

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

October 11, 2016

Proceedings taken in the matter of the ZONING BOARD OF APPEALS, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Tuesday, October 11, 2016

BOARD MEMBERS

Cindy Gronachan, Chairperson

Jonathan Montville, Secretary

David Byrwa

Brent Ferrell

Joe Peddiboyina

ALSO PRESENT: Lawrence Butler, Building Official

Beth Saarela, City Attorney

Coordinator: Monica Dreslinski, Recording Secretary

Carol Chaput, Recording Secretary

REPORTED BY: Jennifer L. Wall, Certified Shorthand Reporter

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Novi, Michigan.

Tuesday, October 11, 2016

7:00 p.m.

** ** *

CHAIRPERSON GRONACHAN: Good evening. I would like to call the October 11 2016 Zoning Board of Appeals people meeting to order.

I will ask Member Byrwa to lead us in the Pledge of Allegiance. Please rise.

(Pledge recited.)

CHAIRPERSON GRONACHAN: Monica, can you please call the roll.

MS. DRESLINSKI: Member Ferrell?

MR. FERRELL: Here.

MS. DRESLINSKI: Member Byrwa?

MR. BYRWA: Here.

MS. DRESLINSKI: Member Krieger is absent, excused.

Member Montville?

MR. MONTVILLE: Here.

MS. DRESLINSKI: Member

1 Peddiboyina?

2 MR. PEDDIBOYINA: Here.

3 MR. FERRELL: Member Sanghvi is
4 absent, excused.

5 And Chairperson Gronachan?

6 CHAIRPERSON GRONACHAN: Here.

7 Thank you. This evening we
8 will run the meeting following our normal
9 rules and conduct, and I'm asking everyone to
10 please shut off your cellphones at this time.

11 The cases will be called to
12 the podium. At that point, you will
13 represent the information to the board.

14 After the petitioner gives
15 all the information, it will be at that time,
16 we will ask if there is anyone in the
17 audience that wishes to make comment on that
18 particular case.

19 Are there any changes in the
20 agenda this evening?

21 MS. DRESLINSKI: Yes. The first
22 case, Case PZ16-0034, has been postponed to
23 the November 15 meeting.

1 CHAIRPERSON GRONACHAN: Do we need
2 to make a motion for that or --

3 MS. SAARELA: You don't need to
4 since they called in ahead of time.

5 CHAIRPERSON GRONACHAN: Thank you.

6 We have minutes from July and
7 August. Board members, are there any changes
8 or additions to the minutes after review?
9 All those in favor of the minutes as they
10 are, say aye.

11 THE BOARD: Aye.

12 CHAIRPERSON GRONACHAN: None
13 opposed. The minutes for July 2016 and
14 August 2016 have been approved.

15 Is there anyone in the
16 audience at this time that wishes to make a
17 public remark regarding anything other than
18 what's before us this evening?

19 Seeing none, we will move
20 into our first case, which is Case No.
21 PZ16-0039, Phillips Sign and Lighting, Inc..

22 Is the petitioner here. Come
23 on down. The applicant is requesting a

1 variance from the City of Novi to allow
2 installation of one additional wall sign of
3 65 square feet on the north elevation of the
4 building.

5 Sir, if you would -- if you
6 are both going to testify, please state your
7 names, spell it for our recording secretary,
8 and then raise your right hand to be sworn
9 in.

10 MR. SIEWERT: Bill Seward, 50617
11 Fossett Drive, Macomb.

12 CHAIRPERSON GRONACHAN: Would you
13 spell your last name for us, please.

14 MR. SIEWERT: S-i-e-w-e-r-t.

15 CHAIRPERSON GRONACHAN: Are you
16 the only one giving testimony this evening?

17 MR. SIEWERT: Jessica.

18 MS. HUTTENSTINE: Jessica
19 Huttenstine, H-u-t-t-e-n-s-t-i-n-e.

20 CHAIRPERSON GRONACHAN: Would you
21 both raise your right hands.

22 MR. MONTVILLE: Would you both
23 raise your right hands. Do you swear to tell

1 the truth in the testimony you are about to
2 give?

3 MR. SIEWERT: Yes.

4 MS. HUTTENSTINE: Yes.

5 CHAIRPERSON GRONACHAN: You may
6 proceed.

7 MR. SIEWERT: Good evening. We
8 have a medical establishment that we have
9 clients that have appointments that are
10 critical to keeping a timely agenda for the
11 clients here, people need to get there on time
12 and be able to get out of there on time to
13 keep the flow.

14 And that's the hardship that
15 we are proposing for a sign on the exterior
16 of the building so that people can have ample
17 time to find the single drive that is into
18 the establishment so that they can keep their
19 appointments.

20 CHAIRPERSON GRONACHAN: Okay.
21 Anything else that you would like to add?

22 MS. HUTTENSTINE: There is so much
23 I could say, but --

1 CHAIRPERSON GRONACHAN: Why don't
2 you tell us what type of facility it is.
3 Medical, that would be pretty broad, but
4 specifically --

5 MS. HUTTENSTINE: We run a
6 physical therapy clinic and it is hard to see
7 our building from -- I should say, our
8 location from the road, and we have patients
9 that can't find it, they call, they're 30
10 minutes late.

11 We are also open early and
12 late, from six to eight at night. That makes
13 us extremely hard to find. So a lighted sign
14 would help with that. And also when our
15 patients are late, it not only jeopardizes
16 their care, but it potentially runs over into
17 jeopardizing the care of others. That's it.

18 CHAIRPERSON GRONACHAN: Good job.

19 MS. HUTTENSTINE: That's most of
20 my concern.

21 CHAIRPERSON GRONACHAN: Is there
22 anyone in the audience that wishes to make
23 comment on this case? Seeing none, building

1 department?

2 MR. BUTLER: No questions at this
3 time.

4 CHAIRPERSON GRONACHAN:

5 Correspondence?

6 MR. MONTVILLE: Yes, 26 letters
7 mailed, two returned, zero approvals, one
8 objection from Robert Jeneru (ph) at 39608
9 Bunton Drive, and he notes his opposition to
10 the sign as he feels the light will encroach
11 on his property and potentially affect his
12 property value.

13 CHAIRPERSON GRONACHAN: Thank you.
14 Board members?

15 MR. MONTVILLE: Can you spend a
16 quick second on the design of the sign. Looks
17 like you have a professional rendering put
18 together. Second or two on the thought
19 process.

20 MS. HUTTENSTINE: Can I ask what
21 their address was? I'm just trying to see how
22 it would affect his property.

23 MR. MONTVILLE: 39608 Bunton,

1 B-u-n-t-o-n, for the record.

2 MR. SIEWERT: It's not a type of
3 sign that's going to be -- that's going to
4 beam --

5 MR. MONTVILLE: I understand. The
6 size and dimensions are necessary so we know
7 that there was a thought process that went
8 into it for the record. I mean, it looks like
9 there was. I'm not trying to beacon you off.
10 I'm just curious.

11 MR. SIEWERT: Yes, there was. We
12 kept their logo in proportion to the size of
13 the building to, you know, compliment what's
14 out there and not overpower, you know, how
15 many -- the wall, but it has esthetic value.

16 MR. MONTVILLE: Sure. Quick
17 comments from my perspective.

18 Going west on Ten Mile, it's
19 a fast road. We have had issues with that
20 address before, especially with medical
21 facilities and customers and potentially
22 missing the signs. I think it's warranted.
23 I'm in favor of the sign as applied for.

1 CHAIRPERSON GRONACHAN: Thank you.
2 Member Ferrell?

3 MR. FERRELL: So is the lighting
4 like that much brighter than normal signs, is
5 it average lighting, typical sign that would
6 be on a building?

7 MR. SIEWERT: It's LED lighting.

8 MR. FERRELL: Okay. Thank you.

9 CHAIRPERSON GRONACHAN: Anyone
10 else? I will tell you that I did drive, after
11 I saw the letter, because it was part of our
12 packet, and I specifically drove around the
13 entire neighborhood trying to get an idea if
14 there would be a negative impact. I will tell
15 you that I did not see any negative impact.

16 I will, for the record, say
17 that the residents behind the building on
18 Bunton Drive, the property line abuts, but
19 there is no lighting, and this particular
20 sign is not on that side of the property,
21 it's on the north side of the building, and I
22 think that what the objection was maybe
23 perhaps you thought it was going to be on the

1 south side.

2 But after looking at it,
3 there isn't anything that I could see that
4 would contribute. I don't even see any
5 spotlights or anything for at night, security
6 lights or anything. I thought maybe that's
7 what they were talking about, but that's
8 not -- this case does not have any of those
9 issues.

10 So I will be in full support
11 as well. I think that where you are located,
12 the setting of the building, it sets back, as
13 the two previous speakers, we have had other
14 issues with this building, given the speed
15 limit, the traffic flow, and then it's Ten
16 Mile Road in Novi, people that are going for
17 physical therapy, you're not thinking
18 100 percent to begin with, with all due
19 respect, and when you're driving, the last
20 thing you want to do is miss the driveway and
21 have to turn around at Haggerty or go all the
22 way down. Yes, it's not a good sign.

