

Meeting
06/09/2026

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

Tuesday, June 9, 2026

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
Marc Jappaya, Member

ABSENT EXCUSED:

Joe Peddiboyina, Member

ALSO PRESENT:

Joellen Shortley, City Attorney
Alan Hall, Deputy Community Development
Director
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	3
7	Approval of May 2026 minutes	4
8	Approval of Agenda	4
9	Public Remarks	5
10	Public Hearing	5
11	PZ26-0006	7
12	PZ26-0004	13
13	PZ26-0011	40
14	PZ26-0017	58
15	PZ26-0020	64
16	PZ26-0022	73
17	Other Matters	88
18	Adjournment	89
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, June 9th. We have the Pledge of
4 Allegiance, please.

5 (Pledge of Allegiance recited)

6 MS. NARDONE: Member Jappaya?

7 MEMBER JAPPAYA: Here.

8 MS. NARDONE: Member Thompson?

9 MEMBER THOMPSON: Here.

10 MS. NARDONE: Member Peddiboyina,
11 absent excused. Member Longo?

12 MEMBER LONGO: Here.

13 MS. NARDONE: Member Krieger?

14 MEMBER KRIEGER: Present.

15 MS. NARDONE: Member Samona?

16 MEMBER SAMONA: Here.

17 MS. NARDONE: Chairperson Montague?

18 CHAIRPERSON MONTAGUE: Here.

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

21 CHAIRPERSON MONTAGUE: Thank you. All
22 right. Little bit of the rules of conduct.
23 Please put your phones on silent or turn them off
24 if you would. We have looks like six cases
25 tonight. The applicant will be asked to come to

1 the podium, state their name, spell their name, be
2 sworn in, and will have up to ten minutes to
3 present their case. Anyone in the audience that
4 would like to respond to that will have three
5 minutes to give any comments on that, and would
6 ask that you raise your hand to be recognized and
7 come up to the podium.

8 Let's talk about the meeting minutes
9 from May.

10 MEMBER SAMONA: I have a couple of
11 modifications, Mr. Chair.

12 CHAIRPERSON MONTAGUE: All right.

13 MEMBER SAMONA: And I wrote these down.
14 Page three, line 16 of the meeting minutes from
15 May has my last name misspelled. Also I just want
16 the record to be clear, not that it would make a
17 difference on the voting purposes, the beginning
18 of the minutes when roll call was taken has member
19 Krieger as absent excused. She came in 15 seconds
20 afterwards. And when we were voting on approval
21 of either the agenda or the minutes, Member
22 Krieger answered in the affirmative, and just to
23 clarify for any recordkeeping purposes. But if
24 anything -- she said here actually. I'm sorry.
25 So just to clarify that. With that, I have no

1 problem making a motion to approve with those
2 amendments.

3 MEMBER LONGO: I second.

4 MS. NARDONE: Member Longo?

5 MEMBER LONGO: Yes.

6 MS. NARDONE: Member Krieger?

7 MEMBER KRIEGER: Yes.

8 MS. NARDONE: Member Samona?

9 MEMBER SAMONA: Yes.

10 MS. NARDONE: Chairperson Montague?

11 CHAIRPERSON MONTAGUE: Yes.

12 MS. NARDONE: Member Jappaya?

13 MEMBER JAPPAYA: Yes.

14 MS. NARDONE: Member Thompson?

15 MEMBER THOMPSON: Yes.

16 MS. NARDONE: Thank you. Motion
17 carries.

18 CHAIRPERSON MONTAGUE: This is the
19 segment of the meeting that will allow for public
20 comments, general public comments. Comments
21 related to the cases should be reserved for when
22 that case is presented. So I would ask if there's
23 any general comments from the audience. All
24 right. Seeing none. The agenda, are there any
25 changes to the agenda?

1 MR. HALL: Agenda is clear except do
2 you want to make a change on the order or no?

3 MEMBER SAMONA: I think we're going to
4 be all set on the order.

5 MR. HALL: It's clear, sir.

6 CHAIRPERSON MONTAGUE: All is good?
7 All right.

8 MEMBER SAMONA: Motion to approve.

9 MEMBER KRIEGER: Second.

10 MS. NARDONE: Member Longo?

11 MEMBER LONGO: Yes.

12 MS. NARDONE: Member Krieger?

13 MEMBER KRIEGER: Yes.

14 MS. NARDONE: Member Samona?

15 MEMBER SAMONA: Yes.

16 MS. NARDONE: Chairperson Montague?

17 CHAIRPERSON MONTAGUE: Yes.

18 MS. NARDONE: Member Jappaya?

19 MEMBER JAPPAYA: Yes.

20 MS. NARDONE: Member Thompson?

21 MEMBER THOMPSON: Yes.

22 MS. NARDONE: Thank you. Motion
23 carries.

24 CHAIRPERSON MONTAGUE: All right.

25 Let's proceed with our first case tonight.

1 PZ26-0006. Meadow Bridge Park. The applicant is
2 seeking a variance from the City of Novi Zoning
3 Ordinance Section 4.19.2.F to allow a dumpster
4 enclosure in the front yard setback. The property
5 is zoned Light Industrial. Is the applicant here?
6 Please step to the podium. State and spell your
7 name.

8 MR. DIXON: Good evening. Travis
9 Dixon. D-I-X-O-N.

10 MEMBER LONGO: Travis, are you an
11 attorney?

12 MR. DIXON: No, sir.

13 MEMBER LONGO: Do you promise to tell
14 the truth in this case?

15 MR. DIXON: Yes, sir.

16 MEMBER LONGO: Thank you.

17 CHAIRPERSON MONTAGUE: Do you have some
18 visual to put on the screen therefore us, please?

19 MR. DIXON: I do not. I do apologize.

20 CHAIRPERSON MONTAGUE: We'll help you
21 out.

22 MR. DIXON: All right. Thank you. Our
23 engineering team didn't seem to make it through
24 tonight. Thank you. So currently we have a pair
25 of dumpsters that are sitting in the parking lot

1 over here on this side. This is right off of the
2 highway, which is why it's considered the front
3 yard. So what we're proposing is an enclosure in
4 this area here in the grass, and the walls being
5 eight feet tall on three sides having nice gates
6 on the front. We're actually going to put a roof
7 over there to make sure that no trash or debris
8 blows out. Once that is done, we are then going
9 to repave the entire parking lot to make sure that
10 is all cleaned up and in good, pristine condition
11 as well. That's the gist if it, at least.

12 CHAIRPERSON MONTAGUE: Pretty much
13 covers it? All right. City.

14 MR. HALL: Thank you, Mr. Chairman.
15 They're seeking a single dimensional variance
16 tonight to allow the dumpster and the five yard
17 setback. I do have a question for you. When you
18 say you're going to put a roof on that, is that
19 going to affect any of the mechanics of them
20 taking the dumpsters out and going high?

21 MR. DIXON: Great question. So the
22 roof is only going to be about half of the
23 distance of the enclosure so that when the
24 roll-offs come back, they can still lift the can
25 up and move it out of there.

1 MR. HALL: Thank you.

2 CHAIRPERSON MONTAGUE: Correspondence.

3 MEMBER LONGO: So we mailed out --
4 excuse me. We mailed out 11 notices, got no
5 returns. There were no objections and no
6 approvals.

7 CHAIRPERSON MONTAGUE: Anyone in the
8 audience care to comment on this case? All right.
9 Seeing none, I will open it up to the board. Any
10 comments?

11 MEMBER JAPPAYA: I have a question.
12 You indicated that the grass -- or the area was
13 considered the front yard because it was along the
14 freeway. But is where the enclosure is going, is
15 that along Meadowbrook or the freeway?

16 MR. DIXON: Meadowbrook itself. So
17 it's in this area. This is technically the corner
18 of the road. Meadowbrook runs down here on the
19 left, and that enclosure would be here in this
20 grass area.

21 MEMBER JAPPAYA: I see. Got it. Okay.

22 MR. DIXON: And the access, just to
23 further clarify, into the enclosure would be from
24 this side, so the gates would open towards 275.

25 MEMBER JAPPAYA: I see. Do you know

1 roughly how many feet or how many yards it is from
2 where the access point would be to where the can
3 would actually be, and are those eight-foot
4 enclosures going to run the entire distance.

5 MR. DIXON: So the setback, I do
6 apologize. I do not know those dimensions off the
7 top my head. But idea with it is that yes, the
8 walls that are going to be eight-feet tall will
9 run the entire distance of the enclosures
10 themselves. So I guess this would be a better
11 representation for you that shows kind of the map
12 out of the demarcation of where we intend to place
13 them.

14 MEMBER THOMPSON: Are we able to zoom
15 in on that at all? This is not in our packet,
16 correct?

17 MEMBER JAPPAYA: I don't have it.

18 MEMBER KRIEGER: I saw online on my
19 laptop.

20 MEMBER THOMPSON: I went to the
21 agenda's part of the website. It wasn't --

22 CHAIRPERSON MONTAGUE: I don't know if
23 you can zoom in on that or not.

24 MEMBER THOMPSON: There currently is
25 not a dumpster?

1 MR. DIXON: Correct. In this area here
2 this is all grass currently. The dumpsters are
3 currently over in the parking lot on this side.

4 MEMBER THOMPSON: Not in an enclosed
5 area. They're just there in the middle of the
6 parking lot.

7 MR. DIXON: Correct.

8 MEMBER THOMPSON: So this is clearly an
9 improvement.

10 MR. DIXON: That's the idea.

11 MEMBER THOMPSON: Okay. We just didn't
12 have all of the information in the packet. For
13 the first slide it didn't show where it was going
14 to be. Kind of imagining things.

15 CHAIRPERSON MONTAGUE: Anything else?
16 All right. A motion there?

17 MEMBER KRIEGER: I move that we grant
18 the variance in case number PZ26-0006, sought by
19 Meadowbrook Bridge Park for 41370 Bridge Street,
20 because the petitioner has shown practical
21 difficulty requiring placement of their dumpster.
22 Without the variance, the petitioner will be
23 unreasonably prevented or limited with respect to
24 use of the property because essentially their
25 building has four fronts: The expressway,

1 Meadowbrook, and their neighbors. The property is
2 unique because of its location. The petitioner
3 did not create the condition because the roads
4 already existed. The relief granted will not
5 unreasonably interfere with adjacent or
6 surrounding properties because their intent of its
7 placement and surrounding and covering to keep it,
8 the dumpster, as aesthetically pleasing and an
9 improvement on the property, and they said that
10 they would repave afterward. And the relief is
11 consistent with the spirit and intent of the
12 ordinance because of their intention of
13 improvement.

14 MEMBER LONGO: Second.

15 MS. NARDONE: Member Krieger?

16 MEMBER KRIEGER: Yes.

17 MS. NARDONE: Member Samona?

18 MEMBER SAMONA: Yes.

19 MS. NARDONE: Chairperson Montague?

20 CHAIRPERSON MONTAGUE: Yes.

21 MS. NARDONE: Member Jappaya?

22 MEMBER JAPPAYA: Yes.

23 MS. NARDONE: Member Thompson?

24 MEMBER THOMPSON: Yes.

25 MS. NARDONE: Member Longo?

1 MEMBER LONGO: Yes.

2 MS. NARDONE: Thank you. Motion
3 carries.

4 CHAIRPERSON MONTAGUE: Thank you.

5 MR. DIXON: Very much appreciate your
6 time.

7 CHAIRPERSON MONTAGUE: All right. Case
8 number two. PZ26-0004 (Henry Ford Health). The
9 applicant is requesting variances from City of
10 Novi Sign Ordinance Section 28-5(a) to allow an
11 increase in the number of signs and height of
12 ground signs beyond what is permitted; Section
13 28-5(b)(1)b to allow wall signage exceeding the
14 maximum permitted square footage; Section
15 28-5(b)(2)a to allow ground signage exceeding the
16 maximum permitted area. This property is zoned
17 Office Service Commercial.

18 Okay. Please state and spell your name
19 for the court reporter, please.

20 MR. GARY: My name is Jay Gary G-A-R-Y.

21 MEMBER LONGO: Jay, are you an
22 attorney?

23 MR. GARY: I am not.

24 MEMBER LONGO: Do you promise to tell
25 the truth in this case.

1 MR. GARY: Yes, sir.

2 MEMBER LONGO: Thank you.

3 MS. DIEHL: Hi. My name is Tracey
4 Diehl, T-R-A-C-E-Y, D-I-E-H-L.

5 MEMBER LONGO: And Tracey, are you an
6 attorney?

7 MS. DIEHL: I am not.

8 MEMBER LONGO: Do you promise to tell
9 the truth in this case?

10 MS. DIEHL: Absolutely.

11 MEMBER LONGO: Thank you.

12 MR. GARY: Good evening, and thank you
13 for opportunity. My name Jay Gary as I stated. I
14 am the Signage and Wayfinding Project Manager for
15 Henry Ford Health. We here at Henry Ford Health
16 are proud to serve our communities across Michigan
17 with a mission centered on improving lives through
18 health and wellness one person at a time. Our
19 facilities are places where patients, families,
20 visitors, physicians, emergency responders and
21 staff need to navigate safely and confidently.
22 The signage being requested tonight is not
23 intended to create visual clutter, but to support
24 clear identification, wayfinding, and timely
25 access to care. We appreciate the city's

1 consideration and are grateful for the opportunity
2 to be a part of the Novi committee.

3 Now all I'll turn it over to Tracey.
4 She's going to go through our present variance
5 tonight.

6 MS. DIEHL: Good evening. In an effort
7 to save some time and not run through every single
8 sign with you, I'm going to start and begin by
9 going through the criteria and explaining a little
10 but of the project background to you. And before
11 I begin, even though I'm happy to review every
12 sign at some point if you'd like me to do that, it
13 would be very cumbersome, and the signs had been
14 submitted in the package. So if there's anything
15 that anybody wants to ask a question about, I'll
16 be happy to answer those questions at that time.

17 This project involves a very large
18 hospital campus, as you can see on the screen.
19 The campus has an internal drive and it also has
20 external drive area. And it's multiple buildings,
21 multiple parking lots, very, very difficult to
22 navigate if you're unfamiliar with the area.

23 There are two addresses, multiple
24 buildings, shared parking areas, multiple access
25 points, internal drives, emergency access,

1 pedestrian routes and patients and visitors who
2 may be unfamiliar with the property arriving here
3 under distress. It's not appropriate to assume
4 that everybody that is coming to this facility
5 lives here within the city limits or is familiar
6 with this campus. The signage is intended to
7 identify the medical campus, direct people to
8 emergency medical destinations and support traffic
9 flow, distinguish services and buildings and
10 improvement patient and visitor navigation
11 throughout the entire property. People coming to
12 the hospital or the campus and visiting a loved
13 one or trying to locate a specific department, in
14 those situations where clear and visible signage
15 is not merely a convenience, it supports the
16 safety and the efficient use of the property.

17 It's important to note that this
18 property had previous variances, and so the need
19 for variances exists in a hospital campus setting.
20 It's also important to note the history on the
21 Henry Ford Health Project in that there are
22 several other campuses in surrounding cities and
23 municipalities that have also had upgrades to
24 their signage, and so this is an effort to make
25 all of the signage updated and cohesive throughout

1 the Greater Michigan area. This is not just
2 limited to your community.

3 This campus has a history of previously
4 approved variances, as I've stated, and that
5 history is important because it shows the need for
6 signage relief is not new and it's not
7 self-created. The same campus conditions that
8 justify the relief in the past continue to exist
9 here today. The site is large, medically focused
10 serving multiple access points used by patients,
11 visitors and emergency services, staff and
12 motorists and people that need clear wayfinding
13 and the ability to make decisions from multiple
14 vantage points in all weather condition and in all
15 vision impairments, and all levels of stress and
16 in all seasons of the year.

17 The current projects, updates,
18 replacements and coordinated signage system is
19 something that brings to you many proposed
20 replacement signs that are proposed to be replaced
21 in similar locations or the same exact location as
22 the existing signage, and in many cases, the same
23 exact size or with a slight alteration to the size
24 to make them more legible.

25 The prior approvals for variances

1 should not be viewed as a basis for approval, but
2 rather they support the record by confirming that
3 this property has a long unique need for signage
4 that exceeds what the ordinance would allow.

5 The hospital campus function as a
6 medical campus and a hospital campus requires us
7 to have signage that is functional while improving
8 appearance and consistency of the overall signage
9 to update the logo to the current Henry Ford
10 Health logo.

11 The variances listed are in our
12 submission, and we are looking for variances to
13 exceed the maximum square footage of wall signs, a
14 variance to permit more than one wall sign per
15 street, a variance to permit more than two wall
16 signs and additional wall signage, a variance to
17 permits more than one ground sign, a variance to
18 exceed the maximum area for ground signs, a
19 variance to exceed the height for ground signs,
20 and a dimensional variance to allow signage in a
21 corner then that signage would actually replace
22 four signs and cut down on the number of signs.
23 So overall what we're proposing is very consistent
24 with what other Henry Ford Health campuses have as
25 well very consistent with that signage that

1 already exists here and the needs of a hospital
2 campus.

3 The unique circumstances and physical
4 conditions of the property are the need for the
5 request of variances are due to the unique
6 circumstances and conditions not too personal or
7 economic difficulty. This isn't a commercial
8 business that's trying to draw business in through
9 its signage. This is a campus that includes two
10 addresses and functions as one integrated
11 hospital. It includes multiple buildings and
12 large parking areas. These conditions do not
13 general apply to ordinary properties in the same
14 zoning district or in the vicinity. A typical
15 commercial property may have a single building and
16 a limited number of access points, or limited
17 amounts of parking. But as you can see, this is a
18 very large campus with a very large amount of
19 parking with multiple frontages, multiple lanes of
20 entry, and vehicles need to be able to navigate
21 their way here safely. The signs are needed
22 because the property's size and layout require
23 wayfinding at multiple decision points. The
24 campus serves multiple types of people whether it
25 be visitors or patients or ambulances or emergency

1 visitors from outside of the community. Many
2 users may be unfamiliar with the site, and when
3 arriving at night or arriving under stress or
4 arriving with poor vision, they have a single
5 moment to make a decision where to turn or where
6 to go. GPS technology in a hospital campus is not
7 always accurate and it's not always used. 40% of
8 the United States population does not use GPS
9 navigation, so it's unfair for anybody to say that
10 we should be relying on GPS to get around a
11 hospital campus. People rely on signage to
12 navigate a hospital campus.

13 The history of the prior variance
14 approvals also support the unique nature of the
15 property and numerous existing or replacement
16 signs have previously been approved by variance
17 reflecting the longstanding reality that this
18 campus can't be served safely or effectively by
19 sign standards that currently exist within the
20 ordinance. The need is not self-created. The
21 need for the requested variance is not the result
22 of actions by the current property owner or the
23 previous property owners. The practical
24 difficulty arises from the existing size, layout
25 and medical function of the campus. This is

1 something that's existed before and it will
2 continue to exist as long as this is a hospital
3 campus. The applicant is not seeking unnecessary
4 signage, unrelated advertising or relief for any
5 kind of personal preference. This is merely
6 something that we have discovered is the minimum
7 character height and the amount of content and the
8 amount of negative space on a sign dictates that
9 the sign should be this large to convey this much
10 information.

