

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

TUESDAY, MAY 12, 2020, 7:00 P.M.

VIRTUAL MEETING VIA ZOOM

BOARD MEMBERS:

Joe Peddiboyina, Chairperson

Kevin Sanker, Vice Chairperson

Michael Longo

Clift Montague

Michael Thompson

Ramesh Verma

ALSO PRESENT:

Elizabeth Saarela, City Attorney

Lawrence Butler, Comm. Development, Dep. Director

Katherine Opperman, Recording Secretary

Reported by:

Darlene K. May, Certified Shorthand Reporter

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Novi, Michigan

Tuesday, May 12, 2020

7:01 p.m.

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CHAIRPERSON PEDDIBOYINA: Okay. Good evening. Everybody's there. Welcome to Novi Zoning Board of Appeals of May 12th, 2020.

And Kathy, you can call the roll.

MS. OPPERMAN: Certainly. Member Krieger does not appear to be present as of yet.

Member Longo?

MEMBER LONGO: Present.

MS. OPPERMAN: Member Montague?

MEMBER MONTAGUE: Present.

MS. OPPERMAN: Chairperson Peddiboyina?

CHAIRPERSON PEDDIBOYINA: Yes, please.

MS. OPPERMAN: Member Sanker?

MEMBER SANKER: Here.

MS. OPPERMAN: Member Sanghvi is absent, excused.

Member Thompson?

MEMBER THOMPSON: Here.

MS. OPPERMAN: And Member Verma?

1 (No response.)

2 MS. OPPERMAN: It looks like he's here, but  
3 perhaps he's still getting set up.

4 CHAIRPERSON PEDDIBOYINA: Mr. Ramesh?

5 (No response.)

6 CHAIRPERSON PEDDIBOYINA: How many people  
7 aren't there, Katherine?

8 MS. OPPERMAN: Currently we're missing Linda  
9 Krieger, and Member Verma appears to be working to log  
10 on. I can see his name, but not his video and it  
11 appears his audio is not working as of yet.

12 MEMBER VERMA: I'm present now.

13 CHAIRPERSON PEDDIBOYINA: Okay.

14 Okay, Mr. Verma. Thank you so much.

15 MEMBER VERMA: Thank you.

16 CHAIRPERSON PEDDIBOYINA: Okay. I think we  
17 have enough for a quorum, Kathy?

18 MS. OPPERMAN: Correct.

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

21 And there's no Pledge of Allegiance. Roll  
22 call is done. I believe we have a board and  
23 quorum.

1           Public hearing format rules and conduct: If  
2 we could have any of your phones to be turned off, if  
3 you're not the presenters. Other people turn off their  
4 phones. And if we have any questions or anything for  
5 the Zoom call, you can raise your hand for the orator,  
6 they can help you on that.

7           And we'll have a public hearing where, when  
8 each case is called up, anyone can make their remarks.  
9 It's on television at home and the people can come.  
10 There's no podium. Just speak on the Zoom and it will  
11 show up on the computer for the people at home as well.

12           And rather than people come to the podium,  
13 there's no podium, as I said, they can raise their hand  
14 according to the order and the orator can help you on  
15 that.

16           And please, once you come, please spell your  
17 name, first and last name, very slowly for our court  
18 record and be sworn by our secretary, if you're not an  
19 attorney.

20           And we have an agenda tonight. We have a  
21 total of three cases.

22           Am I right, Kathy?

23           MS. OPPERMAN: Yes, correct. Three cases

1           tonight.

2                       CHAIRPERSON PEDDIBOYINA: We have three  
3 cases.

4                       And approval of agenda?

5                       MS. OPPERMAN: There was one addition to the  
6 agenda wherein for other matters after discussion of  
7 the cases we will discuss PZ20-0005 from the April  
8 meeting for clarification purposes.

9                       CHAIRPERSON PEDDIBOYINA: Yup. Thank you,  
10 Katherine. I appreciate it.

11                      And somebody can you approve the agenda?

12                      MEMBER VERMA: So moved.

13                      CHAIRPERSON PEDDIBOYINA: Thank you. And  
14 anybody second?

15                      MEMBER MONTAGUE: Second.

16                      CHAIRPERSON PEDDIBOYINA: Okay. So approved.

17                      And then minutes of April. Can somebody move  
18 the motion for the minutes of the meeting on April  
19 2020?

20                      MEMBER VERMA: So moved.

21                      CHAIRPERSON PEDDIBOYINA: Okay. Somebody can  
22 second, please.

23                      MEMBER SANKER: Second.

1 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.  
2 And coming to the public hearing. Public remarks,  
3 anyone have anything regarding other than the case,  
4 have something for the ZBA, you can come and raise your  
5 hand on the Zoom, Zoom call. I'll wait for 30 to 45  
6 seconds.

7 If anyone, come forward for any other reason  
8 apart from what Katherine mentioned, that PZ20-0005 on  
9 April meeting. Apart from that, anybody have any other  
10 comments on today's meeting?

11 MS. OPPERMAN: There are not currently any  
12 attendees raising their hands.

13 CHAIRPERSON PEDDIBOYINA: Do you want me to  
14 move, then, to the first case?

15 Okay. And thank you. And thank you for  
16 everybody. And I hope everybody is staying home and  
17 safe in this COVID-19 and this pandemic situation. And  
18 all of the ZBA and all the City of Novi people are  
19 working very hard, the police department, I thank you.  
20 And kudos to the frontline workers.

21 And I move to the first case: PZ20-0015,  
22 Acquire Realty Holdings, 44050 West Twelve Mile Road,  
23 west of Novi Road and north of Twelve Mile road, parcel

1 number 50-22-10-452-001. The applicant is requesting  
2 the variance from the City of Novi Zoning Code, Section  
3 5.4.1 proposing to convert three of the seven existing  
4 loading zones into six parking spaces.

5 This will continue to allow ample space for  
6 loading slash unloading and would not adversely affect  
7 the flow of traffic and loading slash unloading of our  
8 deliveries. The property is zoned Office Service,  
9 OS-1.

