDONE: Chairperson Montague?

6 CHAIRPERSON MONTAGUE: Yes.

7 MS. NARDONE: Member Thompson?

8 MEMBER THOMPSON: Yes.

9 MS. NARDONE: Member Longo?

10 MEMBER LONGO: Yes.

11 MS. NARDONE: Member Krieger?

12 MEMBER KRIEGER: Yes.

13 MS. NARDONE: Member Samona?

14 MEMBER SAMONA: Yes.

15 MS. NARDONE: Motion carries.

16 CHAIRPERSON MONTAGUE: All right. Case
17 number two tonight. PZ25-0041. The applicant is
18 requesting a variance from the City of Novi Zoning
19 Ordinance Section 5.11.1.A.ii to allow a fence in
20 the exterior side yard setback (not permitted for
21 this property). This property is zoned One-Family
22 Residential (R-3). Please introduce yourself and
23 spell your name.

24 MS. WAGNON: Hi. My name is Shelley
25 Wagon. It's S-H-E-L-L-E-Y, W-A-G-N-O-N.

1 MEMBER LONGO: Shelley, are you an
2 attorney?

3 MS. WAGNON: I am not.

4 MEMBER LONGO: Do you promise to tell
5 the truth in this case?

6 MS. WAGNON: I do.

7 MEMBER LONGO: Thank you.

8 CHAIRPERSON MONTAGUE: How may we help
9 you?

10 MS. WAGNON: So this is just a
11 continuation from last month where I talked in
12 pretty great detail about our situation, but I'll
13 give you a little recap. When I first came before
14 you last month, I explained that the fence
15 extension request is about creating a safe,
16 functional space for our family. Our corner lot
17 presents unique challenges. The back yard is
18 almost entirely taken up by an in-ground pool
19 installed by the previous owner, and the front and
20 side yards border two busy streets at the entrance
21 to the neighborhood with no sidewalks. Because of
22 these conditions, there's simply no safe outdoor
23 play area for our three young children and small
24 dog. We installed the fence extension in good
25 faith after receiving guidance that lead us to

1 believe it was within the rules, and we've
2 carefully designed it to remain tucked behind our
3 home far from the street without obstructing sight
4 lines or creating any negative impact in our
5 neighborhood.

6 The fence matches our current one and
7 blends naturally into the property and provides
8 much needed safety, privacy and security while
9 protecting property values by maintaining a
10 cohesive, well-kept appearance. Many of our
11 immediate neighbors have expressed their support
12 recognizing the safety concerns we face and
13 understand that this request is about addressing a
14 genuine hardship, not aesthetics. We had one of
15 our neighbors here last time we spoke on it as
16 well.

17 So I'm back tonight to bring you
18 mockups of what it will look like with landscaping
19 and paint. I did a couple mockups of the main
20 part of the fence. They're all very similar.
21 Here's the first one. The fence is just a dark
22 brown. And then we're going to put plants across
23 the front, some lower bushes in the front, and
24 then some taller arborvitaes on the end. So
25 that's the plan for the long side of the fence

1 closest to the street.

2 I did a couple other options that are
3 just instead of some of the -- to add some color,
4 maybe put some flowers in there, or we can do
5 rounder bushes on the end. This is just kind of
6 what we were thinking to keep it -- to kind of
7 keep it organized with all smaller bushes and the
8 arborvitaes higher on the ends.

9 And then the back side of the fence,
10 which is the next picture you guys will see, is
11 close to the neighbor's property line, and we do
12 not have enough space really here to build, active
13 plant anything because their property line starts
14 right there. So I showed you that when I did it,
15 and made it look a little bit weird on the side
16 here. But that will be the whole fence that's
17 already -- we have part of the fence is already
18 existing, and the new fence will all be painted to
19 match the dark brown.

20 Then on the front side of the house we
21 would add just some hostas down here, cleanup this
22 flower bed to kind of match, and the same brown
23 fencing there. So our goal -- the dark brown we
24 chose because it kind of blends in more and it
25 kind of matches the tone in our brick. So that's

1 what I chose there for that.

2 So we're hoping this will solve any
3 appearance of the fence and have it fit in with
4 the neighborhood better. And it's not that close
5 to the street either. The whole fence is, this
6 tree is farther out. I'll show you the original
7 picture. The software I use obviously moves
8 things around a little bit. So you can see the
9 trees here are much farther away from the fence.

10 CHAIRPERSON MONTAGUE: Thank you for
11 your work to give us a much better view
12 potentially what it will look like. City?

13 MR. HALL: Thank you, Mr. Chairman.
14 Yes, sir. Before you today it was postponed last
15 time and they were to provide more information on
16 the fence and the landscaping about that, which
17 they're showing you now. This is the one that had
18 some objections from the HOA, strong concerns
19 about making precedent in the area. And this
20 fence is already up, so there was an enforcement
21 on that, but they're here to clear it up tonight.

22 CHAIRPERSON MONTAGUE: Correspondence?

23 MEMBER LONGO: Yes. We mailed out 83
24 notices, seven were returned wrong address, one
25 objection, three approvals. One of the objections

1 was from the homeowners board, and then they later
2 wrote a letter that didn't object, but expressed
3 some concerns. So I don't even know if that's an
4 objection since they wrote a subsequent letter.

5 MS. WAGNON: I did in my last long
6 spiel talk about their objections for precedence,
7 one of their main concerns. There are already
8 homes in our neighborhood who have fences like
9 this, and things like that. So I did address that
10 last time. I didn't know you guys wanted me to go
11 into all that detail again.

12 CHAIRPERSON MONTAGUE: No. Precedence
13 doesn't matter to us anyway. Each case is
14 considered individually. And homeowner's
15 association is the same. It's a separate entity
16 we don't deal with. So I think it's addressed.

17 MEMBER LONGO: Thank you.

18 CHAIRPERSON MONTAGUE: Comments from
19 the Board? Joe?

20 MEMBER SAMONA: Did you guys end up
21 using fiverr?

22 MS. WAGNON: I didn't. I ended up
23 using Chatgpt actually. But I was working with --
24 I work at a college, and so I was working with our
25 architecture school.

1 MEMBER SAMONA: I drove by it again on
2 Labor Day. I was hoping to stop in for a burger,
3 but I decided not. This is like night and day
4 from what we were presented before and makes our
5 job, my job at least, easier. So this is -- this
6 is something that I would absolutely support given
7 what -- given what you've shown here on these
8 images on any one of these images, really.

9 MS. WAGNON: Thank you.

10 MEMBER SAMONA: Welcome.

11 MEMBER THOMPSON: I understand the
12 picture with the pavers in it, okay? What I don't
13 understand is the one with the chimney in it
14 because I can't figure out the angle of where that
15 appeared from.

16 MS. WAGNON: That's from the street.
17 That's right here. So that right there where the
18 pavers is is my driveway that you're seeing. That
19 right there is this part of the street here. This
20 is the street view, this is our driveway, and that
21 is the big, long start on the street. That's
22 where all the planting will go. And then on the
23 shorter part --

24 MEMBER THOMPSON: More or less, this is
25 that.

1 MS. WAGNON: Yes. Over here.

2 MEMBER THOMPSON: So the way the
3 picture is, there's a chimney that would make it
4 look like it's a very different angle.

5 MS. WAGNON: Yeah. I think Chatgpt
6 moved some weird things, and also put a random car
7 in our driveway.

8 MEMBER THOMPSON: That angle just had
9 me thrown for the last couple minutes.

10 MS. WAGNON: If you look on the back
11 side of the fence, that's the chimney on our house
12 right there. So this whole wall here.

13 MEMBER THOMPSON: Google Earth and that
14 chimney didn't match up.

15 MEMBER LONGO: You okay now?

16 MEMBER THOMPSON: I'm better. We still
17 didn't talk about what kind of material you plan
18 to use.

19 MS. WAGNON: It's already up with
20 wood. The whole fence was previously wood, so
21 it's the same material that the fence was made of
22 previously. We just extended it. Because we
23 didn't replace the whole fence. The fence was all
24 the way around our property. We didn't replace
25 the whole fence all the way around our back yard.

1 We didn't replace it all, we just moved it out
2 using the same material.

3 MEMBER THOMPSON: Okay. And then I
4 have a question for the city again. So in concept
5 if we approve the fence, and the fence nine years
6 from now is rotting, and this and that, that would
7 be a code violation and have to be repaired.

8 MR. HALL: That's correct. It would be
9 a property maintenance violation. They would be
10 written up for a property maintenance and given a
11 timeline to fix it.

12 MEMBER THOMPSON: We're just approving
13 the concept again.

14 MR. HALL: Well, you're actually
15 approving the actual fence. It's already up.
16 They're going to paint it, I believe.

17 MEMBER THOMPSON: But if it needs
18 repair.

19 MR. HALL: If it comes in disarray,
20 then the city would have means to --

21 MEMBER THOMPSON: That's my biggest
22 concern.

23 CHAIRPERSON MONTAGUE: Any other
24 comments? Then I think we are ready for a motion.

25 MEMBER THOMPSON: I move that we grant

1 the variance in case PZ25-0041 sought by Shelley
2 Wagnon for the fence variance because the
3 petitioner has shown practical difficulty
4 requiring fencing coverage on a corner lot with a
5 pool. Without the variance, the petitioner would
6 be unreasonably prevented or limited with respect
7 to the use of the property being on a corner lot
8 with a busy street. The property is unique for
9 the same reasons being on a corner lot with a busy
10 street. The petitioner did not create the
11 condition. From where the house is set, the
12 relief granted will not unreasonably interfere
13 with adjacent or surrounding properties because,
14 again, being a corner lot, so there's less of it.
15 And the relief is consistent with the spirit and
16 the intent of the ordinance, as it is
17 aesthetically pleasing and matches stuff within
18 the neighborhood.