23 So whatever we can do to

1 help. And I think that this sign is within
2 the spirit of the ordinance.

3 I think that given the
4 frontage of the building, it's a nice fit,
5 and for where it is and when you're driving
6 up west on Ten Mile, you catch it right away.

7 And the same thing when
8 you're coming east, so yes, it was me driving
9 back and forth all night on Saturday.

10 So, with that, if there is a
11 motion. Member Ferrell.

12 MR. FERRELL: Thank you, Madam
13 Chair.

14 In Case No. PZ16-0039 sought
15 by the petitioner, the petitioner has shown
16 practical difficulty requiring the sign.
17 Without the variance, petitioner would be
18 unreasonably prevented or limited with
19 respect to the use of the property, due to
20 the petitioner stating that it's difficult
21 for patients to see the location and has had
22 several complaints from patients trying to
23 find the location.

1 The property is unique due to
2 the location. The petitioner did not create
3 the condition.

4 The relief granted will not
5 unreasonably interfere with adjacent or
6 surrounding properties, due to the petitioner
7 stating that the lights are LED and they are
8 standard lighting, it will not cause a
9 negative impact on surrounding properties.

10 The relief is consistent with
11 the spirit and intent of the ordinance.

12 MR. MONTVILLE: Second.

13 CHAIRPERSON GRONACHAN: It's been
14 moved and seconded. Any further discussion?

15 Seeing none, Monica, would
16 you please call the roll.

17 MS. DRESLINSKI: Member Ferrell?

18 MR. FERRELL: Yes.

19 MS. DRESLINSKI: Member Byrwa?

20 MR. BYRWA: Yes.

21 MS. DRESLINSKI: Member Montville?

22 MR. MONTVILLE: Yes.

23 MS. DRESLINSKI: Member

1 Peddiboyina?

2 MR. PEDDIBOYINA: Yes.

3 MS. DRESLINSKI: Chairperson

4 Gronachan?

5 CHAIRPERSON GRONACHAN: Yes.

6 MS. DRESLINSKI: Motion passes

7 five to zero.

8 CHAIRPERSON GRONACHAN:

9 Congratulations. Your
10 variance has been granted and I'm sure you
11 will be in touch with the building
12 department. Good luck to you.

13 Our next case is PZ16-0040
14 Metro Detroit Signs for Chipotle, 43345
15 Crescent Boulevard.

16 Is the petitioner here? I
17 think he is going to be taking up residence
18 this evening.

19 The applicant is requesting a
20 variance to allow installation of one
21 additional sign on the west elevation of the
22 property.

23 Your name, please.

1 MR. DETERS: Good evening. My
2 name is Paul Deters. I'm with Metro Detroit
3 Signs, 11444 Kaltz Avenue.

4 CHAIRPERSON GRONACHAN: Would you
5 please raise your right hand and be sworn in.

6 MR. MONTVILLE: Do you promise to
7 tell the truth in the testimony you're about
8 to give?

9 MR. DETERS: I do. Thank you for
10 your consideration this evening. Here we have
11 Chipotle. As you can see, they have sort of
12 an unusual circumstance there, that the
13 sign -- we have applied for a sign and
14 received approval for one phase of the parking
15 lot.

16 The second sign, which is
17 actually the rear of the building, is the
18 sign that traffic would see. And we were
19 hoping for the board's consideration in light
20 of the fact that it's such an unusual
21 circumstance for how their clients would
22 enter into that property, so that really only
23 one sign is visible at a time, and it would

1 be difficult for anyone to identify the
2 business, if there were not a sign on the
3 property which would face -- we have it at
4 the -- sort of the intersection of Crescent
5 and Ingersoll, I know that Primanti Brothers
6 has a similar circumstance there, we are just
7 hoping that you would like to consider
8 granting approval for this.

9 CHAIRPERSON GRONACHAN: Anything
10 else?

11 MR. DETERS: No.

12 CHAIRPERSON GRONACHAN: Could you
13 perhaps describe the additional sign that you
14 are going to be -- that you're proposing this
15 evening?

16 MR. DETERS: Sure.

17 CHAIRPERSON GRONACHAN: Maybe if
18 you could put the sign up, if that helps.

19 MR. DETERS: The sign that we are
20 proposing is an identical sign to the one that
21 has been approved already by the building
22 department.

23 So the one that's -- really

1 just go over the entry, as a marker for where
2 their patrons would enter the store, the sign
3 that requires the variance is the one that
4 would actually be seen for traffic that
5 drives around inside the center, and the sign
6 is within -- when it's approved, it's within
7 what the ordinance would allow for that.

8 CHAIRPERSON GRONACHAN: Thank you
9 for that clarification. Is there anyone in
10 the audience that wishes to make comment on
11 this case?

12 Seeing none, building
13 department?

14 MR. BUTLER: No comments at this
15 time. Standing by.

16 CHAIRPERSON GRONACHAN: Thank you.
17 Are there any correspondence?

18 MR. MONTVILLE: Yes, 85 letters
19 mailed, 11 returned, zero approvals, zero
20 objections.

21 CHAIRPERSON GRONACHAN: Thank you.
22 Board members?

23 MR. PEDDIBOYINA: How big is the

1 sign? Same size you have current?

2 MR. DETERS: Yes, 32 square feet.

3 MR. PEDDIBOYINA: Okay.

4 CHAIRPERSON GRONACHAN: Anything
5 else? Anyone else?

6 Member Montville.

7 MR. MONTVILLE: I would just
8 reiterate that that is a unique parcel
9 directionally, from the west where Novi Road
10 is, the main entrance coming into the Town
11 Center. I have no problem. I think it's
12 warranted. Esthetically it's the same design
13 as the original sign, so I'm in full support
14 as requested.

15 CHAIRPERSON GRONACHAN: Okay.
16 When are you opening?

17 MR. DETERS: I don't know exactly
18 when that is, but it's going to be fairly
19 soon.

20 CHAIRPERSON GRONACHAN: Hopefully
21 when the construction is done.

22 MR. DETERS: It wasn't easy to get
23 here tonight.

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CHAIRPERSON GRONACHAN: I have no problem with this, as we don't usually -- when we are reviewing cases, we review it on it's own merit, but this particular location does present a challenge with vision from all sides, and being that you're a new business, I think that proper identification is important, especially in that location.

I am in full support, have no objection, and if there is a motion, I would entertain a motion. Member Ferrell.

MR. FERRELL: Thank you, Madam Chair.

I move that we grant the variance in Case No. PZ16-0040 sought by the petitioner for an additional sign in the back of the building.

The petitioner has shown practical difficulty requiring additional signage, due to the topography of the lot and the land.

Without the variance, the petitioner will be unreasonably limited with

1 respect to the use of the property and making
2 it difficult to find the location from the
3 back of the building.

4 The property is unique due to
5 its location. The petitioner did not create
6 the condition.

7 The relief will not
8 unreasonably interfere with adjacent or
9 surrounding properties. The relief is
10 consistent with the spirit and intent of the
11 ordinance, also due to the way the building
12 was designed. The lot again, is really
13 difficult to see which business is actually
14 for which part of the building because there
15 is no signage in the back.

16 MR. MONTVILLE: Second.

17 CHAIRPERSON GRONACHAN: Would you
18 accept a friendly amendment. Instead of using
19 back, can we just use west elevation?

20 MR. FERRELL: Sure.

21 CHAIRPERSON GRONACHAN: We will
22 remove the back and the use west elevation for
23 the motion. Thank you.

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MR. FERRELL: Sure.

CHAIRPERSON GRONACHAN: It's been moved and second. Any further discussion?

Seeing none, Monica, could you please call the roll.

MS. DRESLINSKI: Member Ferrell?

MR. FERRELL: Yes.

MS. DRESLINSKI: Member Byrwa?

MR. BYRWA: Yes.

MR. FERRELL: Member Montville?

MR. MONTVILLE: Yes.

MR. FERRELL: Member Peddiboyina?

MR. PEDDIBOYINA: Yes.

MR. FERRELL: Chairperson Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MR. FERRELL: Motion passes five to zero.

CHAIRPERSON GRONACHAN: Your variance has been granted. Good luck and welcome to Novi.

MR. DETERS: Thank you.

CHAIRPERSON GRONACHAN: I don't

1 think you're going too far. We get to see you
2 again.

3 As a matter of fact, I think
4 you're going to stay right there. Are you on
5 the next case?

6 MR. DETERS: Yes.

7 CHAIRPERSON GRONACHAN: The next
8 case is PZ16-0042, 43575 West Oaks Drive. The
9 applicant is requesting a variance to allow
10 installation of an oversized wall sign. This
11 is for Rally House.

12 Would you please state your
13 name for the recording secretary.

14 MR. DETERS: My name is Paul
15 Deters. I'm with Metro Detroit Signs, 11444
16 Kaltz Avenue in Warren.

17 CHAIRPERSON GRONACHAN: Raise your
18 right hand, please.

19 MS. SAARELA: It's okay.

20 CHAIRPERSON GRONACHAN: It carries
21 over. Please proceed.

22 MR. DETERS: You know, I would
23 also like to call up with me, there is a

1 representative from Rally House here.