10 Is the applicant is present, please?

11 MR. SCHIMIZZI: Yes.

12 CHAIRPERSON PEDDIBOYINA: Thank you. And for  
13 my court record and secretary, can you ...

14 Katherine, can you take care of this?

15 MS. OPPERMAN: We'll need you to state and  
16 spell your name for our court reporter.

17 MR. SCHIMIZZI: Sure. My legal first name is  
18 Gracian. It's G-r-a-c-i-a-n. Middle initial J, and my  
19 name is last name is S-c-h-i-m, like Mary, I-z, like  
20 zebra, z like zebra, I.

21 MS. OPPERMAN: Are you a legal  
22 representation, Mr. Schimizzi?

23 MR. SCHIMIZZI: I'm sorry?

1 MS. OPPERMAN: Are you a lawyer?

2 MR. SCHIMIZZI: No, I am not.

3 MS. OPPERMAN: In that case, do you swear or  
4 affirm to tell the truth in the matter before you?

5 MR. SCHIMIZZI: I do.

6 MS. OPPERMAN: Thank you.

7 CHAIRPERSON PEDDIBOYINA: Thank you. We can  
8 move -- you can tell your case about what you want to,  
9 Mr. Schimizzi.

10 MR. SCHIMIZZI: Thank you.

11 Thank you, everybody. I am the principal and  
12 owner of Stoneridge Office Complex. It's a  
13 seven-building office complex of which I own and my  
14 company manages, fixes the buildings within. It's an  
15 overwhelming medical dense office complex. It's on  
16 Twelve Mile just west of Novi Road.

17 We have -- one of the first tenants at the  
18 complex was a general office tenant. Actually, it was  
19 LiveNation. They vacated back in December upon the  
20 termination of their lease, leaving approximately 4,300  
21 square feet vacant.

22 We have had an overwhelming reason, since I  
23 purchased the unfinished development in 2012, for



1 medical. Site planning was approved for 75 percent  
2 medical office use.

3 The office park is under parked despite the  
4 high medical density. The currently vacant 4,300  
5 square feet, we have an interested tenant who has been  
6 a long-standing chiropractor, a chiropractic office,  
7 for over two decades over in the Wixom area who is  
8 looking to occupy half of the 4,300 square feet  
9 approximately. And his ability to move into part of  
10 that vacant space is contingent upon this parking  
11 variance to accommodate some additional parking.

12 The site currently has seven load zones.  
13 We're requesting to convert three of the seven  
14 loads -- of which, by the way, not all seven of them  
15 get used. They're proposing three load zones to be  
16 converted to parking spaces for an additional six  
17 parking spaces.

18 We do not feel that this request is  
19 unreasonable. The parking, like I had indicated  
20 before, is very underparked despite the high medical  
21 density. The medical users within here, with the  
22 exception of one, which is Beaumont, is not a heavy  
23 medical -- despite their medical groups is not a heavy

1 medical user. So the request is converting for, like I  
2 had indicated, three of the seven load zones to  
3 parking.

4 So six to accommodate that new tenant and  
5 accommodate our ability to have that new tenant conform  
6 to the parking ratio per the site plan approval.

7 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.  
8 You want to add anything more, sir?

9 MR. SCHIMIZZI: Not at this time.

10 CHAIRPERSON PEDDIBOYINA: Not at this time.  
11 Thank you.

12 Okay. Is there anyone else in the audience  
13 who would like to speak on this case, please?

14 Katherine, are you able to see anybody  
15 raising their hands?

16 MS. OPPERMAN: There are currently no  
17 attendees. Would you like for me to -- for the  
18 mailings?

19 CHAIRPERSON PEDDIBOYINA: Yes, please.

20 MS. OPPERMAN: In this case there were --

21 CHAIRPERSON PEDDIBOYINA: Thank you,  
22 Katherine, for taking care of the secretary role also  
23 in this pandemic.

1 MS. OPPERMAN: Of course. In this case there  
2 were 12 letters sent out. We have received no returns,  
3 no approvals and no objections.

4 CHAIRPERSON PEDDIBOYINA: Thank you so much.  
5 From the City?

6 MR. BUTLER: The only thing I have from the  
7 City is that they are at capacity on the property that  
8 they're on. There's no way they can expand their  
9 property to make their parking lot any bigger to get  
10 any more excessive loading/unloading areas and that  
11 changing those areas into parking areas does not impact  
12 the loading or unloading of any mandatory deliveries or  
13 affect the other clients that are in that area.

14 CHAIRPERSON PEDDIBOYINA: Thank you, Larry.  
15 I appreciate it.

16 Okay. Correspondence, that's done. The  
17 correspondence. Very good.

18 And putting it on to the board. Board  
19 members, who would like to talk on this case. Anyone?

20 MEMBER SANKER: Yeah. I guess I just have a  
21 quick question.

22 Hey, Joe.

23 MR. SCHIMIZZI: Hey. How are you, Kevin?

1                   MEMBER SANKER: Good. Real quick. Did you  
2                   guys build the building on there?

3                   MR. SCHIMIZZI: The complex is composed of  
4                   seven buildings. When I purchased the property back in  
5                   2012, it was an unfinished development. There was only  
6                   two buildings existing. All the pads were already  
7                   there but nothing vertical. I then have since  
8                   completed the development in conformance to the site  
9                   plan approved that was already approved prior to my  
10                  ownership of the development and have had tremendous  
11                  opportunity in bringing medical use to this corridor.

12                  Excuse me. To this development.

13                  It developed the site. I didn't develop the  
14                  pads. I finished five of the seven vertical.

15                  MR. SANKER: Got you. I mean, I took a look  
16                  at what you have submitted with that survey. The three  
17                  highlighted areas, right, are the areas that are going  
18                  to be converted, right?

19                  MR. SCHIMIZZI: Right. That's what we're  
20                  requesting to convert, that's correct.

21                  MEMBER SANKER: I mean, I think that's a  
22                  small request, frankly. And I don't see any reason  
23                  why -- well, I certainly would approve it and I hope

1 the other board members agree.