19 MEMBER SAMONA: Second.

20 MS. NARDONE: Member Thompson?

21 MEMBER THOMPSON: Yes.

22 MS. NARDONE: Member Longo?

23 MEMBER LONGO: Yes.

24 MS. NARDONE: Member Krieger?

25 MEMBER KRIEGER: Yes.

1 MS. NARDONE: Member Samona?

2 MEMBER SAMONA: Yes.

3 MS. NARDONE: Chairperson Montague?

4 CHAIRPERSON MONTAGUE: Yes.

5 MS. NARDONE: Motion carries.

6 MS. WAGNON: Thank you so much.

7 MR. WAGNON: Stop by for that burger.

8 MEMBER SAMONA: We're on the record.

9 CHAIRPERSON MONTAGUE: All right.

10 Third case of the night. PZ25-0046. Illum

11 Cosmetic Surgery. The applicant is requesting a

12 variance from the City of Novi Sign Ordinance

13 Section 28-5(a) to allow an additional wall sign

14 for this tenant (1 sign allowed variance of 1

15 sign). This property is zoned Office Service

16 (OS-1). Applicant represented here?

17 MS. CLAES: My name is Marissa Claes,

18 M-A-R-I-S-S-A, C-L-A-E-S.

19 MEMBER LONGO: Marissa, are you an

20 attorney?

21 MS. CLAES: I am not.

22 MEMBER LONGO: Do you promise to tell

23 the truth in this case?

24 MS. CLAES: Yes, I do.

25 MEMBER LONGO: Thank you.

1 MS. CLAES: Yes. Good evening. I'm
2 here on behalf of Dr. Gregory Lakin and Illum
3 Cosmetic Surgery. They're located on 24245 Karim
4 Boulevard. And we are requesting a sign variance
5 to allow a small additional wall sign to be
6 installed above the south entrance doors. They
7 currently have an existing illuminated sign on the
8 same side, south side of the building. I can show
9 you the current sign. So we currently have an
10 illuminated sign there and they're looking to add
11 some small six-inch high dimensional lettering
12 directly above the door entrance. This would
13 serve the purpose of helping direct patients to
14 the proper entrance.

15 So the need for this variance comes
16 from the unique way the medical facility operates.
17 They have two distinct entrances. So one entrance
18 is on the north side of the building, which is
19 their pre-op entrance. So the pre-op patients go
20 for consultations on that side. And the south
21 side of the building that's shown is for their
22 surgery and post-op entrance. So patients and
23 caregivers are also often arriving for
24 appointments under stress, and the existing
25 signage, there's no permanent existing signage

1 that directs them to the proper entrance that's
2 currently in place.

3 So the proposed sign would be made of
4 dimensional PVC lettering, exterior grade
5 segmented into the side of the building and it
6 would be just a standard block font so it would
7 kind of blend in and not be too obtrusive.

8 And then the challenge isn't created by
9 us because it comes with a specialized medical
10 services offered with the building due to how they
11 operate and how they direct their patients. So
12 the minimal impact of this would be the proposed
13 sign is very modest, so letters are only six
14 inches high. And actually, even though it's an
15 additional sign which is not allowed, it would
16 fall within the overall square footage of their
17 allowance when outside of the building. And
18 they're unlit letters and they're placed directly
19 over the entrance itself to avoid any confusion.
20 And then they're strictly for informational
21 purpose. So it's not to promote the business
22 itself, just to help guide the patients to the
23 correct doors. And then we believe it doesn't add
24 any clutter or impact the neighboring properties
25 in any negative way and should be consistent with

1 the rest of the branding on the property.

2 So in summary, we're requesting
3 approval for this variance so we can provide
4 patients and their families with clear, safe and
5 stress reducing directions to the correct
6 entrance. And we believe this is a reasonable
7 request to address the operational hardship,
8 allows practical use of the property and does not
9 negatively impact the community.

10 And then I also have an overhead map
11 just to give a little more context to the layout
12 of the building. So the pre-op entrance is over
13 here, and then the post-op entrance where their
14 existing sign is and the additional dimensional
15 letters are off of West Ten Mile Road there. So
16 I'd be happy to answer any questions that anybody
17 has.

18 CHAIRPERSON MONTAGUE: City?

19 MR. HALL: Thank you, Mr. Chair. Yes.
20 They are coming before us for additional wall sign
21 variance. I do have a question for you. This was
22 a multi-tenant building before. Are you taking
23 the entire building now?

24 MS. CLAES: Yes. They would have the
25 entire where it was previously multi-tenant.

1 MR. HALL: So it's always going to be
2 one tenant now. It won't have someone else come
3 in and that would be over somebody else's door?

4 MS. CLAES: I believe the plan is for
5 it to be a single tenant going forward.

6 DR. LAKIN: Yeah. Currently we own the
7 entire building, and we built out. The building
8 that's labeled pre-op is an unfinished half of the
9 building. If anybody ever wants that to build,
10 they can talk with us and we can discuss that
11 separately. But nobody can use this half where
12 this door is going to be having -- if you guys
13 approve it, this lettering, it's impossible. It's
14 all completely built out the surgery center.

15 CHAIRPERSON MONTAGUE: Would you step
16 to the mic and please say your name and spell your
17 name?

18 DR. LAKIN: Dr. Gregory G-R-E-G-O-R-Y,
19 L-A-K-I-N.

20 MEMBER LONGO: Dr. Gregory, you're not
21 an attorney.

22 DR. LAKIN: No. I'm almost, but no.

23 MEMBER LONGO: Do you promise to tell
24 the truth in this case?

25 DR. LAKIN: Yeah.

1 MEMBER LONGO: Thank you.

2 MR. HALL: Just to reiterate, you're
3 not going to have a multi-tenant. This is going
4 to be a single-tenant building. If there is a
5 multi-tenant, you're going to look at another
6 entry, or something like that, at that time, is
7 that correct?

8 DR. LAKIN: We'd never enter a
9 multi-tenant on this side. If we did, it would be
10 on the other side.

11 MR. HALL: And they would create their
12 own door?

13 Dr. LAKIN: Yeah there's a separate
14 door on the north side, like she was saying,
15 totally unused. They could have their sign up
16 there.

17 MR. HALL: And then you said that the
18 sign is not lit? So at night, is their building
19 lights on it, or how do people see those way
20 finding signs?

21 MS. CLAES: So I think the patients are
22 primarily arriving during daytime, so it wouldn't
23 be -- I think the appointment hours are during
24 daylight primarily, so that would help direct them
25 to the front doors.

1 MR. HALL: So in the wintertime it gets
2 darker early. Is that okay, like 5:00?

3 DR. LAKIN: We operate till 3.

4 MR. HALL: Okay. That's fine. So this
5 is an additional sign for a way finding. They're
6 trying to simplify the site so people understand
7 how to enter and exit the building, and pick up
8 patients, drop off patients. We have no further
9 questions. Thank you.

10 CHAIRPERSON MONTAGUE: Correspondence?

11 MEMBER LONGO: Yes. We mailed out 22
12 notices, two were returned. There were no
13 objections and one approval of a nearby neighbor.

14 CHAIRPERSON MONTAGUE: Thank you.
15 Board, comments?

16 MEMBER SAMONA: How much more beautiful
17 can you make me look?

18 DR. LAKIN: Abs and pecs.

19 CHAIRPERSON MONTAGUE: Before or after
20 the hamburger?

21 MEMBER SAMONA: Before or after the
22 hamburger, at normal rates.

23 MEMBER LONGO: Not in your case.

24 MEMBER SAMONA: That's because I take
25 extra work.

1 CHAIRPERSON MONTAGUE: Any other
2 comments? I guess we are ready for a motion.

3 MEMBER SAMONA: I move that we grant
4 the variance in case number PZ25-0046 by Illum
5 Cosmetic Surgery. Did I say that correctly? For
6 one additional wall sign for a total of two
7 because petitioner has shown practical difficulty
8 including issues regarding way finding requiring
9 direction for access, which in turn requires the
10 additional sign on the basis that the request is
11 based upon circumstances or features that are
12 exceptional and unique to the -- I'm sorry. All
13 five of them or just one?

14 CHAIRPERSON MONTAGUE: You don't have
15 to.

16 MEMBER SAMONA: Only do one?

17 MS. SAARELA: Do as many as you can.

18 MEMBER SAMONA: Got it. Can I strike
19 that and start over? I apologize.

20 MS. SAARELA: Sure.

21 MEMBER SAMONA: I move that we grant
22 the variance in case number PZ25-0046 sought by
23 Illum Cosmetic Surgery for one additional wall
24 sign because petitioner has shown practical
25 difficulty including way finding issues requiring

1 directional signage for people to know where the
2 entrances are and where the access points are.
3 The request is based upon circumstances or
4 features that are exceptional and unique to the
5 property, and do not result from conditions that
6 generally exist in the city or that are
7 self-created, including the fact that the property
8 has two entrances on opposite sides of the
9 building not commonly found. The granting -- that
10 the granting of the relief would be offset by
11 other improvements or actions, such as increased
12 setbacks or increased landscaping, such that the
13 net effect will result in an improvement of the
14 property or the project, such as the additional
15 wall sign will enhance way finding and will potentially
16 reduce confusion and potentially reduce safety issues
17 for visitors, which complements the existing site. The
18 granting of relief will not result in the use or
19 structure that is incompatible with, or unreasonably
20 interferes with adjacent or surrounding properties. It
21 will result in substantial justice being done to both
22 the applicant and the adjacent surrounding properties
23 and is not inconsistent with the spirit and intent of
24 this chapter because the additional sign is modest,
25 consistent with nearby signage, will not impact

1 surrounding properties, ensures fair use of the building
2 and aligns with the ordinance's intent for clear
3 identification and aesthetics.