2 CHAIRPERSON GRONACHAN: Would you
3 state your name please, and spell it for our
4 secretary.

5 MR. MELNAR: John Melnar,
6 M-e-l-n-a-r.

7 CHAIRPERSON GRONACHAN: Would you
8 raise your right hand and be sworn in, please.

9 MR. MONTVILLE: Do you swear to
10 tell the truth in the testimony you are about
11 to give?

12 MR. MELNAR: I do.

13 CHAIRPERSON GRONACHAN: Please
14 proceed.

15 MR. DETERS: So before you this
16 evening, I have a case where Rally House is
17 requesting relief from the board to consider
18 allowing a slightly larger sign than what
19 would be permitted based on the frontage that
20 they have there. And like some of the other
21 tenants in that center, who have come before
22 you before, they're hoping for a little larger
23 sign, just due to the setback that they have

1 there.

2 The sign is set back quite a
3 bit for the driveway, as you know, for
4 anybody entering along West Oaks there. And
5 what we feel is the sign that we are
6 proposing is still within the spirit of the
7 ordinance.

8 And also if you might
9 consider too is the fact that Rally House
10 probably could make the identification
11 larger, if they just included just the
12 lettering, like some of the other tenants
13 have.

14 However, their logo is such
15 that they have some decorative elements in
16 there with the flags, sort of their corporate
17 identity, which takes away and not only that,
18 but the irregular configuration of their sign
19 also takes away from the allowable area that
20 they would have. They think that that's much
21 more an esthetically pleasing sign to have it
22 the way it's drawn there, and we are hoping
23 that if you were to grant this, it would just

1 allow the lettering that's on there, the
2 Rally House lettering itself, to be slightly
3 larger than what the 65 square foot sign that
4 would be permitted in the ordinance would
5 allow us for and just make it easier for
6 folks identifying them as you're traveling
7 along the entry drive to the shopping center.

8 CHAIRPERSON GRONACHAN: Okay.
9 Would you like to add anything else?

10 MR. MELNAR: I believe the current
11 design as you see it on the front of the
12 building, too, really adds to what the size
13 comparably is to the rest of the stores. Our
14 sign is not oversized, I would say, in that
15 manner, but comparably to the two signs,
16 Michaels and the Container Store, left and
17 right to our sign, we have tried to make it so
18 that it is all -- it looks uniform in that
19 manner.

20 CHAIRPERSON GRONACHAN: Okay. Is
21 there anyone in the audience that wishes to
22 make comment on this case?

23 Seeing none, building

1 department?

2 MR. BUTLER: Just only comment,
3 due to the fact that it's because of a
4 setback, their requirement for an oversized
5 sign is justifiable just so people can see it.

6 CHAIRPERSON GRONACHAN: Okay,
7 thank you. Is there any correspondence?

8 MR. MONTVILLE: Yes, 34 letters
9 mailed, one letter returned, zero approvals,
10 zero objections.

11 CHAIRPERSON GRONACHAN: All right.
12 Thank you. Board members? Member Ferrell.

13 MR. FERRELL: Thank you, Madam
14 Chair. For the building department. Do we
15 know what the other size of the signs on the
16 buildings are over there?

17 MR. MELNAR: I have got a picture
18 of the front, if you want to see it.

19 MR. BUTLER: We don't have the
20 dimensions. Around 60 square feet, they're
21 pretty close. From driving by there, they're
22 pretty close to that size. I think as
23 esthetics provices, it fits in.

1 MR. FERRELL: Okay.

2 MR. DETERS: I believe the
3 Container Store is 100 some square feet, is it
4 not?

5 MR. BUTLER: That could be a
6 little bit bigger, but --

7 MR. DETERS: When we had worked
8 with T. J. Maxx, it was 100 and some square
9 feet as well, but those were larger store
10 front, as the gentleman there had said.

11 I think this is -- what we
12 are asking for is in proportion with the
13 store front, so it's still keeping within the
14 ordinance and spirit of the ordinance as
15 well.

16 CHAIRPERSON GRONACHAN: Okay.
17 Anything else?

18 MR. FERRELL: No.

19 CHAIRPERSON GRONACHAN: Member
20 Montville?

21 MR. MONTVILLE: I would just make
22 the comment that it is a unique situation with
23 the setback being so far back, and clearly,

1 the esthetic value of the property has been
2 well thought out by the applicant and the team
3 and from a relative size standpoint to the
4 frontage that they had to work with, I am
5 comfortable with the 79 feet that's been
6 requested versus typically 65 allotted,
7 additional 14 feet are warranted, I would be
8 in support of the sign as it's requested.

9 CHAIRPERSON GRONACHAN: Anyone
10 else?

11 We have had several people up
12 in front of us in the past from this strip
13 mall, and the challenge still is the same.

14 The setback and the fact that
15 you guys are at an angle, you're not facing
16 straight onto any major road. Granted there
17 is a side road, but by the time you're not
18 normally traveling, that's not a through
19 road. And especially at night, with the
20 increased traffic in Novi, I think that you
21 did a good job on this. I appreciate the
22 fact that you went in -- you didn't over --
23 you didn't go overkill. I think it's

1 consistent and it's uniform as you mentioned,
2 and I am in full support of this request.

3 Is there a motion? Member
4 Montville.

5 MR. MONTVILLE: I move that we
6 grant the variance requested in Case No.
7 PZ16-0042, sought by Metro Detroit Signs for
8 the oversized sign of 79 square feet requested
9 versus the allowable 65, as the petitioner has
10 shown practical difficulty requiring an
11 oversized sign. Without the variance, as
12 being requested, petitioner will be
13 unreasonably prevented and limited with
14 respect to the use of their retail consumer
15 property due to the limited visibility and
16 also the high traffic, high density area and
17 potential safety concerns with customers
18 finding that location.

19 The property is unique due to
20 the significant setback from any major roads.
21 The petitioner did not create this particular
22 condition, as I mentioned, the unit and the
23 current store location is at a considerable

1 setback.

2 The relief granted will not
3 unreasonably interfere with any adjacent or
4 surrounding properties, as the esthetic value
5 will be enhanced due to the professional
6 design due to the time that was put into the
7 the design.

8 The relief is consistent with
9 the spirit and intent of the ordinance. For
10 those reasons, I move that we grant the
11 motion as requested.

12 MR. FERRELL: Second.

13 CHAIRPERSON GRONACHAN: It's been
14 moved and seconded. Is there any further
15 discussion? Seeing none, Monica, will you
16 please call the roll.

17 MS. DRESLINSKI: Member Ferrell?

18 MR. FERRELL: Yes.

19 MS. DRESLINSKI: Member Byrwa?

20 MR. BYRWA: Yes.

21 MS. DRESLINSKI: Member Montville?

22 MR. MONTVILLE: Yes.

23 MS. DRESLINSKI: Member

1 Peddiboyina?

2 MR. PEDDIBOYINA: Yes.

3 MS. DRESLINSKI: Chairperson

4 Gronachan?

5 CHAIRPERSON GRONACHAN: Yes.

6 MS. DRESLINSKI: Motion passes

7 five to zero.

8 CHAIRPERSON GRONACHAN: Your
9 variance has been granted and when are you
10 opening?

11 MR. DETERS: We'd like to before
12 Thanksgiving if we can get a building permit.

13 CHAIRPERSON GRONACHAN: That's out
14 of our jurisdiction. Good luck and welcome to
15 Novi.

16 Our next case is PZ16-0044,
17 Walsh College of Novi campus. Is the
18 petitioner here. Come on down.

19 The applicant is requesting
20 variances to allow construction of a one
21 oversized ground sign at 73,000 -- am I
22 reading this right, 73,125 square feet, to
23 allow the second 42-inch directional sign.

1 MS. DRESLINSKI: There is a
2 period --

3 CHAIRPERSON GRONACHAN: 73.125, to
4 allow a second 42-inch directional. Good
5 evening. Now that I messed that up.

6 Are you both giving testimony
7 this evening? Would you step to the mike and
8 give your names and then be sworn in by our
9 secretary.

10 MS. BERGERON: My name is
11 Stephanie Bergeron, B-e-r-g-e-r-o-n.

12 MS. STOUT: My name is Christine
13 Stout, S-t-o-u-t.

14 CHAIRPERSON GRONACHAN: Will you
15 raise your right hands to be sworn in, please.

16 MR. MONTVILLE: Do you promise to
17 tell the truth in the testimony you are about
18 to provide.

19 MS. BERGERON: I do.

20 CHAIRPERSON GRONACHAN: If you
21 have any renderings of your sign, you can put
22 them on the overhead for the audience at home.

23 MS. BERGERON: While Chris is

1 doing that, I'll start with an introduction.
2 I am Stephanie Bergeron. I am the president
3 and the CEO of Walsh College. I am here today
4 to personally apologize because we want you to
5 know the highest level of the institution, we
6 are very sorry that the sign was installed
7 without meeting the ordinance requirements for
8 sign size.