2 MR. SCHIMIZZI: Thank you.

3 CHAIRPERSON PEDDIBOYINA: Okay, Mr. Sanker,  
4 thank you.

5 Anybody in the board members, please.

6 MEMBER LONGO: Yeah. This is Mike Longo.

7 I visited the site and I think that  
8 converting those loading and unloading areas -- which  
9 is predominantly for people probably with wheelchairs,  
10 because there's a lot of medical there. He still has  
11 plenty of that. I saw people loading and unloading in  
12 regular parking places because nobody was next to them  
13 and they were closer to the door to the building today.  
14 But I see absolutely no problem here in reducing the  
15 number of loading zones. More importantly, getting  
16 more parking for the tenants.

17 I have no problem with this.

18 CHAIRPERSON PEDDIBOYINA: Thank you,  
19 Mr. Longo.

20 Anybody in the board, please?

21 MEMBER MONTAGUE: I'd say the same thing. I  
22 went by and there's other handicapped parking. So it's  
23 truly a loading zone and I don't see there would be a

1 problem turning those into parking.

2 CHAIRPERSON PEDDIBOYINA: Thank you,  
3 Mr. Thompson.

4 Okay. And it's my turn. I have no objection  
5 as for what my board member stated. And I also drove  
6 through the area with my car myself. And I know this  
7 is necessary for you, this situation. I have no  
8 objection on this.

9 And it's motion time, anybody would like to  
10 make a motion on this?

11 MEMBER MONTAGUE: Sure. I'll make a motion.

12 CHAIRPERSON PEDDIBOYINA: Thank you,  
13 Mr. Thompson.

14 MEMBER MONTAGUE: It's Clift Montague, sorry.

15 CHAIRPERSON PEDDIBOYINA: Clift. Sorry.

16 MEMBER MONTAGUE: That's all right. No  
17 problem.

18 I move that we grant the variance in case  
19 number PZ20-0015. Without the variance, the petitioner  
20 will be unreasonably prevented with respect to their  
21 property use because he cannot expand his current  
22 medical uses.

23 The property is unique because it was a

1 development that he purchased and there's no room for  
2 expansion of the parking lot. He did not create the  
3 condition. Again, he purchased it and the site is what  
4 it is.

5 The relief granted will not unnecessarily  
6 interfere with any adjacent properties or the tenants  
7 and their use there. And the relief is consistent with  
8 the spirit and intent of the ordinance because it will  
9 make him meet the code for parking and I think that the  
10 unloading areas are still adequate.

11 CHAIRPERSON PEDDIBOYINA: Okay. Somebody  
12 would make a second, please?

13 MEMBER LONGO: I'll second.

14 CHAIRPERSON PEDDIBOYINA: Thank you.

15 And Katherine, if you can, please call roll  
16 call.

17 MS. OPPERMAN: Certainly.

18 Member Verma?

19 MEMBER VERMA: Yes.

20 MS. OPPERMAN: Member Thompson?

21 MEMBER THOMPSON: Yes.

22 MS. OPPERMAN: Member Sanker?

23 MEMBER SANKER: Yes.

1 MS. OPPERMAN: Chairperson Peddiboyina?

2 CHAIRPERSON PEDDIBOYINA: Yes, please.

3 MS. OPPERMAN: Member Montague?

4 MEMBER MONTAGUE: Yes.

5 MS. OPPERMAN: And Member Longo?

6 MEMBER LONGO: Yes.

7 MS. OPPERMAN: Motion passes.

8 CHAIRPERSON PEDDIBOYINA: Congratulations.

9 MR. SCHIMIZZI: Thank you, guys, very much.

10 Appreciate it.

11 CHAIRPERSON PEDDIBOYINA: Okay. Moving to  
12 the second case for today's meeting. PZ20-0016,  
13 Nicholas Kal- -- K-a-l-w-e-i-t. 23873 Heartwood Drive,  
14 west of Beck Road and south of 10 Mile Road, parcel  
15 number 50-22-29-127-008.

16 The applicant is requesting a variance from  
17 the City of Novi Code of Ordinances, Section  
18 4.19.1.E.iii to allow for 458 square feet of garage  
19 space beyond the 1000 square feet allowed by code, a  
20 total of 1458 square feet of garage space on the  
21 property. This variance would accommodate the  
22 construction of a detached garage. This property is  
23 zoned Single Family Residential, R-1.



1 Is the applicant present, please?

2 MR. SCHIMIZZI: Yes.

3 CHAIRPERSON PEDDIBOYINA: Thank you. Can you  
4 spell your first and last name and swear in for the  
5 court record purpose and our acting secretary,  
6 Katherine, can take care of that.

7 MR. KALWEIT: My first name is Nicholas,  
8 N-i-c-h-o-l-a-s, and the last name is Kalweit,  
9 K-a-l-w-e-i-t.

10 MS. OPPERMAN: Thank you. Mr. Kalweit, do  
11 you swear or affirm to tell the truth in the case  
12 before you?

13 MR. KALWEIT: Yes.

14 CHAIRPERSON PEDDIBOYINA: Thank you,  
15 Mr. Kalweit. And you can proceed to whatever you would  
16 like to say about your case on this today.

17 MR. KALWEIT: So I've lived in Novi for  
18 almost 15 years now. We bought the house about 10  
19 years ago and the neighborhood treats us very well.  
20 We're on very good terms with our immediate neighbors,  
21 but as our family has grown and our vehicles have  
22 grown, we find ourselves needing more garage space.

23 Our existing garage space is just

1 insufficient and we have an existing shed as well that  
2 needs to, basically, be replaced. So what I would like  
3 to do is remove that shed and build a garage that can  
4 store all of our outdoor equipment and our vehicles  
5 then that will fit in our garage.

6 It's important not to -- for rodents and  
7 security, but with the installation of the walking path  
8 that is now in the field behind our property, we have a  
9 lot of people walking much closer to our property and  
10 even have people starting to cut through a lot. So I  
11 would really like to secure everything that we have  
12 rather than just keeping it in the backyard.

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

15 MR. KALWEIT: Nothing else at this time.

16 CHAIRPERSON PEDDIBOYINA: Okay. Sounds good.  
17 And thank you so much.

18 And from the City?

19 MR. BUTLER: No comments from the City.  
20 Standing by for questions.

21 CHAIRPERSON PEDDIBOYINA: Okay. And sorry.  
22 Before that, anyone in the audience?

23 MS. OPPERMAN: There are no attendees for

1 this case.

