

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

August 9, 2016

Taken in the matter of the ZONING BOARD OF APPEALS, at City of
Novi, 45175 West Ten Mile Road, Novi, Michigan, on Tuesday,
August 4, 2016

BOARD MEMBERS

Cindy Gronachan, Chairperson

Jonathan Montville, Secretary

Brent Ferrell

Mav Sanghvi

Joe Peddiboyina

ALSO PRESENT:

Beth Saarela, City Attorney

Lawrence Butler

Coordinator: Monica Dreslinski, Recording Secretary

REPORTED BY: Jennifer L. Wall, Certified Shorthand Reporter

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INDEX

Case No.	Page
PZ16-0023	5
PZ16-0025	14
PZ16-0027	21
PZ16-0028	43
PZ16-0029	48
PZ16-0030	54
PZ16-0031	63

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Novi, Michigan.
Tuesday, July 12, 2016
7:00 p.m.

** ** *

CHAIRPERSON GRONACHAN: I'd like
to call the August 2016 Zoning Board of
Appeals meeting to order.

Would you please all rise
for the Pledge of Allegiance.

(Pledge recited.)

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

MS. DRESLINSKI: Member Byrwa,
absent, excused.

Member Ferrell?

MR. FERRELL: Here.

MS. DRESLINSKI: Member Krieger,
absent, excused.

Member Montville?

MR. MONTVILLE: Here.

MS. DRESLINSKI: Member
Peddiboyina?

MR. PEDDIBOYINA: Yes.

MS. DRESLINSKI: Member Sanghvi?

MR. SANGHVI: Here.

1 MS. DRESLINSKI: Chairperson
2 Gronachan?

3 CHAIRPERSON GRONACHAN: Here.

4 Thank you.

5 A copy of tonight's agenda
6 and the rules for the meeting are on the back
7 of the podium. I'm asking everyone to please
8 shut off your cellphones at this time.

9 We do have -- although we're
10 minus two board members tonight, all
11 decisions will be final.

12 Are there any changes or
13 additions to the agenda this evening?

14 (No audible responses.)

15 CHAIRPERSON GRONACHAN: Seeing
16 none, all those in favor of tonight's agenda,
17 say aye.

18 THE BOARD: Aye.

19 CHAIRPERSON GRONACHAN: Tonight's
20 agenda is approved.

21 Are there any changes or
22 additions to the June 14 minutes that were in
23 our packet?

24 (No audible responses.)

25 CHAIRPERSON GRONACHAN: Seeing

1 none, all those in favor of the approval for
2 the June 14, 2016 minutes say aye.

3 THE BOARD: Aye.

4 CHAIRPERSON GRONACHAN: The
5 minutes are so approved.

6 At this time, is there
7 anyone in the audience that wishes to make
8 comment in front of the board regarding any
9 other issue other than what's on the agenda
10 this evening may do so now. Anyone in the
11 audience.

12 (No audible responses.)

13 CHAIRPERSON GRONACHAN: Seeing
14 none, we will move onto our first case.

15 Case No. PZ16-0023, Mr. and
16 Mrs. Ahern.

17 Are they here this evening?

18 Come on done down, please.

19 The applicant is requesting a variance from
20 the City of Novi zoning ordinance to allow a
21 reduction in an exterior sideyard setback to
22 allow construction of an addition to an
23 existing residence.

24 Would you please state your
25 name and spell it for our recording secretary

1 and then raise your right hand to be sworn
2 in.

3 MR. AHERN: Robert Ahern,
4 A-h-e-r-n.

5 MR. FERRELL: Do you swear to
6 provide the truth in the testimony you are
7 about to give?

8 MR. AHERN: I do.

9 CHAIRPERSON GRONACHAN: You may
10 proceed.

11 MR. AHERN: We just would like to
12 do a small addition at the end of our house.
13 It's for a bathroom and storage. We want to
14 tear out the existing bathroom.

15 It's a side setback on a
16 corner lot. You have two front setbacks. I
17 could go out four feet and be within zoning,
18 but we would like to go out 10 feet, so I'd
19 like a variance for that six feet from the
20 distance from the end of the addition. The
21 new addition out to the road is still 45 --
22 it's 46 feet.

23 CHAIRPERSON GRONACHAN: Would you
24 like to put your drawing on the overhead so
25 everyone can see it.

1 MR. AHERN: It's 46 feet from the
2 addition out to the edge of the road. That
3 distance right there.

4 CHAIRPERSON GRONACHAN: So can
5 you tell us why it cannot be put anyplace
6 else on the property?

7 MR. AHERN: If I go forward, it's
8 in the middle of the driveway. If I go back
9 it's -- you know, there is a room behind it,
10 so there is nowhere I could go up, it kind of
11 doesn't make sense, putting a second story
12 bathroom. So this is the only thing we could
13 do.

14 CHAIRPERSON GRONACHAN: Is there
15 anything else that you would like to add for
16 your testimony?

17 MR. AHERN: No. I think that the
18 letter from the subdivision, you know, our
19 sub is -- all four neighbors have signed off
20 on it.