11 Henry Ford Health is updating and
12 coordinating all of their existing medical campus
13 signage and many proposes signs are just
14 replacements and updates to signs that have
15 historically served the campus and should be
16 allowed to be continued to be used, but they do
17 need to be refreshed and updated, and that's
18 overall an aesthetic benefit to the community.
19 Several signs that were previously granted
20 variances, the same conditions that were
21 underlying in those variances still exist there
22 today. The need for comprehensive signage at this
23 location is inherent to the operation of a
24 hospital and a medical campus. This is not a
25 self-created need, this is a need that would exist

1 if any medical campus were to exist of this
2 proportion within your community.

3 Strict compliance with the dimensional
4 and sign regulations would be unnecessarily
5 burdensome because the standard ordinance
6 allowances do not adequately account for the needs
7 of a large hospital medical campus with multiple
8 buildings, multiple points of entry, multiple
9 parking lots and multiple functions throughout the
10 day, and emergency facilities that serve the
11 community 24 hours a day. If the campus were
12 limited to the standard number, size, height and
13 location of signs applicable to ordinary
14 properties, there would be difficulty identifying
15 the correct building, distinguishing emergency
16 services from nonemergency services, difficulty
17 locating parking areas and navigating the parking
18 areas, and that burden is substantially more than
19 an inconvenience. It's a medical setting, an
20 inadequate signage can create delay, confusion,
21 unsafe turning movements, parking lot congestion
22 and added stress for the people that are already
23 dealing with medical concerns. Our goal is to
24 eliminate that.

25 The signage is necessary for traffic

1 control and informational purposes. The signs
2 must be legible in real world conditions, as I've
3 previously stated, including different weather
4 conditions. Here in Michigan you get quite a bit
5 of snow, so the height of the ground sign is
6 affected by snow coverage.

7 For the Providence Parkway there is
8 relief requested for signs E51 and E52 that where
9 the number of ground signs are limited at that
10 location, those signs are modest, non-illuminated
11 directional signs. And you can see them on the
12 illustration before you 51 and 52. So this is a
13 directional sign that is non-illuminated. And E51
14 and E52 require variances, and they are merely
15 just conveying information. The height of the
16 sign is five feet, and that height I believe is
17 compliant, it's just simply a variance for the
18 number of signs so that we can help people to
19 navigate. And so it's really minimal in contrast
20 to what you think of when you're thinking of
21 variances being needed. This is -- it just arises
22 because of the fact that directional signs are
23 necessary on a hospital campus.

24 The requested variances are the minimum
25 necessary for substantial justice, and the

1 proposed signs are part of the coordinated
2 approach to making sure that multiple existing
3 signs at the same intersection can be removed so
4 we're trying to address sign clutter. We're also
5 trying to make sure that we're addressing safety.

6 Lastly, there is no adverse impact on
7 surrounding property values or the neighborhood
8 use. If you look at this road, this is the
9 internal kind. You could consider it internal to
10 the campus and you can consider this to be
11 external in some way to the campus. I've visited
12 the campus and driven these roads, and when I
13 drive, I feel like I'm inside the campus when I'm
14 driving along here, and I feel like I'm heading
15 into the campus when I'm driving along here.

16 So granting the requested variances
17 will not cause an impact to the surrounding
18 properties or the use or enjoyment of the
19 properties. As a matter of fact, these signs
20 would be an upgrade so they would be aesthetically
21 appropriate, and many of the replacement signs are
22 updated, have already been updated, the campus,
23 those co-compliant signs have already been
24 updated.

25 The proposed signage will not impair

1 light or air. It will not interfere with adjacent
2 properties. It will not create an incompatible
3 use. I know that within your city, signage is
4 very minimal. It's very minimalistic, and I've
5 noticed that driving all throughout the city that
6 signage is very minimalistic. This is not
7 intended to try to create a precedence where that
8 is being ignored, that the overall intent of the
9 ordinance is being ignored. This is intended to
10 create signage that's appropriate for this
11 hospital campus, and the continued use of the
12 signage that's appropriate.

13 The proposed signage will also provide
14 public health benefit. It will improve
15 wayfinding, reduce confusion, assist emergency
16 services and support orderly traffic circulation.
17 The request is consistent with the spirit and
18 intent of the ordinance because it does not
19 promote clutter or unnecessary signage, instead it
20 creates a more organized functional system for the
21 campus.

22 Now I'm happy to go over all of the
23 signs with you that have had previous variances.
24 Those were included in our packet when we
25 submitted them. And in closing, we would just

1 respectfully request that the variances, since
2 they meet the applicable practical difficult
3 standards, that the need for relief is based on
4 the unique circumstances and physical conditions
5 that exist because this is a large hospital and
6 medical campus, it's not self-created, and strict
7 compliance would become unnecessarily burdensome.
8 The requested relief is the minimum necessary to
9 do substantial justice. The signage will not
10 create an adverse impact on surrounding
11 properties. This is not an advertising program,
12 it's a hospital identification wayfinding traffic
13 control program, and the property's unique
14 conditions have existed for years and previously
15 justified through variance relief. The current
16 request allows Henry Ford Health to update the
17 coordinated signage program so that patients,
18 visitors, emergency staff, citizens of this
19 community, motorists traveling here and those that
20 are unfamiliar with the campus be able to travel
21 safely, so we therefore request your approval.
22 And I'm happy to answer any questions that you
23 have and I'm happy to go over each sign if you'd
24 like me to.

25 CHAIRPERSON MONTAGUE: Thank you very

1 much. Appreciate the abbreviated presentation.

2 MS. DIEHL: And that's actually very
3 longwinded for me, but I felt that it was
4 essential for me to cover the criteria in its
5 entirety so that the board could understand our
6 point of view on the criteria.

7 CHAIRPERSON MONTAGUE: Very good.
8 City?

9 MR. HALL: Thank you, Mr. Chairman. So
10 this is a large sign ordinance request for
11 variances. We had to break their request into
12 three different projects. So if you see it on
13 your agenda 004 is regarding 23 signs asking for
14 size and height and additional sign variances.
15 There's a myriad of different things that's in my
16 staff notes if you want to go through each one
17 that deals with the 23 signs. When we're done, I
18 think we need to approve those, we'll take those
19 as separately. The next one is going to be 0011.
20 That's going to talk dimensional variance, so it's
21 not a sign variance, it's actually a dimensional
22 variance, a sign being located in an intersection.
23 She mentioned that in her presentation. That's a
24 clear zone issue. So we have to talk about that
25 separately. And then case 0017, our signs with a

1 different address. So because it's a different
2 address, we had to put it on a different category.
3 So we have to vote three times on this tonight.
4 So we can start with the first one, 0004, and
5 that's the 23 signs, which are various based on
6 size and height and additional signs, no more than
7 nine feet tall is the tallest sign. There was one
8 sign that was 154 hundred square feet, plus or
9 minus, that was a little bit bigger. Some were
10 only six feet, square feet, so there's a
11 difference of range of different signs of doing
12 sizes there. So if you have any questions for me
13 I can answer that. That's what we have for now.
14 Thank you.

15 CHAIRPERSON MONTAGUE: Correspondence?

16 MEMBER LONGO: Yes. We mailed out 70
17 notices on this and seven were returned. But
18 there were no objections and no approvals.

19 CHAIRPERSON MONTAGUE: Is there anyone
20 in the audience that would like to comment on this
21 case? Seeing none, I will open it up to the
22 board. All right.

23 MEMBER SAMONA: So couple of things.
24 This one here that's showing, this one is not part
25 up 004, this one's part of 0011, correct?

1 MS. DIEHL: That's correct.

2 MEMBER SAMONA: Okay.

3 MS. DIEHL: This is just the one
4 that --

5 MEMBER SAMONA: This is just the one
6 with the 25 foot corner clearance issue.

7 MS. DIEHL: Yes.

8 MEMBER SAMONA: Got it. From looking
9 at the packet in its entirety, it looks like what
10 you have is 18 signs that are being replaced,
11 albeit it could be bigger, and five additional
12 signs from the change of name and the merger.
13 Does that sound about correct?

14 MS. DIEHL: That sounds about correct.

15 MEMBER SAMONA: So in late May, I must
16 have been to this hospital close to 20 times. Had
17 a friend of the family, who unfortunately passed.
18 But sometimes I was going in there at night, and I
19 could have sworn that if a police officer was
20 there, he might have thought, or she might have
21 thought, that I may have been drinking based on
22 how many turns I was making. Granted, the
23 construction on Beck Road didn't really help out
24 much, so I had to exit from Grand River because of
25 where I was going. But I was I think one time

1 pulled up into the ambulance drop-off bay versus
2 the main entrance. And the biggest thing is this
3 pic -- I'm just giving this one as an example,
4 this picture right here where this is seems to be
5 where the main entrance is where you either -- you
6 go in one side, you go out the other side. This
7 is where like the valet drop-off is. I think
8 cardiology is right to the right of main entrance.
9 That one I always get confused on, am I in the
10 inbound or the outbound lines. So I hope with an
11 absolute sincerity that these can help navigate it
12 better because it does get difficult, because when
13 you go to the hospital to either be seen, first of
14 all, to be seen is one thing, but if you go visit
15 somebody and it's after visiting hours, you've got
16 to go in through the emergency room, and the
17 difficulty of finding the emergency room, it's not
18 difficult to see emergency, but are you pulling in
19 the right way or are you pulling in the wrong way.
20 So which way is correct. So I -- I would not have
21 an issue with the way that these are presented.

22 MS. DIEHL: Thank you. I appreciate
23 that feedback. You know, I normally give the
24 testimony of my husband and I were taking care of
25 my aunt for 15 months, and she had 11 hospital

1 stays in those 15 months, and we moved her into
2 our home, and this was recent, which is she
3 actually graduated back into independent living
4 and we were able to return her to her home, so the
5 story has a happy ending. But to take care of 75
6 year old family member and spend 11 times,
7 multiple days on end, we would stay in the
8 hospital with her 24 hours a day. Coming out of
9 hospital campus like that, any hospital campus,
10 you're confused. You don't always know where you
11 are, you don't always remember where you parked.
12 Signage is imperative for you to be able to regain
13 your bearings to be able to move around, or if
14 you're going you're in a rush or in a hurry. So I
15 appreciate that story because it's been my own
16 personal experience as well with hospital
17 campuses, and our hope is to be able to remedy
18 that by providing adequate wayfinding signs.

19 MEMBER SAMONA: Are these signs also --
20 I may have skipped over this. Are they going to
21 also provide wayfinding to your affiliate doctors
22 who are part of -- who have offices that are --
23 practice out of the hospital, but will have
24 offices on the, you know, at the complex because
25 that's a, you know, depending on which way -- my

1 orthopaedic surgeon is there, my mom's orthopaedic
2 surgeon is there, my mom's cardiologist is there,
3 so depending on which way you pull in, there's an
4 entrance closed off, or something, you know, you
5 may not realize let he go around this way or go
6 around this way. So are they going to actually --
7 gotcha.

8 CHAIRPERSON MONTAGUE: There you go.

9 MS. DIEHL: They identify building
10 names, and when patients are directed to attend
11 the medical campus, they're told go to the medical
12 pavilion or go to the orthopaedic facility or go
13 to the cancer center. And so they're generalized
14 with names and patients are directed to use that
15 name and terminology so that they can navigate
16 their way through the campus. But they will not
17 specifically name a particular provider because
18 providers do change, and by doing that, we'd be in
19 here all the time to change the signage, and that
20 wouldn't be feasible for anybody. But they do --
21 the buildings are named. Any hospital campus the
22 buildings are ideally named so that you can find
23 your way throughout the campus.

24 CHAIRPERSON MONTAGUE: Any comments
25 over here?

1 MEMBER JAPPAYA: I appreciate the
2 detailed explanation. I have no objections. I
3 think the campus, there's a lot going on there,
4 and I myself have been lost in there before, and I
5 think signs are welcome in my opinion.

6 MS. DIEHL: Thank you.

7 MEMBER KRIEGER: For the E51 A and B,
8 the one that's for the for the Cancer Center,
9 currently it has cancer center at the top and
10 they're going to switch it to Henry Ford.
11 Wouldn't they want to keep the Cancer Center so
12 they know this is the Cancer Center building and
13 then put Henry Ford underneath to confirm that
14 it's it still part of the Henry Ford system as far
15 as directional?

16 MS. DIEHL: I'm trying to find the
17 sign. So part of the idea with the way that the
18 signs are designed is that Henry Ford Health is at
19 the top of every single sign, so that at some
20 point kind of becomes muted to the -- so this will
21 still say Cancer Center. It will say Henry Ford
22 Health Cancer Center and they position the Cancer
23 Center below it. So what you're saying is you
24 would prefer to see the Cancer Center higher.

25 MEMBER KRIEGER: You'd kind of think

1 you're at the Henry Ford Center in the complex, so
2 which building you're at would be highlighted.

3 MS. DIEHL: Right. And I can take that
4 feedback to them for consideration. And I don't
5 believe that are variances are related to the
6 actual text more so the square footage. I think
7 they would take your recommendation into
8 consideration and review that and work at that
9 with the staff.

10 MEMBER KRIEGER: Right. Otherwise,
11 overall it is very important to have the
12 directional signs on such a big campus, especially
13 for the emergency adding the emergency part, which
14 way do I go, left or right, to get to the right
15 emergency entrance. And then the Henry Ford is
16 going to be one of the cross signs, but the
17 Providence is going to still be on the other side?
18 Is that correct?

19 MS. DIEHL: Yes.

20 MEMBER KRIEGER: So then locally people
21 that are like, okay, this is the same space that
22 I've been going to, and then others be like, okay,
23 where am I at. And they're driving down this
24 expressway for Christmas, they're shopping at 12
25 Oaks and they don't live in the area, and like

1 where's the nearest hospital, and they come down,
2 they say oh, Henry Ford. Okay.

3 MS. DIEHL: Yes.

4 MEMBER KRIEGER: Okay. So I totally
5 get that. And I support your request too.

6 MS. DIEHL: Thank you.

7 MEMBER SAMONA: Does this do anything
8 to our co-pays? I can make a motion. I just have
9 a question. I know we only have to do one of the
10 elements. Just in the interest of how many signs
11 it is, I have it prepared where I'm just going to,
12 barring any objection, I will state all the
13 elements because I think I have them covered
14 because of how many signs there are, it would make
15 me feel more comfortable in the motion.

16 CHAIRPERSON MONTAGUE: That's all
17 right. I'm not sure what you're saying.

18 MEMBER SAMONA: We only have to do one,
19 one element.

20 CHAIRPERSON MONTAGUE: That's fine.
21 You do whichever ones you think apply. That's the
22 point.

23 MEMBER SAMONA: You got it. Mr. Chair,
24 I move that we grant the variance in case number
25 PZ26-0004 sought by Henry Ford Health for the sign

1 variances from the City of Novi sign ordinances
2 mentioned in the packet, to allow an increase in
3 the number of signs, the height of the ground
4 signs, and the square footage of wall and ground
5 signs beyond what is permitted. Because the
6 petitioner has shown practical difficulty,
7 including the unique scale and configuration of a
8 large multi-building hospital campus requiring
9 signage beyond standard ordinances requiring
10 variances for 23 signs, the 23 signs as identified
11 in the application package, on the basis of the
12 following: That the request is based upon
13 circumstances or features that are exceptional and
14 unique to the property, and do not result from
15 conditions that exist generally in this city, or
16 that are self-created, including that this is a
17 large multi-building hospital campus with multiple
18 access roads, parking areas, and building
19 entrances serving emergency and non-emergency
20 medical traffic that require comprehensive
21 wayfinding. That the failure to grant relief will
22 unreasonably prevent or limit the use of the
23 property and will result in substantially more
24 than mere inconvenience or inability to attain a
25 higher economic or financial return, because this

1 facility includes an active emergency service
2 where inadequate or nonconforming signage poses a
3 direct public safety risk to patients, visitors,
4 ambulances and emergency responders; that the
5 grant of the relief will not result in a use or
6 structure that is incompatible or unreasonably
7 interferes with adjacent or surrounding
8 properties; that it will result in substantial
9 justice being done to both the applicant and the
10 adjacent or surrounding areas. This variance, I
11 would add, is granted subject to all 23 signs
12 shall be installed in strict conformance and
13 compliance with the plans, drawings, dimensions,
14 and specifications submitted as part of the
15 application for case number PZ26-0004, with no
16 deviation in size, height, location, or number of
17 signs beyond what was presented and approved.

18 MEMBER KRIEGER: Second. But that
19 doesn't allow them to review that sign.

20 CHAIRPERSON MONTAGUE: What is that?

21 MEMBER KRIEGER: By saying that they
22 put it as, you can't review what I was talking
23 about earlier.

24 MEMBER SAMONA: They can -- I guess --
25 oh, you're talking about the cancer part of it?

1 CHAIRPERSON MONTAGUE: I think you're
2 just going to have to trust that they'll review
3 it.

4 MEMBER SAMONA: Can I, just asking, can
5 I amend the motion to say, amend it to say that
6 the size must remain the same, however, regarding
7 the Cancer Center, if they want to replace the
8 sign with the Cancer Center that that's allowed?

9 MR. HALL: If it's going to be larger
10 you have to stipulate.

11 MEMBER SAMONA: No, not larger. Same
12 size.

13 MR. HALL: Yes, that's fine.

14 MEMBER SAMONA: So I'll make an
15 amendment my motion what Member Krieger was
16 mentioning regarding the Cancer Center as long as
17 the sign is not larger, as long as it is the same
18 size or smaller. That would be allowed under this
19 motion to approve as well.

20 MR. HALL: Mr. Chairman, I have a
21 question. The motion maybe pull out sign E119.

22 MEMBER SAMONA: Oh, yes, because that's
23 the next one, isn't it?

24 MR. HALL: So the height and size might
25 be approved in this side, but the location, you

1 might want to pull that out to the hearing.

2 MEMBER SAMONA: So am I pulling out 119
3 and in its entirety or just the location?

4 MR. HALL: Just the location because
5 that's actually dimension variance, not a sign
6 variance.

7 MEMBER SAMONA: I'll make an amendment
8 to my amendment to incorporate pulling out the
9 size -- sorry, pulling out the location of sign
10 E119 as that is being heard in a subsequent case
11 right coming up next.

12 MEMBER KRIEGER: Second.

13 MS. NARDONE: Member Samona?

14 MEMBER SAMONA: Yes.

15 MS. NARDONE: Chairperson Montague?

16 CHAIRPERSON MONTAGUE: Yes.

17 MS. NARDONE: Member Jappaya?

18 MEMBER JAPPAYA: Yes.

19 MS. NARDONE: Member Thompson?

20 MEMBER THOMPSON: Yes.

21 MS. NARDONE: Member Longo?

22 MEMBER LONGO: Yes.

23 MS. NARDONE: Member Krieger?

24 MEMBER KRIEGER: Yes.

25 MS. NARDONE: Thank you. Motion

1 carries.