2 CHAIRPERSON PEDDIBOYINA: Okay. Nothing.

3 Any correspondence, please?

4 MS. OPPERMAN: Yes. For this case there were  
5 24 letters sent out, zero returned, two approvals.

6 We have one approval from Mr. Robert B.  
7 Weaver, W-e-a-v-e-r, at 23851 Heartwood. They just  
8 note that they approve of the request.

9 We have another approval from Gail Schroeder  
10 S-c-h-r-o-e-d-e-r of 23750 Heartwood. And they have  
11 just circled their approval.

12 CHAIRPERSON PEDDIBOYINA: Okay. Sounds good.  
13 Thank you, Katherine. I appreciate it.

14 And I see their difficulty. And let me check  
15 with my fellow board members also on what they say.  
16 I'll put it on the board.

17 Board members, anybody wants to say anything  
18 on this case, please, you can talk on this right now.

19 MEMBER MONTAGUE: Sure. I will. I see that  
20 you got an approval from your condo association and  
21 agreed that it would match the character of the house,  
22 correct?

23 MR. KALWEIT: Correct.

1                   MEMBER MONTAGUE: And there's nobody --  
2                   you've got some pretty vacant land back behind you so  
3                   you're not in anybody else's backyard either. I went  
4                   by there earlier and saw it.

5                   MR. KALWEIT: Yeah.

6                   MEMBER MONTAGUE: So I think those things are  
7                   in your favor and I favor this approval.

8                   CHAIRPERSON PEDDIBOYINA: Thank you. Thank  
9                   you, Mr. Clift.

10                  And also I saw your property and the  
11                  properties around. And also, as you mentioned, both of  
12                  the board members, also the association, matching the  
13                  same and everything and your property's on a common  
14                  lot, also. And let's see how things will go from my  
15                  other board members.

16                  And anybody would like to speak on this case,  
17                  please.

18                  MR. SANKER: I'll just say something. It's  
19                  not really a question or anything. It looks like it's  
20                  a relatively small variance and I think you guys do a  
21                  good job of making it look like -- or fit in well with  
22                  the property. So I don't see a reason why we would  
23                  disprove it. So I would be in favor of the variance.

1 CHAIRPERSON PEDDIBOYINA: Thank you,  
2 Mr. Sanker.

3 Anybody else on the board, please?

4 Okay. Seeing none, I believe. It's a motion  
5 time. Somebody can make a motion, please.

6 MEMBER LONGO: I can make a motion.

7 CHAIRPERSON PEDDIBOYINA: Thank you, Michael.

8 MEMBER LONGO: Joe, you're welcome.

9 I, too, drove by the property. I think it's  
10 a good idea. I move that we grant the variance in case  
11 number PZ20-0016, brought by Nicholas Kalweit for his  
12 property at 23873 Heartwood Drive because the  
13 petitioner has shown a difficulty in storing all of his  
14 valuables and I think it's really important that the  
15 security is there for the walkway behind his home.

16 Without the variance, the petitioner would be  
17 unreasonably prevented from -- or limited from storing  
18 all his things. And, again, the security issue, I  
19 think, is important. The property is not unique.

20 The petitioner did not create the condition  
21 because he purchased the home. It had kind of a  
22 standard size garage and he needs the additional space.

23 The relief granted will not unnecessarily

1 interfere with adjacent and surrounding properties  
2 because in that neighborhood there are a number of  
3 additional buildings behind homes. So it's pretty  
4 similar in his particular neighborhood.

5 I would add a variance granted subject to the  
6 architecturally compliance that your homeowner  
7 association wants. So you need to do that as well.

8 MR. KALWEIT: Definitely.

9 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,  
10 Mr. Longo.

11 MEMBER SANKER: I second it.

12 CHAIRPERSON PEDDIBOYINA: Thank you very  
13 much.

14 Katherine, please call the roll, please.

15 MS. OPPERMAN: All right. Let's see. Member  
16 Longo?

17 MEMBER LONGO: Yes.

18 MS. OPPERMAN: Member Montague?

19 MEMBER MONTAGUE: Yes.

20 MS. OPPERMAN: Chairperson Peddiboyina?

21 CHAIRPERSON PEDDIBOYINA: Yes, please.

22 MS. OPPERMAN: Member Sanker?

23 MEMBER SANKER: Yes.

1 MS. OPPERMAN: Member Thompson?

2 MEMBER THOMPSON: Yes.

3 MS. OPPERMAN: And Member Verma?

4 MEMBER VERMA: Yes, please.

5 MS. OPPERMAN: Motion passes.

6 CHAIRPERSON PEDDIBOYINA: Thank you.

7 MR. KALWEIT: Thank you very much.

8 CHAIRPERSON PEDDIBOYINA: I wish you good  
9 luck and stay safe. Thank you so much.

10 And let's move to the last case on our  
11 agenda, case number three. The final -- I mean, the  
12 end of the day for the planning case and we have  
13 another matter also.

14 PZ20-0017, Ron and Roman, Inc. slash Guernsey  
15 Farms Dairy, 21300 Novi Road, east of Novi Road and  
16 north of Eight Mile Road, parcel number  
17 50-22-35-301-001. The applicant is requesting a  
18 variance from the City of Novi Code of Ordinance,  
19 Section 28-5(a) for six additional signs, five  
20 additional wall signs and one awning/canopy sign.

21 The awning/canopy sign is also oversized,  
22 72 square feet requested, 24 square feet allowed by  
23 code.

1                   28-14(b)(1), upgrade existing nonconforming  
2 pole sign to maintain compliance. A nonconforming sign  
3 shall not be structurally altered as to prolong the  
4 life of the sign, or in any way that would increase the  
5 degree or extent of nonconformity of such sign. This  
6 property is zoned General Business (B-3).

7                   If the applicant is present, please?

8                   MR. BONISLAWSKI: Yes, I am.

9                   CHAIRPERSON PEDDIBOYINA: Okay. Thank you.  
10 Can you slowly spell your first and last name, please,  
11 for my court records and our secretary will get you  
12 sworn.

13                   MR. BONISLAWSKI: Sure. Roman Bonislowski,  
14 as shown on my window. Last name is spelled B-o-n as  
15 in Nancy, I-s-l-a-w-s-k-i. Ron and Roman.