21 It included pictures of the
22 house. The front of the house has a garage,
23 the beams and wood and everything, the shake,
24 that's what this addition would look like on
25 the end, you know, it would be -- carry the

1 same look around to the side of the house.
2 That's about it.

3 CHAIRPERSON GRONACHAN: Thank
4 you. Is there anyone in the audience that
5 wishes to make testimony in the matter of
6 this case?

7 (No audible responses.)

8 CHAIRPERSON GRONACHAN: Seeing
9 none. Is there any correspondence?

10 MR. MONTVILLE: Yes, there were
11 29 letters mailed, one letter returned, five
12 approvals.

13 First from Edward Popchick
14 at 24061 Woodham Road. I don't object to the
15 variance requested. He notes the previous
16 additions made to their home have been done
17 carefully to match the original style. And
18 the new addition, I will not approach any
19 neighbors, boundaries on their properties.

20 The second approval from
21 Glenn and Sharon Melnick, 24117 Woodham.

22 Third is from Elizabeth
23 Mancini, 23971 Woodham.

24 Fourth is from John and
25 Diane Demetski, at 48246 Cedarwood. They

1 comment that they have a very nice and well
2 maintained home and would expect the same in
3 the new addition.

4 The fourth is from Joseph
5 and Patricia Roma, at 24137 Woodham. They
6 note their approval.

7 Then lastly, from the
8 neighborhood, Echo Valley Civic Association,
9 addressed by John A. Kunzel at 23819
10 Heartwood, Dear Mr. and Mrs. Ahern, this
11 letter is to inform you that the required
12 four members of the board of directors of the
13 Echo Valley Civic Association board of
14 directors have approved the design you have
15 proposed, 10 by 29-foot bathroom addition to
16 your residence at 24022 Heartwood.

17 The privy members of the
18 board, Ed Popchick, Gina VanHorn, and John
19 Kunzel. We believe that this addition will
20 be architecturally compatible with your
21 existing structure, as is required by the
22 subdivision rules and will enhance the value
23 of your home and of our subdivision. We also
24 require that all building codes and
25 expectations of the City of Novi

1 (unintelligible) construction.

2 We wish you much enjoyment
3 in your new addition.

4 CHAIRPERSON GRONACHAN: Building
5 department, do you have anything to add?

6 MR. BUTLER: No questions at this
7 time. Standing by for comments.

8 CHAIRPERSON GRONACHAN: Okay.
9 Sir, could you come back up for the board
10 members if they have any questions.

11 Board members? Member
12 Sanghvi.

13 MR. SANGHVI: I came and looked
14 at your property last month, I think.

15 MR. AHERN: I was supposed to be
16 here. I had at a coast guard meeting. I got
17 the dates mixed up.

18 MR. SANGHVI: You have a lot of
19 mature landscaping behind your building. And
20 are you going to disturb any of that when you
21 do the --

22 MR. AHERN: There is one bush and
23 one small tree that would come down. But we
24 will replant something accordingly. That's
25 mostly myrtle along in there, which I want to

1 dig up and preserve and replant once it's
2 done.

3 MR. SANGHVI: I have no problem.
4 I think you're doing it and (inaudible). I
5 support your application. Thank you.

6 CHAIRPERSON GRONACHAN: Anyone
7 else? Member Montville.

8 MR. MONTVILLE: Can you just take
9 us through the thought process of what the
10 bathroom is for, how it's limiting you not
11 having it, just why it would be beneficial
12 for you. Besides not having a bathroom.
13 Kind of the dynamics of what's going on.

14 MR. AHERN: There is a lot that's
15 going to be closet space, too. We are on a
16 slab, so storage always is premium, no
17 basement. So there is going to be quite a
18 bit of closet space in there, too.

19 MR. MONTVILLE: Given lack of
20 basement, you need the property. I have no
21 problem in supporting this as requested.

22 CHAIRPERSON GRONACHAN: Okay.
23 Anyone else? I concur with my two previous
24 board members. I also, in looking at this,
25 this is the least negative impact that you

1 could have. Because if you went on any other
2 place of your yard basically, the back room
3 was going to be -- or the addition was going
4 to be put anyplace else, you would probably
5 request even a bigger variance, or you would
6 need a bigger variance, given the setbacks,
7 the side setbacks, then there is the well in
8 the back, which disturbs that.

9 I believe that the
10 configuration, and given the existence of the
11 current home I'm also in support of your
12 request. So, if there is a motion anyone?

13 Member Ferrell.

14 MR. FERRELL: Thank you, Madam
15 Chair.

16 I move that we grant the
17 variance in Case No. PZ16-0023, sought by the
18 petitioner for a sideyard variance setback.

19 Practitioner showed
20 practical difficulty requiring a variance
21 from the required 30 feet to 23.3 feet, due
22 to the size of the lot.