2 MEMBER SAMONA: You guys don't want me
3 to reread that? Just kidding.

4 MS. SHORTLEY: Sorry. You need to vote
5 on the amendment, and then as amended.

6 MEMBER SAMONA: But I'm the original
7 motion maker, so I need to -- we need to vote on
8 the amendment as well?

9 MS. SHORTLEY: You're voting on the
10 motion as amended, and then vote on the whole
11 thing together. Oh, did you get a second? Was
12 there a second?

13 MEMBER SAMONA: Yes, there was.

14 MEMBER KRIEGER: I seconded it.

15 MS. SHORTLEY: Before he made all those
16 amendments, I guess after -- okay. I'm sorry. It
17 was after. I apologize.

18 CHAIRPERSON MONTAGUE: Yeah, it was
19 after.

20 MEMBER SAMONA: No worries.

21 CHAIRPERSON MONTAGUE: All right.

22 MS. DIEHL: That's the first one. The
23 next one.

24 CHAIRPERSON MONTAGUE: The second one
25 is PZ26-0011. Applicant is requesting a variance

1 from the City of Novi Zoning Ordinance Section 5.9
2 to allow a ground sign within the corner clear
3 zone. This property is zoned Office Service
4 Commercial. So this is for one sign, correct?

5 MS. DIEHL: Yes. This is one sign that
6 would replace three other signs. And so the
7 criteria as presented is slightly different. The
8 application includes the dimensional variance
9 related to the corner clearance in the clear view
10 for E119. The Applicant understands that the city
11 has indicated it would not support location. If
12 the Board wishes to discuss this sign separately,
13 the applicant is prepared to address the purpose
14 of this sign, its relationship to the existing
15 previously approved signs at this location and
16 whether reasonable conditions or location
17 adjustments could preserve traffic safety while
18 still providing necessary hospital wayfinding.
19 This is the intersection that we were speaking of
20 earlier in the previous testimony.

21 The applicant also recognizes that any
22 approval may include reasonable conditions
23 regarding location, character, visibility sight
24 triangles or other features in furtherance of the
25 ordinance. The application is willing to work

1 with the city and the board on reasonable
2 conditions that maintain safety and protect the
3 public interest. So you can see here it's the
4 location of the proposed sign and the sign is a
5 four-sided wayfinding sign. And that sign would
6 be positioned kind of back behind a curve, and
7 traffic comes up here. It's not really -- this
8 particular sign is not really obstructive, even
9 though it's a directional sign and it's very
10 narrow. It's only five feet wide. You would
11 definitely be able to see a car because cars are
12 longer than five feet. You would be able to see
13 anything beyond it and around it because even if
14 you were sitting there and that sign was slightly
15 blocking your line of sight, it's not going to
16 completely obstruct anything that you're looking
17 at safely. And you're travel internal on
18 Providence Parkway, so you're probably not going
19 at a full speed. You're also stopped there, and
20 that roadway curves. So it's not -- typically
21 there's a sight triangle within ordinance that
22 prevents you from placing something that obstructs
23 the line of sight in its entirety, prevents a
24 motorist from being able to drive there, and then
25 they have to edge up or they have to try to

1 navigate around that sign or obstruction. That is
2 reasonable to expect in this particular case, that
3 is not really going to be the situation. This is
4 a sign that is back off a curved roadway. And if
5 this roadway was square, it would probably be very
6 close to that, that sight triangle. If you
7 squared it off it would probably be a little bit,
8 just a little bit inside the sight triangle, not
9 very much.

10 So we're happy to move it back if
11 that's what we absolutely need to, but we don't
12 want to move it too far back that it renders it
13 ineffective as well. And so that's why we're here
14 today to make sure that that sign can be
15 positioned in that location.

16 CHAIRPERSON MONTAGUE: All right. We
17 got you covered?

18 MS. DIEHL: Yes.

19 CHAIRPERSON MONTAGUE: City.

20 MR. HALL: Thank you, Mr. Chairman.
21 Yes, this is asking for a -- well, actually a
22 dimensional variance in this case because it's
23 being placed. So the size and the height have
24 already been approved on the four-sided sign, that
25 kind of stuff, and now we're talking about where

1 it is in the ordinance. It is within the clear
2 zone, the 25 foot inside that triangle. We have a
3 graphic of that clear zone if you'd like I see it.
4 Would you like I see that?

5 CHAIRPERSON MONTAGUE: Yes, please.

6 MR. HALL: Megan, would you mind? This
7 is more four people at home in case they wanted to
8 know what we're talking about.

9 MS. DIEHL: Not everybody understands
10 what a side triangle is or a clear zone triangle
11 is so this is a good illustration to explain it.

12 MR. HALL: So this is in the ordinance
13 you'll see that the 25 foot is along the
14 roadsides, and then that gray area is the
15 triangle, and that's what's supposed to be vacated
16 of any item. If you move it up a little bit, you
17 can see that the height is two feet max in that
18 area. So if it's in the clear zone you're only
19 allowed to go two feet, so they're higher than
20 that. The argument here is there's no sidewalk
21 that's there and you can see around it in
22 different directions, so that's they're point.
23 Planning says in the clear zone.

24 CHAIRPERSON MONTAGUE: Correspondence?

25 MEMBER LONGO: Yes, again, as previous

1 one, 70 notices were mailed out seven were
2 returned. No objections. No approvals.

3 CHAIRPERSON MONTAGUE: Anyone in the
4 audience care to speak to this case? All right.
5 Seeing no hands raised, I will open it up to the
6 board. I'll start with Linda.

7 MEMBER KRIEGER: Just confirm, this is
8 at the entrance, it's not the traffic light on
9 Beck Road. So where the cement pad is and the
10 car, Lincoln car is on the cement pad.

11 MS. DIEHL: Yes.

12 MEMBER SAMONA: They always have a
13 Lincoln car upfront near the main, not the
14 emergency room, but the main front entrance like
15 an advertisement there, but you're talking about
16 way up front.

17 MEMBER KRIEGER: You're only interior
18 rim road, so you don't have worry about speed like
19 on a regular road. And then not worried about
20 pedestrians getting missed by drivers there,
21 especially for the emergency pointing in what
22 direction. Thank you.

23 MS. DIEHL: I think it's important to
24 note the content of the sign as well. I know my
25 period to give testimony is passed, but I just of

1 this while I was looking at it. There is a ton of
2 content on here that helps people that are coming
3 right into the campus to know where to go. If we
4 were to shrink this sign down, it renders it
5 ineffective. The content would have to be minimized
6 and removed. As you can see, these are three and
7 three quarter inch letters, so they're not very
8 big, and it's a lot of information for people that
9 are approaching the campus to immediately decide
10 where on that road they're going to go and how
11 they're going to navigate the content is
12 essential.

13 MR. HALL: Mr. Chairman, can I add to
14 that? So actually the side of the sign has
15 already been approved, so the height, we're
16 actually talking about the location right now of
17 where it is in that space, so just to be clear.
18 Thank you.

19 MEMBER SAMONA: So this is not an easy
20 one for me because I think that you need it, but
21 in an interest to, you know the community that we
22 serve, I don't know so far that I'm fully
23 comfortable supporting it, but I do have a couple
24 of questions for you. The first question is, how
25 many feet inside the 25-foot clearance is this

1 sign going to be?

2 MS. DIEHL: So if you put the 25-foot
3 clearance like 25 feet here, 25 feet here.

4 MEMBER SAMONA: I think it's still
5 zoomed in.

6 MS. DIEHL: Sorry.

7 MEMBER SAMONA: No worries.

8 MS. DIEHL: It's 25 feet, 25 feet and
9 you draw a line. In this case, this sign is 14
10 feet from the roadway. So the way that the
11 25-foot clearance works is it gives you 25 feet
12 this way, 25 feet this way, and the way that this
13 sign is positioned, it's going to be six feet from
14 the curve. So that's how it ends up kind of in
15 here, but I can't be you an exact dimension. I
16 can tell you that it's 14 feet from Providence and
17 six feet from the curve.

18 MEMBER SAMONA: Got it. So the other
19 thing is, I know we were talking about
20 de-cluttering and there was a removal of signs.

21 MS. DIEHL: Yeah. There's a sign here
22 that's being removed here and here.

23 MEMBER SAMONA: So I just want to be
24 clear, we're not de-cluttering four signs from --
25 or three or two from that location, we're taking

1 them out from different corners. What would it do
2 to -- what would it do to if you had to within
3 the -- within the 25-foot zone, or is being within
4 the 25-foot zone flat-out not possible but being,
5 you know, within a, you know, 20 foot zone is?
6 Like what would it do?

7 MS. DIEHL: I think that if -- the way
8 that I read this, this site plan that I've been
9 given, okay, if we drew a line here and drew a
10 line here and drew the 25 foot cross, this
11 curvature is what kind of creates an obstacle
12 because we're six feet from this curve but we
13 maybe 20 feet from the point of that triangle. So
14 we may only be five feet in that sight triangle.
15 And without getting an actual clear civil site
16 plan created, we won't know that for certain. And
17 so if the board would make a stipulation that
18 they're willing to approve it at a 20 foot sight
19 triangle versus a 215 foot sight triangle, then we
20 would be able to produce a site plan that
21 positions that sigh at that 20 feet.

22 MEMBER SAMONA: I don't know that I
23 would be for or against saying it like that
24 because then the problem becomes, especially
25 because of the sensitivity in my opinion of the

1 type of project that this is, the problem becomes
2 if you can't go -- like if that really just
3 doesn't serve a purpose, for lack of better words,
4 if it's almost like having no sign being that then
5 you guys got to come back in front of us. One of
6 the things I would have liked to see -- seen, and
7 I would still like to see is possibly a -- well
8 not possibly, something that I would like to see
9 is a cross traffic study to see what the cross
10 traffic is like, you know, for a car driving this
11 way and stopping and looking at the sign for a
12 second to see where they're going. And that's one
13 of the elements that I think is in my opinion not
14 there for me. I would feel -- assuming there's a
15 cross traffic study that I was satisfied with, I
16 would be able to support it myself. However,
17 without something like a cross traffic study,
18 traffic impact study if you want to call it that,
19 my concern is for the safety of that and if it
20 goes back to the -- if it goes back to the
21 engineering department it may be a different
22 decision than what we're willing to do. So if we
23 were to say well, it's contingent on approval from
24 the engineering department, well, we know kind of
25 where their position is at based on everything.

1 So have you guys looked into any type of cross
2 traffic study or anything like that?

3 MS. DIEHL: Not tough my knowledge.

4 MEMBER SAMONA: Is that something you
5 all would be willing to do.

6 MS. DIEHL: I would have to refer that
7 to Henry Ford Health and budgeting. I would
8 certainly take that advice to them, yes.

9 MEMBER SAMONA: That's as of now,
10 unless there's other information that -- or other
11 opinions that my colleagues can share with me. As
12 of now, it's my firm belief, it's my belief that
13 that's the only way that I can support that one
14 because it's hard because I know we need the sign,
15 but I'm also -- I want to err on that side of
16 caution, especially being on a hospital campus.
17 You know the saying, what better place something
18 to happen. Well, you don't want anything to
19 happen anywhere, but that's someplace I'm going to
20 look to be the absolute most cautious. So that's
21 kind of where I'm at with that.

22 CHAIRPERSON MONTAGUE: There is a stop
23 sign there, correct, or not? Is there a stop
24 sign?

25 MS. DIEHL: I believe that there's a

1 stop sign on the cross traffic, and not on the
2 incoming.

3 CHAIRPERSON MONTAGUE: Not this way,
4 but that way.

5 MS. DIEHL: Yes. And coming out,
6 there's a stop sign.

7 CHAIRPERSON MONTAGUE: Yeah, coming out
8 this way. Yeah. Okay. Not coming in.

9 MEMBER KRIEGER: Correct.

10 MS. DIEHL: This the traffic where it
11 would have impact. It's not going to -- and
12 somebody that's coming here is going to stop here.
13 They're going to see beyond it. Somebody that's
14 coming here, they're not going to be looking
15 there, they're going to be looking over here, so
16 it doesn't obstruct there either. It doesn't
17 really, even though it's in the "sight triangle"
18 it doesn't really obstruct anything if you look at
19 the traffic pattern because people that are
20 driving up here are going to be looking at cars
21 that are here and here. Obstruct them. People
22 that are driving up here are going to stop here
23 and they can see beyond it. So it doesn't really
24 obstruct anything. It's just because technically
25 there's an ordinance that says this is where the

1 clear zone is and this sign sits in the clear
2 zone, then we have to present it to you.

3 CHAIRPERSON MONTAGUE: So the road on
4 the right is one way going in?

5 MS. DIEHL: Yes. This is one way.

6 CHAIRPERSON MONTAGUE: This road here
7 is one way going that way.

8 MS. DIEHL: Yes. That's one way going
9 in.

10 CHAIRPERSON MONTAGUE: People coming
11 out will be coming out here.

12 MS. DIEHL: Yeah. They're going to
13 come out through here and they're not going to be
14 obstructed by it.

15 CHAIRPERSON MONTAGUE: There is an
16 extra distance there.

17 MS. DIEHL: Yes.

18 CHAIRPERSON MONTAGUE: For seeing
19 people back there that are at a stop sign.

20 MEMBER JAPPAYA: I think that
21 assessment is important the way she just explained
22 it. There are stop signs at all three corners. I
23 have no objection to this sign there. I can
24 appreciate the concern, Joe, but I think with the
25 way that the intersection is laid out, you will

1 have a clear line of sight to anything that could
2 be a hazard.

3 MEMBER SAMONA: Do you have a wider
4 angle picture of this?

5 MS. DIEHL: These are all that I have.

6 MEMBER THOMPSON: What has the city
7 approved on this sign, that there is going to be a
8 sign there, the size of the sign?

9 MR. HALL: So the board has already
10 approved the size and the height, so both those
11 required variances which are granted. Now we're
12 talking about the location of it. Right now
13 technically it's in the clear zone. So if we take
14 25 foot like she mentioned on both roads, it's
15 inside that gray area. I think the argument here
16 is they're saying that there's no sidewalks so
17 there's no pedestrians in the way, but there is a
18 chance that it's in the way. That's what the
19 clear zone is for is to say anybody driving,
20 you're supposed to have a clear zone of anybody
21 coming the other way. So regardless of how wide
22 the road or where the turn is or the curve, all
23 that's inside that 25 foot. So the 25 foot is
24 part of the road. She mentioned there's a large
25 curve. Let's say it's only 20 foot. The 25 foot

1 is still the same. So the board could say, well,
2 let's just draw the 25 foot and have it just right
3 next to the 25 foot clear zone. You can say that.
4 You can say that half of it can't be in the clear
5 zone, have of it has to be out. These are the
6 things you can suggest without having engineering.
7 Or you can request engineering and say is that
8 what we're looking at.

9 CHAIRPERSON MONTAGUE: She's correct
10 with the curve. The clear zone is a square,
11 right?

12 MR. HALL: It's a triangle.

13 CHAIRPERSON MONTAGUE: It's like that.
14 So the distance from the curve to some extent is
15 irrelevant because it doesn't give us any
16 information.

17 MR. HALL: Without seeing what the
18 actual 25 foot to scale what that looks like.

19 MEMBER LONGO: Just to your concern,
20 Joe, which I think is legitimate, but I've been in
21 that intersection many times, I hate to tell you,
22 and people are not going fast. These people are
23 stopping. I don't see it as -- I mean somebody is
24 high speed, runs a stop sign, then we've got a
25 problem, but you're going to have that anywhere

1 you go whether you're 22 feet or 25 feet, doesn't
2 really matter. It's just that people are coming
3 in, I'm a little unsure well the first four years
4 they're coming in, I'm not sure I'm going left or
5 right or straight or emergency. So I think that
6 it's a pretty safe intersection.

7 MEMBER SAMONA: Can I add something to
8 that, Mr. Chair? I appreciate the comments. I
9 looked. There's that one side when you're coming
10 in off of Beck Road, that part doesn't have a stop
11 sign. Now, to the contrary of, you know, people
12 aren't usually typically going fast, also I think
13 about it that this a medical -- it's not your
14 doctor's office where you're going for a check-up,
15 this is a major hospital and people are in a --
16 when there's a medical issue going on, people are
17 in a -- people are in a frenzy. My dad passed
18 away three years ago at this hospital. When I
19 pulled into the hospital, I didn't know which way
20 I was going. And to be blunt, like I didn't know
21 because of everything going on, I didn't care to a
22 sense because I just wanted to get in there to be
23 with the family. So when people are going to a
24 hospital, it's, you know, not -- it's usually
25 people who are in some type of a vulnerable

1 situation. So I understand that generally people
2 aren't going the speed limit on 696 in a hospital
3 parking lot or a hospital drive. However, I don't
4 know that, you know, with emotions going into the
5 hospital what you're doing there, if people are
6 necessarily the most cautious. Like I said, it's
7 a difficult one for me personally because I think
8 you need the sign, but it's just to me doesn't
9 satisfy the elements, but I think regardless of me
10 based on it I don't think my opinion will change.
11 So I just want you to know that regardless of the
12 way that I say it, I think that you need it, but I
13 don't know that I'm fully convinced about it.

14 MEMBER THOMPSON: I got a motion. I
15 move that we grant the variance for case
16 PZ26-0011, sought by Henry Ford Health, for the
17 variance of the sign, because the Petitioner has
18 shown difficulty requiring building the ground
19 sign. Without the variance, the petitioner would
20 be unreasonably prevented and limited with respect
21 to the use of the property, being a hospital
22 campus. The property is unique because the amount
23 of departments and buildings on the site. The
24 petitioner did not create the condition because of
25 the street curvature on this one. The relief

1 granted will not unreasonably interfere with
2 adjacent or surrounding properties, because Henry
3 Ford is the only tenant within a long range here,
4 and the relief consistent with the spirit and the
5 intent of the ordinance, just to be able to guide
6 traffic better and make the guest experience
7 better when on site.

8 MEMBER LONGO: Second.

9 MS. NARDONE: Member Jappaya?

10 MR. HALL: Hang on one second. Can I
11 have the motioner to include the E119 notification
12 sign? It's sign E119 is specific.

13 MEMBER THOMPSON: Okay. Where would I
14 include that.

15 MR. HALL: Just say you're going to
16 include that sign.

17 MEMBER THOMPSON: We're going to
18 include E119, to include sign number E119.

19 MR. HALL: Thank you.

20 MEMBER LONGO: I still second.

21 MS. NARDONE: Member Jappaya?

22 MEMBER JAPPAYA: Yes.

23 MS. NARDONE: Member Thompson?

24 MEMBER THOMPSON: Yes.

25 MS. NARDONE: Member Longo?

1 MEMBER LONGO: Yes.

2 MS. NARDONE: Member Krieger?

3 MEMBER KRIEGER: Yes.

4 MS. NARDONE: Member Samona?

5 MEMBER SAMONA: No.

6 MS. NARDONE: Chairperson Montague?

7 CHAIRPERSON MONTAGUE: Yes.

8 MS. NARDONE: Thank you. Motion

9 carries.