9 I am here to tell you that it
10 was done without malice, without intent. It
11 was done because of an oversight within our
12 institution in terms of communication, an
13 oversight by our contractor. But we are here
14 to make it right and we want you to know that
15 we feel that way from the highest level of
16 the organization.

17 We have been in Novi since
18 1993, and in our current location since 1998.
19 We value our relationship with the City of
20 Novi, its residents, its communities, its
21 businesses. We want to be viewed to be a
22 respected value of the community. But we are
23 here tonight to set it right.

1 We think that there are some
2 good reasons to obtain the signage variance.
3 I'd like to be able to ask Chris Stout, our
4 assistant vice president of facilities to
5 explain to you some of the reasons why we
6 think the signage that's installed is
7 appropriate.

8 CHAIRPERSON GRONACHAN: Thank you.

9 MS. STOUT: Hi. I'm Chris Stout.
10 I am in charge of the facilities at Walsh, as
11 Stephanie has mentioned, we certainly regret
12 our oversight in terms of the size of the sign
13 permitted. So we have put some internal
14 measures in place to insure that that will not
15 happen again. So, we are committed to being
16 good citizens of Novi.

17 Consistency of branding for
18 the college is an important factor both for
19 our students and our faculty, as well as for
20 the overall image of the college. We
21 recently went through a re-branding process,
22 when we did a renovation at our Troy campus.
23 That included changing the signage at Troy.

1 When that process was completed, what we were
2 trying to do was to consistently brand Novi
3 as well, and make the signage consistent so
4 that our students would understand that we
5 were a multi-site campus, and that they were
6 part of that institution.

7 When we requested the sign,
8 we used the same contractors that performed
9 the work at Troy and unfortunately they
10 simply replicated the size of the sign that's
11 utilized for our Troy campus, without
12 confirming that the dimensions met the
13 ordinance of the city or permit process.

14 As Stephanie has stated, our
15 administration was not aware of this fact and
16 only became aware when the compliance officer
17 let us know.

18 The particular signage at
19 issue is an expensive sign. It was over
20 \$50,000 for that sign, for the two signs
21 actually.

22 We believe the sign does
23 enhance the overall look of the area, and is

1 a significant improvement to the prior
2 signage, which I think is in your packets.
3 These are attractive. They are high quality.
4 They're extremely expensive and I believe
5 they add to the overall esthetic.

6 We have spoken with the
7 neighbors and the landowners and they have
8 given us letters of support, which are also
9 in your packet, and they also indicate they
10 believe that the new sign is an attractive
11 addition to the area.

12 More importantly, as we have
13 stated in our application, the sign is
14 necessary for visibility, particularly due to
15 two issues, one is the vegetation that grows
16 along Meadowbrook Road over the -- by the
17 overpass of I-96, and the other is for
18 especially the southbound traffic on
19 Meadowbrook Road coming over the overpass.

20 The site line visibility
21 makes it very difficult to see where the
22 driveway is there. I'm sure you're aware
23 that the entrance at Gardenbrook, Meadowbrook

1 and Eleven Mile there is all very close, so
2 there is not a lot of time to make a
3 decision. So a bigger sign we feel is a
4 little bit safer for those people who are
5 coming into the campus, especially those who
6 are new and that are unfamiliar kind of where
7 that driveway is.

8 So we are an I1 district, the
9 sign is I think comparable to other signs in
10 the area. It is not out of range and doesn't
11 appear to the South University sign that's at
12 Twelve and Meadowbrook, and we are hoping
13 that you will understand how we got in this
14 situation.

15 So in closing, we believe
16 that the dimensional variance should be
17 granted for the following reasons.

18 The variance will enhance
19 visibility and provide greater safety for
20 those coming to the college traveling along
21 Meadowbrook. It is not detrimental to the
22 nearing properties and the property owners
23 that express their support.

1 I think it does support the
2 intent of the ordinance, which was insuring a
3 traffic business area. And a smaller sign
4 does not do as well with the objectives of
5 both safety and visibility as well as our
6 branding.

7 Do you have any other
8 questions for me or Stephanie?

9 CHAIRPERSON GRONACHAN: Thank you.
10 Well, we'll get back to you.

11 Is there anyone in the
12 audience that wishes to make comment? Seeing
13 none, building department?

14 MR. BUTLER: No comment at this
15 time. Standing by.

16 CHAIRPERSON GRONACHAN: Member
17 Montville, is there any correspondence?

18 MR. MONTVILLE: Yes, 20 letters
19 mailed, two letters returned, three approvals.

20 First is from Joseph F.
21 Cozic, he notes the approval, no concerns. I
22 am looking for his address. He's writing
23 from Woodward Avenue in Bloomfield Hills, JF

1 Investment Company. He notes his approval.

2 The second approval is from
3 Ms. Teldrin, her address is a P. O. Box in
4 Novi Michigan, P.O. Box 8002. She is the HR
5 director for Michigan Milk Producers
6 Association, they note their lack of concern.
7 They have no concerns for the sign as
8 proposed.

9 And the third approval is
10 from Freddy Simpson, who is the president of
11 the Brotherhood of Maintenance, Way (ph)
12 Employees Division, their address is 41475
13 Gardenbrook Road, Novi, Michigan. And
14 similar to the previous two approvals, notes
15 zero concerns regarding the variance request
16 from the college.

17 CHAIRPERSON GRONACHAN: Thank you.
18 Board members? Member Montville.

19 MR. MONTVILLE: To just clarify
20 too. So the two requests, the one for the
21 oversize sign and then the second for the
22 additional sign, which I think is a delivery
23 sign on campus.

1 MS. STOUT: Yes, the monument sign
2 is on Meadowbrook and Gardenbrook. There is
3 another sign into the driveway off
4 Gardenbrook, that kind of directs traffic.

5 MR. MONTVILLE: The oversized
6 sign, I agree. I think it fits the lot,
7 especially with the vegetation and I-96
8 overpass. There is limited visibility that
9 vegetation has grown out. Clearly it's very
10 well thought out, the design and esthetic
11 value to the property.

12 As far as the second request
13 for the delivery sign, again, it's a big
14 property. I don't know what your acreage is
15 off the top of my head. I'm sure --

16 MS. STOUT: We are at 11 acres.

17 MR. MONTVILLE: I'm sure trucks
18 coming in and differentiating between -- where
19 they are going, I think that's wanted to label
20 where the delivery area is, too. I support
21 that variance request as well.

22 CHAIRPERSON GRONACHAN: Okay.
23 Thank you. Member Ferrell?

1 MR. FERRELL: Being a student at
2 Walsh, I know coming over Meadowbrook, going
3 north -- southbound. I saw the sign for the
4 first time, I didn't know you guys had it. It
5 was like, oh, there is Walsh. But I have in
6 the past come the other way northbound, and
7 had passed the driveway. I do know you guys
8 need a bigger sign.

9 One thing I don't like is you
10 built the sign first then came, that does
11 bother me. However it is needed. I do agree
12 with the size of the sign. I think it is
13 definitely well placed, well done. Branding
14 is great.

15 As far as the other sign, I
16 do agree that we do need a sign. It is a big
17 lot, big piece of property, people will know
18 where the deliveries are and such. So I am
19 in support of this as well.

20 CHAIRPERSON GRONACHAN: Okay.
21 Member Peddiboyina.

22 MR. PEDDIBOYINA: Yeah, I do agree
23 with my board members. I also do a couple of

1 classes at Walsh. We need the education
2 purpose. This is very important.

3 But only one thing, what he
4 said, the installation. That's the only
5 thing. I support this.

6 CHAIRPERSON GRONACHAN: I am happy
7 that it's lighter. I live on Meadowbrook
8 Road, driving all the time, and the one
9 concern that I had about your signs, although
10 I am not a student at Walsh, because I don't
11 have enough time in my life to go. One day I
12 will be there. I will get there one of these
13 days.

14 One of the things that I did
15 not like about the older signs is that it was
16 too dark, and Meadowbrook is a very dark
17 road. I am hoping that this is going to end
18 that conflict. Because there are night
19 classes, and with the increase in amount of
20 traffic on Meadowbrook, they can be very
21 dangerous.

22 It is unfortunate that they
23 built it without going through the proper

1 channels, however, in this day and age, I can
2 understand that communication can happen.

3 However, I just want to say
4 that if this sign is ever changed again, I
5 hope that Walsh College has learned their
6 lesson. It sounds like it.

7 So, given the increase
8 visibilty of your sign, I am in support of.
9 I am also in support of the higher height,
10 and given the amount of snow that we get
11 especially out in there, it's like the snow
12 belt, that covers those signs, it covered
13 that sign before for years.

14 I'm sure you had a problem
15 with it. I think that this decreases -- or I
16 should say increases your safety value for
17 having the property sign and for
18 identification and I will be in support of
19 it.