4 MEMBER KRIEGER: Second.

5 CHAIRPERSON MONTAGUE: All right.

6 MS. NARDONE: Member Longo?

7 MEMBER LONGO: Yes.

8 MS. NARDONE: Member Krieger?

9 MEMBER KRIEGER: Yes.

10 MS. NARDONE: Member Samona?

11 MEMBER SAMONA: Yes.

12 MS. NARDONE: Chairperson Montague?

13 CHAIRPERSON MONTAGUE: Yes.

14 MS. NARDONE: Member Thompson?

15 MEMBER THOMPSON: Yes.

16 MS. NARDONE: Motion carries.

17 MS. CLAES: Thank you so much.

18 DR. LAKIN: Thank you so much.

19 MEMBER SAMONA: Remember, beauty is in
20 the eye of the beholder.

21 CHAIRPERSON MONTAGUE: All right. The
22 final case for tonight PZ25-0047 Michelle Lim.
23 The applicant is requesting a variance from the
24 City of Novi Ordinance Section 5.11.1.A.ii to
25 allow a 6 foot fence to encroach into the front

1 and exterior side yard setbacks. This property is
2 zoned One- Family Residential (R-4). I see a
3 representative here. Please state and spell your
4 name.

5 MS. LIM: Michele Lim, M-I-C-H-E-L-L-E.
6 Last name, L-I-M as in Mary.

7 MEMBER LONGO: Michele, are you an
8 attorney?

9 MS. LIM: No.

10 MEMBER LONGO: Do you promise to tell
11 the truth in this case?

12 MS. LIM: Yes.

13 CHAIRPERSON MONTAGUE: How can we help
14 you?

15 MS. LIM: I am petitioning on the owner
16 of the property. I am on behalf of my mother due
17 to some language issues and communication
18 barriers. I'm here to represent her case. So I
19 am requesting an extension of the six-foot fence
20 along the exterior side yard of our property. We
21 had initially received a violation notice in terms
22 of uniformity of the fence, and also asking us to
23 maintain and update our current fence. Upon
24 trying to address those repairs and maintenance,
25 we had realized that there was an issue with the

1 previous fence that we previously had, that it
2 extended past the front of our house. So we are
3 requesting to keep that extension.

4 So currently this is like -- I'll
5 present you with the house. This is currently the
6 bird's eye view of the house. What I have
7 highlighted in pink right here is the current
8 fencing that has been allowed for this lot that we
9 are addressing. The dotted dash blue line is what
10 we are requesting a variance for, as you can see a
11 section does extend past the front of our house.

12 So the issue that we previously have
13 was, we have bought this house back in 2005. This
14 is the earliest Google image I could find of our
15 house. The issue that we had been told was that
16 we had a long lack of uniformity across our
17 fencing. As you can see right here, we do have
18 like a shadowboxing fence here and right here we
19 have a split rail fence. This house was bought in
20 2005 and we had previously had this existing split
21 rail fence, and we at the time had not known that
22 this was not aligned with the code of the city
23 ordinances. So when we first received the notice
24 to repair our fence to make sure that it's uniform
25 in style, material and color, we started with

1 repair on this side right here, and that is what
2 we attempted to do. After further communication
3 with the code, the city code, like ordinance
4 officer, we had realized that this part of the
5 fence is actually not allowed to city code because
6 of the fence extending past the front of our yard.

7 So currently, this is what the fence
8 looks like when we have started the repairs for
9 our house replacing that front section of the --
10 the split rail fencing. And we have put pauses on
11 the current construction in review of this case
12 currently to see if we could possibly keep this
13 area that extends past the front of our house.

14 Upon completion of it, we would ensure
15 that this fence would continue all along the
16 border to be matching in style. We would be
17 continuing to use wood but we would paint it white
18 all evenly across to maintain the uniformity of
19 it.

20 And then this is also previously part
21 of the fencing that had a gate towards the front
22 of the house. This is what it looked like before,
23 and we are currently in the middle of repairing
24 it. So as you can see right here, that has been
25 updated. Again, this would be painted all in

1 white and would be matching in one style to
2 maintain the uniformity. We do not believe that
3 there would be concerns in terms of blocking the
4 front entrance of our neighborhood by having this
5 fence. As you can see, this is where it used to
6 be right here with that split rail fencing, and
7 this is what it looks like with it being replaced.
8 Currently, this fence does go along the side of
9 Ten Mile right here. The is a very busy
10 intersection and street. We frequently have a lot
11 of people walking by on the sidewalk. I would
12 like to maintain that fence due to the perimeter
13 of our house having a lot of bushes and trees, and
14 we would like to have that fence so that we can
15 continue to have a barrier, especially during the
16 winter months where we have a lot of falling
17 leaves and branches to maintain the city sidewalk
18 clearance as well as also prevent -- we've had a
19 lot of people walking by the street, their dogs
20 kind of encroaching into our front yard or having
21 a lot of people walking back from the area with a
22 lot of trash that also gets kind of pushed into
23 our front yard, so we would like to maintain that
24 barrier as well. That is currently what I have
25 for you guys. If you guys have any questions or

1 need anymore clarification.

2 CHAIRPERSON MONTAGUE: All right.

3 Anything else to add at this time? Okay. City?

4 MR. HALL: Thank you, Mr. Chairman.

5 Could you put the top view on again from the site
6 plan? So looking at the plan, I'm just trying to
7 understand the fence, how it's going to be in the
8 end when it's finished.

9 MS. LIM: Yes.

10 MR. HALL: So it follows the pink line
11 all the way around. It goes to the front of the
12 sidewalk. It continues down the sidewalk to the
13 little blue line there. Could you trace your
14 finger exactly where the lines -- where the fence
15 is going to end up?

16 MS. LIM: So it would end up right
17 here. So it would be before the very front of the
18 entrance to the neighborhood right here.

19 MR. HALL: So does it go down to, I see
20 like the line here, does it come down towards the
21 stop right at the corner there? It stops right
22 there?

23 MS. LIM: It would stop at the corner
24 right there.

25 MR. HALL: So it doesn't come down

1 more.

2 MS. LIM: It doesn't come all the way
3 down to the end that right there.

4 MR. HALL: And then I see a pink line
5 going vertical from your house up. Does that stay
6 or does that come out?

7 MS. LIM: So this right here is
8 actually we have like a gate to our yard right
9 here, so that's where kind of that fencing is
10 right there.

11 MR. HALL: So the back or pink, that's
12 kind of an enclosed area, so the other side is
13 going to be open, there's just going to be a fence
14 coming down and it will be open on the front side,
15 is that correct?

16 MS. LIM: Are you talking about in this
17 area?

18 MR. HALL: Yeah.

19 MS. LIM: Yeah. It would just have
20 more or less going across this way.

21 MR. HALL: So it's open there and then
22 closed in the back. So the whole back where the
23 pink is, that's all enclosed. You can have a dog
24 run around in there and he can't get out, is that
25 right? Where the pink line is, it looks like

1 that's all enclosed in the one area.

2 MS. LIM: Yes. We have a lot of people
3 passing by that will enter this portion of it with
4 their dogs.

5 MR. HALL: So then I think -- so I just
6 want to mention to the board. So there is two
7 issues here. She's already mentioned it, but
8 there's a property maintenance issue, which we
9 discussed in the previous case, that's been
10 brought to the attention of the owner that there's
11 different materials, different profiles, different
12 colors. There's some lattice work and some other
13 things in there, so they're trying go down to one
14 consistent material, one consistent height, one
15 consistent color, that's correct. And what I'm
16 understanding you're going to go with white as the
17 color?

18 MS. LIM: Yes.

19 MR. HALL: The profile is going to be a
20 shadowbox.

21 MS. LIM: There was a slight
22 miscommunication. We will try to maintain
23 shadowboxing all around of white and wooden
24 material.

25 MR. HALL: What about that vertical

1 piece going forward? Is all the fence going to be
2 one product I guess is the question?

3 MS. LIM: This part of it is shared
4 with our neighbor, so that one we kind of can't
5 change. They already have the fence right here,
6 but this portion going all across we will maintain
7 the uniformity of one height, six-foot fence white
8 wooden shadowbox.

9 MR. HALL: And then that vertical piece
10 going down, what is that going to be, that's going
11 from the fence to your house?

12 MS. LIM: This right here?

13 MR. HALL: The same thing? It's going
14 to be a white shadowbox?

15 MS. LIM: Yeah.

16 MR. HALL: Same height?

17 MS. LIM: Um-hum.

18 MR. HALL: So we're just looking for
19 consistency. So I think that's going to solve a
20 couple issues. So one is going to be the property
21 maintenance issue, which she's trying to resolve
22 right now. Part of that research was we found out
23 that the fence was in the side yard and the front
24 yard setbacks. So she's here before the Board
25 tonight to get approval to keep some of that, add

1 a little more but in the front exterior side yard
2 and the front yard setback.