10 MS. DIEHL: So does that mean it's

11 approved, with one no and all the rest yeses.

12 CHAIRPERSON MONTAGUE: That is correct.

13 MEMBER SAMONA: I'm not as important as

14 I look.

15 MS. DIEHL: I understand. Sometimes

16 you need like a unanimous vote, so I wanted to

17 make sure for the record that you didn't. Does

18 that conclude our variances?

19 CHAIRPERSON MONTAGUE: One more.

20 PZ26-0017 The applicant is requesting variances

21 from City of Novi Sign Ordinance Section 28-5(a)

22 to allow an increase in the number of signs and

23 height of ground signs beyond what is permitted.

24 This property is zoned Office Service Commercial.

25 I don't know which signs those are relative to the

1 original one. Do you know?

2 MS. DIEHL: I actually do not because
3 there are so many of them. Maybe MR. Hall would
4 like I tell me which signs? I know which ones
5 those are. Thank you. E51 and E52, I showed them
6 to you earlier in my presentation. Those signs
7 are located on the campus here and here. So they
8 are very internal to the parking lot, okay? These
9 signs are directional signs in nature. This is
10 E51, and this it #52. These signs are new signs.
11 So this one has a tiny little directional that
12 would be replaced with this one, and this corner
13 doesn't have anything and we would add this one.
14 And so the variance is for the number of signs.
15 And though we're requesting, it's a limited
16 request because we've already clarified that these
17 signs are not over the allowable size or height,
18 it's just to the number of ground signs that are
19 allowed we need to add these two directional
20 signs, E51 and E52 internal to the campus. I'm
21 happy to go over the criteria, but my criteria
22 will be the same. They function as wayfinding
23 signs. They don't create sign clutter. This is a
24 very large parking lot and you don't always know
25 where you're going, and these two signs will help.

1 They're not illuminate, so they are not going to
2 create any kind of light clutter, they are simply
3 designed to help people navigate the parking lot.
4 And I'd be happy to repeat the criteria that I
5 repeated in the previous case for you if you'd
6 like me to.

7 CHAIRPERSON MONTAGUE: That's good.
8 Thank you.

9 MEMBER SAMONA: I want to hear it.
10 Kidding.

11 CHAIRPERSON MONTAGUE: Tell it to Joe
12 outside after the meeting.

13 MEMBER SAMONA: Tell it to me when I'm
14 trying to find the entrance.

15 CHAIRPERSON MONTAGUE: Listen to it
16 again.

17 MR. HALL: Mr. Chairman. Yes, this is
18 on a different parcel and so it goes on a
19 different process. We have to do a different sign
20 variance. These are the sign variances they're
21 asking for tonight. Thank you.

22 CHAIRPERSON MONTAGUE: Correspondence?

23 MEMBER LONGO: Yes. In this case we
24 mailed out ten notices. Two were returned. No
25 objections and no approvals.

1 CHAIRPERSON MONTAGUE: All right. Any
2 audience members wish to talk about this parcel?
3 All right. Seeing none I will open it to the
4 board. Linda.

5 MEMBER KRIEGER: For those two signs,
6 will they be similar to the ones on the rest of
7 the campus?

8 MS. DIEHL: Yes. This a standard Henry
9 Ford Health directional sign on campuses all
10 across the region. It's not just this location.
11 This is a very standard sign that Henry Ford
12 Health patients are very familiar with, which
13 provides continuity because you're not always
14 going to the same campus for what you're getting
15 your services. And so when you go to other Henry
16 Ford Health campuses, you know to look for these
17 signs to find your way.

18 MEMBER KRIEGER: Okay. I appreciate
19 since it's a medical building, it's not open at
20 night, they don't need to be lit at night as well.

21 MS. DIEHL: That's right.

22 MEMBER KRIEGER: Thank you.

23 MEMBER SAMONA: I have no questions.
24 Merry Christmas.

25 MR. LONGO: So he's not the only one

1 that gets lost on that campus. I've been lost
2 several times when I'm going to somewhere else.
3 And this is a very large piece of property. So
4 the quantity of signs that we have ordinances for,
5 this property is so large that this is not an
6 issue. I totally support this.

7 MS. DIEHL: Thank you.

8 CHAIRPERSON MONTAGUE: All right.
9 Ready for a motion.

10 MEMBER THOMPSON: Sure. I move to
11 grant the variance in case PZ26-0017, sought by
12 Henry Ford Health for signs E51 and E52 because
13 the petitioner has shown practical difficulty
14 requiring a variance for the number of signs,
15 requiring the ZBA to approve on the following
16 basis. The construction of a conforming sign will
17 require approval and a significant alteration.
18 That failure to grant relief would be unreasonably
19 prevent and limit the use of the property, or
20 result in more than a mere inconvenience or
21 ability to obtain a higher economic or financial
22 return. The point of having these is just to
23 guide traffic better, and they're needed and we
24 should approve.

25 MEMBER KRIEGER: Second.

1 MEMBER SAMONA: Second. Nope. Linda
2 did it first. The tie goes to the winner.

3 MS. NARDONE: Member Samona?

4 MEMBER SAMONA: Yes.

5 MS. NARDONE: Chairperson Montague?

6 CHAIRPERSON MONTAGUE: Yes.

7 MS. NARDONE: Member Jappaya?

8 MEMBER JAPPAYA: Yes.

9 MS. NARDONE: Member Thompson?

10 MEMBER THOMPSON: Yes.

11 MS. NARDONE: Member Longo?

12 MEMBER LONGO: Yes.

13 MS. NARDONE: Member Krieger?

14 MEMBER KRIEGER: Yes.

15 MS. NARDONE: Thank you. Motion
16 carries.

17 MS. DIEHL: Thank you. And now I would
18 like to actually take the opportunity, Mr. Hall,
19 to thank your staff for the way that they worked
20 through this package with us. It was an arduous
21 process to go through hundreds of permits. And so
22 we genuinely appreciate the time and the and
23 communication and all of the help. It really
24 meant a lot to my team personal, and so I want to
25 say thank you.

1 MR. HALL: Thank you.

2 MEMBER SAMONA: Well, if you have
3 compliments on part of his staff, if you have
4 complaints, I don't know who he is.

5 MR. GARY: Thank you very much.

6 CHAIRPERSON MONTAGUE: All right. We
7 are ready for case PZ26-0020 (Street Family). The
8 applicant is requesting a variance from City of
9 Novi Zoning Ordinance Section 3.35.10.B to allow
10 an accessory structure within the front yard
11 setback. This property is zoned One-Family
12 Residential. State your name and spell it.

13 MR. ZAK: My name is Dennis Zak, Z-A-K.

14 MEMBER LONGO: Dennis, are you an
15 attorney?

16 MR. ZAK: I am.

17 MEMBER LONGO: Thank you.

18 MR. ZAK: Do I have to still tell the
19 truth?

20 MEMBER LONGO: You've already pledged
21 that.

22 CHAIRPERSON MONTAGUE: All right. Well
23 how can we help you.

24 MR. ZAK: So we're here for a
25 dimensional variance requesting 18 feet from the

1 roadway and five feet from the side lot. This
2 situation is created -- rather the ordinance
3 that's applicable is a very unique ordinance.

4 CHAIRPERSON MONTAGUE: Do you have some
5 visuals? If you could put those up, I'd
6 appreciate that. I'm sorry to interrupt. Thank
7 you very much.

8 MR. ZAK: 3.35.10 is a very unique
9 ordinance applicable only to three streets in
10 Novi, West Lake, East Lake and South Lake. They
11 are the only streets that are affected by this
12 ordinance. There's a disparate treatment under
13 the language of the ordinance because homes on
14 South Lake and East Lake, all of the property
15 between the home and the lake is considered the
16 front yard, but on West Lake, the property between
17 the home and the lake is considered the rear yard.
18 And where this shed is, technically under the
19 language of the ordinance, that's the front yard.
20 And West Lake, if you've been in the area, is a
21 dead-end upgrade from an alley. It's gravel. It
22 doesn't go anywhere. It's 1,000 feet. There's 24
23 homes, I believe. That shed has been there for
24 ten years. It's been there based on the
25 ordinance, 3.35.10.A, but were here because it got

1 a violation because under the ordinance, that's
2 the front yard. And so we're here. We worked
3 with Mr. Boulard. The initial proposal was well,
4 just shove it, put it in the back of the house.
5 Well, that defeats the purpose of the ordinance,
6 which is unobstructed views of the lake. And as
7 you can see from the survey here or the sketch
8 that we have, there's almost nowhere in the back
9 of the -- in what is the front yard to put this
10 storage shed, and it's a four-by -- six-by-eight
11 storage shed. It's literally a storage shed,
12 unlike the 500 square foot ones that are all
13 around South Lake and East Lake. And we think
14 that this -- we're requesting this variance and
15 hoping you'll grant it. It's consistent with the
16 intent of the ordinance. I don't think there's
17 any objections, although there's a lot of people
18 here, so they're either for my case or the next
19 one. And I'd be happy to answer any questions.

20 CHAIRPERSON MONTAGUE: All right.
21 City.

22 MR. HALL: Thanks, Mr. Chairman. Yes
23 it is for a dimensional variance to have a six
24 foot by eight foot accessory structure in the
25 front yard. There are also two caveats, he

1 already mentioned them, the 18-foot yard setback,
2 the side yard setback, which is 30 foot required.
3 It's actually 12 feet, and a five foot side yard
4 setback, which is six feet required post for one
5 foot near the side of the property line there. So
6 that's what he's asking for tonight. As he
7 mentioned, there is enforcement on his property
8 and this dealing with the shed. Thank you.

9 MR. ZAK: If I could just add one
10 thing. Under the ordinance, 3.35.10A, where this
11 shed is located, it would be perfectly in
12 compliance because that only requires ten feet
13 from the roadway, one foot from the property line.
14 We're 12 feet from the roadway and one foot from
15 the property line. But again, because of the way
16 the language is drafted in the ordinance, that's
17 considered the front yard even though everybody
18 else around Walled Lake, that's their front yard.

19 CHAIRPERSON MONTAGUE: Correspondence.

20 MR. LONGO: Yes. We mailed out 32
21 notices, one were returned. There were no
22 objections. There were four approvals and four of
23 them basically were saying, this is silly.

24 CHAIRPERSON MONTAGUE: All right.
25 Anyone in the audience wish to speak to this one.

1 Come on up. State and spell your name, please.

2 MR. ZAK: Can I tell him not to say
3 anything bad because I think it's looking good.

4 MR. ROSS: I'm Gerry Ross, 1911 West
5 Lake drive for 52 years.

6 MR. LONGO: Gerry, excuse me. Are you
7 an attorney?

8 MR. ROSS: No, I'm not.

9 MR. LONGO: Do you promise to tell the
10 truth in this case?

11 MR. ROSS: Sure.

12 MEMBER LONGO: Thank you.

13 MR. ROSS: I was shocked. I've been
14 active in the community since I moved there. We
15 were the HUD section on Novi so we did a lot of
16 improvement, and I've always felt like our front
17 yard faced the lake. And I wouldn't have it any
18 other way. This ordinance or this ruling I think
19 doesn't take West Lake drive into consideration at
20 all. To move that shed according to the ordinance
21 would be putting it in front of us. But we bought
22 that property at the lake and look at lake. So I
23 just think it's not a good move. Thank you.

24 MS. ROSS: I'm Debra Ross. I live with
25 him. I'm not an attorney.

1 MR. LONGO: Do you promise to tell the
2 truth in this case.

3 MS. ROSS: I promise to tell the truth.

4 MR. SAMONA: She said I live with him.

5 MS. ROSS: If you come down our street
6 down Penhill and you turn left and you go down our
7 street to the dead end, all the houses on the left
8 of road they're all the back yards. So if you
9 want our back yards, what we always considered our
10 back yards to be our front yards, would you have
11 to turn our houses around that their back yards
12 face our road. I think that would be very silly.
13 And if you look at other ordinances because Novi
14 and Walled Lake share Walled Lake, there's an
15 ordinance in Walled Lake about houses on the lake,
16 and I looked it up, and it is in a the Walled Lake
17 zoning ordinance section 21.10 accessory buildings
18 structures and uses part C it states, detach
19 accessory buildings and structures shall not be
20 located in the front yard or a required side yard,
21 which is what we're saying, except that on a lot
22 that either abuts the lake or is across the street
23 from the lake. And that's the Walled Lake
24 ordinance. So that's the ordinance that's
25 applicable to Walled Lake if you happen to live in

1 the City of Walled Lake. That you for your
2 consideration. I just wanted to share that with
3 you. And come on drive down and take a peek.

4 MR. SAMONA: Will your husband be
5 inside or outside.

6 CHAIRPERSON MONTAGUE: Anybody else?
7 All right. Open it up to the board.

8 MEMBER KRIEGER: I appreciate that you
9 put in the packet that it's just boating, putting
10 the trails for the boat in there versus worrying
11 about something that's fire hazards because there
12 was a fire on one of those West Lake roads in the
13 past.

14 MR. ZAK: I'm sorry? What's that?

15 MS. KRIEGER: There was a house fire on
16 West Lake, I don't know which part, I forget, a
17 long time ago. There's nothing hazard in it.
18 Other than that, the whole thing about front and
19 back, I totally agree with everybody else, that
20 this should be the back yard because the house on
21 the other side, right, their backyard, but it's
22 all foliage and it seems like there's a slope. So
23 that makes it not really an issue.

24 MR. ZAK: There's very limited, there's
25 very minimal foliage down West Lake, and basically

1 it's cement between all of the homes and West
2 Lake. This is probably the only foliage along
3 West Lake, which is right at the end of the dead
4 end there.

5 MS. KRIEGER: So it's a nonissue, so
6 it's okay.

7 MR. SAMONA: I was just going to say on
8 the advice of my attorney, I don't have any
9 comments, but you might have picked up a new
10 client if you go back there. No this to me,
11 it's -- I'm a Realtor. I understand. I
12 understand why you have storage here and not here.
13 It makes every bit of practical sense to me, so I
14 would have no problem supporting this.

15 CHAIRPERSON MONTAGUE: Anybody else?

16 MEMBER LONGO: I'd like to make a
17 motion. I move that we grant the variance in case
18 number PZ26-0020, sought by the Street family, for
19 an accessory structure in the front yard setback
20 because the petitioner has shown practical
21 difficulty requiring a building in the "front
22 yard." Without the variance, the petitioner will
23 be unreasonably prevented or limited with respect
24 to the use of the property because the storage
25 space allows easy access to the property. The

1 property is unique because it is narrow and the
2 lakefront is on the back of the house. Petitioner
3 did not create the condition because the owner
4 purchased the property. The relief granted will
5 not unreasonably interfere with adjacent or
6 surrounding properties because it is not visible
7 to adjoining property at the end of the street.
8 The relief is consistent with the spirit and
9 intent of the ordinance because it does not
10 obstruct the views, and while it is in the front
11 yard, it isn't on the lake front.

12 MEMBER SAMONA: Second.

13 MR. HALL: Mr. Chairman, I'd like to
14 add something.

15 CHAIRPERSON MONTAGUE: Please.

16 MR. HALL: With the motion I'd like to
17 add the fact that he's also asking for a 18-foot
18 yard front yard setback and a five foot side yard
19 setback along with the front yard inclusion.

20 CHAIRPERSON MONTAGUE: Please add those
21 words.

22 MEMBER SAMONA: I still second in the
23 words of my fellow colleague.

24 MS. NARDONE: Member Jappaya?

25 MEMBER JAPPAYA: Yes.

1 MS. NARDONE: Member Thompson?

2 MEMBER THOMPSON: Yes.

3 MS. NARDONE: Member Longo?

4 MEMBER LONGO: Certainly.

5 MS. NARDONE: Member Krieger?

6 MEMBER KRIEGER: Yes.

7 MS. NARDONE: Member Samona?

8 MEMBER SAMONA: Absolutely.

9 MS. NARDONE: Chairperson Montague?

10 CHAIRPERSON MONTAGUE: Yes.

11 MS. NARDONE: Thank you. Motion

12 carries.

13 MR. ZAK: Thank you very much.

14 CHAIRPERSON MONTAGUE: All right.

15 Ready for PZ26-0022 (Novi Medical Center). The
16 applicant is requesting variances from City of
17 Novi Zoning Ordinance Section 5.2.12.D to allow a
18 reduction in parking spaces to 27 spaces. 33
19 spaces required, so that would be a deficiency of
20 6 spaces; and Section 5.4.1 to allow a reduction
21 in loading space to 231 sq. Feet, 296 feet must be
22 required.

23 MEMBER SAMONA: Is this the one that
24 was before us last month with the dumpster there
25 where it was on the agenda? Is this the one,

1 Alan?

2 MS. NARDONE: No. Next time.

3 MEMBER SAMONA: Sorry about that.

4 CHAIRPERSON MONTAGUE: Please state and
5 spell your names, please.

6 MR. ELDIRANI: My name's Mike Eldirani,
7 M-I-K-E, last name Eldirani, E-L-D-I-R-A-N-I.

8 MR. LONGO: Mike, are you an attorney.

9 MR. ELDIRANI: No, sir.

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

12 MR. ELDIRANI: I'm sorry?

13 MR. LONGO: Do you promise to tell the
14 truth in this case?

15 MR. ELDIRANI: Yes, sir.

16 MR. LONGO: Thank you, Mike.

17 MR. ELDIRANI: Yes, sir.

18 MR. ADLA: Hi, my name's Mohammed Adla.
19 I'm the project architect.

20 MR. LONGO: Mohammed, are you an
21 attorney?

22 MR. ADLA: No.

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

25 MR. ADLA: Yes, sir.

1 MR. AGOSTINI: Hello. I'm Shane

2 Agostini, and I'm the general contractor.

3 MR. LONGO: Shane, are you an attorney.

4 MR. AGOSTINI: I am not.

5 MR. LONGO: Do you promise to tell the
6 truth in this case?

7 MR. AGOSTINI: I do promise.

8 MR. LONGO: Thank you all three.

9 CHAIRPERSON MONTAGUE: All right. What
10 can we do for you tonight?

11 MR. ELDIRANI: All right. So I'm Mike
12 Eldirani. I'm a Novi resident for the last four
13 years here. I am a physician who has a practice,
14 Life Medical Center. It's been operating primary
15 care and urgent care services for the last six
16 years in Dearborn, and we are trying to bring
17 those services here to Novi. I have a 6th grader
18 at Novi Meadows right down the street, a 3rd
19 grader going into 4th grade at Deerfield, and I'm
20 hopefully trying to bring my medical services here
21 to the Novi community. And I purchased this
22 building, took over the building in December. And
23 when we took it over, there was a physical therapy
24 office operating in there, as well as a
25 chiropractor, and a developer, as well as a

1 counseling therapy service, that's a
2 Christian-based service office called Young Life.
3 So the physical therapy tenants have left and we
4 are trying to bring the urgent care walk-in
5 services, as well as a regenerative medicine
6 clinic. I'm board certified and fellowship
7 trained in family, emergency sports and
8 regenerative medicine. I'm trying to bring those
9 services to the community and hopefully get this
10 going.