20 Having said that, I would
21 entertain a motion. Member Montville.

22 MR. MONTVILLE: I move that we
23 grant the variance requested in Case No.

1 PZ16-0044, sought by Walsh College, the Novi
2 campus, as the petitioner has shown practical
3 difficulty, properly providing sufficient
4 exposure on Meadowbrook Road, both due to the
5 I-96 overpass and the current vegetation of
6 lot. Additionally, at night the visibility was
7 an issue and this will be an improvement of
8 the additional lighting and also with the
9 heightened sign during the winter months
10 especially.

11 The property is unique again,
12 due to the vegetation, as previously
13 mentioned, and the I-96 overpass creating the
14 elevation of drivers going south towards the
15 campus.

16 Petitioner did not create
17 both particular conditions as they were
18 preexisting.

19 The relief granted will not
20 unreasonably interfere with any adjacent or
21 surrounding properties, again, due to the
22 increased esthetic value of the signs and
23 also as noted by several of the neighbors in

1 their incoming correspondence.

2 The relief is consistent with
3 the spirit and intent of the ordinance, and
4 for those reasons, I move that we grant the
5 oversized sign and the second request also of
6 the delivery sign on campus, again, so the
7 applicant can have proper use of their land
8 as zoned for proper deliveries notifications
9 and efficient of traffic on campus.

10 MR. PEDDIBOYINA: I second.

11 CHAIRPERSON GRONACHAN: It's been
12 moved and second. Any other further
13 discussion?

14 Seeing none, Monica, would
15 you please call the roll.

16 MS. DRESLINSKI: Member Ferrell?

17 MR. FERRELL: Yes.

18 MS. DRESLINSKI: Member Byrwa?

19 MR. BYRWA: Yes.

20 MS. DRESLINSKI: Member Montville?

21 MR. MONTVILLE: Yes.

22 MS. DRESLINSKI: Member

23 Peddiboyina?

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MR. PEDDIBOYINA: Yes. yes.

MS. DRESLINSKI: Chairperson
Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MS. DRESLINSKI: Motion passes
five to zero.

CHAIRPERSON GRONACHAN: Your
motion has been granted. Please see the
building department. I don't know what other
paperwork --

MS. STOUT: I would like to thank
you for your support in consideration of our
request. I promise you, we are a learning
organization, we will make sure we will never
do this again.

CHAIRPERSON GRONACHAN: Thank you.

Next Case PZ16-0045, Out and
Out Quality 2481 Glenda Street, north of Ten
Mile, east of Taft. The applicant is
requesting variances to allow construction of
an 850 square foot attached accessory garage,
where 620 feet normally is allowable.

Petitioner is here, both of

1 you are giving testimony this evening?

2 MS. DRESLINSKI: The address is
3 24831.

4 CHAIRPERSON GRONACHAN: What did I
5 say?

6 MS. DRESLINSKI: You switched the
7 numbers. 24831.

8 CHAIRPERSON GRONACHAN: Okay.
9 Correct that on the record, sorry. You are
10 both giving testimony this evening?

11 MS. TARPINIAN: Correct.

12 CHAIRPERSON GRONACHAN: Would you
13 please state your names and spell it for the
14 secretary and then raise your right hand to be
15 sworn.

16 MS. TARPINIAN: I'm Melinda
17 Tarpinian, last name is T-a-r-p-i-n-i-a-n.

18 MR. TAWSE: Robert Tawse,
19 T-a-w-s-e.

20 CHAIRPERSON GRONACHAN: Would you
21 raise your right hands to be sworn in.

22 MR. MONTVILLE: Do you swear to
23 tell the truth in the testimony you are about

1 to provide?

2 MS. TARPINIAN: Yes.

3 MR. TAWSE: Yes.

4 CHAIRPERSON GRONACHAN: You may
5 proceed.

6 MR. TAWSE: We originally sent
7 this in to basically put an addition onto the
8 house with a new garage.

9 The present Tarpinians have
10 lived in the area for 32 years, the same
11 structure, they're getting a little bit
12 older, planning on staying here in Novi. We
13 are moving the laundry facility from the
14 basement up to the main floor, and then the
15 garage that's there now is basically
16 following part back from the day when it was
17 built.

18 I was having some foundation
19 issues and the thought process here as to
20 make it easier as they get older to get in
21 and out of the house with their vehicles and
22 bring the laundry to the first floor.

23 Since we had turned this

1 stuff in for the variance, in the process, we
2 were originally over 174 square feet, garage
3 size to house size. Since that time we had
4 gotten a building permit for the egress
5 window for the lower level, so that should
6 take care of the square foot issue of the
7 garage being larger than the home.

8 CHAIRPERSON GRONACHAN: Okay.

9 Anything else?

10 MS. TARPINIAN: Our plan is to
11 bring my mother to live with us, which is why
12 we want to bring the laundry up. She is 83
13 and still somewhat independent. That's kind
14 of we thought -- we talked about just
15 rebuilding the garage. We knew we couldn't
16 fix it, it's just too many things wrong. But
17 we thought this would be the time to move it
18 over. We plan to die in this home.

19 I think some of the
20 variances, just because we want to cover the
21 porch at the same time. So the garage will
22 come forward more, it's not increasing car
23 space, it's not going to give us a three car

1 garage, it's just more esthetic to bring
2 it -- you know, so we can cover the porch and
3 it will just look pretty, look really nice.

4 CHAIRPERSON GRONACHAN: Anything
5 else?

6 Is there anyone in the
7 audience that wishes to make comment on this
8 case? Please come on down.

9 Would you state your name and
10 your address.

11 MR. JILG: My name is Dan Jilg,
12 J-i-l-g, I live at 24817 Glenda Street. I'm
13 the neighbor just south of the Tarpinians. We
14 have been their neighbors over 23 years. And
15 what they're doing to the house makes the
16 neighborhood -- I mean, brightens up that
17 area. I mean, what they have done in taking
18 care of their elderly parents is phenomenal.
19 I reviewed the plans myself. My background is
20 in architecture, education. The esthetics of
21 it are beautiful and just make the whole house
22 flow better. I think they have done an
23 awesome job of how to live -- I have no

1 problems -- I live right next to them. I have
2 been there for 23 years. They have awesome
3 neighbors. I just want to give them my
4 support.

5 CHAIRPERSON GRONACHAN: All right.
6 Thank you. Is there anyone else? Seeing
7 none, building department.

8 MR. BUTLER: I want to say. We
9 had our inspector come out, and walked the
10 property with them, looked at it. And the
11 numbers they have come up with, it is a doable
12 thing.

13 It's going to to -- of
14 course, it's not overly sized or anything
15 like that. But they crunched the numbers and
16 said that it is doable.

17 CHAIRPERSON GRONACHAN: I have a
18 question for you. Can you address the egress
19 window that he spoke of in his testimony?

20 MR. BUTLER: The egress window for
21 the basement would be if they had made it so
22 someone sleeping and using the bedroom in the
23 basement, that is required to have an egress

1 window in case there is a fire, they have
2 another way of getting out.

3 CHAIRPERSON GRONACHAN: How does
4 that affect the square footage?

5 MR. BUTLER: It adds to the square
6 footage because it is considered a living
7 space, because somebody is sleeping there.

8 CHAIRPERSON GRONACHAN: Is there
9 any correspondence?

10 MR. MONTVILLE: Yes, there were 29
11 letters mailed, zero letters returned, seven
12 approvals and one objection.

13 The first approval is from
14 Sandra Turner, at 24903 Glenda Drive, she
15 notes her residence is immediately adjacent
16 and she approves the variance as requested.

17 Second is from Talio and
18 Peggy Pachela (ph) at 24759 Glenda Drive,
19 they note their approval.

20 Next is from Sharon and
21 Martin Brooks at 24924 Glenda, they note
22 their approval.

23 And Daniel and Deborah Jilg

1 at 24817 Glenda, that's the previous
2 testimony, approval.

3 Joel and Margie Shimshock at
4 24741 Glenda, they note their approval. That
5 is a copy.

6 And then there is an
7 attachment of an objection from Lee and
8 Ginger Berrons at 24777 Glenda, they have
9 three pages. I will summarize the
10 highlights. Say that the building is a
11 combination of the older sheds that are
12 built, when the home was originally built.

13 They note they believe that
14 there is loud machinery, the current building
15 is used for either work or hobby running loud
16 machinery often.

17 They note that the
18 correspondence asking for letters of support,
19 they note they believe that does not describe
20 the actual detail of the project and leads
21 one to believe that this is just common
22 garage replacement.

23 They note they had lived on

1 the street for 33 years and they would like
2 it to remain a place of quiet residential
3 enjoyment, and reiterate their objection.

4 CHAIRPERSON GRONACHAN: Okay.

5 Thank you. Boards members? Member Ferrell.

6 MR. FERRELL: Thanks, Madam Chair.

7 How many years, 33 years, your mother --

8 MS. TARPINIAN: 32, it will be 33.

9 CHAIRPERSON GRONACHAN: Your
10 mother lives with you --

11 MS. TARPINIAN: No, we would like
12 to bring her in. She is 83 and she's needing
13 to -- we raised our five kids there.