3 MS. LIM: Yeah. So essentially we do
4 have like two projects going on. We are just
5 trying to make it completely uniform. We are
6 asking to just have that blue line extension right
7 there where we previously did have a fence that we
8 were not aware was out of code with that split
9 railing that's actually in the previous photo.

10 MR. HALL: I just want to make sure
11 that this approval is going to be all the fence,
12 is going to be the same, no lattice, it's all
13 going to be the same material, same height, same
14 color.

15 MS. LIM: Yes.

16 MR. HALL: With that, I don't have any
17 other questions. Thank you.

18 CHAIRPERSON MONTAGUE: Does the
19 variance apply only to the blue dotted line,
20 because that's the part that's extending in a
21 sense?

22 MR. HALL: I think it's going to be the
23 one -- adding it along the front. The whole
24 front.

25 MS. LIM: The exterior side.

1 CHAIRPERSON MONTAGUE: That's what I
2 was trying to see. Correspondence.

3 MEMBER LONGO: All right. We did 22
4 notices mailed out, two returned. There was one
5 approval by a neighbor Ramos, neighbor.

6 CHAIRPERSON MONTAGUE: All right.
7 Board, comments?

8 MEMBER SAMONA: I drove by this
9 property. I'm a Realtor, and I actually ran
10 across an extremely similar situation not within
11 the city, so I can understand the need for this.
12 I need to defer to the Board maybe for their
13 comments or maybe they have some follow-up
14 questions that will help, I guess, to answer my
15 questions. The applicant is saying that they will
16 try to match the material. They will try to do
17 this. I guess with this, can we make it -- what's
18 the thought of making it a requirement that the
19 material that's visible, for example, on Ten Mile
20 Road from this street view that has to be uniform,
21 and the color has to be uniform? The word,
22 although I don't think that the applicant is being
23 disingenuous in saying they're going to try, the
24 fact of we are going to try kind of leaves it open
25 and maybe slightly above my comfort level. So I

1 can defer to --

2 MS. SAARELA: It's required by code, so
3 if they didn't match it, they'd still get a
4 ticket.

5 MEMBER SAMONA: If they didn't match
6 the material or the color?

7 MR. HALL: Both.

8 MEMBER SAMONA: Both?

9 MR. HALL: It's a property violation.

10 MS. LIM: It's the violation we
11 received that made us aware of the situation.

12 MEMBER SAMONA: Got it. Thank you for
13 the clarification. Thank you very much.

14 CHAIRPERSON MONTAGUE: Anybody else,
15 comments?

16 MEMBER THOMPSON: The, it would be in
17 your first picture, the wood part that's already
18 up, you said construction was paused. Is that
19 already up?

20 MS. LIM: So when we first received the
21 notice of getting the repair, we were starting the
22 repairs in order to match it to make sure that was
23 uniform. So the first thing that we had
24 removed -- the first thing we had removed to start
25 the repair was the split rail fencing right over

1 here, so that is why you see this portion right
2 here. I will say I know right now this is privacy
3 fencing. There was a miscommunication with our
4 contractor, but we will be in touch with him to
5 make sure that his will be shadow boxing all the
6 way through. We will repair that. But this is
7 currently the fence that is in place because this
8 is us -- this is private to us. The violations
9 extended pass our front of the house.

10 MEMBER THOMPSON: Okay. Is the
11 other -- the railroad ties, or whatever that's
12 called, is that considered a fencing?

13 MR. HALL: The split rail fencing you
14 mean?

15 MEMBER THOMPSON: If it's split rail
16 fencing, I guess it's fencing?

17 MR. HALL: Yeah. Yeah, it's fencing.
18 So I think the question is what's up there, the
19 gray that's existing down farther in the picture
20 and the new, they're different materials and
21 different profiles. I think what you're asking
22 that's going to be rectified, that's going to be
23 the same materials.

24 MS. LIM: We'll ensure that that is all
25 across the same material of wood, white, and same

1 style, shadowboxing.

2 MEMBER THOMPSON: I get the original
3 homeowner probably put the split rail fencing in
4 this to avoid like the dog walking through your
5 yard, bike riding through the yard. That was also
6 lower. That was three feet, and this other fence
7 is put up it's like six feet, you know. Okay.

8 MEMBER KRIEGER: I don't remember
9 seeing it or not, for line of sight for leaving
10 and entering Quince Drive onto Ten Mile because
11 the speed there is really sharp, and then there's
12 the dip in the road. Is there any difficulty with
13 line of sight?

14 MS. LIM: So as you can see, this is
15 kind of like the corner of the lot where it would
16 be. This is the -- this is Ten Mile right here
17 and this is the entrance into Quince Drive, if
18 you're able to see that. So currently it does not
19 block anymore than it was previously.

20 MR. HALL: The city can make a check
21 when they do the property maintenance to finish it
22 when all the material is put in. We can look at
23 that at that time and see and make sure there's no
24 vision clearance issues.

25 MEMBER KRIEGER: So if it's in the

1 variance for the front yard, and she wants to go,
2 then there's the easement with the city, so she
3 can only go so far as well to the front.

4 MR. HALL: That's correct.

5 CHAIRPERSON MONTAGUE: All right.
6 Ready for a motion?

7 MEMBER KRIEGER: Sure. In case number
8 PZ25-0047 for Michelle Lim and her mom on 4118
9 Quince Drive, the applicant is requesting variance
10 for the city to allow a six-foot fence to encroach
11 into the front and exterior side yard setbacks,
12 and the petitioner needs assistance with the
13 variance because she's shown practical difficulty
14 with having two front yards in a way. I move to
15 grant the variance that, the petitioner has two
16 front yards in a way. She's got the front yard on
17 Quince and then Ten Mile with the traffic in the
18 road is also a front yard. And so the fence that
19 she needs the fence to extend beyond the front
20 yard, the petitioner will be unreasonably
21 prevented or limited with respect to the use of
22 the property because of the safety and privacy
23 facing Ten Mile. And that the property is unique
24 because of the side yard. It's like having a second
25 front yard facing Ten Mile. And petitioner did not

1 create the condition because there was a kind of fencing
2 in the front, but now it will be made more uniform
3 according to the petitioner, and will be with city
4 assistance to, checking all that is necessary. The
5 relief granted will not unnecessarily interfere with
6 adjacent or surrounding properties. It will be a
7 continuation of aesthetics of fencing in this area at
8 Ten Mile. The relief is consistent with the spirit and
9 intent of the ordinance, because the intent is to
10 maintain the aesthetics of the area and for safety.

11 MEMBER LONGO: Second.

12 CHAIRPERSON MONTAGUE: All right. Roll
13 call, please.

14 MS. NARDONE: Member Longo?

15 MEMBER LONGO: Yes.

16 MS. NARDONE: Member Thompson?

17 MEMBER THOMPSON: Yes.

18 MS. NARDONE: Chairperson Montague?

19 CHAIRPERSON MONTAGUE: Yes.

20 MS. NARDONE: Member Krieger?

21 MEMBER KRIEGER: Yes.

22 MS. NARDONE: Member Samona?

23 MEMBER SAMONA: Yes.

24 MS. NARDONE: Motion carries.

25 CHAIRPERSON MONTAGUE: Congratulations.

1 MS. LIM: Thank you.

2 CHAIRPERSON MONTAGUE: Do we have any
3 other matters that need to be addressed tonight.

4 MEMBER SAMONA: May I say one thing?
5 This is not related to ZBA at all, but I just want
6 to take this opportunity to keep in mind all those
7 that we lost on September 11th now that the
8 anniversary is coming up, the 24-year anniversary.
9 And although it's not our city, but one of our
10 neighboring cities, West Bloomfield, today marks
11 the 13-year anniversary that Officer Patrick
12 O'Rourke was killed in the line of duty as a West
13 Bloomfield Township Police Officer. So I just
14 publically want to say that we're thinking about
15 and praying for everyone, especially this week as
16 a country.

17 CHAIRPERSON MONTAGUE: Thank you.
18 Anything else? I will entertain a motion to
19 adjourn.

20 MEMBER THOMPSON: Motion to adjourn.

21 MEMBER KRIEGER: Second.

22 CHAIRPERSON MONTAGUE: All in favor
23 aye.

24 THE BOARD: Aye.

25 CHAIRPERSON MONTAGUE: Any opposed?

1 Then we consider ourselves adjourned.

2 (The meeting was adjourned at 8:03 p.m.)

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

CERTIFICATE OF NOTARY

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

I, Melinda R. Womack, Certified
Shorthand Reporter, a Notary Public in and for the
above county and state, do hereby certify that the
above deposition was taken before me at the time
and place hereinbefore set forth; that the witness
was by me first duly sworn to testify to the
truth, and nothing but the truth, that the
foregoing questions asked and answers made by the
witness were duly recorded by me stenographically
and reduced to computer transcription; that this
is a true, full and correct transcript of my
stenographic notes so taken; and that I am not
related to, nor of counsel to either party nor
interested in the event of this cause.