11 MR. ADLA: Mohammed Adla again, the
12 architect on the project. Just really quickly.
13 So the building is currently zoned for
14 professional office space, even though there are a
15 couple different medical uses inside. Since he
16 wants to move in as a medical clinic, we have to
17 go in front of the board. We have to get rezoning
18 done to medical office. Once we did the rezoning
19 for medical office, that kicked up our parking
20 requirement, but the nature of the building is
21 still going to function primarily in a similar
22 fashion where it's going to medical office. It's
23 currently being used kind of a mixed medical
24 office and office space. It's going to become
25 primarily medical office space. And so we have

1 the increased parking requirement. We don't
2 necessarily see that there's going to be an
3 increase in the use of the parking lot as far as
4 the amount of parking needed, but we have to go
5 through these steps, and hopefully you guys will
6 agree that the parking lot is suitable for our
7 use. Really quick. And there are no changes
8 being proposed to the parking lot. It's existing
9 to remain. Our striping is going to be altered a
10 bit because currently there are 26 spots and we're
11 going to end of getting 27 spots. We're able to
12 increase to add an extra parking spot just by
13 adding a little bit of extra asphalt in an area
14 literally inches in order to increase that, so
15 we're able to get 27 spots instead of 26. And our
16 barrier-free parking now meets current code where
17 we have an eight-foot aisle in between the two
18 barrier-free parking spots instead of five. So,
19 you know, we're doing our best to bring the
20 property closer into conformity, but we are
21 limited to the fact that this is an existing
22 parcel and exist property and we're just kind of
23 trying to move things.

24 MR. ELDIRANI: I'd like to also
25 mention. So one of the tenants in the space, Dr.

1 Peterson, he's also a Novi resident. He's a
2 chiropractor. He only practices two half days out
3 of the week, and he has a very small panel of
4 patients that he sees privately. And the Young
5 Life Therapy Services that are also there, they
6 don't really have any foot traffic that walks into
7 the building. Most of their activities and events
8 are off the property. And then the third tenant
9 that's currently there, Mirage Development, has a
10 small space. And again, it's one person in there
11 that does a lot of office work, and they do their
12 work out of the office with not much foot traffic,
13 so I just wanted to mention that as well.

14 CHAIRPERSON MONTAGUE: Okay. Thank
15 you. City?

16 MR. HALL: Thank you, Mr. Chairman.
17 Yes, they're seeking two dimensional variances
18 tonight. One is a reduction in parking spaces,
19 variance would be for six spaces, and also
20 reduction of loading zone area, a reduction of 65
21 foot. Could you point to the area of loading zone
22 on the plan, please? And what would be loaded
23 there.

24 MR. ADLA: That would primarily be to
25 receive the standard office supplies by the client

1 or pickup of medical samples. It's going to be
2 standard vehicles. So we don't project any large
3 vehicles to be on the property having to use that
4 loading space. And the loading space that was
5 previously approved four or so years ago was in
6 that same exact location, it just hasn't been used
7 as a loading space, so we're basically just
8 re-striping it back as a loading space.

9 MR. HALL: So a large truck would be a
10 cube truck or a van.

11 MR. ELDIRANI: We don't have anything
12 that's large vehicles. Usually just the labs or
13 the supplies delivered in either a small truck or
14 a van.

15 MR. HALL: And these supplies when the
16 come in, is it during business hours or is it --
17 is there -- because it's kind of cramped back
18 there a little bit.

19 MR. ELDIRANI: Yeah. So lab pickups we
20 usually have after hours. So after we close, we
21 usually have labs come pick up the samples. If
22 there's any supplies, usually go through the front
23 door into the clinic.

24 MR. HALL: No further questions. Thank
25 you, Mr. Chairman.

1 CHAIRPERSON MONTAGUE: Correspondence?

2 MR. LONGO: Yes. We mailed out 24
3 notices. None were returned. There were no
4 objections and no approvals.

5 CHAIRPERSON MONTAGUE: Any comments
6 from our remaining audience? Yes, sir. Please
7 step to podium and state spell your name.

8 MR. RIGO: I'm David Rigo, R-I-G-O.

9 MR. LONGO: Are you an attorney?

10 MR. RIGO: I am not.

11 MR. LONGO: Do you promise to tell the
12 truth in this case?

13 MR. RIGO: I do.

14 MR. LONGO: Thank you.

15 MR. RIGO: I'm a neighbor. I live
16 adjacent to this property about 100 feet away. I
17 counted the spaces. I counted 25. So apparently
18 there's 26. So this is actually an increase in
19 the number of parking spaces that are there. And
20 this is a property. It's in a nice location, but
21 it does need an influx of energy and money, and it
22 sounds like these are going to be upgrades that
23 are really needed at a pretty nice, you know,
24 corner, a very sort of central corner in Novi. So
25 I'm just speaking in support of this because,

1 again, this property has been a bit neglected over
2 the years. Got a new roof recently before he
3 purchased it, but it sounds like this is going to
4 be in every way an improvement. My only question
5 would be with the type of practice that is going
6 to be operating out of here, what is going to be
7 the traffic flow with his operation, because
8 obviously the other tenants don't have a lot of
9 traffic, but I don't know what regenerative
10 medicine is, and if that means there's a lot of
11 people coming in and out. And again, 27 spaces
12 seems like a lot for the amount of space, square
13 footage here, but that would be my only question.
14 But otherwise, I am in support of this because
15 this property really needed some investment.

16 CHAIRPERSON MONTAGUE: Thank you.

17 MR. ELDIRANI: So the urgent care and
18 walk-in clinic, right now I have a Life Medical
19 Center, which operates as, we have primary care,
20 urgent care services, as well as sports medicine
21 service. The regenerative services I would be
22 offering, so I work with, I'm the head fight
23 doctor for the State of Michigan, so I work with a
24 lot of professional fighters and athletes. We do
25 a lot of stem cell therapy, hormone optimization,

1 work with peptides, exosomes. It's a newer field
2 of medicine I'm kind of the forefront of. I'm
3 trying to bring those services to the community in
4 addition to the urgent care and primary services
5 that we already implement at the Dearborn
6 location.

7 CHAIRPERSON MONTAGUE: Okay. Then I
8 will open it up to the board.

9 MEMBER JAPPAYA: I do have a question,
10 Alan. It sounds like because of the change in the
11 zoning and what's going to be operating in this
12 space, that's where the requirement for the
13 additional spaces came from based on that zoning,
14 is that correct.

15 MR. HALL: That's correct, in that
16 limited context, yes.

17 MEMBER JAPPAYA: Got it. And guys you
18 are eliminating one parking space to add to this
19 loading zone that isn't there currently, is that
20 right?

21 MR. ADLA: No. It's currently not a
22 parking space, and it's not striped as a loading
23 zone. It's kind of a dead space at the end.
24 There currently are 26 parking spaces and we're
25 proposing 27, so we've actually added a space.

1 Technically that parking zone could be used by
2 cars at the current time and maybe at some point
3 being used by cars, but there's 26 spots, not
4 including the parking zone. And we've increased
5 to 27 and reinstituted the parking zone.

6 MEMBER JAPPAYA: Okay. Understood. I
7 have no on objections. Good luck.

8 CHAIRPERSON MONTAGUE: Yes, Joe.

9 MEMBER SAMONA: Now my brain was
10 clicking. I was thinking something else. I would
11 love to say at the end that you had a practice
12 that you could have brought us some Dearborn Meat
13 Market. I'm kidding. I'm kidding.

14 MR. ELDIRANI: One of my patients will
15 bring you.

16 MR. SAMONA: If I keep eating there,
17 I'll be one of your patients. I see absolutely no
18 issue with this. I would have no issue supporting
19 it. The question that I do have that came
20 subsequent to the public comment is, out of the 27
21 parking spaces, only if you know, I don't have an
22 issue supporting this either way unless you tell
23 me something dramatic here, but out of the 27
24 parking spaces, are any of those specifically
25 designated to specific tenant use only, and/or

1 subsequently out of the 27, at a normal -- at any
2 given time, how many would you normally see used.

3 MR. ELDIRANI: Since I took ownership
4 of the building, I've been there several times.
5 I've not seen more than six, seven vehicles at a
6 time. But Dr. Peterson does have two designated
7 spaces close. He does have older patients that he
8 works with, so it's closer to the building, but he
9 has two designated spots for him. And Brian, the
10 director of the Young Life Therapy Services, I
11 think they use one or two spaces as well. So not
12 much parking is currently utilized.

13 MEMBER SAMONA: Yeah. I have no
14 problem whatsoever supporting this.

15 CHAIRPERSON MONTAGUE: What's your --
16 are operating hours going to be like normal
17 business hours.

18 MR. ELDIRANI: Yes. I think start we
19 probably implement 9 to 5, Monday through Friday.
20 Probably open up Saturday as well, just until
21 things kind of pick up, and hopefully extend hours
22 if need be. But for right now Monday through
23 Saturday 9 to 5 until, you know, business
24 hopefully picks up and we can get more people in
25 and extend our hours as needed.

1 MR. SAMONA: Even the urgent care?

2 MR. ELDIRANI: Urgent Care right now is
3 going to be 9 to 5, yes.

4 MR. SAMONA: Got it.

5 CHAIRPERSON MONTAGUE: All right.
6 Anybody have questions?

7 MEMBER THOMPSON: I don't know. It's a
8 comment I was going to keep to myself, but more
9 for the board than anyone. I'm a small business
10 owner, and when you guys outfit the facility,
11 there are going to be box trucks that show up with
12 equipment and stuff. I have no problem with that.
13 That will be like a you problem and a customer
14 problem when the guy blocks it, or something along
15 that line, but there will be -- when asked, the
16 answer was no, there's not going to be box trucks
17 and stuff, that's probably not part of the daily
18 business, but...

19 MR. ELDIRANI: Yeah, won't be daily.
20 Like are talking about equipment?

21 MEMBER THOMPSON: Yeah.

22 MR. ELDIRANI: So right now I'm
23 actually in the process of getting the equipment,
24 upon approval of course. I have a meeting
25 tomorrow with an owner of another urgent care

1 that's actually closing down and get some of those
2 supplies, and they'll be transferring those from
3 Commerce to Novi, and we can deliver them on
4 Sunday, you know, when things are not as busy. I
5 know it's a corner where Novi High School. The
6 city is right here. My kids' school is right down
7 the street, so I drop them off in the morning. I
8 know how traffic sometimes gets backed up.

9 MR. SAMONA: I'd be careful on Sundays.
10 You've got St. James right there, Sunday, Sunday
11 mass.

12 MEMBER THOMPSON: I just kind of want
13 to like say that to clear it up with the board
14 that there will be not daily because it won't be a
15 part of their business, but occasionally there's
16 going to be box trucks and moving vehicles and
17 things of that nature to get equipment in and out.
18 I support it.

19 MEMBER SAMONA: I second whatever the
20 motion is. Strike that.

21 MEMBER KRIEGER: I move that we grant
22 the variance in case number PZ26-0022, sought by
23 Novi Medical Center for 45380 West Ten Mile,
24 because petitioner has shown practical difficulty
25 requiring the variance for the spaces for parking

1 and the loading zone reduction. Without the
2 variance, the petitioner would be unreasonably
3 prevented or limited with respect to use of the
4 property because of the definition of use of the
5 building versus actuality, that they have 27
6 spaces, and one for loading, and that the loading
7 would be 231 square feet. The property is unique
8 because of its location on Ten and Taft. The
9 petitioner did not create the condition because
10 it's already created as is. The relief granted
11 will not unreasonably interfere with adjacent or
12 surrounding properties because the petitioner
13 stated that it would be Monday through Friday, 9
14 to 5, and including Saturday, 9 to 5, and they
15 would take care of any other issues. The relief
16 is consistent with the spirit and intent of the
17 ordinance because it's a reasonable request.

18 MEMBER SAMONA: I would second that,
19 but I just want to clarify maybe through the city
20 attorney, we're not limiting their -- we're not
21 limiting their hours, although they give us their
22 intended hours.

23 MS. KRIEGER: No.

24 MR. SAMONA: Then based on that
25 representation, I second that.

1 MS. NARDONE: Member Thompson?
2 MEMBER THOMPSON: Yes.
3 MS. NARDONE: Member Longo?
4 MEMBER LONGO: Yes.
5 MS. NARDONE: Member Krieger?
6 MEMBER KRIEGER: Yes.
7 MS. NARDONE: Member Samona?
8 MEMBER SAMONA: Yes.
9 MS. NARDONE: Chairperson Montague?
10 CHAIRPERSON MONTAGUE: Yes.
11 MS. NARDONE: Member Jappaya?
12 MEMBER JAPPAYA: Yes.
13 MS. NARDONE: Thank you. Motion
14 carries.
15 MEMBER KRIEGER: Best wishes.
16 MR. SAMONA: Welcome to the city.
17 Well, you've been in the city. Welcome to your
18 practice. Before we adjourn, I'd like to make a
19 comment because I'm sure she'll watch this. I
20 want to wish my mom and would have been since my
21 dad passed away their 50th wedding anniversary on
22 Friday, so wish them a happy anniversary, and it
23 will be three years since my dad passed this
24 coming Father's Day. So Happy Father's Day to all
25 the fathers that are with us and those that are no

1 longer with us, and I hope that everybody here
2 that's a father enjoys their Father's Day and
3 let's me know where the barbecue is. And I make a
4 motion to adjourn.

5 MEMBER LONGO: I'm going to second
6 that.

7 CHAIRPERSON MONTAGUE: All in favor?

8 THE BOARD: Aye.

9 CHAIRPERSON MONTAGUE: Anybody opposed?
10 And we're set. Thank you.

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

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CERTIFICATE OF NOTARY

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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

**Meeting
06/09/2026**

1

#

#52 59:10

0

0004 28:4
0011 27:19 28:25
0017 27:25
004 27:13 28:25

1

1,000 65:22
100 80:16
11 9:4 30:25 31:6
119 39:2
12 34:24 67:3,14
14 47:9,16
15 4:19 30:25 31:1
154 28:8
16 4:14
18 29:10 64:25
18-foot 67:1 72:17
1911 68:4

2

20 29:16 48:5,13,18,21 53:25
21.10 69:17
215 48:19
22 55:1
23 27:13,17 28:5 36:10 37:11
231 73:21 87:7
24 22:11 31:8 65:22 80:2
25 29:6 44:2,13 47:3,8,11,12
48:10 53:14,23,25 54:2,3,18
55:1 80:17

25-foot 46:25 47:2,11 48:3,4
26 77:10,15 80:18 82:24 83:3
27 73:18 77:11,15 81:11 82:25
83:5,20,23 84:1 87:5
275 9:24
28-5(a) 13:10 58:21
28-5(b)(1)b 13:13
28-5(b)(2)a 13:15
296 73:21

3

3.35.10 65:8
3.35.10.A 65:25
3.35.10.B 64:9
3.35.10A 67:10
30 67:2
32 67:20
33 73:18
3rd 75:18

4

4.19.2.F 7:3
40% 20:7
41370 11:19
45380 86:23
4th 75:19

5

5 84:19,23 85:3 87:14
5.2.12.D 73:17
5.4.1 73:20
5.9 41:1
500 66:12
50th 88:21

51 23:12
52 23:12 68:5

6

6 73:20
65 78:20
696 56:2
6th 75:17

7

70 28:16 45:1
75 31:5

8

8:45 89:11

9

9 84:19,23 85:3 87:13,14
9th 3:3

A

abbreviated 27:1
ability 17:13 62:21
absent 3:11 4:19
absolute 30:11 50:20
absolutely 14:10 43:11 73:8
83:17
abuts 69:22
access 9:22 10:2 14:25 15:24,
25 17:10 19:16 36:18 71:25
accessory 64:10 66:24 69:17,
19 71:19
account 22:6
accurate 20:7
actions 20:22

Meeting 06/09/2026

2

active 37:1 68:14
activities 78:7
actual 34:6 48:15 54:18
actuality 87:5
add 37:11 46:13 55:7 59:13,19
 67:9 72:14,17,20 77:12 82:18
added 22:22 82:25
adding 34:13 77:13
addition 82:4
additional 18:16 27:14 28:6
 29:11 82:13
address 24:4 28:1,2 41:13
addresses 15:23 19:10
addressing 24:5
adequate 31:18
adequately 22:6
adjacent 12:5 25:1 37:7,10
 57:2 72:5 80:16 87:11
adjoining 72:7
adjourn 88:18 89:4
adjourned 89:11
adjustments 41:17
Adla 74:18,22,25 76:11 78:24
 82:21
adverse 24:6 26:10
advertisement 45:15
advertising 21:4 26:11
advice 50:8 71:8
aesthetic 21:18
aesthetically 12:8 24:20
affect 8:19
affected 23:6 65:11
affiliate 31:21
affirmative 4:22
afterward 12:10

agenda 4:21 5:24,25 6:1 27:13
 73:25
agenda's 10:21
Agostini 75:1,2,4,7
agree 70:19 77:6
air 25:1
aisle 77:17
Alan 74:1 82:10
albeit 29:11
Allegiance 3:4,5
alley 65:21
allowable 59:17
allowances 22:6
allowed 21:16 38:8,18 44:19
 59:19
alteration 17:23 62:17
altered 77:9
ambulance 30:1
ambulances 19:25 37:4
amend 38:5
amended 40:5,10
amendment 38:15 39:7,8
 40:5,8
amendments 5:2 40:16
amount 19:18 21:7,8 56:22
 77:4 81:12
amounts 19:17
and/or 83:25
angle 53:4
anniversary 88:21,22
apologize 7:19 10:6 40:17
apparently 80:17
Appeals 3:2
appearance 18:8
applicable 22:13 26:2 65:3,9
 69:25

applicant 3:25 7:1,5 13:9 21:3
 37:9 40:25 41:10,13,21 58:20
 64:8 73:16
application 36:11 37:15 41:8,
 25
apply 19:13 35:21
approach 24:2
approaching 46:9
approval 4:20 18:1 26:21
 41:22 49:23 62:17 85:24
approvals 9:6 17:25 20:14
 28:18 45:2 60:25 67:22 80:4
approve 5:1 6:8 27:18 38:19
 48:18 62:15,24
approved 17:4 20:16 37:17
 38:25 41:15 43:24 46:15 53:7,
 10 58:11 79:5
architect 74:19 76:12
arduous 63:20
area 8:4 9:12,17,20 11:1,5
 13:16 15:20,22 17:1 18:18
 34:25 44:14,18 53:15 65:20
 77:13 78:20,21
areas 15:24 19:12 22:17,18
 36:18 37:10
argument 44:20 53:15
arises 20:24 23:21
arriving 16:2 20:3,4
asphalt 77:13
assessment 52:21
assist 25:15
assume 16:3
assuming 49:14
athletes 81:24
attain 36:24
attend 32:10
attorney 7:11 13:22 14:6
 64:15 68:7,25 71:8 74:8,21
 75:3 80:9 87:20

audience 4:3 5:23 9:8 28:20
45:4 61:2 67:25 80:6

aunt 30:25

Aye 89:8

B

back 8:24 31:3 42:6 43:4,10,
12 49:5,20 52:19 66:4,8 69:8,
9,10,11 70:19,20 71:10 72:2
79:8,17

backed 86:8

background 15:10

backyard 70:21

bad 68:3

barbecue 89:3

barrier-free 77:16,18

barring 35:12

based 26:3 28:5 29:21 36:12
49:25 56:10 65:24 82:13
87:24

basically 67:23 70:25 79:7

basis 18:1 36:11 62:16

bay 30:1

bearings 31:13

Beck 29:23 45:9 55:10

begin 15:8,11

beginning 4:17

belief 50:12

benefit 21:18 25:14

big 34:12 46:8

bigger 28:9 29:11

biggest 30:2

bit 3:22 23:4 28:9 43:7,8 44:16
71:13 77:10,13 79:18 81:1

blocking 42:15

blocks 85:14

blows 8:8

blunt 55:20

board 3:2 9:9 27:5 28:22
41:12 42:1 45:6 48:17 53:9
54:1 61:4 70:7 76:6,17 82:8
85:9 86:13 89:8

boat 70:10

boating 70:9

bought 68:21

Boulard 66:3

box 85:11,16 86:16

brain 83:9

break 27:11

Brian 84:9

Bridge 7:1 11:19

bring 75:16,20 76:4,8 77:19
82:3 83:15

brings 17:19

brought 83:12

budgeting 50:7

building 11:25 19:15 22:15
32:9 33:12 34:2 36:18 56:18
61:19 71:21 75:22 76:13,20
78:7 84:4,8 87:5

buildings 15:20,24 16:9 19:11
22:8 32:21,22 56:23 69:17,19

burden 22:18

burdensome 22:5 26:7

business 19:8 79:16 84:17,23
85:9,18 86:15

busy 86:4

C

call 3:1 4:18 49:18

called 76:2

campus 15:18,19 16:6,7,12,19
17:3,7 18:5,6 19:2,9,18,24
20:6,11,12,18,25 21:3,12,15,