23 Without the variance, the
24 petitioner will be unreasonably be prevented
25 and limited with respect to the use of the

1 property.

2 The property is unique, is
3 such a smaller lot, that putting the addition
4 to the side or the front would actually meet
5 at the driveway.

6 The petitioner did not
7 create the condition, as the original house
8 is located on the lot. It will not
9 unreasonably interfere with adjacent or
10 surrounding properties. It's a small
11 addition.

12 The relief is consistent
13 with the spirit and intent of the ordinance.

14 MR. SANGHVI: Second.

15 CHAIRPERSON GRONACHAN: It's been
16 moved and second. Is there any further
17 discussion?

18 (No audible responses.)

19 CHAIRPERSON GRONACHAN: Seeing
20 none, Monica, would you please call the roll.

21 MS. DRESLINSKI: Member Ferrell?

22 MR. FERRELL: Yes.

23 MS. DRESLINSKI: Member
24 Montville?

25 MR. MONTVILLE: Yes.

1 MS. DRESLINSKI: Member

2 Peddiboyina?

3 MR. PEDDIBOYINA: Yes.

4 MS. DRESLINSKI: Member Sanghvi?

5 MR. SANGHVI: Yes.

6 MS. DRESLINSKI: Chairperson

7 Gronachan?

8 CHAIRPERSON GRONACHAN: Yes.

9 MS. DRESLINSKI: Motion passes
10 five to zero.

11 CHAIRPERSON GRONACHAN: Your
12 variance has been granted. Good luck to you.
13 I am sure you will be in touch with the
14 building department.

15 MR. AHERN: Thank you.

16 CHAIRPERSON GRONACHAN: Our next
17 case is PZ16-0025, Signarama of Troy is
18 requesting a variance for a 120 square foot
19 oversized real estate sign for several lots.
20 Is the petitioner here?

21 MS. DAMICO: I am.

22 CHAIRPERSON GRONACHAN: Would you
23 please state your name and spell it for our
24 recording secretary and then if you are the
25 only person giving testimony, raise your

1 right hand to be sworn in, please.

2 MS. DAMICO: My name is Marissa
3 Damico, D-a-m-i-c-o.

4 MR. MONTVILLE: Raise your right
5 hand, please.

6 Do you promise to provide
7 the truth in the testimony you are about to
8 give testimony?

9 MS. DAMICO: I do.

10 MR. MONTVILLE: Thank you.

11 CHAIRPERSON GRONACHAN: You may
12 go ahead.

13 MS. DAMICO: The current size
14 sign that we have at the property is 12
15 square feet and it cannot be read with any
16 visibilty from the freeway.

17 We are looking to maximize
18 the exposure of the property for sale to
19 potential prospects from both westbound flow
20 of traffic on I-96 and side streets.

21 The property is being
22 marketed with potential development up to
23 300,000 square feet and it is important to
24 have visible signage in order for all
25 clientele to easily notice the availability.

1 The signage does not
2 negatively impact any surrounding businesses.
3 We are just looking to have the maximum
4 exposure for the eight parcels that are for
5 sale.

6 CHAIRPERSON GRONACHAN: Is there
7 anything else you would like to add?

8 MS. DAMICO: I do have like a
9 proof. I have copies of it, if you guys
10 would like.

11 CHAIRPERSON GRONACHAN: Go ahead.

12 MS. DAMICO: It's a picture of
13 the current sign, which is three-by-four, the
14 12 square feet in comparison to a mockup that
15 I did to show the bigger sign that would be
16 visible from the freeway.

17 CHAIRPERSON GRONACHAN: Okay.
18 Anything else? Is there anyone in the
19 audience that wishes to make comment on this
20 case?

21 (No audible response.)

22 CHAIRPERSON GRONACHAN: Seeing
23 none. Is there any correspondence?

24 MR. MONTVILLE: Yes. There were
25 63 letters mailed, three letters returned,

1 one approval from Marissa Damico, 1017
2 Naughton Drive, Troy, Michigan.

3 The current sign size at 12
4 square feet cannot be read with any visibility
5 from the freeway. Two, to maximize exposure
6 to the property to potential prospects from
7 both westbound flowing traffic on I-96 and
8 all side streets.

9 She mentions the 300 square
10 feet available, visible signage in order to
11 get clientele, as mentioned in the testimony.
12 Of course, the sign does not impact
13 negatively on surrounding properties.

14 CHAIRPERSON GRONACHAN: Thank
15 you. Building department.

16 MR. BUTLER: The sign is perfect
17 for the location. I think it will provide
18 good visibility from the highway, has no
19 impact on any surrounding properties, and
20 would enhance the capability for marketing
21 some good decisions they are trying to make.

22 CHAIRPERSON GRONACHAN: Thank
23 you. Board members. Member Montville.

24 MR. MONTVILLE: Is 10 by 12 the
25 kind of standard for freeway signs?

1 MS. DAMICO: Yes, we have to
2 limit the pass, just to maximize the exposure
3 from such a far distance, we think it would
4 be the best, especially for the size lots
5 that are for sale.