14 MR. FERRELL: Your laundry is
15 currently where?

16 MS. TARPINIAN: In the basement.

17 MR. FERRELL: What's the age of
18 the home?

19 MS. TARPINIAN: '60 or '63, we
20 bought it in '84.

21 MR. FERRELL: In regards to the
22 person that isn't approving you to do this,
23 what was meant by loud machinery? What do you

1 guys do --

2 MS. TARPINIAN: We are insurance
3 agents. We work very long hours a day.
4 Clearly that doesn't make any machine noise.
5 But we do have a table saw. I have a grown
6 son that occasionally comes and -- works on
7 something, it's not very often anymore because
8 he doesn't live at home.

9 My husband is handy, so he
10 does, you know, he will fix -- we don't
11 really have -- we have got a table saw.
12 Anybody is welcome to look at the table saw,
13 skill saw, just typical laymen carpentry type
14 stuff. We have an air compressor. We use
15 that, you know, taking tires off cars and our
16 cars and rotating our tires. That's about
17 all we do for maintenance.

18 MR. FERRELL: You don't have a
19 construction shop?

20 MS. TARPINIAN: No.

21 MR. FERRELL: 24 hours a day you
22 guys are running machines?

23 MS. TARPINIAN: No. All you have

1 to do is call the police department and fire
2 department, they could tell you about that
3 complaint. We knew we would get that one.
4 She doesn't live next door to us.

5 MR. FERRELL: No further
6 questions. Thank you.

7 CHAIRPERSON GRONACHAN: Thank you.
8 Member Peddiboyina?

9 MR. PEDDIBOYINA: Thank you. How
10 big is the house?

11 MS. TARPINIAN: 1,041 square feet
12 right now.

13 MR. PEDDIBOYINA: How many
14 bedrooms?

15 MS. TARPINIAN: Three.

16 MR. PEDDIBOYINA: Now you want to
17 move your mother --

18 MS. TARPINIAN: The back bedroom,
19 part of the plan is to put in like a senior
20 bathroom in that back bedroom and add on just
21 that little bit back there. It's going to be
22 a walk-in shower. It's just my husband and I
23 now. Our kids are grown and moved on. It's a

1 beautiful house.

2 MR. PEDDIBOYINA: No objection.

3 Thank you.

4 CHAIRPERSON GRONACHAN: Member
5 Byrwa.

6 MR. BYRWA: I would suggest that
7 if you're not aware of it, I believe the City
8 of Novi has a construction -- that's tied to
9 like a noise ordinance, and it only permits
10 construction doing certain hours. You
11 wouldn't at 5:00 in the morning be running a
12 table saw.

13 MS. TARPINIAN: No. My son
14 doesn't live with us. He's grown --

15 MR. BYRWA: They don't want you
16 going too late. But there is hours of work
17 that you can do, not weird hours at night or
18 weird hours early, early in the morning. So
19 double check with the City of Novi
20 construction ordinance.

21 MS. TARPINIAN: That's not an
22 issue we have.

23 CHAIRPERSON GRONACHAN: Anything

1 else?

2 MR. BYRWA: No.

3 CHAIRPERSON GRONACHAN: Member
4 Montville?

5 MR. MONTVILLE: If I could just
6 ask two things.

7 First for the building
8 department, just my understanding so if the
9 egress window wasn't added, would they need a
10 variance at all for that 174 additional
11 square feet or is that irrelevant?

12 MR. BUTLER: They still would.

13 MR. MONTVILLE: Just on the garage
14 structure that's deteriorating so that
15 would -- it basically needs new construction
16 regardless, would that be after that --

17 MS. TARPINIAN: Yes, and soon.

18 MR. TAWSE: The slab is cracked.
19 It was originally back in the day, they used
20 to do a monolithic floor, where they poured
21 the floor, then they poured the slab all in
22 one shot. Then they set the plate right on
23 top of it. So, you know, after that many

1 years the plate starts to go. Then you get a
2 little water underneath the foundation a
3 little bit, you get a crack in it. It's going
4 to crack by the time you start trying to go
5 through there, trying to fix that, it's kind
6 of a bandaid.

7 MS. TARPINIAN: I did email
8 pictures showing that it's really sad now.

9 MR. MONTVILLE: One small point of
10 clarification.

11 So the additional square
12 feet, this might be for the building
13 department, is part of that the overhang, so
14 it's not actual --

15 MR. BUTLER: It's just that
16 overhang to cover the porch, they're talking
17 about.

18 MR. MONTVILLE: Okay. From a
19 self-creation standpoint, I think the garage
20 deteriorating, I think that is going to
21 create -- it's not a self-created situation
22 for the applicants.

23 To kick this off, that's --

1 one of the things we have to -- we are tasked
2 with judging is it self-created. We all want
3 extra space. It seems like the design is
4 well thought out, but I think for me, that
5 garage deteriorating, that makes it not a
6 self-created situation for me, which is no
7 thought process for us. So I would open it
8 up to the fellow board members at this point.
9 I'm leaning towards approval, being in
10 support at this time.

11 MS. TARPINIAN: The architect is
12 not here, but he could voice the fact that I
13 am the opposite. I am a minimalist. I do not
14 like extra space. So it's just -- this is
15 going to be really pretty. You won't find
16 anything in my house. I am not a -- there is
17 nothing under the beds, the cupboards are
18 empty. It's more just to, you know, match up
19 with the covered porch and that's really all
20 it is.

21 MR. MONTVILLE: Thank you.

22 CHAIRPERSON GRONACHAN: I think
23 that perhaps, I detect nervousness. It's been

1 very rough and we got emails all week on what
2 was going on. So you can take a deep breathe.
3 None of us will bite. And I can appreciate
4 the effort that you put into this, that you
5 just want to improve your home.

6 The garage is in poor shape.
7 As Member Montville indicated, we have to
8 justify, if you will, what the hardship, what
9 it is that -- why do you have to do this, or
10 better yet, why can we approve it.

11 So I concur with the members
12 that this is not self-created, without
13 using -- without tearing down the current
14 garage, which is basically not really
15 operational for much longer based on those
16 pictures and that foundation, and also
17 improving the safety in your property. I
18 mean, my gosh, that cement was -- that's not
19 a good place to have -- so I think that
20 you're increasing your safety, and you're
21 increasing -- you're improving the value of
22 your home.

23 I think that given the

1 request that you have, because of the
2 additional requirements that we have with the
3 easement, with the window, for the basement,
4 I think that that adds to it, and I don't
5 think that you would be asking for as much if
6 we didn't have additional ordinances, now
7 that you're doing the construction.

8 So given those indications,
9 and given the condition of the current
10 garage, along with all the full support and
11 with the plans, reviewing the plans and
12 seeing that going smaller wouldn't
13 necessarily -- you would still need some sort
14 of variance, I am in full support of the
15 request, based on all the testimony given
16 here this evening. I would entertain a
17 motion. Member Ferrell.

18 MR. FERRELL: Thank you, Madam
19 Chair.

20 I move that we grant the
21 variance in Case No. PZ16-0045, sought by the
22 petitioner for an additional garage.

23 The petitioner has shown

1 practical difficulty requiring the addition
2 to allow movement of the laundry of the main
3 floor for her 83 year-old mother that they
4 plan on moving into the house. The garage
5 being in poor shape and the cracked cement.

6 Without the variance the
7 petitioner would be unreasonably prevented or
8 limited with respect to the use of the
9 property, due to having trouble possibly with
10 the mother moving in, using the laundry
11 that's in the basement, planning on living
12 there forever and trying to utilize the
13 residence further for the amount of time they
14 have already been there, 32 years.

15 The property is unique
16 because due to the age of the home, that was
17 built in 1963, as the petitioner stated, the
18 garage is deteriorating and there is cracks
19 in the cement.

20 The petitioner did not create
21 the condition. The relief granted will not
22 unreasonably interfere with adjacent or
23 surrounding properties and actually enhance

1 the neighborhood by improving the home.

2 The relief is consistent with
3 the spirit and intent of the ordinance.

4 MR. PEDDIBOYINA: Second.

5 CHAIRPERSON GRONACHAN: It's been
6 moved and second. Any further discussion?

7 Seeing none, Monica would you
8 please call the roll.

9 MS. DRESLINSKI: Member Ferrell?

10 MR. FERRELL: Yes.

11 MS. DRESLINSKI: Member Byrwa?

12 MR. BYRWA: Yes.

13 MS. DRESLINSKI: Member Montville?

14 MR. MONTVILLE: Yes.

15 MS. DRESLINSKI: Member

16 Peddiboyina?

17 MR. PEDDIBOYINA: Yes.

18 MS. DRESLINSKI: Chairperson

19 Gronachan?

20 CHAIRPERSON GRONACHAN: Yes.

21 MS. DRESLINSKI: Motion passes
22 five to zero.

23 CHAIRPERSON GRONACHAN: Your

1 variance has been granted. I told you you
2 could take a deep breath. Please see the
3 building department and good luck.