24 22:1,7,11 23:23 24:10,11,
12,13,15,22 25:11,21 26:6,20
31:9 32:11,16,21,23 33:3
34:12 36:8,17 46:3,9 50:16
56:22 59:7,20 61:7,14 62:1

campuses 16:22 18:24 31:17
61:9,16

cancer 32:13 33:8,9,11,12,21,
22,24 37:25 38:7,8,16

car 42:11 45:10,13 49:10

cardiologist 32:2

cardiology 30:8

care 9:8 14:25 30:24 31:5 45:4
55:21 75:15 76:4 81:17,19,20
82:4 85:1,2,25 87:15

careful 86:9

carries 5:17 6:23 13:3 40:1
58:9 63:16 73:12 88:14

cars 42:11 51:20 83:2,3

case 4:3 5:22 6:25 7:14 9:8
11:18 13:7,25 14:9 27:25
28:21 35:24 37:15 39:10 43:2,
22 44:7 45:4 47:9 56:15 60:5,
23 62:11 64:7 66:18 68:10
69:2 71:17 74:11,14,24 75:6
80:12 86:22

cases 3:24 5:21 17:22

category 28:2

caution 50:16

cautious 50:20 56:6

caveats 66:25

cell 81:25

cement 45:9,10 71:1

center 32:13 33:8,9,11,12,21,
22,23,24 34:1 38:7,8,16 73:15
75:14 81:19 86:23

centered 14:17

central 80:24

certified 76:6

Chair 4:11 35:23 55:8

Chairman 8:14 27:9 38:20
43:20 46:13 60:17 66:22
72:13 78:16 79:25

Chairperson 3:1,17,18,21
4:12 5:10,11,18 6:6,16,17,24
7:17,20 8:12 9:2,7 10:22
11:15 12:19,20 13:4,7 26:25
27:7 28:15,19 32:8,24 35:16,
20 37:20 38:1 39:15,16 40:18,
21,24 43:16,19 44:5,24 45:3
50:22 51:3,7 52:3,6,10,15,18
54:9,13 58:6,7,12,19 60:7,11,
15,22 61:1 62:8 63:5,6 64:6,
22 65:4 66:20 67:19,24 70:6
71:15 72:15,20 73:9,10,14
74:4 75:9 78:14 80:1,5 81:16
82:7 83:8 84:15 85:5 88:9,10
89:7,9

chance 53:18

change 6:2 29:12 32:18,19
56:10 82:10

character 21:7 41:23

check-up 55:14

chiropractor 75:25 78:2

Christian-based 76:2

Christmas 34:24 61:24

circulation 25:16

circumstances 19:3,6 26:4
36:13

cities 16:22

citizens 26:18

city 7:2 8:13 13:9 16:5 25:3,5
27:8 36:1,15 41:1,10 42:1
43:19 53:6 58:21 64:8 66:21
70:1 73:16 78:15 86:6 87:19
88:16,17

city's 14:25

civil 48:15

clarified 59:16

clarify 4:23,25 9:23 87:19

cleaned 8:10

clear 4:16 6:1,5 14:24 16:14
17:12 27:24 41:2,9 44:1,3,10,
18,23 46:17 47:24 48:15 52:1
53:1,13,19,20 54:3,4,10 86:13

clearance 29:6 41:9 46:25
47:3,11

clicking 83:10

client 71:10 78:25

clinic 76:6,16 79:23 81:18

close 29:16 43:6 79:20 84:7

closed 32:4

closer 77:20 84:8

closing 25:25 86:1

clutter 14:23 24:4 25:19 59:23
60:2

co-compliant 24:23

co-pays 35:8

code 77:16

cohesive 16:25

colleague 72:23

colleagues 50:11

comfortable 35:15 46:23

comment 9:8 28:20 83:20
85:8 88:19

comments 4:5 5:20,23 9:10
32:24 55:8 71:9 80:5

Commerce 86:3

commercial 13:17 19:7,15
41:4 58:24

committee 15:2

communication 63:23

communities 14:16

community 17:2 20:1 21:18
22:2,11 26:19 46:21 68:14
75:21 76:9 82:3

complaints 64:4

completely 42:16

complex 31:24 34:1

compliance 22:3 26:7 37:13
67:12

compliant 23:17

compliments 64:3

comprehensive 21:22 36:20

concern 49:19 52:24 54:19

concerns 22:23

conclude 58:18

condition 8:10 12:3 17:14
56:24 72:3 87:9

conditions 17:7 19:4,6,12
21:20 23:2,4 26:4,14 36:15
41:16,22 42:2

conduct 3:22

confidently 14:21

configuration 36:7

confirm 33:13 45:7

confirming 18:2

conformance 37:12

conforming 62:16

conformity 77:20

confused 30:9 31:10

confusion 22:20 25:15

congestion 22:21

consideration 15:1 34:4,8
68:19 70:2

considered 8:2 9:13 65:15,17
67:17 69:9

consistency 18:8

consistent 12:11 18:23,25
25:17 57:4 66:15 72:8 87:16

construction 29:23 62:16

content 21:7 45:24 46:2,5,11

context 82:16

contingent 49:23
continue 17:8 21:2
continued 21:16 25:11
continuity 61:13
contractor 75:2
contrary 55:11
contrast 23:19
control 23:1 26:13
convenience 16:15
convey 21:9
conveying 23:15
convinced 56:13
coordinated 17:18 24:1 26:17
coordinating 21:12
corner 9:17 18:21 29:6 41:2,9
 59:12 80:24 86:5
corners 48:1 52:22
correct 10:16 11:1,7 22:15
 28:25 29:1,13,14 30:20 34:18
 41:4 50:23 51:9 54:9 58:12
 82:14,15
Correspondence 9:2 28:15
 44:24 60:22 67:19 80:1
counseling 76:1
counted 80:17
couple 4:10 28:23 46:23 76:15
court 13:19
cover 27:4
coverage 23:6
covered 35:13 43:17
covering 12:7
covers 8:13
cramped 79:17
create 12:3 14:23 22:20 25:2,
 7,10 26:10 56:24 59:23 60:2
 72:3 87:9

created 48:16 65:2 87:10
creates 25:20 48:11
criteria 15:9 27:4,6 41:7 59:21
 60:4
cross 34:16 48:10 49:9,15,17
 50:1 51:1
cube 79:10
cumbersome 15:13
current 17:17 18:9 20:22
 26:15 77:16 83:2
curvature 48:11 56:25
curve 42:6 47:14,17 48:12
 53:22,25 54:10,14
curved 43:4
curves 42:20
customer 85:13
cut 18:22

D

D-I-E-H-L 14:4
D-I-X-O-N 7:9
dad 55:17 88:21,23
daily 85:17,19 86:14
David 80:8
day 22:10,11 31:8 88:24 89:2
days 31:7 78:2
de-cluttering 47:20,24
dead 69:7 71:3 82:23
dead-end 65:21
dealing 22:23 67:8
deals 27:17
Dearborn 75:16 82:5 83:12
Debra 68:24
debris 8:7
December 75:22

decide 46:9
decision 19:23 20:5 49:22
decisions 17:13
Deerfield 75:19
defeats 66:5
deficiency 73:19
definition 87:4
delay 22:20
deliver 86:3
delivered 79:13
demarcation 10:12
Dennis 64:13,14
department 16:13 49:21,24
departments 56:23
depending 31:25 32:3
designated 83:25 84:6,9
designed 33:18 60:3
destinations 16:8
detach 69:18
detailed 33:2
developer 75:25
Development 78:9
deviation 37:16
dictates 21:8
Diehl 14:3,4,7,10 15:6 27:2
 29:1,3,7,14 30:22 32:9 33:6,
 16 34:3,19 35:3,6 40:22 41:5
 43:18 44:9 45:11,23 47:2,6,8,
 21 48:7 50:3,6,25 51:5,10
 52:5,8,12,17 53:5 58:10,15
 59:2 61:8,21 62:7 63:17
difference 4:17 28:11
difficult 15:21 26:2 30:12,18
 56:7
difficulty 11:21 19:7 20:24
 22:14,16 30:17 36:6 56:18
 62:13 71:21 86:24

dimension 39:5 47:15
dimensional 8:15 18:20 22:3
27:20,21 41:8 43:22 64:25
66:23 78:17
dimensions 10:6 37:13
direct 16:7 37:3
directed 32:10,14
direction 45:22
directional 23:11,13,22 33:15
34:12 42:9 59:9,11,19 61:9
directions 44:22
director 84:10
discovered 21:6
discuss 41:12
disparate 65:12
distance 8:23 10:4,9 52:16
54:14
distinguish 16:9
distinguishing 22:15
distress 16:3
district 19:14
Dixon 7:8,9,12,15,19,22 8:21
9:16,22 10:5 11:1,7,10 13:5
doctor 81:23
doctor's 55:14
doctors 31:21
door 79:23
drafted 67:16
dramatic 83:23
draw 19:8 47:9 54:2
drawings 37:13
drew 48:9,10
drinking 29:21
drive 15:19,20 24:13 42:24
56:3 68:5,19 70:3
driven 24:12

drivers 45:20
drives 15:25
driving 24:14,15 25:5 34:23
49:10 51:20,22 53:19
drop 86:7
drop-off 30:1,7
due 19:5
dumpster 7:3 8:16 10:25
11:21 12:8 73:24
dumpsters 7:25 8:20 11:2

E

E-L-D-I-R-A-N-I 74:7
E119 38:21 39:10 41:10 57:11,
12,18
E51 23:8,13 33:7 59:5,10,20
62:12
E52 23:8,14 59:5,20 62:12
earlier 37:23 41:20 59:6
East 65:10,14 66:13
easy 46:19 71:25
eating 83:16
economic 19:7 36:25 62:21
edge 42:25
effectively 20:18
efficient 16:16
effort 15:6 16:24
eight-feet 10:8
eight-foot 10:3 77:17
Eldirani 74:6,7,9,12,15,17
75:11,12 77:24 79:11,19
81:17 83:14 84:3,18 85:2,19,
22
element 35:19
elements 35:10,13 49:13 56:9
eliminate 22:24

eliminating 82:18
emergency 14:20 15:25 16:8
17:11 19:25 22:10,15 25:15
26:18 30:16,17,18 34:13,15
36:19 37:1,4 45:14,21 55:5
76:7
emotions 56:4
enclosed 11:4
enclosure 7:4 8:3,23 9:14,19,
23
enclosures 10:4,9
end 31:7 69:7 71:3,4 72:7
77:11 82:23 83:11
ending 31:5
ends 47:14
energy 80:21
enforcement 67:7
engineering 7:23 49:21,24
54:6,7
enjoyment 24:18
enjoys 89:2
entire 8:9 10:4,9 16:11
entirety 27:5 29:9 39:3 42:23
entrance 30:2,5,8 32:4 34:15
45:8,14 60:14
entrances 36:19
entry 19:20 22:8
equipment 85:12,20,23 86:17
err 50:15
essential 27:4 46:12
essentially 11:24
evening 7:8 14:12 15:6
events 78:7
exact 17:21,23 47:15 79:6
exceed 18:13,18,19
exceeding 13:13,15

exceeds 18:4
exceptional 36:13
excuse 9:4 68:6
excused 3:11 4:19
exist 17:8 20:19 21:2,21,25
22:1 26:5 36:15 77:22
existed 12:4 21:1 26:14
existing 17:22 20:15,24 21:12
24:2 41:14 77:8,21
exists 16:19 19:1
exit 29:24
exosomes 82:1
expect 43:2
experience 31:16 57:6
explain 44:11
explained 52:21
explaining 15:9
explanation 33:2
expressway 11:25 34:24
extend 84:21,25
extent 54:14
external 15:20 24:11
extra 52:16 77:12,13

F

face 69:12
faced 68:17
facilities 14:19 22:10
facility 16:4 32:12 37:1 85:10
fact 23:22 24:19 72:17 77:21
failure 36:21 62:18
familiar 16:5 61:12
families 14:19
family 29:17 31:6 55:23 64:7
71:18 76:7

fashion 76:22
fast 54:22 55:12
father 89:2
Father's 88:24 89:2
fathers 88:25
favor 89:7
feasible 32:20
features 36:13 41:24
feedback 30:23 34:4
feel 24:13,14 35:15 49:14
feet 8:5 10:1 23:16 28:7,8,10
42:10,12 44:17,19 46:25 47:3,
8,10,11,12,13,16,17 48:12,13,
14,21 55:1 64:25 65:1,22
67:3,4,12,14 73:21 80:16 87:7
fellow 72:23
fellowship 76:6
felt 27:3 68:16
field 82:1
fight 81:22
fighters 81:24
financial 36:25 62:21
find 32:22 33:16 60:14 61:17
finding 30:17
fine 35:20 38:13
fire 70:11,12,15
firm 50:12
flat-out 48:4
flow 16:9 81:7
focused 17:9
foliage 70:22,25 71:2
foot 29:6 44:2,13 48:5,10,18,
19 53:14,23,25 54:2,3,18
66:12,24 67:2,3,5,13,14 72:18
78:6,12,21
footage 13:14 18:13 34:6 36:4
81:13

Ford 13:8 14:15 16:21 18:9,24
21:11 26:16 33:10,13,14,18,
21 34:1,15 35:2,25 50:7 56:16
57:3 61:9,11,16 62:12
forefront 82:2
forget 70:16
four-by 66:10
four-sided 42:5 43:24
freeway 9:14,15
frenzy 55:17
Friday 84:19 87:13 88:22
friend 29:17
front 7:4 8:2,6 9:13 45:14,16
49:5 64:10 65:16,19 66:2,9,25
67:17,18 68:16,21 69:10,20
70:18 71:19,21 72:10,11,18,
19 76:17 79:22
frontages 19:19
fronts 11:25
full 42:19
fully 46:22 56:13
function 18:5 20:25 59:22
76:21
functional 18:7 25:20
functions 19:10 22:9
furtherance 41:24

G

G-A-R-Y 13:20
Gary 13:20,23 14:1,12,13 64:5
gates 8:5 9:24
general 5:20,23 19:13 75:2
generalized 32:13
generally 36:15 56:1
genuinely 63:22
Gerry 68:4,6

gist 8:11
give 4:5 30:23 45:25 54:15 87:21
giving 30:3
goal 22:23
good 6:6 7:8 8:10 14:12 15:6 27:7 44:11 60:7 68:3,23 83:7
gotcha 32:7
GPS 20:6,8,10
grade 75:19
grader 75:17,19
graduated 31:3
Grand 29:24
grant 11:17 35:24 36:21 37:5 56:15 62:11,18 66:15 71:17 86:21
granted 12:4 21:19 29:22 37:11 53:11 57:1 72:4 87:10
granting 24:16
graphic 44:3
grass 8:4 9:12,20 11:2
grateful 15:1
gravel 65:21
gray 44:14 53:15
Great 8:21
Greater 17:1
ground 13:12,15 18:17,18,19 23:5,9 36:3,4 41:2 56:18 58:23 59:18
guess 10:10 37:24 40:16
guest 57:6
guide 57:5 62:23
guy 85:14
guys 40:2 49:5 50:1 77:5 82:17 85:10

H

half 8:22 54:4 78:2
Hall 6:1,5 8:14 9:1 27:9 38:9, 13,20,24 39:4 43:20 44:6,12 46:13 53:9 54:12,17 57:10,15, 19 59:3 60:17 63:18 64:1 66:22 72:13,16 78:16 79:9,15, 24 82:15
hand 4:6
hands 45:5
Hang 57:10
happen 50:18,19 69:25
happy 15:11,16 25:22 26:22, 23 31:5 43:10 59:21 60:4 66:19 88:22,24
hard 50:14
hate 54:21
hazard 53:2 70:17
hazards 70:11
head 10:7 81:22
heading 24:14
health 13:8 14:15,18 16:21 18:10,24 21:11 25:14 26:16 33:18,22 35:25 50:7 56:16 61:9,12,16 62:12
hear 60:9
heard 39:10
hearing 39:1
height 13:11 18:19 21:7 22:12 23:5,15,16 27:14 28:6 36:3 37:16 38:24 43:23 44:17 46:15 53:10 58:23 59:17
helps 46:2
henry 13:8 14:15 16:21 18:9, 24 21:11 26:16 33:10,13,14, 18,21 34:1,15 35:2,25 50:7 56:16 57:2 61:8,11,15 62:12
high 8:20 54:24 86:5

higher 33:24 36:25 44:19 62:21
highlighted 34:2
highway 8:2
historically 21:15
history 16:20 17:3,5 20:13
home 31:2,4 44:7 65:15,17
homes 65:13,23 71:1
hope 30:10 31:17 89:1
hoping 66:15
hormone 81:25
hospital 15:18 16:12,19 18:5,6 19:1,11 20:6,11,12 21:2,24 22:7 23:23 25:11 26:5,12 29:16 30:13,25 31:8,9,16,23 32:21 35:1 36:8,17 41:18 50:16 55:15,18,19,24 56:2,3, 5,21
hours 22:11 30:15 31:8 79:16, 20 84:16,17,21,25 87:21,22
house 66:4 70:15,20 72:2
houses 69:7,11,15
HUD 68:15
hundred 28:8
hundreds 63:21
hurry 31:14
husband 30:24 70:4