6 MR. MONTVILLE: Okay. I am in
7 full support.

8 CHAIRPERSON GRONACHAN: Okay.
9 Anyone else? You're only going to have one
10 sign on the property, correct?

11 MS. DAMICO: There would be the
12 three-by-four, which is currently on the site
13 where the bigger sign would be, but we will
14 be placing the three-by-four off the Twelve
15 Mile, which is on the other side of the
16 property. Just so we can get the side street
17 exposure as well.

18 CHAIRPERSON GRONACHAN: Okay. I
19 have a question for the building department.

20 So is this property allowed
21 two signs then or --

22 MR. BUTLER: Yes, they can have
23 two signs.

24 CHAIRPERSON GRONACHAN: It wasn't
25 too clear in the -- thank you.

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Member Ferrell?

MR. FERRELL: I have a question for the city. Is there an allotment of time that they can have the sign for? Should we have a --

MR. BUTLER: It's just a temporary sign. There really is not an allotment on it. Because they know that once they start developing, that sign would go away. It's just temporary for marketing purposes.

MR. FERRELL: Thank you.

CHAIRPERSON GRONACHAN: Anything else? Is there a motion? Member Ferrell.

MR. FERRELL: Thank you, Madam Chair.

I move that we grant the variance in Case No. PZ16-0025, sought by the petitioner, they show practical difficulty requiring a larger sign than the current sign that they have in place which is 12 square feet, having difficulty seeing the sign from the expressway.

Without the variance the petitioner would unreasonably prevent or be

1 limited with respect to the use of the
2 property.

3 The property is unique
4 because due to the topography of the land,
5 the difficulty seeing the sign on the
6 expressway. The condition is not
7 self-created. The relief granted will not
8 unreasonably interfere with adjacent or
9 surrounding properties. The relief is
10 consistent with the intent of the ordinance.

11 CHAIRPERSON GRONACHAN: Member
12 Sanghvi.

13 MR. SANGHVI: May I make a
14 solution to the problem, that you put a time
15 limit of two years, or whenever it is used
16 before that.

17 CHAIRPERSON GRONACHAN: Is that
18 friendly amendment accepted by the motion
19 maker?

20 MR. FERRELL: Absolutely.

21 MR. SANGHVI: I will second it.

22 CHAIRPERSON GRONACHAN: It's been
23 moved, amended and seconded. Is there any
24 further discussion?

25 Seeing none, Monica, would

1 you please call the roll.

2 MS. DRESLINSKI: Member Ferrell?

3 MR. FERRELL: Yes.

4 MS. DRESLINSKI: Member
5 Montville?

6 MR. MONTVILLE: Yes.

7 MS. DRESLINSKI: Member
8 Peddiboyina?

9 MR. PEDDIBOYINA: Yes.

10 MS. DRESLINSKI: Member Sanghvi?

11 MR. SANGHVI: 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 motion has granted. Congratulations.
19 Welcome to Novi. Good luck.

20 MS. DAMICO: Thank you.

21 CHAIRPERSON GRONACHAN: Okay.

22 Our next Case is P16-0027, 24269 Novi Road,
23 north of Ten Mile and west of Novi Road. The
24 applicant is requesting a variance to allow
25 an addition of five tenants and to allow for

1 a 70 square foot ground sign.

2 Is the petitioner here this
3 evening?

4 MR. POTRYKUS: Yes.

5 CHAIRPERSON GRONACHAN: Please
6 come down. A 34 square foot ground sign is
7 allowed by regulation. Gentlemen, are you
8 both giving testimony?

9 MR. POTRYKUS: Yes.

10 CHAIRPERSON GRONACHAN: Would you
11 please state your name, spell it for our
12 recording secretary then be sworn in.

13 MR. POTRYKUS: Steven Potrykus,
14 P-o-t-r-y-k-u-s.

15 CHAIRPERSON GRONACHAN: Would you
16 raise your right hand, please.

17 MR. MONTVILLE: Do you promise to
18 provide the truth in the testimony you are
19 about to give?

20 MR. POTRYKUS: I do. These are
21 some drawings that were all supplied to the
22 board members.

23 We have a case with an old
24 strip mall, back when Novi Road was a two
25 lane road. They have roughly -- five tenants

1 stores that are facing north only. It
2 creates a very hard safety issue when you're
3 heading southbound on Novi Road, seeing those
4 stores. It's always been an issue throughout
5 the years. We do have new owners of the
6 plaza, who are redoing the whole plaza, and
7 they would like to take down the old sign and
8 make a multi-tenant sign for the --
9 especially for the tenants on that south end
10 of the building facing north that cannot be
11 seen from the road.

12 The issue with the square
13 footage, they are redoing the whole mall and
14 all the way through the planning, actually
15 starts construction next week. They're
16 trying to incorporate all the same
17 characteristics of the mall, with the stone,
18 the brick, everything else.