4 MS. TARPINIAN: Thank you.

5 CHAIRPERSON GRONACHAN: All right.
6 Our next case is 814 Development, LLC,
7 PZ16-0046, south of 96, and west of Beck.
8 This applicant is requesting a variance from
9 city code to allow absence of required loading
10 area.

11 Is the petitioner here?

12 MR. BLIGHT: Rodney Blight. I'm
13 director of construction for Rainbow Child
14 Care, 814 is our development company, our
15 general contractor (unintelligible).

16 CHAIRPERSON GRONACHAN: Would you
17 please spell your last name for the secretary
18 and be sworn in by our secretary.

19 MR. BLIGHT: Blight, B-l-i-g-h-t.

20 CHAIRPERSON GRONACHAN: Raise your
21 right hand.

22 MR. MONTVILLE: Do you swear to
23 tell the truth in the testimony you're about

1 to give?

2 MR. BLIGHT: Yes. We are asking
3 for a variance for the requirement of a
4 loading zone for our child care. We own and
5 operate 120 child cares across the country.
6 And we do a heat and serve type menu at our
7 centers. We don't have large semi deliveries,
8 we don't have big trucks coming in and out.
9 And typically do a delivery for the first year
10 of school, typically every other week, and
11 then once we get a full capacity school,
12 hopefully within a year, we have maximum once
13 a week deliveries and it's typically a van, a
14 box van or a cargo type delivery. So they
15 typically pull into a parking space, and then
16 wheel stuff in on a hand truck, very small
17 deliveries.

18 We have the requirement for
19 the parking ordinance, we are trying to match
20 that requirement and leaves the loading zone
21 there, to provide us -- prevent us from being
22 able to meet some of the parking ordinances
23 that we are trying to comply with, plus we

1 typically would like actually a little more
2 parking than most ordinances require to make
3 sure we don't have problems with parents
4 coming in, dropping off and have congested
5 neighborhood. We like to have a little extra
6 room, if possible.

7 CHAIRPERSON GRONACHAN: Okay.
8 Anything else?

9 MR. BLIGHT: No, that's pretty
10 much it.

11 CHAIRPERSON GRONACHAN: Thank you.
12 Building department?

13 MR. BUTLER: I researched it and
14 it's not required by state, so it's not like
15 they're required to have it.

16 CHAIRPERSON GRONACHAN: For the
17 record, there is clearly no one left in the
18 room to voice an opinion at this point.

19 So we would go to our
20 correspondence?

21 MR. MONTVILLE: Yes, 58 letters
22 mailed, six letters returned, zero approvals
23 and zero objections.

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CHAIRPERSON GRONACHAN: Okay.

Board members?

Well, you know I'm going to go out of order here. I watched the whole Planning Commission with this complex. And there is a great deal of detail and work. You have had some challenges with the uniqueness of the lot, and I think that you paid very close attention to this and I -- based on this type of business, I don't see a purpose for it.

Especially, given the -- it's kind of good that you don't have those kind of deliveries given the traffic on Beck getting in and out there, so this type of business is good for that location and the fact that you don't need large trucks coming in, and that your delivery is going to be limited.

What are the hours of your delivery? When you say a once a week, and a smaller truck, is it --

MR. BLIGHT: Typically once a

1 week, the routes would determine the time of
2 day that they would come. Typically they
3 usually come between 6:30 a.m. and noon,
4 typically they come in the morning, sometimes
5 they may be in the afternoon. But typically
6 they come around midday.

7 CHAIRPERSON GRONACHAN: So what
8 impact would they have on the parking lot if
9 there was no -- if there would be loading
10 zone, per se, where would they go? Do you
11 have a drawing, a rendering of your --

12 MR. BLIGHT: I don't. I thought
13 maybe they will be on the screen. I do not
14 have one with me. There is one, I believe in
15 the back.

16 CHAIRPERSON GRONACHAN: We have
17 it. I was hoping if anybody was at home
18 watching, but can you explain by not having
19 the loading zone, would there be a negative
20 impact when this small -- when these smaller
21 trucks come in between those hours.

22 MR. BLIGHT: So our peak dropoff
23 times are from 6:30 to 9:00, 9:30, in the

1 morning, and then our peak pickup times are
2 typically from three until six in the evening.
3 So when they come in the middle of the day,
4 that's our lightest traffic time.

5 As I mentioned, they only
6 take one parking space to park and bring the
7 food in.

8 CHAIRPERSON GRONACHAN: All right.
9 Anyone else? Member Montville.

10 MR. MONTVILLE: I have no problems
11 in supporting the motion as requested at this
12 time.

13 CHAIRPERSON GRONACHAN: It's not a
14 motion yet.

15 MR. MONTVILLE: The request as
16 being posed.

17 CHAIRPERSON GRONACHAN: Board
18 members? Any other input? I would entertain
19 a motion. Member Montville.

20 MR. MONTVILLE: I move that we
21 grant the variance in Case No. PZ16-0046,
22 sought by 814 Development, LLC, as the
23 petitioner has shown practical difficulty by

1 including the delivery zone preventing the
2 optimal and required amount of parking spots.
3 That the petitioner can properly use their
4 land for their day-care business.

5 This property is unique due
6 to the location and the uniqueness of the
7 angles of the lot and the incoming traffic
8 petitioner did not create this particular
9 condition due to it being preexisting.

10 The relief when granted will
11 not unreasonably interfere with any adjacent
12 or surrounding properties, and the relief is
13 consistent with the spirit and intent of the
14 ordinance, especially as the limited amount
15 of deliveries that the business does entail
16 will only take up one single parking space,
17 it will be very limited and will be during
18 low traffic hours for the business. For
19 those reasons, I move that we grant the
20 variance as requested.

21 MR. FERRELL: Second.

22 CHAIRPERSON GRONACHAN: It's been
23 moved and second. Any further discussion?

1 Seeing none, Monica, would you please call the
2 roll.

3 MS. DRESLINSKI: Member Ferrell?

4 MR. FERRELL: Yes.

5 MS. DRESLINSKI: Member Byrwa?

6 MR. BYRWA: Yes.

7 MS. DRESLINSKI: Member Montville?

8 MR. MONTVILLE: Yes.

9 MS. DRESLINSKI: Member

10 Peddiboyina?

11 MR. PEDDIBOYINA: Yes.

12 MS. DRESLINSKI: Chairperson

13 Gronachan?

14 CHAIRPERSON GRONACHAN: Yes.

15 MS. DRESLINSKI: Motion passes

16 five to zero.

17 CHAIRPERSON GRONACHAN: Your
18 variance has been granted. Good luck. When
19 are you opening?

20 MR. BLIGHT: Well, I don't think
21 we are going to get started before the frost
22 hits, so we are -- things go well, we get an
23 early spring, we are hoping early summer.

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CHAIRPERSON GRONACHAN: Good luck to you. Welcome to Novi.

Our last case of the evening, because this person loves being with us for the entire evening, Metro Detroit Signs again, for PZ16-0047, for 43443 Grand River Avenue, south of Grand River Avenue and west of Novi Road. The applicant is requesting a single wall sign -- I'm sorry, the applicant is allowing -- is requesting an installation of a second wall sign for the business.

MR. DETERS: Good evening. My name is Paul Deters. I'm with Metro Detroit Signs, 11444 Kaltz Avenue in Warren.

CHAIRPERSON GRONACHAN: For the record, already previously sworn in, so you may proceed.

MR. DETERS: Thank you. What we're hoping this evening is to -- for your consideration on a sign on the east elevation, for Athletico Physical Therapy. I think if you have been by the site, obviously there is a lot of congestion around there.

1 The difficulty that they're
2 having is so many of their clients come to
3 the -- that facility, coming off the
4 expressway. And as they're heading south on
5 Novi Road, and you go there, unfortunately,
6 even though it looks nice, there are mature
7 trees all along between the front -- where
8 their sign is on that road, and it's very
9 difficult to see where they're located and
10 it's a difficult intersection for people that
11 are from out of the area, and they were
12 hoping for some -- if you would consider a
13 sign on the east elevation, so if somebody is
14 parked at the intersection of Novi Road, and
15 Grand River heading southbound on Novi Road,
16 that they would be able to see that -- that
17 that is where the -- where Athletico is
18 located, and make it easier for somebody to
19 be able to turn there and figure out how to
20 get into the facility.

21 So, that's really what it is.
22 Struggling a little bit with people finding
23 how to get there.

1 CHAIRPERSON GRONACHAN: Okay. Is
2 there anyone in the audience that wishes to
3 make comment on this case?

4 Seeing none, building
5 department?

6 MR. BUTLER: No comments.

7 CHAIRPERSON GRONACHAN: All right.
8 Is there any correspondence?

9 MR. MONTVILLE: Yes, 47 letters
10 mailed, seven letters returned, zero
11 approvals, zero objections.

12 CHAIRPERSON GRONACHAN: Okay.
13 Board members. Member Montville.

14 MR. MONTVILLE: Can you confirm
15 it's the same design as the current sign that
16 they have on the west exposure I believe?