Melinda R. Womack, CSR-3611
Notary Public, Jackson County

My Commission expires: 06-22-2032

1
1 29:14
11th 54:7
13 6:9
13-year 54:11
15 11:9 16:13
17 12:25
2
2005 40:13,20
22 35:11 48:3
24-year 54:8
24245 30:3
25 16:22
28-5(a)to 29:13
3
3 35:3
30-day 9:5
4
4118 52:8
45 16:23
5
5.11.1.a.ii 7:8 19:19 38:24
59 6:9
5:00 35:2
6
6 7:8 38:25

8
83 23:23
8:03 55:2
9
9th 3:3
A
Abs 35:18
absent 3:11,15
absolutely 25:6
access 36:9 37:2
accompanying 9:17
actions 37:11
active 22:12
actual 27:15
add 11:23 22:3,21 30:10 31:23 43:3 46:25
adding 47:23
additional 29:13 30:5 31:15 32:14,20 35:5 36:6,10,23 37:14,24
address 3:24 4:21,22 23:24 24:9 32:7 39:24
addressed 24:16 54:3
addressing 21:13 40:9
adjacent 18:22 28:13 37:20,22 53:6
adjourn 54:19,20
adjourned 55:1,2
aesthetically 28:17
aesthetics 21:14 38:3 53:7,10
affect 15:17
agenda 5:6,9,11,17
aligned 40:22

aligns 38:2

Allegiance 3:4

allowance 31:17

allowed 29:14 31:15 40:8 41:5

amended 6:3,17,23

amount 11:5

angle 25:14 26:4,8

anniversary 54:8,11

announcement 3:23

anymore 43:1 51:19

apologize 36:19

appealing 11:11,16

Appeals 3:2

appearance 21:10 23:3

appeared 25:15

applicant 7:6,12 19:17 29:11, 16 37:22 38:23 48:15,22 52:9

applicants 4:20

apply 47:19

appointment 34:23

appointments 30:24

appropriately 4:13

approval 5:17 14:3 17:13,14 32:3 35:13 46:25 47:11 48:5

approvals 13:1 23:25

approve 5:9,10,24 6:1,3,16 17:4,5,8,11 27:5 33:13

approved 5:17 6:24 15:9

approving 27:12,15

arborvitaes 21:24 22:8

architect 12:18 15:25 17:12

architecture 24:25

area 9:14,22 10:3,15 11:9 16:18 20:23 23:19 41:13 42:21 44:12,17 45:1 53:7,10

areas 9:15,18

arriving 30:23 34:22

aspects 8:10

assistance 52:12 53:4

association 24:15

attempted 41:2

attention 3:25 45:10

attorney 7:18 20:2 29:20
33:21 39:8

audience 4:22 7:2

avoid 31:19 51:4

aware 47:8 49:11

aye 5:14,15 6:20,21 54:23,24

B

B-R-I-A-N 7:16

back 6:9,10 8:1 9:5 11:2,4,17
13:13,19,24 14:2,24,25 15:1,
5,7,9,16 20:17 21:17 22:9
26:10,25 40:13 42:21 44:11,
22

background 10:18

backyard 14:15

barrier 42:15,24

barriers 39:18

based 17:11,12 36:11 37:3

basis 36:10

beautiful 35:16

beauty 38:19

Beck 10:20 11:4,10

bed 22:22

behalf 30:2 39:16

beholder 38:20

big 15:23 25:21

biggest 27:21

bike 51:5

bird's 40:6

bird's-eye 13:15

bit 6:25 11:2 22:15 23:8

blend 31:7

blends 21:7 22:24

block 31:6 51:19

blocking 10:18 42:3

Bloomfield 54:10,13

blue 40:9 43:13 47:6,19

board 3:2 4:1,16,24 5:15 6:21
13:3 17:3,5 24:1,19 35:15
45:6 46:24 48:7,12 54:24

border 20:20 41:16

bought 40:13,19

Boulevard 30:4

boxing 50:5

branches 42:17

brand 14:8

branding 32:1

Brian 7:6,15,17,25 17:20
18:11

brick 22:25

bring 10:3 21:17

brought 13:5 45:10

brown 9:13 13:16 21:22 22:19,
22,23

Brownstown 8:17

brush 9:14 11:5,8,15 13:20

build 22:12 33:9

building 4:11 30:8,18,21 31:5,
10,17 32:12,22,23 33:7,9
34:4,18 35:7 37:9 38:1

built 33:7,14

burger 25:2 29:7

bushes 14:12 21:23 22:5,7
42:13

business 31:21

busy 20:20 28:8,9 42:9

C

C-L-A-E-S 29:18

call 3:1,6 19:3 53:13

called 50:12

car 26:6

carefully 21:2

caregivers 30:23

carries 19:15 29:5 38:16 53:24

case 4:23 5:2,5,21 7:1,5,21
12:13 17:20 18:11 19:16 20:5
24:13 28:1 29:10,23 33:24
35:23 36:4,22 38:22 39:11,18
41:11 45:9 52:7

cases 4:19 5:1

cell 4:18

center 33:14

Chair 5:19 32:19

Chairman 12:8 23:13 43:4

Chairperson 3:1,5,9,10,21
5:8,13,16 6:7,14,19,22 7:24
11:22 12:5,23 13:2 16:20,24
17:17 18:4 19:3,5,6,16 20:8
23:10,22 24:12,18 27:23 29:3,
4,9 32:18 33:15 35:10,14,19
36:1,14 38:5,12,13,21 39:13
43:2 47:18 48:1,6 49:14 52:5
53:12,18,19,25 54:2,17,22,25

challenge 31:8

challenges 20:17

chamfer 16:16

chance 4:20

change 46:5

chapter 37:24

charging 9:6

Chatgpt 24:23 26:5

check 51:20

checking 53:4
children 20:23
chimney 25:13 26:3,11,14
choice 15:1
chop 14:4
chose 22:24 23:1
chunk 16:17
circumstances 36:11 37:3
cities 54:10
city 4:3,6,10 7:7 10:9,24 11:7, 12,20 12:4,7,17,19,24 14:3 16:1,4,21 17:5 19:18 23:12 27:4,20 29:12 32:18 37:6 38:24 40:22 41:3,5 42:17 43:3 48:11 51:20 52:2,10 53:3 54:9
Claes 29:17,21,24 30:1 32:24 33:4 34:21 38:17
clarification 43:1 49:13
clarify 12:16,22
cleaned 10:8
cleanup 22:21
clear 23:21 32:4 38:2
clearance 42:18 51:24
click 4:9
close 22:11 23:4
closed 44:22
closer 11:10
closest 22:1
clutter 31:24
code 27:7 40:22 41:3,5 47:8 49:2
cohesive 21:10
collect 4:5
college 24:24
color 22:3 40:25 45:15,17 47:14 48:21 49:6

colors 45:12
comfort 48:25
comment 7:1,2
comments 7:1 12:14 13:3 24:18 27:24 35:15 36:2 48:7, 13 49:15
commonly 37:9
communication 4:15 39:17 41:2
community 4:15 32:9
company 15:4
complements 37:17
completely 33:14 47:5
completion 41:14
concept 17:9,10 27:4,13
concern 27:22
concerned 8:7,13
concerns 21:12 23:18 24:3,7 42:3
condition 18:3,19 28:11 53:1
conditions 20:22 37:5
conduct 3:22 4:17
confusion 31:19 37:16
Congratulations 53:25
considered 24:14 50:12
consistency 46:19
consistent 18:25 28:15 31:25 37:25 45:14,15 53:8
construction 41:11 49:18
consult 11:8
consultations 30:20
contact 4:10
context 32:11
continuation 20:11 53:7
continue 4:14 41:15 42:15
continues 43:12

continuing 41:17
contractor 8:16,24 50:4
contractors 9:1
control 16:3
conversation 12:17
corner 16:9,17 20:16 28:4,7,9, 14 43:21,23 51:15
Cornerstone 8:16
correct 16:22 17:6,7 27:8 31:23 32:5 34:7 44:15 45:15 52:4
corrected 6:2
correction 5:20
correctly 36:5
Correspondence 12:23 23:22 35:10 48:2
Cosmetic 29:11 30:3 36:5,23
cost 14:8
country 54:16
couple 21:19 22:2 26:9 46:20
coverage 28:4
covered 8:9
create 18:2,18 28:10 34:11 53:1
created 31:8
creating 20:15 21:4
crude 9:10
current 9:20 21:6 30:9 39:23 40:7 41:11
cut 10:4
cuts 11:20
cutting 10:9

D

damage 14:10
dark 21:21 22:19,23

darker 35:2
dash 8:3 40:9
day 25:2,3
daylight 34:24
daytime 34:22
deal 24:16
decided 25:3
decisions 12:19
deep 11:9
defer 48:12 49:1
demonstrated 12:1
denials 5:1
denied 15:6
deny 5:2,5
design 4:4 15:4,5,8
designed 21:2
detail 20:12 24:11
detailed 13:12
determination 12:11
difficulty 17:22,23 18:13 28:3
 36:7,25 51:12 52:13
dimensional 30:11 31:4 32:14
dip 51:12
direct 30:13 31:11 34:24
direction 36:9
directional 37:1
directions 16:23 32:5
directly 30:12 31:18
directs 31:1
disarray 27:19
discuss 33:10
discussed 45:9
disingenuous 48:23
distinct 30:17

dog 20:24 44:23 51:4
dogs 42:19 45:4
door 30:12 33:3,12 34:12,14
doors 30:6 31:23 34:25
dotted 40:9 47:19
Drive 51:10,17 52:9
driveway 25:18,20 26:7
drop 35:8
drove 25:1 48:8
due 31:10 39:16 42:12
duty 54:12