19 But in order to do that, the
20 70 square foot sign is getting large, but the
21 actual square footage, the tenant panels and
22 the name comes out to 22.74 square feet.
23 It's not as large as the sign.

24 If you just square out the
25 square footage and that, they want to use for

1 the multi tenant panel of the signs.

2 There is another just
3 kitty-corner from this mall is a collision
4 shop who also has northbound facing stores
5 who has wall signs and they also have a
6 multi-tenant sign out front.

7 CHAIRPERSON GRONACHAN: Okay.
8 Anything else?

9 MR. POTRYKUS: That's it.

10 CHAIRPERSON GRONACHAN: Is there
11 anyone in the audience that wishes to give
12 testimony in the matter of this case?

13 (No audible responses.)

14 CHAIRPERSON GRONACHAN: Seeing
15 none. Correspondence?

16 MR. MONTVILLE: 32 letters
17 mailed, one letter returned, zero approvals
18 and zero objections.

19 CHAIRPERSON GRONACHAN: Building
20 department?

21 MR. BUTLER: No comment at this
22 time.

23 CHAIRPERSON GRONACHAN: Okay.
24 Board members? Member Sanghvi.

25 MR. SANGHVI: Thank you. I have

1 known this place for a long time. And Novi
2 Road has been also widened for quite a while
3 now. It's not just a recent development, a
4 few years ago.

5 How many tenants are there
6 in that complex?

7 MR. POTRYKUS: There is 15 right
8 now with two extra spaces, I believe.

9 MR. SANGHVI: How many are you
10 going to put on that?

11 MR. POTRYKUS: What I believe
12 they are looking to doing is putting the
13 tenants that are -- have the hard visibility
14 that are facing south, that you can't see or
15 in that corner.

16 Like I said, there is a big
17 obstruction when you're driving northbound,
18 even southbound you actually have the same --
19 the trees overgrew in that mall from being
20 there for so long. They block most of that
21 corner of the mall. It sets back so far.

22 MR. SANGHVI: I see the need for
23 identifying this on your sign, but I just
24 wondered how you were going to do that.

25 MR. POTRYKUS: That's going to be

1 between the owners as far as allowing which
2 ones have the hardest -- probably the hardest
3 impact from the road being seen.

4 MR. SANGHVI: Thank you.

5 CHAIRPERSON GRONACHAN: Anyone
6 else? Member Montville.

7 MR. MONTVILLE: Can you just take
8 us briefly through the design process. Why
9 an additional 36 and a half, why would that
10 be the minimum you guys need to get that
11 visibility for those tenants?

12 MR. POTRYKUS: Mostly was the
13 line of site, which I don't know if you have
14 these drawings in front of you.

15 So based on it being on the
16 far lane, heading north on Novi Road, if you
17 were at the red dot right there, looking into
18 the far corner at 158 yards, you're not
19 seeing those signs. If you guys had a chance
20 to drive by, there is a lot of blockage. You
21 could never get over in the left-hand turn
22 lane in time to get up to -- the turn in and
23 safely, and turn in, if you happened to see
24 the sign, their sign in the corner.

25 Heading southbound there

1 it's pretty much -- the blue lines showing
2 right across, you can see the westbound
3 facing stores at 30 yards from the entrance.
4 But there is no way to see any of the
5 southbound -- south side facing stores until
6 you're actually right on the entrance and
7 you're looking backwards.

8 MR. MONTVILLE: That makes sense.

9 And then from a -- I've got
10 a viewpoint angle, trying to it get into the
11 center. How about getting out, does that
12 block any visibilty for people trying to get
13 back on Novi Road?

14 MR. POTRYKUS: The minimum
15 setback of 10 feet is the setback. The full
16 side mockup was out there. I'm not sure if
17 anybody actually went in there. It gives you
18 one car space, as you come up, that you can
19 see all the way down Novi Road to the north.

20 CHAIRPERSON GRONACHAN: Member
21 Ferrell.

22 MR. FERRELL: Thank you, Madam
23 Chair. I have a question.

24 I didn't happen to see any
25 cars come out at the time, but if -- the bike

1 that I'm looking at in the picture, I'm
2 looking at here, someone is riding a bike, a
3 car was coming up, back up past the sidewalk,
4 could that car actually see the pedestrian or
5 bike? Looks like the height of that sign is
6 well above the car. I don't know if that's
7 just the picture or not.

8 MR. POTRYKUS: You do have 11
9 feet to sidewalk from the edge of the sign,
10 so --

11 MR. FERRELL: Eleven feet from
12 the front of the sign as you were pulling in?

13 MR. POTRYKUS: From the front
14 edge of the sign to the sidewalk is 11 feet.
15 It's a ten foot setback, one foot off the
16 sidewalk. So you have 11 feet there. When
17 you're pulling up in the car, the stop sign
18 is actually at the sidewalk. You have to
19 stop before the sidewalk in order to turn out
20 any way to see the pedestrians or bicyclists.