16                   Do I give an address, too?

17                   CHAIRPERSON PEDDIBOYINA: Yes, please.

18                   MR. BONISLAWSKI: 275 East Frank Street,  
19 Birmingham, Michigan 48009.

20                   MS. OPPERMAN: Were you a lawyer, Mr.  
21 Bonislowski?

22                   MR. BONISLAWSKI: No thank you.

23                   MS. OPPERMAN: Then do you swear or affirm to



1 tell the truth in the case before you?

2 MR. BONISLAWSKI: Yes, I do.

3 CHAIRPERSON PEDDIBOYINA: Thank you very  
4 much, sir. You may present your case for today. What  
5 we can help you.

6 MR. BONISLAWSKI: I have with me Jeremiah  
7 Armstrong, who is an employee of ours and has been  
8 responsible for this project from the get-go. And I  
9 saw Mr. Joe Kinville, one of the owners, is also an  
10 attendee in this meeting. Not as a participant unless  
11 you may have specific questions of him.

12 Two things, upfront. First of all, thank you  
13 very much for holding this as the last meeting.  
14 Obviously, the most complex one to try to get around  
15 all the moving bits and pieces on this and appreciate  
16 all of your time. And this Zoom stuff has become very  
17 normal for us working from home these last four or five  
18 or six weeks. I don't even remember how many it is.  
19 That's the first thing I wanted to thank the board for.

20 Secondly, we're thrilled for this process  
21 which we began a year -- I don't even know how long  
22 ago. This was a very, very complex process and we  
23 actually had a very good working relationship with the

1 City of Novi. At each phase, so that this board  
2 understands, they cautioned us about things we were  
3 proposing that we would have to go through and justify  
4 and stand up to these boards to see what the outcomes  
5 will be and we understand that as a group.

6 This project, as it started, had so many  
7 issues associated with it throughout that multi -- I  
8 think it was a four-month process that we worked with  
9 planning before submitting. We had everything down to  
10 just a couple of issues and it passed through both  
11 Planning and City very, very nicely for us and we're  
12 thrilled to be working in the City.

13 I hope the members of this board have had the  
14 opportunity to do a drive-by. The interior is  
15 spectacular and I'm so happy for Joe and Greg and the  
16 whole Guernsey team that their original wish -- which  
17 was slightly thwarted by the COVID-19 -- of celebrating  
18 their 80th anniversary this year, which would have been  
19 at the beginning of April and, of course, the shutdown  
20 has, unfortunately, affected the festivities that were  
21 associated with it. But it's been a process that they  
22 felt it was time to reinvest in the physical property  
23 and, as such, we've had a blast doing it.

1                   Now, with regards to the signage. Thanks for  
2 allowing me that.

3                   With regards to the signage. If you've  
4 driven by the building and if you look at our exhibits  
5 which consists of numerous versions of sheet 8201, in  
6 each case identifying the square footages and the  
7 placement of all of the various sign components, I  
8 think the board would agree that -- that -- even with  
9 the fact that this signage package that we're proposing  
10 to you right now is --

11                   (Court reporter pause.)

12                   MR. BONISLAWSKI: The proposed signage has  
13 the appearance of being extremely diminutive on the  
14 entire building, I said.

15                   We've been sensitive to signage. It's not  
16 common for us to appear in front of a board for signage  
17 variances because justifying signage variances are very  
18 difficult. And as you approach it from the standpoint  
19 of a designer and as experts in the hospitality  
20 industry, we're trying to make this the friendliest  
21 place we can.

22                   I would go about describing to you these sign  
23 components in this way, first, sir, with regards to

1 that existing Guernsey sign, we actually brought it  
2 back into compliance. Because somehow over the 20  
3 years that it's been up, it gained a small component on  
4 the underside of it which was never part of the  
5 original, permissible package. That little rectangle  
6 below is what we propose to remove to just bring the  
7 sign back to its original standing.

8 So that sign is a wonderful sign that there's  
9 so many unique aspects about this property being at the  
10 southernmost border entry to Novi. We're working with  
11 the city to relocate the City of Novi sign because our  
12 renovations have impacted that. Having that sign there  
13 to clearly identify both from the north and the south  
14 and keeping it in place was a very important feature  
15 for us. And we've tailored our renovation to reflect  
16 and sympathize with the simplicity in the stainless  
17 steel that's involved in that, which is part of the  
18 image of Guernsey being this very sanitary and  
19 wonderful place.

20 Next, the actual wall sign is not at issue  
21 because we met the signage area requirements and we're  
22 committed to one wall sign. With regards to the five  
23 other wall signs that are called out, four on the

1 facade on sheet 8021, underneath the Guernsey logo and  
2 wrapping around the corner would just state dairy  
3 store, dining and drinks, soda fountain and since 1968,  
4 1960 -- whatever that number is. My eyes are not that  
5 good.

6 Those components are there truly just to --  
7 as an announcement for the public because Guernsey  
8 Farms Dairy conveys the dairy operation. For sure  
9 there's a load of clientele that are very familiar with  
10 that project and understand what it was and we have  
11 taken great pains not to mess up the restaurant part of  
12 it and to improve on the soda fountain part of it in  
13 order to just make everybody happy.

14 It's not intended to shock or do anything  
15 that's going to upset their existing clientele, but the  
16 goal is to introduce an entirely new clientele to this  
17 project. So we believe that the inclusion of this  
18 helps announce that this is not just Guernsey Farms  
19 Dairy, which is the primary dairy producer. But, in  
20 fact, that there's an eating component here. There's a  
21 soda fountain component here and that you could dine  
22 and that -- again, because this entire renovation was  
23 based on the anniversary of the project, the

1 established ended up being a nice tag line to add to  
2 it. That takes care of those pieces.

3 We originally, when we started the process,  
4 were proposing many more graphics on the building, but  
5 we opted to, again, diminish the amount of ask that we  
6 have for this board. And it's the specificity of the  
7 strange conditions associated with that property.