E

earliest 40:14
early 35:2
Earth 26:13
easement 52:2
easier 25:5
effect 37:13
effective 14:8
effectively 5:2,5
efforts 12:6
else's 33:3
email 4:7
emails 4:2,3,9
enclosed 44:12,23 45:1
encroach 38:25 52:10
encroaching 42:20
end 14:24,25 15:18 21:24 22:5
 24:20 43:8,15,16 44:3
ended 24:22
ends 22:8
enforcement 23:20
enhance 37:15

ensure 4:14 41:14 50:24
ensures 38:1
enter 34:8 35:7 45:3
entering 51:10
entertain 5:9 54:18
entire 32:23,25 33:7
entity 24:15
entrance 20:20 30:6,12,14,17,
 19,22 31:1,19 32:6,12,13 42:4
 43:18 51:17
entrances 30:17 37:2,8
entry 34:6
essentially 47:3
etcetera 6:11
evening 5:11 30:1
evenly 41:18
evergreens 15:2,8,10
examples 10:14
exceptional 36:12 37:4
excused 3:12,15
exist 37:6
existing 22:18 30:7,24,25
 32:14 37:17 40:20 50:19
exists 15:3
exit 35:7
explained 20:14
explore 15:23
expressed 21:11 24:2
extend 40:11 52:19
extended 26:22 40:2 50:9
extending 41:6 47:20
extends 41:13
extension 20:15,24 39:19 40:3
 47:6
exterior 19:20 31:4 39:1,20
 47:1,25 52:11

extra 35:25

extremely 48:10

eye 38:20 40:6

F

face 21:12

facility 30:16

facing 10:12 52:23,25

fact 37:7 48:24

fair 38:1

faith 20:25

fake 4:3

fall 31:16

falling 42:16

families 32:4

family 20:16 39:2

farther 23:6,9 50:19

favor 5:13 6:7,19 54:22

features 36:11 37:4

feet 11:9 14:11,12 16:13 51:6, 7

feet along 16:23

fence 7:9 8:6,8,9,10,14,19,21 10:1,3,7,11,15,18,23,25 11:2, 10 12:6,12 14:7,13,17 15:6,9 16:6 17:4,21 18:2,4,12,17 19:1,19 20:14,24 21:6,20,21, 25 22:9,16,17,18 23:3,5,9,16, 20 26:11,20,21,23,25 27:5,15 28:2 38:25 39:19,22,23 40:1, 18,19,21,24 41:5,6,7,15 42:5, 8,12,14 43:7,14 44:13 46:1,5, 7,11,23 47:7,11 50:7 51:6 52:10,18,19

fences 24:8

fencing 8:16 22:23 28:4 40:8, 17 41:10,21 42:6 44:9 49:25 50:3,12,13,16,17 51:3 53:1,7

figure 25:14

figures 9:7

final 38:22

financial 4:5

find 40:14

finding 34:20 35:5 36:8,25 37:15

fine 35:4

finger 43:14

finish 51:21

finished 43:8

fit 23:3

fiverr 24:21

fix 27:11

flower 22:22

flowers 22:4

follow-up 8:6 48:13

font 31:6

foot 7:8 8:21 38:25

footage 31:16

forester 12:19

format 3:22

forward 7:4,13 33:5 46:1

found 37:9 46:22

fraudulent 4:2

frequently 42:10

front 13:5 14:12 20:19 21:23 22:20 34:25 38:25 40:2,11 41:6,9,13,21 42:4,20,23 43:11,17 44:14 46:23 47:1,2, 23,24 50:9 52:1,3,11,14,16, 18,19,25 53:2

functional 20:16

future 9:21

G

G-R-E-G-O-R-Y 33:18

gap 12:1

gate 41:21 44:8

general 7:1,2 8:15

generally 37:6

genuine 21:14

give 8:24 9:19 20:13 23:11 32:11

goal 22:23

good 14:9 20:24 30:1

Google 26:13 40:14

grade 31:4

graffiti 14:21

grand 15:4

grant 17:19 18:10 27:25 36:3, 21 52:15

granted 18:21 28:12 53:5

granting 37:9,10,18

grass 9:12 10:3,9,10,13 11:14, 19,20 14:25 15:11 16:5,18

gray 50:19

great 20:12

Gregory 30:2 33:18,20

groove 10:25

grows 16:6

growth 12:4

guess 36:2 46:2 48:14,17 50:16

guidance 20:25

guide 31:22

guys 22:10 24:10,20 33:12 42:25

H

half 33:8,11

HALL 5:7 12:8 16:22 17:1,7,10
23:13 27:8,14,19 32:19 33:1
34:2,11,17 35:1,4 43:4,10,19,
25 44:4,11,18,21 45:5,19,25
46:9,13,16,18 47:10,16,22
49:7,9 50:13,17 51:20 52:4

hamburger 35:20,22

happy 11:13 14:16,23 15:23,
25 16:15,16 32:16

hard 10:17

hardship 21:14 32:7

hear 3:24

heard 16:13

height 45:14 46:7,16 47:13

helpful 13:8

helping 30:13

high 8:21 30:11 31:14

higher 22:8

highest 8:17

highlighted 40:7

HOA 23:18

home 21:3

homeowner 51:3

homeowner's 24:14

homeowners 24:1

homes 24:8

hoping 23:2 25:2

hostas 22:21

hours 34:23

house 9:12 18:19 22:20 26:11
28:11 40:2,5,6,11,13,15,19
41:9,13,22 42:13 44:5 46:11
50:9

I

idea 18:21

identification 38:3

identifying 9:23

illuminated 30:7,10

Illuum 29:10 30:2 36:4,23

image 10:17 40:14

images 25:8

impact 21:4 31:12,24 32:9
37:25

impossible 33:13

improvement 37:13

improvements 37:11

in-ground 20:18

inches 31:14

include 4:3

including 36:8,25 37:7

incompatible 37:19

inconsistent 37:23

increased 37:11,12

individually 24:14

individuals 4:1

information 4:5 12:11,20 13:8
16:10,13 23:15

informational 31:20

initially 39:21

inside 14:13

installed 8:20 20:19,24 30:6

installing 8:14

intent 18:25 28:16 37:23 38:2
53:9

interfere 18:22,24 28:12 53:5

interferes 37:20

interior 7:9

intersection 16:16 42:10

introduce 19:22

investigated 4:13

invoices 4:4,6

issue 3:25 39:25 40:12,15
45:8 46:21

issues 8:12 36:8,25 37:16
39:17 45:7 46:20 51:24

item 8:7

It's 52:24

J

job 25:5

Joe 13:10 24:19

justice 11:1 37:21

K

Karim 30:3

keeping 12:3

Keith 12:19

key 8:7

kids 13:22 14:20 15:17

killed 54:12

kind 5:1 8:2 9:8,14,19,20,24,
25 10:17,20 11:1,3,12,25 12:3
14:17 15:3,11,12 22:5,6,22,
24,25 26:17 31:7 42:20,22
44:9,12 46:4 48:24 51:15 53:1

kinds 12:18

knowledge 5:23

Krieger 3:17,18 5:10 6:8 16:9,
19 19:2,11,12 28:24,25 38:4,
8,9 51:8,25 52:7 53:20,21
54:21

L

L-A-K-I-N 33:19

Meeting
09/09/2025

7

L-I-M 39:6
labeled 33:8
Labor 25:2
lack 40:16
Lakin 30:2 33:6,18,22,25 34:8,13 35:3,18 38:18
landscape 12:17 15:25 17:12
landscaping 21:18 23:16 37:12
language 39:17
large 13:19
lattice 45:12 47:12
layer 17:13
layout 9:11 32:11
lead 20:25
leaves 42:17 48:24
leaving 51:9
left 9:22 12:1
lets 9:9
letter 24:2,4
lettering 30:11 31:4 33:13
letters 31:13,18 32:15
level 48:25
life 5:25
lights 34:19
Lim 38:22 39:5,9,12,15 43:9,16,23 44:2,7,16,19 45:2,18,21 46:3,12,15,17 47:3,15,25 49:10,20 50:24 51:14 52:8 54:1
limited 17:25 18:16 28:6 52:21
lines 7:10 21:4 43:14
links 4:10
lit 34:18
located 30:3
long 21:25 24:5 25:21 40:16

Longo 3:15,16 5:12 6:6,18 7:17,20,23 12:24 17:19 18:6,10 19:9,10 20:1,4,7 23:23 24:17 26:15 28:22,23 29:19,22,25 33:20,23 34:1 35:11,23 38:6,7 39:7,10 48:3 53:11,14,15
looked 5:24 41:22
lost 54:7
lot 12:7 13:8,19 14:8 20:16 28:4,7,9,14 40:8 42:10,13,16,19,21,22 45:2 51:15
low 10:4,7
lower 21:23 51:6

M

M-A-R-I-S-S-A 29:18
M-I-C-H-E-L-L-E 39:5
made 5:21,23 12:14 22:15 26:21 31:3 49:11 53:2
mailed 12:24 23:23 35:11 48:4
main 21:19 24:7
maintain 39:23 41:18 42:2,12,17,23 45:22 46:6 53:10
maintaining 21:9
maintains 10:10
maintenance 8:9 10:7 11:18 15:18 27:9,10 39:24 45:8 46:21 51:21
make 6:2 7:3 12:11 14:4 15:25 26:3 35:17 40:24 47:5,10 48:17 49:22 50:5 51:20,23
makes 25:4
making 5:22 23:19 48:18
managed 9:7
map 32:10
Marissa 29:17,19
marks 54:10