21 MR. FERRELL: From the picture
22 I'm looking at here, it looks like it's right
23 on the sidewalk. It's on the very last page.

24 MR. POTRYKUS: First one I had
25 up?

1 MR. FERRELL: That one is good,
2 too. Looks like it's on the right sidewalk
3 there. That's just a concern for me for
4 safety.

5 MR. POTRYKUS: The full size
6 mockup was measured that's out there right
7 now. That's measured from the setback.

8 CHAIRPERSON GRONACHAN: You're
9 talking about this one?

10 MR. FERRELL: Yes.

11 CHAIRPERSON GRONACHAN: It's
12 right off the plants. Any other questions?

13 MR. FERRELL: No. Thank you,
14 Madam Chair.

15 CHAIRPERSON GRONACHAN: Member
16 Peddiboyina.

17 MR. PEDDIBOYINA: Can you show me
18 the old one and the new one (unintelligible).

19 MR. POTRYKUS: The old sign that
20 is up there. That I don't -- they were
21 planning on tearing that down anyway. I
22 do -- I don't have any information on that
23 old sign. That was one of the biggest thing
24 they wanted, that old sign taken out of
25 there. From guesstimate, I'm assuming that's

1 a 60 square foot sign, it's a six by ten up
2 there. It's a pretty large sign.

3 MR. MONTVILLE: If you look at
4 page 105 in the packet as well. It's
5 actually on the screen right now. If you
6 look at the top right corner.

7 MR. PEDDIBOYINA: Thank you.

8 CHAIRPERSON GRONACHAN: Okay. I
9 have a lot of concerns. I will tell you that
10 back in '97, '98, I worked in that complex,
11 my office, it was my first job in Novi that I
12 worked in there. And traffic has always been
13 an issue and identification has always been
14 an issue.

15 So being a long term
16 resident of Novi, I spend a lot of my life on
17 Novi Road, stuck in traffic, looking for
18 stores.

19 My concern on this sign is I
20 wonder if there isn't a better design than
21 long, but to go up. I'm not a sign expert.
22 But I echo Member Ferrell's concerns about
23 the safety.

24 When I drove out there, but
25 the first thing I looked at in the mockup is

1 that there is plantation under the sign and
2 already there is a plant that's blocking part
3 of the sign.

4 MR. POTRYKUS: That's all going
5 out of there.

6 CHAIRPERSON GRONACHAN: That's my
7 first question.

8 MR. POTRYKUS: We just had to
9 stick up that temporary sign.

10 CHAIRPERSON GRONACHAN: I was
11 hoping that was going to be the answer.
12 Nonetheless I had to ask it.

13 I just wonder, especially
14 with having five, if there just isn't a
15 little better design that maybe going up, so
16 you could see it coming from north of Novi
17 Road and going south on Novi Road.

18 My concern is the fact that
19 as Member Ferrell talked about the bicyclist,
20 you know, Novi is getting more and more
21 sidewalks, people are doing different modes
22 of transportation, walking, biking, there is
23 strollers, there is everything out there
24 these days. And I would not want to see
25 anything come up -- and people don't stop at

1 sidewalks. Realistically. We are all out
2 there, we know in the real world we are
3 supposed to, people are in a hurry, they are
4 frustrated and accidents happen.

5 So I don't know how my other
6 board members feel, but I would like to see a
7 different design of this. If the place where
8 it's at, but almost going up, as opposed to
9 going out.

10 MR. POTRYKUS: That would change
11 your --

12 MR. SAARELA: You can propose
13 that, you wouldn't approve the variance as
14 requested.

15 MR. POTRYKUS: That would be
16 another ZBA. You're dealing with another
17 issue with the height now. Because that's
18 going to be out of your height restriction
19 for a ground sign.

20 MR. SAARELA: It would have to be
21 reposted, it would have to be renoticed.

22 CHAIRPERSON GRONACHAN: I
23 cannot -- well, if that's the case then, I
24 cannot support this the way it is and for
25 those reasons. The safety issues, as

1 discussed, the lack of -- I don't think it
2 solves the problems for all the businesses.
3 And I think that all the businesses do need
4 to be identified. It's not my call, but
5 that's where I'm thinking that it's going to
6 present a problem later on. And that the
7 biggest issue, my concern is the safety, and
8 visibility from the south.

9 When I was coming up Novi
10 Road to the south, with all the traffic, it's
11 because it's on that other side, but if it
12 was just up a little higher, then you could
13 really see it.

14 MR. POTRYKUS: We would like to
15 put it up. Like I said, that's only getting
16 into another change in there.

17 CHAIRPERSON GRONACHAN: I'm not
18 the expert, but maybe that's the approach
19 that should be taken as opposed to this.

20 My other concern is, that
21 there is so much here on the sign, and if
22 it's truly for identification purposes, there
23 is the a lot of extra that may not need to be
24 there. I will put it that way. So if it's
25 truly to identify the businesses, I just

1 don't feel that this sign meets the purpose
2 of -- meets the spirit of what the request
3 for the variance. So I'm just one person and
4 I will turn it over to the rest of the board.