8 Right now I would like to address, on the  
9 south end of the building, we've introduced a new  
10 carryout entrance. Previously, the way carryout was  
11 handled through the main entrance of the dairy, there  
12 was quite a congestive component that happened right in  
13 the building. They do have a very strong carryout  
14 business and it was important for us to accommodate the  
15 patronage, again, to be able to simply come up to the  
16 side. As such, we provided a small enclosure, a canvas  
17 enclosure, which we have recently gone through and  
18 gotten administratively approved for signage areas.  
19 And, again, we have all of our section waivers for the  
20 materials that are on the building.

21 We've decided to then introduce the  
22 graphic -- that graphic component, the second most  
23 famous thing that Guernsey is famous for is their

1 chocolate milk, blue ribbon awarded on a regular basis.  
2 And it truly is magnificent.

3 And so, at that, the carryout entry would  
4 include the small tag line on the front of the awning.  
5 Which, in fact, the dominion or the size of the  
6 lettering there, actually, I think, makes it a  
7 permissible piece.

8 But it says, "Take a chick home tonight,"  
9 which is the implication of taking home their wonderful  
10 chicken dinner. Which, by the way, because of their  
11 involvement with their new food consultant, too,  
12 Guernsey Farms will now be offering their chicken,  
13 which will be better than ever, with a buttermilk  
14 coating. As a dairy, that only makes sense, too.

15 So all of this is -- is -- the opportunity to  
16 look at this unique piece of property that isn't in a  
17 strip center. That isn't a commonality that you find  
18 everywhere. That doesn't necessarily establish  
19 precedent and that the final outcome not only is  
20 tastefully done, but looks as if it was meant to begin  
21 with.

22 And I'm sorry that took so long and I'll stop  
23 there and I would love to respond to any questions you

1 have.

2 CHAIRPERSON PEDDIBOYINA: Thank you,  
3 Mr. Roman. I appreciate your time and your  
4 presentation.

5 And is there anyone else in the audience who  
6 would like to speak regarding this case, please? You  
7 can raise your hand.

8 Anyone in the audience on the Zoom?

9 MS. OPPERMAN: There are no audience  
10 attendees for this case.

11 CHAIRPERSON PEDDIBOYINA: Thank you so much.  
12 Then I can move for the City, Mr. Larry?

13 (No audio response.)

14 CHAIRPERSON PEDDIBOYINA: Larry, are you  
15 there?

16 MR. BUTLER: No comments from the City.  
17 Standing by for questions.

18 CHAIRPERSON PEDDIBOYINA: Okay. Thank you  
19 very much.

20 And chairperson -- acting chairperson,  
21 Katherine, is there any correspondence for this case,  
22 please? You can move on that.

23 MS. OPPERMAN: Certainly.



1 CHAIRPERSON PEDDIBOYINA: Thank you.

2 MS. OPPERMAN: There were 37 letters sent out  
3 for this case. We received no returns, no approvals  
4 and no objections.

5 CHAIRPERSON PEDDIBOYINA: Thank you so much.  
6 And I appreciate your time. And very good.

7 Yeah. Everybody likes, you know, Novi  
8 Guernsey Farm. And they have the restaurant and  
9 everything. The project started a couple months back.  
10 I know that it's something you mentioned the  
11 celebration to start in April. My kids also were  
12 planning to go there, but I know the situation with the  
13 COVID-19.

14 And I saw this property, you know, several  
15 times and we dined in several times. So we love this  
16 restaurant. I have no objections on this.

17 And I can put it on the board. Anybody would  
18 like to speak on this case, please?

19 MEMBER LONGO: Mike Longo. I would like to  
20 mention that Roman didn't mention, but if you go --  
21 it's a very long building. I've been there many times.  
22 So if you have never been there before, that large sign  
23 over the new main entrance is important because that's

1 where I want to go. I don't want to go down to the  
2 north end -- well, I might. But they're down there and  
3 that's the dairy where they're processing milk and milk  
4 products.

5 So I think that sign is really important. It  
6 is large, but it's a large facility. And, you know,  
7 they've got signage on the south side now that I think  
8 is imperative. I have absolutely no problem with this  
9 variance.

10 CHAIRPERSON PEDDIBOYINA: Thank you,  
11 Mr. Longo. I appreciate it.

12 Anyone else on the board would like to speak  
13 on this case?

14 MEMBER MONTAGUE: I would like to say I think  
15 the signage is appropriate for the building.

16 I did want to ask, what were you talking  
17 about, I was looking at the elevations. The chick  
18 sign, where is that going to be at? The carryout area?

19 MR. BONISLAWSKI: On the south elevation at  
20 the -- if you look at the sheet 201, there's two sheets  
21 201 that show a blue ribbon. If you look at both of  
22 those, they relate to the same exact elevation and the  
23 same device. This is a vinylized --

1                   Is it a vinylized, Jeremiah? Nod your head  
2                   if it is.

3                   MR. ARMSTRONG: No. It's painted on  
4                   lettering on the top.

5                   MR. BONISLAWSKI: So it's silk screen  
6                   actually painted in the field because we had to jump to  
7                   get the canopy on the building. So we have an artist  
8                   that would actually hand paint on to the canvas that  
9                   blue ribbon and the line of verbiage right there "Take  
10                  a chick home."

11                  MEMBER MONTAGUE: So it's a little canvas  
12                  portico kind of type?

13                  MR. BONISLAWSKI: That's correct. As you see  
14                  in New York, Chicago and all over the place on the  
15                  sidewalk.

16                  MEMBER MONTAGUE: Okay. All right.

17                  MR. BONISLAWSKI: It's very friendly and  
18                  soft.

19                  MEMBER MONTAGUE: No. It's nice. I like it.  
20                  Thank you.

21                  CHAIRPERSON PEDDIBOYINA: Thank you, Mr.  
22                  Clift.

23                  And anybody would like to speak on this case,

1 please?

2 Okay. Looks like seeing none. Anybody would  
3 like to make a motion on this case, please?

4 MEMBER LONGO: I can do that.

5 CHAIRPERSON PEDDIBOYINA: Yeah. Go ahead.

6 MEMBER LONGO: I move that we grant the  
7 variance in the case number PZ20-0017, Ron and Roman,  
8 Inc. along with Guernsey Farms and Dairy for the  
9 address of 21300 north -- I'm sorry. 21300 Novi Road.

10 Because the petitioner has shown a practical  
11 difficulty requiring people to see where they're going  
12 and where they want to be and get the appropriate  
13 feeling, as Roman mentions, for the facility.