I

idea 10:7 11:10 33:17
ideally 32:22
identification 14:24 26:12
identified 36:10
identify 16:7 32:9
identifying 22:14
illuminate 60:1

illustration 23:12 44:11
imagining 11:14
immediately 46:9
impact 24:6,17 26:10 49:18 51:11
impair 24:25
impairments 17:15
imperative 31:12
implement 82:5 84:19
important 16:17,20 17:5 34:11 45:23 52:21 58:13
improve 25:14
improvement 11:9 12:9,13 16:10 68:16 81:4
improving 14:17 18:7
inability 36:24
inadequate 22:20 37:2
inbound 30:10
inch 46:7
inches 77:14
include 41:22 57:11,14,16,18
included 25:24
includes 19:9,11 37:1 41:8
including 23:3 36:7,16 83:4 87:14
inclusion 72:19
incoming 51:2
incompatible 25:2 37:6
inconvenience 22:19 36:24 62:20
incorporate 39:8
increase 13:11 36:2 58:22 77:3,12,14 80:18
increased 77:1 83:4
independent 31:3
Industrial 7:5

ineffective 43:13 46:5
influx 80:21
information 11:12 21:10 23:15 46:8 50:10 54:16
informational 23:1
inherent 21:23
initial 66:3
inside 24:13 43:8 44:2 46:25 53:15,23 70:5 76:15
installed 37:12
integrated 19:10
intend 10:12
intended 14:23 16:6 25:7,9 87:22
intent 12:6,11 25:8,18 57:5 66:16 72:9 87:16
intention 12:12
interest 35:10 42:3 46:21
interfere 12:5 25:1 57:1 72:5 87:11
interferes 37:7
interior 45:17
internal 15:19,25 24:9 42:17 59:8,20
interrupt 65:6
intersection 24:3 27:22 41:19 52:25 54:21 55:6
investment 81:15
involves 15:17
irrelevant 54:15
issue 27:24 29:6 30:21 55:16 62:6 70:23 83:18,22
issues 87:15
item 44:16

J

James 86:10

Jappaya 3:6,7 5:12,13 6:18,19 9:11,21,25 10:17 12:21,22 33:1 39:17,18 52:20 57:9,21, 22 63:7,8 72:24,25 82:9,17 83:6 88:11,12

Jay 13:20,21 14:13

Joe 52:24 54:20 60:11 83:8

June 3:3

justice 23:25 26:9 37:9

justified 26:15

justify 17:8

K

kicked 76:19

kidding 40:3 60:10 83:13

kids' 86:6

kind 10:11 11:14 21:5 24:9 33:20,25 42:6 43:25 47:14 48:11 49:24 50:21 60:2 76:23 77:22 79:17 82:2,23 84:21 86:12

knowledge 50:3

Krieger 3:13,14 4:19,22 5:6,7 6:9,12,13 10:18 11:17 12:15, 16 33:7,25 34:10,20 35:4 37:18,21 38:15 39:12,23,24 40:14 45:7,17 51:9 58:2,3 61:5,18,22 62:25 63:13,14 70:8,15 71:5 73:5,6 86:21 87:23 88:5,6,15

L

lab 79:19

labs 79:12,21

lack 49:3

laid 52:25

lake 65:10,14,15,16,17,20 66:6,13 67:18 68:5,17,19,22 69:14,15,16,22,23,25 70:1,12, 16,25 71:2,3 72:11

lakefront 72:2
lanes 19:19
language 65:13,19 67:16
laptop 10:19
large 15:17 17:9 19:12,18 21:9
22:7 26:5 27:10 36:8,17 53:24
59:24 62:3,5 79:2,9,12
larger 38:9,11,17
Lastly 24:6
late 29:15
layout 19:22 20:24
left 9:19 34:14 55:4 69:6,7
76:3
legible 17:24 23:2
legitimate 54:20
letters 46:7
levels 17:15
Life 75:14 76:2 78:5 81:18
84:10
lift 8:24
light 7:5 25:1 45:8 60:2
limit 36:22 56:2 62:19
limited 11:23 17:2 19:16 22:12
23:9 56:20 59:15 70:24 71:23
77:21 82:16 87:3
limiting 87:20,21
limits 16:5
Lincoln 45:10,13
Linda 45:6 61:4 63:1
lines 30:10
listed 18:11
Listen 60:15
lit 61:20
literally 66:11 77:14
live 34:25 68:24 69:4,25 80:15
lives 14:17 16:5

living 31:3
loaded 78:22
loading 73:21 78:20,21 79:4,7,
8 82:19,22 87:1,6
locally 34:20
locate 16:13
located 27:22 59:7 67:11
69:20
locating 22:17
location 12:2 17:21 21:23
22:13 23:10 37:16 38:25 39:3,
4,9 41:11,15,16,23 42:4 43:15
46:16 47:25 53:12 61:10 79:6
80:20 82:6 87:8
locations 17:21
logo 18:9,10
long 18:3 21:2 38:16,17 57:3
70:17
longer 42:12 89:1
Longo 3:11,12 5:3,4,5 6:10,11
7:10,13,16 9:3 12:14,25 13:1,
21,24 14:2,5,8,11 28:16
39:21,22 44:25 54:19 57:8,20,
25 58:1 60:23 61:25 63:11,12
64:14,17,20 67:20 68:6,9,12
69:1 71:16 73:3,4 74:8,10,13,
16,20,23 75:3,5,8 80:2,9,11,
14 88:3,4 89:5
longstanding 20:17
longwinded 27:3
looked 50:1 55:9 69:16
lost 33:4 62:1
lot 7:25 8:9 11:3,6 22:21 33:3
46:8 56:3 59:8,24 60:3 63:24
65:1 66:17 68:15 69:21 77:3,
6,8 78:11 81:8,10,12,24,25
lots 15:21 22:9
love 83:11
loved 16:12
luck 83:7

M

M-I-K-E 74:7
made 40:15
mailed 9:3,4 28:16 45:1 60:24
67:20 80:2
main 30:2,5,8 45:13,14
maintain 42:2
major 55:15
make 4:16 6:2 7:23 8:7,9
16:24 17:13,24 20:5 24:5
35:8,14 38:14 39:7 43:14
48:17 57:6 58:17 71:16 88:18
89:3
maker 40:7
makes 70:23 71:13
making 5:1 24:2 29:22
Manager 14:14
map 10:11
Market 83:13
mass 86:11
matter 24:19 55:2
max 44:17
maximum 13:14,16 18:13,18
Meadow 7:1
Meadowbrook 9:15,16,18
11:19 12:1
Meadows 75:18
means 81:10
meant 63:24
Meat 83:12
mechanics 8:19
medical 16:7,8 18:6 20:25
21:12,24 22:1,7,19,23 26:6
32:11 36:20 55:13,16 61:19
73:15 75:14,20 76:15,16,18,
19,22,23,25 79:1 81:18 86:23

medically 17:9
medicine 76:5,8 81:10,20 82:2
meet 26:2
meeting 3:2 4:8,14 5:19 60:12 85:24 89:11
meets 77:16
Megan 44:6
member 3:6,7,8,9,10,11,12, 13,14,15,16 4:10,13,18,21 5:3,4,5,6,7,8,9,12,13,14,15 6:3,8,9,10,11,12,13,14,15,18, 19,20,21 7:10,13,16 9:3,11, 21,25 10:14,17,18,20,24 11:4, 8,11,17 12:14,15,16,17,18,21, 22,23,24,25 13:1,21,24 14:2, 5,8,11 28:16,23 29:2,5,8,15 31:6,19 33:1,7,25 34:10,20 35:4,7,18,23 37:18,21,24 38:4,11,14,15,22 39:2,7,12, 13,14,17,18,19,20,21,22,23, 24 40:2,6,13,14,20 44:25 45:7,12,17 46:19 47:4,7,18,23 48:22 50:4,9 51:9 52:20 53:3, 6 54:19 55:7 56:14 57:8,9,13, 17,20,21,22,23,24,25 58:1,2, 3,4,5,13 60:9,13,23 61:5,18, 22,23 62:10,25 63:1,3,4,7,8,9, 10,11,12,13,14 64:2,14,17,20 68:12 70:8 71:16 72:12,22,24, 25 73:1,2,3,4,5,6,7,8,23 74:3 82:9,17 83:6,9 84:13 85:7,21 86:12,19,21 87:18 88:1,2,3,4, 5,6,7,8,11,12,15 89:5
members 61:2
mention 77:25 78:13
mentioned 27:23 36:2 53:14, 24 67:1,7
mentioning 38:16
mere 36:24 62:20
merger 29:12
Merry 61:24
Michigan 14:16 17:1 23:4 81:23

middle 11:5
Mike 74:6,8,16 75:11
Mile 86:23
mind 44:6
minimal 23:19 25:4 70:25
minimalistic 25:4,6
minimized 46:5
minimum 21:6 23:24 26:8
minus 28:9
minutes 4:2,5,8,14,18,21
Mirage 78:9
missed 45:20
mission 14:17
misspelled 4:15
mixed 76:23
modest 23:10
modifications 4:11
Mohammed 74:18,20 76:11
mom 88:20
mom's 32:1,2
moment 20:5
Monday 84:19,22 87:13
money 80:21
Montague 3:1,17,18,21 4:12 5:10,11,18 6:6,16,17,24 7:17, 20 8:12 9:2,7 10:22 11:15 12:19,20 13:4,7 26:25 27:7 28:15,19 32:8,24 35:16,20 37:20 38:1 39:15,16 40:18,21, 24 43:16,19 44:5,24 45:3 50:22 51:3,7 52:3,6,10,15,18 54:9,13 58:6,7,12,19 60:7,11, 15,22 61:1 62:8 63:5,6 64:6, 22 65:4 66:20 67:19,24 70:6 71:15 72:15,20 73:9,10,14 74:4 75:9 78:14 80:1,5 81:16 82:7 83:8 84:15 85:5 88:9,10 89:7,9

month 73:24
months 30:25 31:1
morning 86:7
motion 5:1,16 6:8,22 11:16 13:2 35:8,15 38:5,15,19,21 39:25 40:7,10 56:14 58:8 62:9 63:15 71:17 72:16 73:11 86:20 88:13 89:4
motioner 57:11
motorist 42:24
motorists 17:12 26:19
move 8:25 11:17 31:13 35:24 43:10,12 44:16 56:15 62:10 68:20,23 71:17 76:16 77:23 86:21
moved 31:1 68:14
movements 22:21
moving 86:16
multi-building 36:8,17
multiple 15:20,21,23,24 17:10, 13 19:11,19,23,24 22:7,8,9 24:2 31:7 36:17
municipalities 16:23
muted 33:20
myriad 27:15

N

name's 74:6,18
named 32:21,22
names 32:10,14 74:5
NARDONE 3:6,8,10,13,15,17, 19 5:4,6,8,10,12,14,16 6:10, 12,14,16,18,20,22 12:15,17, 19,21,23,25 13:2 39:13,15,17, 19,21,23,25 57:9,21,23,25 58:2,4,6,8 63:3,5,7,9,11,13,15 72:24 73:1,3,5,7,9,11 74:2 88:1,3,5,7,9,11,13
narrow 42:10 72:1

nature 20:14 59:9 76:20 86:17
navigate 14:21 15:22 19:20
 20:12 23:19 30:11 32:15 43:1
 46:11 60:3
navigating 22:17
navigation 16:10 20:9
nearest 35:1
necessarily 56:6 77:2
needed 19:21 23:21 62:23
 77:4 80:23 81:15 84:25
negative 21:8
neglected 81:1
neighbor 80:15
neighborhood 24:7
neighbors 12:1
newer 82:1
nice 8:5 80:20,23
night 20:3 29:18 61:20
non-emergency 36:19
non-illuminated 23:10,13
nonconforming 37:2
nonemergency 22:16
nonissue 71:5
normal 84:1,16
note 16:17,20 45:24
notes 27:16
noticed 25:5
notices 9:4 28:17 45:1 60:24
 67:21 80:3
notification 57:11
novi 7:2 13:10 15:2 36:1 41:1
 58:21 64:9 65:10 68:15 69:13
 73:15,17 75:12,17,18,21 78:1
 80:24 86:3,5,23
number 11:18 13:8,11 18:22
 19:16 22:12 23:9,18 35:24
 36:3 37:15,16 57:18 58:22

59:14,18 62:14 71:18 80:19
 86:22
numerous 20:15

O

Oaks 34:25
objection 35:12 52:23
objections 9:5 28:18 33:2
 45:2 60:25 66:17 67:22 80:4
 83:7
obstacle 48:11
obstruct 42:16 51:16,18,21,24
 72:10
obstructed 52:14
obstruction 43:1
obstructive 42:8
obstructs 42:22
obtain 62:21
occasionally 86:15
offering 81:22
office 13:17 41:3 55:14 58:24
 75:24 76:2,14,18,19,22,24,25
 78:11,12,25
officer 29:19
offices 31:22,24
older 84:7
one's 28:25
One-family 64:11
online 10:18
open 9:9,24 28:21 45:5 61:3,
 19 70:7 82:8 84:20
operates 81:19
operating 75:14,24 81:6 82:11
 84:16
operation 21:23 81:7
opinion 33:5 48:25 49:13
 56:10

opinions 50:11
opportunity 14:13 15:1 63:18
opposed 89:9
optimization 81:25
order 3:2 6:2,4 77:14
orderly 25:16
ordinance 7:3 12:12 13:10
 18:4 20:20 22:5 25:9,18 27:10
 41:1,25 42:21 44:1,12 51:25
 57:5 58:21 64:9 65:2,3,9,12,
 13,19,25 66:1,5,16 67:10,16
 68:18,20 69:15,17,24 72:9
 73:17 87:17
ordinances 36:1,9 62:4 69:13
ordinary 19:13 22:13
organized 25:20
original 40:6 59:1
orthopaedic 32:1,12
outbound 30:10
outfit 85:10
owner 20:22 72:3 85:10,25
owners 20:23
ownership 84:3

P

p.m. 89:11
package 15:14 36:11 63:20
packet 10:15 11:12 25:24 29:9
 36:2 70:9
pad 45:9,10
pair 7:24
panel 78:3
parcel 60:18 61:2 77:22
Park 7:1 11:19
parked 31:11
parking 7:25 8:9 11:3,6 15:21,
 24 19:12,17,19 22:9,17,21

36:18 56:3 59:8,24 60:3 73:18
76:19 77:1,3,4,6,8,12,16,18
78:18 80:19 82:18,22,24 83:1,
4,5,21,24 84:12 86:25

Parkway 23:7 42:18

part 10:21 15:2 24:1 28:24,25
31:22 33:14,17 34:13 37:14,
25 53:24 55:10 64:3 69:18
70:16 85:17 86:15

passed 29:17 45:25 55:17
88:21,23

past 17:8 70:13

patient 16:10

patients 14:19 16:1 17:10
19:25 26:17 32:10,14 37:3
61:12 78:4 83:14,17 84:7

pattern 51:19

pavilion 32:12

Peddiboyina 3:10

pedestrian 16:1

pedestrians 45:20 53:17

peek 70:3

Penhill 69:6

people 16:7,11 17:12 19:24
20:11 22:22 23:18 34:20 44:7
46:2,8 51:19,21 52:10,19
54:22 55:2,11,15,16,17,23,25
56:1,5 60:3 66:17 81:11 84:24

peptides 82:1

perfectly 67:11

period 45:25

permit 18:14,15

permits 18:17 63:21

permitted 13:12,14,16 36:5
58:23

person 14:18 78:10

personal 19:6 21:5 31:16
63:24

personally 56:7

Peterson 78:1 84:6

petitioner 11:20,22 12:2 36:6
56:17,19,24 62:13 71:20,22
72:2 86:24 87:2,9,12

phones 3:23

physical 19:3 26:4 75:23 76:3

physician 75:13

physicians 14:20

pic 30:3

pick 79:21 84:21

picked 71:9

picks 84:24

pickup 79:1

pickups 79:19

picture 30:4 53:4

piece 62:3

place 10:12 50:17

placement 11:21 12:7

places 14:19

placing 42:22

plan 48:8,16,20 78:22

Planning 44:23

plans 37:13

pleasing 12:8

pledge 3:3,5

pledged 64:20

podium 4:1,7 7:6 80:7

point 10:2 15:12 27:6 33:20
35:22 44:22 48:13 62:22
78:21 83:2

pointing 45:21

points 15:25 17:10,14 19:16,
23 22:8

police 29:19

poor 20:4

population 20:8

poses 37:2

position 33:22 49:25

positioned 42:6 43:15 47:13

positions 48:21

possibly 49:7,8

post 67:4

practical 11:20 20:23 26:2
36:6 62:13 71:13,20 86:24

practice 31:23 75:13 81:5
83:11 88:18

practices 78:2

precedence 25:7

prefer 33:24

preference 21:5

prepared 35:11 41:13

present 3:14 4:3 15:4 52:2

presentation 27:1,23 59:6

presented 5:22 30:21 37:17
41:7

preserve 41:17

pretty 8:12 55:6 80:23

prevent 36:22 62:19

prevented 11:23 56:20 71:23
87:3

prevents 42:22,23

previous 16:18 20:23 25:23
41:20 44:25 60:5

previously 17:3 20:16 21:19
23:3 26:14 41:15 79:5

primarily 76:21,25 78:24

primary 75:14 81:19 82:4

prior 17:25 20:13

pristine 8:10

privately 78:4

problem 5:1 48:24 49:1 54:25
71:14 84:14 85:12,13,14

proceed 6:25
process 60:19 63:21 85:23
produce 48:20
professional 76:14 81:24
program 26:11,13,17
project 14:14 15:10,17 16:21 49:1 74:19 76:12 79:2
projects 17:17 27:12
promise 7:13 13:24 14:8 68:9 69:1,3 74:10,13,23 75:5,7 80:11
promote 25:19
properties 12:6 19:13 22:14 24:18,19 25:2 26:11 37:8 57:2 72:6 87:12
property 7:4 11:24 12:1,9 13:16 16:2,11,16,18 18:3 19:4,15 20:15,22,23 24:7 36:14,23 41:3 56:21,22 58:24 62:3,5,19 64:11 65:14,16 67:5,7,13,15 68:22 71:24,25 72:1,4,7 77:20,22 78:8 79:3 80:16,20 81:1,15 87:4,7
property's 19:22 26:13
proportion 22:2
proposal 66:3
proposed 17:19,20 24:1,25 25:13 42:4 77:8
proposes 21:13
proposing 8:3 18:23 82:25
protect 42:2
proud 14:16
provide 25:13 31:21
Providence 23:7 34:17 42:18 47:16
provider 32:17
providers 32:18
providing 31:18 41:18

public 5:19,20 25:14 37:3 42:3 83:20
pull 32:3 38:21 39:1
pulled 30:1 55:19
pulling 30:18,19 39:2,8,9
purchased 72:4 75:21 81:3
purpose 41:13 49:3 66:5
purposes 4:17,23 23:1
put 3:23 7:18 8:6,18 28:2 33:13 37:22 47:2 65:5 66:4,9 70:9
putting 68:21 70:9
PZ26-0004 13:8 35:25 37:15
PZ26-0006 7:1 11:18
PZ26-0011 40:25 56:16
PZ26-0017 58:20 62:11
PZ26-0020 64:7 71:18
PZ26-0022 73:15 86:22