5 Member Montville.

6 MR. MONTVILLE: The only
7 hesitation is we are tasked with making sure
8 certain things are taking place. And when
9 I -- I would agree, the businesses on the
10 north side of the center facing south have
11 some challenges, visibility-wise. We want to
12 help and address that.

13 Is it the minimum -- I think
14 you could reduce some of the frontage right
15 now on the sign, still getting the businesses
16 exposed. And biggest thing is the safety
17 issue. Other than that, I don't have any
18 problems with it.

19 I'm not going to tell the
20 applicant how to do his job, but if you could
21 resolve those and table it for a month, I
22 would be open to that.

23 Those would be the two main
24 focuses I have as far as not moving forward.

25 CHAIRPERSON GRONACHAN: Member

1 Sanghvi.

2 MR. SANGHVI: The discussion is
3 very important from the safety point of view.
4 I just wondered, like you said, the new
5 design, they could put (unintelligible) on
6 the top of the other one and bring the sign
7 further north of where it is showing here.

8 So that the entranceway is
9 not blocked and it also doesn't block the
10 additions and the bicyclists and all that.
11 So there is definitely room for improvement
12 of the sign itself and also the location also
13 of the sign.

14 And the way we are here
15 today, you know, five of us, and if two
16 people say no, see, this won't pass. You
17 need four votes.

18 My suggestion would be that
19 maybe you want to redesign it and table it
20 and come back next month and hopefully we
21 will have more people back from vacation and
22 also will be more acceptable to the board the
23 kind of sign you are trying to put there.

24 So this is the suggestion,
25 if you like us to table this for the next

1 month, or you want to go ahead and let us all
2 work and see what comes out. Thank you.

3 CHAIRPERSON GRONACHAN: Member
4 Ferrell, did you have something to add?

5 MR. FERRELL: Yes, Madam Chair.
6 I just have a question about the -- if we
7 table it, he comes back with it elevated,
8 does that have to be reposted?

9 MR. SAARELA: As long as it's a
10 smaller variance, it doesn't but if it's --
11 if he needs a greater variance, it does need
12 to be renoticed.

13 MR. FERRELL: Even if he goes up,
14 instead of just --

15 MR. POTRYKUS: If we stay at the
16 same square footage and change the shape and
17 go up, then it doesn't have to be?

18 CHAIRPERSON GRONACHAN: Are you
19 in favor of tabling it next month?

20 MR. POTRYKUS: With a few more
21 questions if you guys could answer them, so I
22 can kind get the idea of when I go back to
23 the customer.

24 CHAIRPERSON GRONACHAN: We will
25 certainly do our best.

1 MR. POTRYKUS: Going higher, yes,
2 that would -- that does get the sign where
3 it's more visible, even from the northbound,
4 I agree with that.

5 The number of tenants, are
6 you looking at -- you mentioned more tenants,
7 but to get more tenants, we have to have a
8 bigger sign.

9 CHAIRPERSON GRONACHAN: I am
10 not -- I can't give you that. I just saying
11 if it's truly for identification purposes,
12 then maybe doing it a little different
13 design, you may be able to fit more tenants.
14 That's not a requirement though for us.

15 MR. POTRYKUS: Our only concern,
16 it can be moved back to the north. The
17 number of big trees that are in that area
18 would block it. Because if I go to the
19 north, there is some -- let's see if I have
20 it.

21 I can hardly see -- these
22 trees right here on the north side, there is,
23 I believe, five of them in there, that are
24 quite large that would block more of the
25 sign.

1 We can try to find a better
2 spot a little bit to the north, but I know we
3 looked at it, when we were out there. If
4 it's a matter of moving it to the north, to
5 get it approved, we'll find the best spot for
6 it.

7 CHAIRPERSON GRONACHAN: Hold that
8 thought. I have a question for the city.

9 So if there is a tree in the
10 way, obviously we are not going to cut the
11 tree down. But can the petitioner or the
12 owner of the property trim the trees so that
13 visibilty isn't an issue?

14 MR. BUTLER: The extent of how
15 much he could trim the tree would be in
16 question, we would have to take up with our
17 residents with the landscaping, which would
18 be Rick Meader. But I'm sure he would be --
19 but we would have to take up that discussion
20 with Rick and find out how much he could trim
21 that tree.

22 CHAIRPERSON GRONACHAN: That
23 could be part of his assignment when he's
24 researching this, that's an option for
25 research, there may be something there that

1 opens the door to you. I don't know one way
2 or the other. But that --

3 MR. POTRYKUS: While we were out
4 there looking at it, originally before we
5 came up with, and there was a concern, our
6 concern at the time to get the long sign
7 keeping it at five feet high, it would go
8 back into those trees, but if we do shorten
9 it and go higher, then we could probably find
10 a spot a little bit north of the driveway.