14 Without the variance the petitioner would be  
15 unnecessarily prevented or limited in respect of fully  
16 showing the property because of the physical size and  
17 the appropriate -- I think, appropriate doors that need  
18 to be paying attention to.

19 The property is unique because it is a  
20 very -- it's not extremely large, but it's very, very  
21 long and it's part dairy and it's part restaurant.

22 The petitioner has not created the condition  
23 because of the size of the building. And the relief --

1 I'm sorry. This does not unreasonably interfere with  
2 adjacent or surrounding properties. There is nothing  
3 south across the street and north. Both of those are  
4 commercial businesses.

5 The relief is consistent with the spirit and  
6 intent of the ordinance because it appropriately uses  
7 signage to -- for the size of the facility and the  
8 purpose of the building.

9 CHAIRPERSON PEDDIBOYINA: Thank you,  
10 Mr. Longo. And can somebody second?

11 MEMBER MONTAGUE: I would second.

12 CHAIRPERSON PEDDIBOYINA: Thank you. And the  
13 motion, okay. Katherine, can you roll call, please?

14 MS. OPPERMAN: Certainly.

15 CHAIRPERSON PEDDIBOYINA: Thank you.

16 MS. OPPERMAN: Member Longo?

17 MEMBER LONGO: Yes.

18 MS. OPPERMAN: Member Montague?

19 MEMBER MONTAGUE: Yes.

20 MS. OPPERMAN: Chairperson Peddiboyina?

21 CHAIRPERSON PEDDIBOYINA: Yes, please.

22 MS. OPPERMAN: Member Sanker?

23 MEMBER SANKER: Yes.

1 MS. OPPERMAN: Member Thompson?

2 MEMBER THOMPSON: Yes.

3 MS. OPPERMAN: And Member Verma?

4 MEMBER VERMA: Yes, please.

5 MS. OPPERMAN: Motion passes.

6 MR. BONISLAWSKI: Thank you very much. We  
7 can't wait to open.

8 CHAIRPERSON PEDDIBOYINA: Good luck.  
9 Congratulations.

10 Okay. I think we have one more on other  
11 matters as Katherine mentioned and also I mentioned.  
12 It looks like I forwarded the E-mail from Beth she sent  
13 to us and I hope everybody got the E-mail also.

14 And apart from that, I don't want to read  
15 that E-mail, what she mentioned. I hope you all have  
16 gone through that E-mail. If anybody did not go  
17 through the E-mail, I have a printed copy I can read.

18 Seeing none, I can move for that. This is  
19 the case, you know, the clarification what they're  
20 asking for of case number PZ20-0005 from the April 2020  
21 meeting.

22 Katherine, are you there?

23 Oh, Beth is here.

1 MS. SAARELA: I can -- I can -- so what  
2 happen -- so last month when we had -- we were talking  
3 about the case. It was the case of the commercial  
4 vehicle that was being converted to a recreational  
5 vehicle. And as I was listening to all the board  
6 members' questions and then resulting variance, a  
7 question came into my head as to what the intent of the  
8 board was on that as far as the granting of the  
9 variance. That vehicle, the way I read the motion, is  
10 the board granting a variance for the commercial  
11 vehicle to be parked in the front yard with the thought  
12 that once it's a recreational vehicle that it can be  
13 parked there?

14 So the motion didn't really mention granting  
15 a variance for a recreational vehicle to be parked in  
16 the front yard. So I was concerned that we needed an  
17 additional motion to be made on that at a future  
18 meeting because of the way -- the writeup didn't say it  
19 was asking for both a variance for a commercial and a  
20 recreational vehicle to be parked in the front yard.  
21 Because I guess, what I didn't know if everybody  
22 understood, was that once it's recreational, it's still  
23 also not a permitted use to be parked in the front

1 yard. It would also still require a variance to park a  
2 recreational vehicle in the front yard.

3 So I guess that's what I'm trying to conclude  
4 was whether everybody was -- what was everybody's  
5 understanding of the variance that they were agreeing  
6 to?

7 CHAIRPERSON PEDDIBOYINA: Thank you. And  
8 anybody on the board?

9 MEMBER SANKER: I'll chime in real quick. It  
10 was my understanding that it was just for the time that  
11 it was a commercial vehicle is what we were approving  
12 and we approved it only for that.

13 MS. SAARELA: Okay. That's what I thought.  
14 So what I think we need to do is have this applicant  
15 come back to a future ZBA meeting for an additional  
16 variance to park a recreational vehicle in his front  
17 yard, if that's what he intends to do, because that is  
18 also not a permitted use.

19 MEMBER THOMPSON: Would it be a good idea to  
20 wait until after the Secretary of State is open again?

21 MS. SAARELA: It wouldn't matter. I mean, he  
22 would have both variances, then, for when it gets  
23 switched over. Right now he's authorized to park it as



1 a commercial vehicle.

2 You know, if we wanted to give him both  
3 variances now, great. It's whatever I guess is  
4 convenient for everybody. You know, it's going to have  
5 to be renoticed at this point.

6 MEMBER VERMA: This is Ramesh Verma. Do we  
7 allow recreational vehicles in front of our homes.

8 MS. SAARELA: No. That's why he would need a  
9 second variance for that. I think he may have thought  
10 he was getting that variance, but in reality, if you  
11 read the motion, he's only getting a variance to park  
12 the commercial vehicle. So if he's also requesting a  
13 variance to allow the recreational vehicle, he's going  
14 to need something more than he got.

15 MEMBER VERMA: Are you suggesting he come  
16 here to come back when he change it to a recreational  
17 vehicle then we will discuss on that?

18 MS. SAARELA: Correct.

19 CHAIRPERSON PEDDIBOYINA: Yeah. That is  
20 right.

21 Kathy, can you make a note on this and can  
22 you put some time when they come for the next zoning.  
23 And we have to make this one very strongly and we need

1 to discuss at the time and we need to bring whatever  
2 discussions what we had currently.

3 And Beth also, as she mentioned, it is  
4 inappropriate and we need to finish that for the  
5 upcoming -- anytime in the future they come for the ZBA  
6 meeting.