17 MR. DETERS: It's a little bit
18 different. In fact, if I could put up. Here
19 is a rendition of what they have on the front
20 of the building. The signs are in essence
21 almost identical, the same sign, real close
22 anyway. The front of the building, it's a
23 stacked configuration, and what we are

1 proposing on the east elevation is a linear
2 layout, so it's just one layout that the band
3 on the east elevation is not as tall as the
4 store front side, so a stack one wouldn't
5 really work there. It would just be too
6 crowded in, didn't quite look right.

7 MR. MONTVILLE: Sure. Again,
8 affirmative that it is a unique location, with
9 Grand River, Novi Road being such a high
10 volume traffic area, in that particular
11 development, not at any fault of the
12 petitioner, with the Athletico business is at
13 unique angle where anyone going southbound on
14 Novi Road, really any eastern exposure from
15 the building is without that second sign no
16 one -- it's going to be very difficult to
17 locate. I would be in support of this
18 variance as been requested.

19 CHAIRPERSON GRONACHAN: Okay.
20 Anyone else? Member Peddiboyina.

21 MR. PEDDIBOYINA: How big is the
22 sign?

23 MR. DETERS: The proposed sign

1 here is 55 square feet.

2 MR. PEDDIBOYINA: Is there any
3 other color or just the blue color?

4 MR. DETERS: It will be the blue
5 colors. The raceway itself is painted to
6 match the building, so it blends with the
7 facade.

8 MR. PEDDIBOYINA: Thank you.

9 CHAIRPERSON GRONACHAN: Anyone
10 else? This complex is a challenge for all
11 businesses and especially as the traffic
12 grows, I am -- I have no objection to this.

13 I think that it's a minimal
14 size that you are asking for, and I think
15 that the configuration of the lot as well as
16 the roads that were -- the intersection that
17 it's at presents the difficulty for these
18 businesses, and therefore, I have no
19 objection. I would be in full support of
20 your request.

21 Anyone like to entertain a
22 motion?

23 MR. PEDDIBOYINA: Second.

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CHAIRPERSON GRONACHAN: It wasn't a motion. The chair can't make a motion.

MR. MONTVILLE: May I.

CHAIRPERSON GRONACHAN: You certainly may.

MR. MONTVILLE: I move that we grant the variance as requested in Case No. PZ16-0047, sought by Metro Detroit Signs, for the additional wall sign on the eastern exposure of the building as the petitioner has shown practical difficulty requiring the additional signs due to the uniqueness of the lot as currently designed, the layout of the building, lacking exposure to the eastern front for the high traffic density area and customers looking for the place of business.

The property is unique, again due to the preexisting layout of the Grand River and Novi Road intersection. Petitioner did not create this condition, and the relief when granted will not unreasonably interfere with any adjacent or surrounding properties, as the petitioner noted, the design of the

1 sign was carefully thought through and the
2 layout of the building was carefully
3 considered, so adds esthetic value and the
4 relief is consistent with the spirit and
5 intent of the ordinance.

6 So I move that we grant the
7 variance as it has been requested.

8 MR. FERRELL: Second.

9 CHAIRPERSON GRONACHAN: It's been
10 moved and second, any further discussion?

11 Seeing none, Monica, would
12 you please call the roll.

13 MS. DRESLINSKI: Member Ferrell?

14 MR. FERRELL: Yes.

15 MS. DRESLINSKI: Member Byrwa?

16 MR. BYRWA: Yes.

17 MS. DRESLINSKI: Member Montville?

18 MR. MONTVILLE: Yes.

19 MS. DRESLINSKI: Member

20 Peddiboyina?

21 MR. PEDDIBOYINA: Yes, ma'am.

22 MS. DRESLINSKI: Chairperson

23 Gronachan?

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CHAIRPERSON GRONACHAN: Yes.

MS. DRESLINSKI: Motion passes
five to zero.

CHAIRPERSON GRONACHAN: Your
motion has been granted and which room are you
going to be renting soon?

Anyway, Athletico, when will
they be open?

MR. DETERS: Very shortly, I
think.

CHAIRPERSON GRONACHAN: Please
tell them we welcome them to Novi and
congratulations.

MR. DETERS: Thank you for this
evening.

CHAIRPERSON GRONACHAN: You're
welcome. For other matters for this evening,
I would like to take a moment, board members,
and if you noticed that had we have a new face
sitting next to Monica. And Monica has
received a promotion, and so she will be
moving onto bigger and better things. I don't
think she is like president or anything, but

1 it's pretty good. One of these days.

2 So this evening, we have
3 Carol sitting with Monica, and Carol is going
4 to be Monica's replacement. Monica will be
5 with us for a couple of months. So first I
6 would like to congratulate Monica on her
7 promotion.

8 MS. DRESLINSKI: Not really a
9 promotion. It's just Andy's job, just a chair
10 over.

11 CHAIRPERSON GRONACHAN:
12 Nonetheless, congratulations.
13 And we welcome Carol who is new to the City
14 of Novi as an employee, who lives in Green
15 Oak Township and has extensive background in
16 this and she is very excited, after talking
17 to her this evening. So we want to welcome
18 you and congratulate as you well.

19 MS. CHAPUT: Thank you.

20 CHAIRPERSON GRONACHAN: Having
21 said that, I will tell the board members that
22 next month we have ten cases, so anybody has
23 Ipads that are not working, please get with

1 Monica before --

2 MS. DRESLINSKI: Not on the day of
3 the meeting.

4 CHAIRPERSON GRONACHAN: But like
5 the week before.

6 MS. DRESLINSKI: The third
7 Tuesday, the 15th.

8 CHAIRPERSON GRONACHAN: So
9 everybody check their calendars, and please
10 let us know if you can't make it. And also,
11 have they posted that we need an alternate
12 yet?

13 MS. DRESLINSKI: I will ask
14 Courtney.

15 CHAIRPERSON GRONACHAN: If you
16 could that, please.

17 Then that's it. If anybody
18 would like to entertain a motion to adjourn.

19 MR. BYRWA: I have one comment
20 here. On the signed write-ups here, I think
21 it would be helpful if the allowable in the
22 zoned district, be put into the write-up. You
23 know, we are kind of -- you know, just seems

1 like, they want a second sign, or we use the
2 word oversized, or whatever, and it will be
3 helpful to know that this is what that zoned
4 district allows. I guess we could all look it
5 up, but we don't want to confuse it with
6 another zoned district to try to memorize all
7 the different requirements in the different
8 zoned districts, but if we can get it in the
9 write-up what's allowed and what they are
10 asking for, you know, allowed, permitted, on
11 the square footage.

12 MR. BUTLER: Not a problem.

13 MS. SAARELA: As long as we are
14 talking about formatting, you got my email.
15 I don't know if anyone noticed, but the
16 application, I guess, offering the option to
17 choose not applicable on some of the standards
18 and is sort of inducing I think a lot of the
19 applicants to put not applicable on all the
20 standards.

21 You guys aren't getting a lot
22 of information on what their practical
23 difficulty is in the packets. So I have

1 asked that we do away with the non-applicable
2 and just put -- you know, if it's a choice
3 between a couple different things for one
4 standard, like it is in the sign ordinance
5 just but or or, just so they know they have
6 to write something there. I did notice a lot
7 of missing information in the packet today.

8 MS. DRESLINSKI: Believe it or
9 not, I had a lot of people, when they turn
10 them in, they don't write anything, so I have
11 to reach back out to them and say, you got to
12 put something.

13 MS. SAARELA: They are supposed to
14 meet every standard.

15 CHAIRPERSON GRONACHAN: Thank you.
16 Because we were talking about that last month.
17 And it does make it difficult, especially when
18 you're reading these cases, and you're trying
19 to piece them together.

20 So I think that Member
21 Byrwa's suggestion would be very helpful, and
22 city attorney's recommendation on that would
23 help things. Especially on this side of the

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table when you're studying it, you got four days to pull it together. So any help we can get is greatly appreciated.

Anything else? All right.
Seeing none, is there a motion to adjourn?

MR. FERRELL: So moved.

CHAIRPERSON GRONACHAN: All those in favor?

THE BOARD: Aye.

CHAIRPERSON GRONACHAN: Meeting adjourned at 8:20 p.m.

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STATE OF MICHIGAN)

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COUNTY OF OAKLAND)

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I, Jennifer L. Wall, Notary Public within and for the County of Oakland, State of Michigan, do hereby certify that the witness whose attached deposition was taken before me in the above entitled matter was by me duly sworn at the aforementioned time and place; that the testimony given by said witness was stenographically recorded in the presence of said witness and afterward transcribed by computer under my personal supervision, and that the said deposition is a full, true and correct transcript of the testimony given by the witness.

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I further certify that I am not connected by blood or marriage with any of the parties or their attorneys, and that I am not an employee of either of them, nor financially interested in the action.

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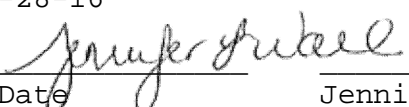
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Date Jennifer L. Wall CSR-4183
Oakland County, Michigan