Mary 39:6
match 22:19,22 26:14 48:16 49:3,5,22
matches 21:6 22:25 28:17
matching 41:16 42:1
material 26:17,21 27:2 40:25 45:14,24 47:13 48:16,19 49:6 50:25 51:22
materials 45:11 50:20,23
matter 4:12 24:13
matters 54:3
means 4:25 27:20
measure 16:14
medical 30:16 31:9
meeting 3:2 5:18 8:6 55:2
Member 3:7,8,11,12,13,14,15,16,17,18 5:10,12,19 6:6,8,16,18 7:17,20,23 12:24 13:4,9,16,21 14:6,19 15:14 16:2,7,9,19 17:3,9,15,19 18:6,8,10 19:2,7,8,9,10,11,12,13,14 20:1,4,7 23:23 24:17,20 25:1,10,11,24 26:2,8,13,15,16 27:3,12,17,21,25 28:19,20,21,22,23,24,25 29:1,2,8,19,22,25 33:20,23 34:1 35:11,16,21,23,24 36:3,16,18,21 38:4,6,7,8,9,10,11,14,15,19 39:7,10 48:3,8 49:5,8,12,16 50:10,15 51:2,8,25 52:7 53:11,14,15,16,17,20,21,22,23 54:4,20,21
mention 45:6
mentioned 12:16 45:7
mentioning 17:11
messages 4:7
mic 33:16
Michele 39:5,7
Michelle 38:22 52:8
Michigan 8:18
middle 41:23

Meeting
09/09/2025

8

Mile 10:20 11:6,9 15:15 32:15
42:9 48:19 51:10,16 52:17,23,
25 53:8

mind 54:6

minimal 31:12

minutes 4:21,23 5:17,20 6:1,
23 26:9

miscommunication 45:22
50:3

mockups 21:18,19

modest 31:13 37:24

mom 52:8

moment 3:24

Montague 3:1,5,9,10,21 5:8,
13,16 6:7,14,19,22 7:24 11:22
12:5,23 13:2 16:20,24 17:17
18:4 19:3,5,6,16 20:8 23:10,
22 24:12,18 27:23 29:3,4,9
32:18 33:15 35:10,14,19 36:1,
14 38:5,12,13,21 39:13 43:2
47:18 48:1,6 49:14 52:5
53:12,18,19,25 54:2,17,22,25

month 20:11,14

month's 5:18

months 42:16

mother 39:16

motion 5:9,21,22,24 6:1,2,16
17:18 19:15 27:24 29:5 36:2
38:16 52:6 53:24 54:18,20

move 5:10 6:2 7:4 14:23 15:9
17:19 18:10 27:25 36:3,21
52:14

moved 26:6 27:1

moves 23:7

multi-tenant 32:22,25 34:3,5,9

multiple 8:25

N

NARDONE 3:7,9,11,14,17,19
6:4,12 19:5,7,9,11,13,15

28:20,22,24 29:1,3,5 38:6,8,
10,12,14,16 53:14,16,18,20,
22,24

naturally 21:7

nature 15:17

nays 5:16

nearby 35:13 37:25

needed 12:10,20 21:8

negative 21:4 31:25

negatively 32:9

neighbor 35:13 46:4 48:5

neighbor's 22:11

neighborhood 20:21 21:5
23:4 24:8 28:18 42:4 43:18

neighboring 31:24 54:10

neighbors 18:24 21:11,15

net 37:13

night 7:5 25:3 29:10 34:18

normal 35:22

north 7:10 8:4 30:18 34:14

note 4:6,25

notice 39:21 40:23 49:21

notices 12:25 23:24 35:12
48:4

Novi 4:3,6 7:7 19:18 29:12
38:24

number 17:20 19:17 36:4,22
52:7

O

O'ROURKE 54:12

object 24:2

objection 23:25 24:4

objections 13:1 23:18,25 24:6
35:13

objective 19:1

obstructing 21:3

obtrusive 31:7

offered 31:10

Office 29:15

officer 41:4 54:11,13

official 4:12

offset 37:10

omit 5:20

One- 39:2

One-family 7:11 19:21

open 12:13 13:3,11,14 44:13,
14,21 48:24

operate 31:11 35:3

operates 30:16

operational 32:7

opportunity 54:6

opposed 6:22 54:25

opposite 37:8

options 22:2

order 3:2 49:22

ordinance 7:8 18:20 19:1,19
28:16 29:12 38:24 41:3 53:9

ordinances 40:23

ordinance's 38:2

organized 22:7

original 23:6 51:2

OS-1 29:16

outdoor 20:22

overgrowth 13:20 15:12

overhead 32:10

owner 20:19 39:15 45:10

P

p.m. 55:2

paint 21:19 27:16 41:17

painted 22:18 41:25
part 13:23 18:21 21:20 22:17
25:19,23 41:4,20 46:3,22
47:20 49:17
pass 50:9
passing 45:3
past 9:16 40:2,11 41:6,13
patch 13:17
patients 30:13,19,22 31:11,22
32:4 34:21 35:8
Patrick 54:11
paused 49:18
pauses 41:10
pavers 25:12,18
pay 15:3
payment 4:4
payments 4:7
pecs 35:18
Peddiboyina 3:14
people 34:19 35:6 37:1 42:11,
19,21 45:2
perimeter 42:12
permanent 30:25
permit 14:3
permitted 7:10 19:20
personal 4:5
petitioner 17:21,24 18:2,12,
15,18 28:3,5,10 36:7,24
52:12,15,20,25 53:3
petitioning 39:15
phones 4:18
photo 47:9
pick 35:7
picture 22:10 23:7 25:12 26:3
49:17 50:19
pictures 9:17

piece 46:1,9
pink 40:7 43:10 44:4,11,23,25
place 8:11 10:2 31:2 50:7
plan 14:15 21:25 26:17 33:4
43:6
plant 14:4 22:13
planted 16:5
planting 25:22
plants 21:22
play 13:22 15:17 20:23
pleasing 28:17
pledge 3:4
point 10:13 11:21 14:7
points 37:2
Police 54:13
pool 17:23 18:1,5,6 20:18 28:5
portion 45:3 46:6 50:1
possibly 41:12
post-op 30:22 32:13
postpone 5:22
postponed 5:4 12:10 23:14
potentially 23:12 37:15,16
practical 28:3 32:8 36:7,24
52:13
praying 54:15
pre-op 30:19 32:12 33:8
precedence 24:6,12
precedent 23:19
present 3:16 40:5
presented 25:4
presenting 12:13
presents 20:17
pretty 10:22 11:5 20:12
prevent 42:18
prevented 17:25 18:15 28:6

52:21
previous 20:19 40:1 45:9 47:9
previously 26:20,22 32:25
40:1,12,20 41:20 47:7 51:19
primarily 34:22,24
prior 5:22
privacy 8:10 21:8 50:2 52:22
private 50:8
problem 15:3 17:16
product 46:2
profile 45:19
profiles 45:11 50:21
project 37:14
projects 47:4
promise 7:20 20:4 29:22
33:23 39:10
promote 31:21
proper 30:14 31:1
properties 18:23 28:13 31:24
37:20,22 38:1 53:6
property 7:10,11 8:5 10:12,21
11:25 14:23 18:1,14,16,18,20
19:21 21:7,9 22:11,13 26:24
27:9,10 28:7,8 29:15 32:1,8
37:5,7,14 39:1,16,20 45:8
46:20 48:9 49:9 51:21 52:22,
23
proposed 31:3,12
protecting 17:23 18:14,17
21:9
provide 23:15 32:3
public 6:25 10:12
publically 54:14
pull 8:3 14:16,18 15:4
purpose 30:13 31:21
pushed 42:22
put 4:18 8:5 13:12 14:11 21:22
22:4 26:6 41:10 43:5 51:3,7,

22
putting 11:10
PVC 31:4
PZ25-0032 7:6 17:20 18:11
PZ25-0041 5:21 19:17 28:1
PZ25-0046 29:10 36:4,22
PZ25-0047 38:22 52:8

Q

question 27:4 32:21 46:2
50:18
questions 32:16 35:9 42:25
47:17 48:14,15
Quince 51:10,17 52:9,17
quorum 3:20

R

R-1 7:12
R-3 19:22
R-4 39:2
rail 40:19,21 41:10 42:6 49:25
50:13,15 51:3
railing 47:9
railroad 50:11
Ramos 48:5
ran 48:9
random 26:6
rated 8:17
rates 35:22
reading 3:23
ready 17:18 27:24 36:2 52:6
realized 39:25 41:4
Realtor 48:9
reasonable 32:6
reasons 28:9

recap 8:2 20:13
receive 4:8
received 39:21 40:23 49:11,20
receiving 4:2 20:25
recently 3:25
recited 3:4
recognized 4:24
recognizing 21:12
record 29:8
recording 4:11
rectified 50:22
redo 13:24
reduce 37:16
reducing 32:5
referring 15:12
reiterate 34:2
related 54:5
relief 18:21,24 28:12,15 37:10,
18 53:5,8
remain 10:5,25 21:2
remember 38:19 51:8
remove 14:1
removed 49:24
rendering 8:25 9:7
repair 27:18 40:24 41:1 49:21,
25 50:6
repaired 27:7
repairing 41:23
repairs 39:24 41:8 49:22
replace 26:23,24 27:1
replaced 42:7
replacing 41:9
reply 4:10
reported 4:1,12
represent 39:18

representative 39:3
represented 29:16
repurpose 14:2
request 4:7 9:24 20:15 21:13
32:7 36:10 37:3
requested 9:18
requesting 7:7 19:18 29:11
30:4 32:2 38:23 39:19 40:3,10
52:9
requests 4:4 8:23
required 49:2
requirement 48:18
requires 36:9
requiring 17:22 18:13 28:4
36:8,25
research 46:22
Residential 7:12 19:22 39:2
resolve 46:21
resolved 16:25 17:2
respect 17:25 18:16 28:6
52:21
rest 32:1
result 37:5,13,18,21
returned 12:25 23:24 35:12
48:4
review 41:11
Rick 9:15,24 11:8 12:16,17,21
15:24 17:11
rid 10:2
riding 51:5
road 11:4,10 15:19 32:15
48:20 51:12 52:18
Roll 3:6 19:3 53:12
rotting 27:6
rounder 22:5
route 15:23