Q

quantity 62:4
quarter 46:7
question 8:17,21 9:11 15:15 35:9 38:21 46:24 81:4,13 82:9 83:19
questions 15:16 26:22 28:12 46:24 61:23 66:19 79:24 85:6
quick 77:7
quickly 76:12
quorum 3:20

R

R-I-G-O 80:8
raise 4:6
raised 45:5
range 28:11 57:3

re-striping 79:8
read 48:8
ready 62:9 64:7 73:15
real 23:2
reality 20:17
realize 32:5
Realtor 71:11
rear 65:17
reasonable 41:16,22 42:1 43:2 87:17
receive 78:25
recent 31:2
recently 81:2
recited 3:5
recognized 4:6
recognizes 41:21
recommendation 34:7
record 4:16 18:2 58:17
recordkeeping 4:23
reduce 25:15
reduction 73:18,20 78:18,20 87:1
refer 50:6
reflecting 20:17
refreshed 21:17
regain 31:12
regenerative 76:5,8 81:9,21
region 61:10
regular 45:19
regulations 22:4
reinstated 83:5
related 5:21 34:5 41:9
relationship 41:14
relative 58:25
relief 12:4,10 17:6,8 21:4 23:8

26:3,8,15 36:21 37:5 56:25
57:4 62:18 72:4,8 87:10,15

rely 20:11

relying 20:10

remain 38:6 77:9

remaining 80:6

remedy 31:17

remember 31:11

removal 47:20

removed 24:3 46:6 47:22

renders 43:12 46:4

repave 8:9 12:10

repeat 60:4

repeated 60:5

replace 18:21 38:7 41:6

replaced 17:20 29:10 59:12

replacement 17:20 20:15
24:21

replacements 17:18 21:14

reporter 13:19

representation 10:11 87:25

request 19:5 25:17 26:1,16,21
27:10,11 35:5 36:12 54:7
59:16 87:17

requested 14:22 20:21 23:8,
24 24:16 26:8

requesting 13:9 40:25 58:20
59:15 64:8,25 66:14 73:16

require 19:22 23:14 36:20
62:17

required 53:11 67:2,4 69:20
73:19,22

requirement 76:20 77:1 82:12

requires 18:6 67:12

requiring 11:21 36:8,9 56:18
62:14,15 71:21 86:25

reread 40:3

reserved 5:21

resident 75:12 78:1

Residential 64:12

respect 11:23 56:20 71:23
87:3

respectfully 26:1

respond 4:4

responders 14:20 37:4

rest 58:11 61:6

result 20:21 36:14,23 37:5,8
62:20

return 31:4 36:25 62:22

returned 28:17 45:2 60:24
67:21 80:3

returns 9:5

review 15:11 34:8 37:19,22
38:2

rezoning 76:17,18

Rigo 80:8,10,13,15

rim 45:18

risk 37:3

River 29:24

road 9:18 24:8 29:23 45:9,18,
19 46:10 52:3,6 53:22,24
55:10 69:8,12

roads 12:3 24:12 36:18 53:14
70:12

roadsides 44:14

roadway 42:20 43:4,5 47:10
65:1 67:13,14

roll 4:18

roll-offs 8:24

roof 8:6,18,22 81:2

room 30:16,17 45:14

Ross 68:4,8,11,13,24 69:3,5

roughly 10:1

routes 16:1

rules 3:22

ruling 68:18

run 10:4,9 15:7

runs 9:18 54:24

rush 31:14

S

safe 55:6

safely 14:21 19:21 20:18
26:21 42:17

safety 16:16 24:5 37:3 41:17
42:2 49:19

Samona 3:15,16 4:10,13 5:8,9
6:3,8,14,15 12:17,18 28:23
29:2,5,8,15 31:19 35:7,18,23
37:24 38:4,11,14,22 39:2,7,
13,14 40:2,6,13,20 45:12
46:19 47:4,7,18,23 48:22
50:4,9 53:3 55:7 58:4,5,13
60:9,13 61:23 63:1,3,4 64:2
69:4 70:4 71:7 72:12,22 73:7,
8,23 74:3 83:9,16 84:13 85:1,
4 86:9,19 87:18,24 88:7,8,16

samples 79:1,21

satisfied 49:15

satisfy 56:9

Saturday 84:20,23 87:14

save 15:7

scale 36:7 54:18

school 86:5,6

screen 7:18 15:18

seasons 17:16

seconded 40:14

seconds 4:19

section 7:3 13:10,12,14 41:1
58:21 64:9 68:15 69:17 73:17,
20

Meeting 06/09/2026

16

seeking 7:2 8:15 21:3 78:17
sees 78:4
segment 5:19
self-created 17:7 20:20 21:25
 26:6 36:16
sense 55:22 71:13
sensitivity 48:25
separately 27:19,25 41:12
serve 14:16 22:10 46:22 49:3
served 20:18 21:15
serves 19:24
service 13:17 37:1 41:3 58:24
 76:1,2 81:21
services 16:9 17:11 22:16
 25:16 61:15 75:15,17,20 76:5,
 9 78:5 81:20,21 82:3,4 84:10
serving 17:10 36:19
set 6:4 89:10
setback 7:4 8:17 10:5 64:11
 67:1,2,4 71:19 72:18,19
setting 16:19 22:19
Shane 75:1,3
share 50:11 69:14 70:2
shared 15:24
she'll 88:19
shed 65:18,23 66:10,11 67:8,
 11 68:20
shocked 68:13
shopping 34:24
SHORTLEY 40:4,9,15
shove 66:4
show 11:13 85:11
showed 59:5
showing 28:24
shown 11:20 36:6 56:18 62:13
 71:20 86:24

shows 10:11 17:5
shrink 46:4
side 8:1 9:24 11:3 30:6 34:17
 38:25 44:10 46:14 50:15 55:9
 65:1 67:2,3,5 69:20 70:21
 72:18
sides 8:5
sidewalk 44:20
sidewalks 53:16
sigh 48:21
sight 41:23 42:15,21,23 43:6,8
 48:14,18,19 51:17 53:1
sign 13:10 15:8,12 18:14,17
 20:19 21:8,9 22:4 23:5,13,16
 24:4 26:23 27:10,14,21,22
 28:7,8 33:17,19 35:25 36:1
 37:19 38:8,17,21 39:5,9 41:2,
 4,5,12,14 42:4,5,8,9,14 43:1,
 4,14,24 45:24 46:4,14 47:1,9,
 13,21 49:4,11 50:14,23,24
 51:1,6 52:1,19,23 53:7,8
 54:24 55:11 56:8,17,19 57:12,
 16,18 58:21 59:23 60:19,20
 61:9,11 62:16
signage 13:13,15 14:14,22
 16:6,14,24,25 17:6,18,22
 18:3,7,8,16,20,21,25 19:9
 20:11 21:4,13,22 22:20,25
 24:25 25:3,6,10,12,13,19
 26:9,17 31:12 32:19 36:9 37:2
significant 62:17
signs 13:11,12 15:13 17:20
 18:13,16,18,19,22 19:21
 20:16 21:13,14,19 22:13 23:1,
 8,9,10,11,18,22 24:1,3,19,21,
 23 25:23 27:13,17,25 28:5,6,
 11 29:10,12 31:18,19 33:5,18
 34:12,16 35:10,14 36:3,4,5,10
 37:11,17 41:6,15 47:20,24
 52:22 58:22,23,25 59:4,6,9,
 10,14,17,18,20,23,25 61:5,17
 62:4,12,14
silent 3:23
silly 67:23 69:12

similar 17:21 61:6 76:21
simply 23:17 60:2
sincerity 30:11
single 8:15 15:7 19:15 20:4
 33:19
sir 6:5 7:12,15 14:1 74:9,15,
 17,25 80:6
site 17:9 20:2 48:8,15,20
 56:23 57:7
sits 52:1
sitting 7:25 42:14
situation 43:3 56:1 65:2
situations 16:14
six-by-eight 66:10
size 17:23 19:22 20:24 22:12
 27:14 28:6 37:16 38:6,12,18,
 24 39:9 43:23 53:8,10 59:17
sizes 28:12
sketch 66:7
skipped 31:20
slide 11:13
slight 17:23
slightly 41:7 42:14
slope 70:22
small 78:3,10 79:13 85:9
smaller 38:18
snow 23:5,6
someplace 50:19
sort 80:24
sought 11:18 35:25 56:16
 62:11 71:18 86:22
sound 29:13
sounds 29:14 80:22 81:3
 82:10
South 65:10,14 66:13
space 21:8 34:21 46:17 71:25
 73:21 76:14,24,25 77:25

Meeting
06/09/2026

17

78:10 79:4,7,8 81:12 82:12,
18,22,23,25

spaces 73:18,19,20 78:18,19
80:17,19 81:11 82:13,24
83:21,24 84:7,11 86:25 87:6

speak 45:4 67:25

speaking 41:19 80:25

specific 16:13 57:12 83:25

specifically 32:17 83:24

specifications 37:14

speed 42:19 45:18 54:24 56:2

spell 4:1 7:6 13:18 64:12 68:1
74:5 80:7

spend 31:6

spirit 12:11 25:17 57:4 72:8
87:16

sports 76:7 81:20

spot 77:12

spots 77:10,11,15,18 83:3
84:9

sq 73:21

square 13:14 18:13 28:8,10
34:6 36:4 43:5 54:10 66:12
81:12 87:7

squared 43:7

St 86:10

staff 14:21 17:11 26:18 27:16
34:9 63:19 64:3

standard 22:5,12 36:9 61:8,11
78:25 79:2

standards 20:19 26:3

start 15:8 28:4 45:6 84:18

state 4:1 7:6 13:18 35:12
64:12 68:1 74:4 80:7 81:23

stated 14:13 17:4 23:3 87:13

states 20:8 69:18

stay 31:7

stays 31:1

stem 81:25

step 7:6 80:7

steps 77:5

stipulate 38:10

stipulation 48:17

stop 50:22,23 51:1,6,12,22
52:19,22 54:24 55:10

stopped 42:19

stopping 49:11 54:23

storage 66:10,11 71:12,24

story 31:5,15

straight 55:5

street 11:19 18:15 56:25 64:7
69:5,7,22 71:18 72:7 75:18
86:7

streets 65:9,11

stress 17:15 20:3 22:22

strict 22:3 26:6 37:12

Strike 86:20

striped 82:22

striping 77:9

structure 37:6 64:10 66:24
71:19

structures 69:18,19

study 49:9,15,17,18 50:2

stuff 43:25 85:12,17

subject 37:11

submission 18:12

submitted 15:14 25:25 37:14

subsequent 39:10 83:20

subsequently 84:1

substantial 23:25 26:9 37:8

substantially 22:18 36:23

suggest 54:6

suitable 77:6

Sunday 86:4,10

Sundays 86:9

supplies 78:25 79:13,15,22
86:2

support 14:23 16:8 18:2 20:14
25:16 35:5 41:11 49:16 50:13
62:6 80:25 81:14 86:18

supporting 46:23 71:14 83:18,
22 84:14

supports 16:15

supposed 44:15 53:20

surgeon 32:1,2

surrounding 12:6,7 16:22
24:7,17 26:10 37:7,10 57:2
72:6 87:12

survey 66:7

switch 33:10

sworn 4:2 29:19

system 17:18 25:20 33:14

T

T-R-A-C-E-Y 14:4

Taft 87:8

taking 8:20 30:24 47:25

talk 4:8 27:20,24 61:2

talking 37:22,25 43:25 44:8
45:15 46:16 47:19 53:12
85:20

tall 8:5 10:8 28:7

tallest 28:7

team 7:23 63:24

technically 9:17 51:24 53:13
65:18 83:1

technology 20:6

ten 4:2 60:24 65:24 67:12
86:23 87:8

tenant 57:3 78:8 83:25
tenants 76:3 77:25 81:8
terminology 32:15
testimony 30:24 41:20 45:25
text 34:6
therapy 75:23 76:1,3 78:5
 81:25 84:10
thing 30:2,14 40:11 47:19
 67:10 70:18
things 11:14 27:15 28:23 49:6
 54:6 77:23 84:21 86:4,17
thinking 23:20 83:10
Thompson 3:8,9 5:14,15 6:20,
 21 10:14,20,24 11:4,8,11
 12:23,24 39:19,20 53:6 56:14
 57:13,17,23,24 62:10 63:9,10
 73:1,2 85:7,21 86:12 88:1,2
thought 29:20,21
tie 63:2
time 13:6 14:18 15:7,16 29:25
 32:19 63:22 70:17 74:2 83:2
 84:2,6
timely 14:24
times 28:3 29:16 31:6 54:21
 62:2 84:4
tiny 59:11
today 17:9 21:22 43:14
told 32:11
tomorrow 85:25
ton 46:1
tonight 3:25 6:25 7:24 8:16
 14:22 15:5 28:3 60:21 67:6
 75:10 78:18
top 10:7 33:9,19
totally 35:4 62:6 70:19
tough 50:3
Tracey 14:3,5 15:3
traffic 16:8 22:25 25:16 26:12

36:20 41:17 42:7 45:8 49:9,
 10,15,17,18 50:2 51:1,10,19
 57:6 62:23 78:6,12 81:7,9
 86:8
trails 70:10
trained 76:7
transferring 86:2
trash 8:7
travel 26:20 42:17
traveling 26:19
Travis 7:8,10
treatment 65:12
triangle 42:21 43:6,8 44:2,10,
 15 48:13,14,19 51:17 54:12
triangles 41:24
truck 79:9,10,13
trucks 85:11,16 86:16
trust 38:2
truth 7:14 13:25 14:9 64:19
 68:10 69:2,3 74:11,14,24 75:6
 80:12
Tuesday 3:3
turn 3:23 15:3 20:5 53:22
 69:6,11
turning 22:21
turns 29:22
type 49:1 50:1 55:25 81:5
types 19:24
typical 19:14
typically 42:20 55:12

U

unanimous 58:16
underlying 21:21
underneath 33:13
understand 27:5 56:1 58:15
 71:11,12

understands 41:10 44:9
Understood 83:6
unfair 20:9
unfamiliar 15:22 16:2 20:2
 26:20
unique 12:2 18:3 19:3,5 20:14
 26:4,13 36:7,14 56:22 65:3,8
 72:1 87:7
United 20:8
unlike 66:12
unnecessarily 22:4 26:7
unnecessary 21:3 25:19
unobstructed 66:6
unreasonably 11:23 12:5
 36:22 37:6 56:20 57:1 62:18
 71:23 72:5 87:2,11
unrelated 21:4
unsafe 22:21
unsure 55:3
update 18:9 26:16
updated 16:25 21:17 24:22,24
updates 17:17 21:14
updating 21:11
upfront 45:13
upgrade 24:20 65:21
upgrades 16:23 80:22
urgent 75:15 76:4 81:17,20
 82:4 85:1,2,25
users 20:2
utilized 84:12

V

vacated 44:15
valet 30:7
values 24:7
van 79:10,14

vantage 17:14

variance 7:2 8:15 11:18,22
15:4 18:14,15,16,17,19,20
20:13,16,21 23:17 26:15
27:20,21,22 35:24 37:10 39:5,
6 40:25 41:8 43:22 56:15,17,
19 59:14 60:20 62:11,14 64:8,
25 66:14,23 71:17,22 78:19
86:22,25 87:2

variances 13:9 16:18,19 17:4,
25 18:11,12 19:5 21:20,21
23:14,21,24 24:16 25:23 26:1
27:11,14 34:5 36:1,10 53:11
58:18,20 60:20 73:16 78:17

vehicles 19:20 79:2,3,12 84:5
86:16

versus 30:1 48:19 70:10 87:5

vicinity 19:14

view 27:6 41:9

viewed 18:1

views 66:6 72:10

violation 66:1

visibility 41:23

visible 16:14 72:6

vision 17:15 20:4

visit 30:14

visited 24:11

visiting 16:12 30:15

visitor 16:10

visitors 14:20 16:1 17:11
19:25 20:1 26:18 37:3

visual 7:18 14:23

visuals 65:5

vote 28:3 40:4,7,10 58:16

voting 4:17,20 40:9

vulnerable 55:25

W

walk-in 76:4 81:18

walks 78:6

wall 13:13 18:13,14,15,16 36:4

Walled 67:18 69:14,15,16,23,
25 70:1

walls 8:4 10:8

wanted 44:7 55:22 58:16 70:2
78:13

watch 88:19

wayfinding 14:14,24 17:12
19:23 25:15 26:12 31:18,21
36:21 41:18 42:5 59:22

weather 17:14 23:3

website 10:21

wedding 88:21

week 78:3

wellness 14:18

West 65:10,16,20 68:4,19
70:12,16,25 71:1,3 86:23

whatsoever 84:14

whichever 35:21

wide 42:10 53:21

wider 53:3

winner 63:2

wishes 41:12 88:15

words 49:3 72:21,23

work 34:8 41:25 78:11,12
81:22,23 82:1

worked 63:19 66:2

works 47:11 84:8

world 23:2

worried 45:19

worries 40:20 47:7

worry 45:18

worrying 70:10

wrong 30:19

wrote 4:13

Y

yard 7:4 8:3,16 9:13 64:10
65:16,17,19 66:2,9,25 67:1,2,
3,17,18 68:17 69:20 70:20
71:19,22 72:11,18,19

yards 10:1 69:8,9,10,11

year 17:16 31:6

years 26:14 55:3,18 65:24
68:5 75:13,16 79:5 81:2 88:23

yeses 58:11

Young 76:2 78:4 84:10

Z

Z-A-K 64:13

Zak 64:13,16,18,24 65:8 67:9
68:2 70:14,24 73:13

ZBA 62:15

zone 27:24 41:3 44:2,3,10,18,
23 48:3,4,5 52:1,2 53:13,19,
20 54:3,5,10 78:20,21 82:19,
23 83:1,4,5 87:1

zoned 7:5 13:16 41:3 58:24
64:11 76:13

zoning 3:2 7:2 19:14 41:1 64:9
69:17 73:17 82:11,13

zoom 10:14,23

zoomed 47:5