7 MS. OPPERMAN: So my understanding is that  
8 the motion that was made was correct in regard to the  
9 way that the case was adverted. I think Beth was  
10 concerned that there may be some misunderstanding on  
11 the applicant's part. So I can certainly reach out to  
12 him just so he's aware that this variance that he was  
13 granted is strictly for while it remains a commercial  
14 vehicle and he's working on getting it converted over.  
15 And if he intends on then having that recreational  
16 vehicle continuously parked, again, in the front of the  
17 property -- yet I think it's a week that's, like,  
18 allowed during a certain amount of time -- that it  
19 would have to get another variance and it would be his  
20 volition to apply for that for a time that's going to  
21 be convenient for him.

22 CHAIRPERSON PEDDIBOYINA: I think we give the  
23 permission until the end of this year, I believe.

1 MS. OPPERMAN: Yes. Linda mentioned in her  
2 motion to be permitting the commercial vehicle up until  
3 December of this year.

4 CHAIRPERSON PEDDIBOYINA: Okay. Yeah. So  
5 we'll open the discussion for any board members.

6 Please go ahead.

7 MEMBER LONGO: Yeah. Mike Longo. I got the  
8 impression that it's going to be a transition. So it's  
9 commercial today. It'll be recreational in December,  
10 but in the middle it's going to be something in  
11 between. So we can do this in advance, if that's what  
12 he wants to do. I would like to let him know that,  
13 Katie, that it may look like a recreational vehicle and  
14 he doesn't think it's go done yet, but our inspector  
15 could go around and say you're in violation.

16 CHAIRPERSON PEDDIBOYINA: Okay.

17 MS. OPPERMAN: I don't believe it would be a  
18 violation unless it was registered with the state as a  
19 recreational vehicle.

20 MEMBER LONGO: Okay. Yeah. That's a good  
21 point.

22 MS. OPPERMAN: I can let him know something  
23 to that effect, though.

1 CHAIRPERSON PEDDIBOYINA: Thank you, Mr.  
2 Longo.

3 Anybody would like to speak on this case,  
4 please?

5 MR. BUTLER: Mr. Chair, this is the City.

6 CHAIRPERSON PEDDIBOYINA: Oh, Larry, go  
7 ahead, please.

8 MR. BUTLER: Yeah. We did ask him how long  
9 he thought it would take him before he would have that  
10 conversion done to that vehicle and I believe he  
11 expressed a few months or as soon as possible that  
12 shops were opening that he could get in and get that  
13 repaired or get that changed over. So it looks like  
14 he's going to move on that as fast as he can once the  
15 businesses are open so he can get his vehicle in.  
16 It'll probably even be before December.

17 So it probably is important to reach out to  
18 him so he has an understanding that he has to have that  
19 registered as a recreational vehicle so he can park it  
20 there. The sooner probably the better.

21 CHAIRPERSON PEDDIBOYINA: Larry, I have a  
22 real quick question on this. Do we have to send any  
23 letter from the City of our side, Novi?

1 MR. BUTLER: Do we have to send a letter? I  
2 think we can just reach out to him. Unless Beth thinks  
3 that we have to send a letter.

4 And Beth, I would like to defer to you. Do  
5 we need to send an official letter or can we just reach  
6 out to him?

7 MS. SAARELA: I think you can give him a  
8 call. I think stopping by or giving him a call.

9 MR. BUTLER: Sounds good.

10 Yeah. Between me and Katherine we'll reach  
11 out to him.

12 CHAIRPERSON PEDDIBOYINA: Okay. Sounds good  
13 And you can coordinate on this, Katherine, and you.

14 MR. BUTLER: Excellent. Thank you, sir.

15 CHAIRPERSON PEDDIBOYINA: I appreciate that.

16 Any other matters apart from this today?

17 We have nothing. I would like to say any of  
18 the board members who would like to speak anything  
19 apart from that or I can motion to adjourn for the day.

20 Okay. The meeting is adjourned.

21 MEMBER THOMPSON: I have one question about  
22 the garage case earlier. It's probably assumed that,  
23 like, everything should be built to code, but we don't

1 have to say that during this meeting?

2 MS. SAARELA: No. Because he has to come  
3 back for a building permit.

4 MEMBER THOMPSON: Okay. Just making sure.

5 MR. BUTLER: He still has to come back here  
6 to the Building Department and our building inspectors  
7 make sure he's building per code.

8 MEMBER THOMPSON: Okay.

9 CHAIRPERSON PEDDIBOYINA: And before I  
10 adjourn the meeting, would you like to say any other  
11 matters on the agenda?

12 Anybody all in favor say "Aye."

13 MEMBER VERMA: Just want to wish Mav Sanghvi  
14 for his recovery.

15 CHAIRPERSON PEDDIBOYINA: Thank you,  
16 Mr. Ramesh. And I spoke -- communicated, through the  
17 E-mail. He is not taking the call, but I communicated  
18 through the E-mail on that and we wish him well on  
19 behalf of all board members. And, hopefully, he'll  
20 come up in the future meetings. We expect him.

21 MEMBER VERMA: Thank you.

22 CHAIRPERSON PEDDIBOYINA: The meeting is  
23 adjourned and say all in favor.

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MEMBER VERMA: Motion to adjourn.

CHAIRPERSON PEDDIBOYINA: Thank you. Say all  
in favor.

MEMBER LONGO: Second.

CHAIRPERSON PEDDIBOYINA: Thank you for the  
motion. The meeting is adjourned.

And this is not recorded.

(Pause in the record.)

CHAIRPERSON PEDDIBOYINA: Okay. Thank you so  
much everybody. Have a good day and blessed day.

MS. SAARELA: Was there an approval on the  
motion to adjourn?

CHAIRPERSON PEDDIBOYINA: Yes.

MS. SAARELA: Did everybody say "Aye"?

THE BOARD: Aye.

CHAIRPERSON PEDDIBOYINA: Thank you, Beth. I  
appreciate that.

MEMBER LONGO: Be safe.

(At 7:55 p.m., matter 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 (Acting in 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 forty eight (48) typewritten pages, is a true and correct transcript of my said stenographic notes to the best of my ability.

/s/ Darlene K. May  
Darlene K. May, RPR/CSR-6479

May 20, 2020  
(Date)