Meeting
09/09/2025

11

rules 3:22 4:17 21:1

run 44:24

S

S-E-A-R-S 7:16

S-H-E-L-L-E-Y 19:25

SAARELA 36:17,20 49:2

safe 20:15,22 32:4

safety 21:8,12 37:16 52:22
53:10

Samona 3:7,8 5:19 6:16 13:4
18:8 19:13,14 24:20 25:1,10
28:19 29:1,2,8 35:16,21,24
36:3,16,18,21 38:10,11,19
48:8 49:5,8,12 53:22,23 54:4

Sanghvi 3:11 5:21,23

Sanghvi's 5:25

school 24:25

scratch 14:10 18:6

Sears 7:6,15,19,22 8:1 11:24
13:14,18,23 14:16,22 15:22
16:3,12 17:21 18:12

secretary 4:11

section 7:8 19:19 29:13 38:24
40:11 41:9

security 4:14 21:8

segmented 31:5

self-created 37:7

send 4:6

sense 47:21

separate 24:15 34:13

separately 33:11

September 3:3 54:7

serve 30:13

Service 29:15

services 31:10

set 8:4 11:2 18:19 28:11

setback 7:9 19:20 47:2

setbacks 37:12 39:1 46:24
52:11

shadow 50:5

shadowbox 45:20 46:8,14

shadowboxing 40:18 45:23
51:1

shared 46:3

sharp 51:11

Shelley 19:24 20:1 28:1

shorter 25:23

show 9:11 12:6 23:6 30:8

showed 22:14

showing 10:14 23:17

shown 17:22 18:13 25:7 28:3
30:21 36:7,24 52:13

side 7:9 8:4 10:12,13,19,24
11:4,6 12:4 14:17 16:1,4
19:20 20:20 21:25 22:9,15,20
26:11 30:8,18,20,21 31:5
34:9,10,14 39:1,20 41:1 42:8
44:12,14 46:23 47:1,25 52:11,
24

sides 37:8

sidewalk 14:12 16:23 42:11,
17 43:12

sidewalks 20:21

sight 16:10,21 21:3 51:9,13

sign 29:12,13,14,15 30:4,5,7,
9,10 31:3,13,15 32:14,20
34:15,18 35:5 36:6,10,24
37:15,24

signage 30:25 37:1,25

signs 34:20

silent 4:19

similar 8:21 21:20 48:10

simplify 35:6

simply 11:10 20:22

single 33:5

single-tenant 34:4

sir 3:5 5:7 23:14

site 35:6 37:17 43:5

situation 20:12 48:10 49:11

six-foot 39:19 46:7 52:10

six-inch 30:11

slide 13:12

slight 45:21

slightly 48:25

small 20:23 30:5,11

smaller 22:7

soccer 13:22

software 23:7

solution 9:8

solve 23:2 46:19

sort 8:25 15:8

sought 17:20 18:11 28:1
36:22

south 30:6,8,20

Southeast 8:18

space 14:5 15:17 20:16 22:12

span 9:1,5

speak 4:20

specialized 31:9

specs 17:6

speed 51:11

spell 7:13 19:23 33:16 39:3

spiel 24:6

spirit 18:25 28:15 37:23 53:8

split 40:19,20 41:10 42:6 47:8
49:25 50:13,15 51:3

spoke 21:15

square 31:16

staff 4:11
standard 31:6
start 3:22,23 18:6,8 25:21
36:19 49:24
started 40:25 41:8
starting 49:21
starts 22:13
state 7:13 39:3
stay 44:5
step 7:12 13:25 33:15
steps 13:23
stop 25:2 29:7 43:21,23
stops 43:21
street 14:20 21:3 22:1 23:5
25:16,19,20,21 28:8,10 42:10,
19 48:20
streets 20:20
stress 30:24 32:5
strictly 31:20
strike 36:18
strong 23:18
structure 37:19
stuff 15:21 28:17
style 40:25 41:16 42:1 51:1
subsequent 24:4
substantial 37:21
suggest 5:3
summary 32:2
support 21:11 25:6
supporting 17:16
surgery 29:11 30:3,22 33:14
36:5,23
surrounding 18:23 28:13
37:20,22 38:1 53:6
suspicious 4:8

T

taking 32:22
talk 12:21 24:6 26:17 33:10
talked 9:15 20:11
talking 44:16
taller 21:24
telling 9:4
ten 4:21 10:19 11:5,9 15:15
32:15 42:9 48:19 51:10,16
52:17,23,25 53:8
tenant 29:14 33:2,5
terms 10:9 39:21 42:3
thick 9:14 11:5,8
thing 9:15 15:24 46:13 49:23,
24 54:4
things 13:7 15:17 23:8 24:9
26:6 45:13
thinking 9:21 22:6 54:14
Thompson 3:12,13 13:9,16,21
14:6,19 15:14 16:2,7 17:3,9,
15 19:7,8 25:11,24 26:2,8,13,
16 27:3,12,17,21,25 28:20,21
38:14,15 49:16 50:10,15 51:2
53:16,17 54:20
thought 48:18
throw 14:15
thrown 26:9
ticket 49:4
ties 50:11
till 35:3
time 6:25 8:3 9:1 12:10,14
13:8,10 14:9 16:14 21:15
23:15 24:10 34:6 40:21 43:3
51:23
timeline 27:11
today 23:14 54:10
told 40:15

tone 22:25
tonight 4:19,25 5:1,4 12:9,13
19:17 21:17 23:21 38:22
46:25 54:3
top 43:5
total 36:6
totally 34:15
touch 50:4
Township 54:13
trace 43:13
traffic 52:17
trash 42:22
treated 4:8
tree 23:6
treeline 10:22
trees 9:12,18,22,23 10:4,16,
19,24 12:2 13:19 14:1,4 23:9
42:13
trimming 10:11 11:19
trustworthy 4:15
truth 7:21 20:5 29:23 33:24
39:11
tucked 21:2
Tuesday 3:3
turn 4:18 36:9
type 8:19

U

ultimately 15:1
Um-hum 46:17
understand 14:7 21:13 25:11,
13 35:6 43:7 48:11
understanding 45:16
unfinished 33:8
uniform 40:24 47:5 48:20,21
49:23 53:2

uniformity 39:22 40:16 41:18
42:2 46:7

unique 20:17 28:8 30:16 36:12
37:4 52:23

unlit 31:18

unnecessarily 53:5

unreasonably 17:24 18:15
28:6,12 37:19 52:20

unused 34:15

update 39:23

updated 41:25

usable 14:5

V

values 21:9

variance 7:7 17:20,21,24
18:11,12,14 19:18 28:1,2,5
29:12,14 30:4,15 32:3,21
36:4,22 38:23 40:10 47:19
52:1,9,13,15

vertical 44:5 45:25 46:9

view 9:20 13:15 14:7 23:11
25:20 40:6 43:5 48:20

views 11:25

vigilance 4:14

vinyl 8:20 14:7

violated 18:20

violation 27:7,9 39:21 49:9,10

violations 50:8

visible 48:19

vision 51:24

visitors 37:17

visual 10:1

visualize 9:9 13:6

votes 5:4

W

W-A-G-N-O-N 19:25

Wagnon 19:24,25 20:3,6,10
24:5,22 25:9,16 26:1,5,10,19
28:2 29:6,7

walking 42:11,19,21 51:4

wall 26:12 29:13 30:5 32:20
36:6,23 37:15

wanted 8:10,13 9:16 24:10

website 8:19

weed 10:11 12:3 14:14 15:20

weeds 10:2,4

weedwhacker 14:9

week 54:15

weeks 9:2

weird 22:15 26:6

well-kept 21:10

west 7:10 8:4 32:15 54:10,12

wetlands 13:17 14:13

whack 14:14

whacking 15:20

white 8:20 41:17 42:1 45:16,
23 46:7,14 50:25

wide 13:11

winter 42:16

wintertime 35:1

wood 26:20 41:17 49:17 50:25

wooden 45:23 46:8

Woodlands 13:18

woods 14:12

word 48:21

work 11:7,13 23:11 24:24
35:25 45:12

working 14:2 15:24 16:21
24:23,24

worried 5:3 10:6 14:22

worry 15:11

written 27:10

wrong 18:4 23:24

wrote 24:2,4

Y

yard 7:9 13:13,24 14:2 15:5
19:20 20:17 26:25 39:1,20
41:6 42:20,23 44:8 46:23,24
47:1,2 51:5 52:1,11,16,18,20,
24,25

yards 20:20 52:14,16

years 27:5

young 20:23

Z

ZBA 54:5

zoned 7:11 17:4 19:21 29:15
39:2

Zoning 3:2 7:7 19:18