11 CHAIRPERSON GRONACHAN: Member
12 Ferrell.

13 MR. FERRELL: It doesn't have to
14 go to the north. I mean, why are we -- we
15 keep saying to the north. We could go to the
16 south, right?

17 MR. POTRYKUS: When the north --
18 the building is facing south, when you're
19 driving south, if you don't see the sign
20 until you are after the driveway, you don't
21 have time, you can't turn in.

22 MR. FERRELL: Would it be the
23 same if you are coming other the way?

24 MR. POTRYKUS: When you're
25 heading north, you actually can see those

1 signs on the wall.

2 The southbound is the safety
3 issue. You want to catch that traffic before
4 they get to the driveway in order to give
5 them time to turn in.

6 MR. FERRELL: Thank you.

7 CHAIRPERSON GRONACHAN: So, we're
8 going to do a motion -- or I mean --

9 MR. PEDDIBOYINA: The most
10 important thing we discussed with the board
11 members, the safety one thing, this is -- the
12 sign is this wide one, now we have to go up.
13 You said the tenants in this -- we mentioned
14 five tenants?

15 MR. POTRYKUS: Yes.

16 MR. PEDDIBOYINA: It actually
17 said 15 tenants.

18 MR. POTRYKUS: In the whole mall.
19 In the whole mall there is 15 present with
20 extra spaces.

21 MR. PEDDIBOYINA: What about
22 them? They are going to -- like a sign
23 board. The most important is safety.

24 CHAIRPERSON GRONACHAN: In
25 regards to -- we are not able to just dictate

1 that all 15 tenants be on there, no. That's
2 what I didn't think.

3 So we need a motion to
4 table -- or Member Ferrell.

5 MR. FERRELL: Yes. Didn't mean
6 to cut you off.

7 CHAIRPERSON GRONACHAN: Go ahead.

8 MR. FERRELL: I move that we
9 table Case No. PZ16-0027 to one month.

10 CHAIRPERSON GRONACHAN: Can we
11 have the date for the next meeting.

12 MS. DRESLINSKI: September 13th.

13 MR. FERRELL: September 13, 2016
14 to allow the petitioner to redesign and
15 research for a new sign placement and size.

16 CHAIRPERSON GRONACHAN: It's been
17 moved, is there a second?

18 MR. SANGHVI: Second.

19 CHAIRPERSON GRONACHAN: It's been
20 moved and second. Any further discussion?
21 Monica, would you please call the roll.

22 MS. DRESLINSKI: Member Ferrell?

23 MR. FERRELL: Yes.

24 MS. DRESLINSKI: Member
25 Montville?

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MR. MONTVILLE: Yes.

MS. DRESLINSKI: Member

Peddiboyina?

MR. PEDDIBOYINA: Yes.

MS. DRESLINSKI: Member Sanghvi?

MR. SANGHVI: Yes.

MS. DRESLINSKI: Chairperson

Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MS. DRESLINSKI: Motion to table
Case PZ16-0027 to September 13th, 2016 passes
five to zero.

CHAIRPERSON GRONACHAN: See you
next month.

MR. POTRYKUS: Do I have to put
another temporary sign up there for that
meeting?

CHAIRPERSON GRONACHAN: Please.
That would be to your advantage. See you
next month.

Next case, B and B Sign and
Lighting PZ16-0029, AT 43443 Grand River
Avenue, south of Grand River, west of Novi
Road.

The applicant is requesting

1 a variance to allow installation of an
2 additional rear sign of 30 square feet. Is
3 the petitioner here?

4 MR. BONGIORNO: Yes, I am.

5 CHAIRPERSON GRONACHAN: And would
6 you please state your name, spell it and
7 raise your right hand and be sworn in.

8 MR. BONGIORNO: Name is Bob, last
9 name is B-o-n-g-i-o-r-n-o.

10 MR. MONTVILLE: One quick second.
11 We skipped over Case No. 4. Is that okay,
12 come back to 4?

13 CHAIRPERSON GRONACHAN: I flipped
14 it over. My mistake.

15 Would you mind. We are
16 going to go back to Case 4. My mistake. I
17 flipped it before I was ready.

18 Let's go to SignArt at 27200
19 Beck Road, north of Grand River, east of
20 Beck. The applicant is requesting a variance
21 to allow construction of an additional
22 multi-tenant monument sign of 30 square feet.
23 Good evening. All right. I was going to
24 save the best for the last, I guess.

25 Would you please state your

1 name, spell it for the recording secretary
2 and be sworn in.

3 MR. CONROY: Mitch Conroy,
4 C-o-n-r-o-y.

5 MR. MONTVILLE: Do you promise to
6 provide the truth in the testimony you are
7 about to give?

8 MR. CONROY: I do.

9 CHAIRPERSON GRONACHAN: You may
10 proceed.

11 MR. CONROY: So basically we are
12 just looking to put up a monument ground
13 sign, with three tenants, where the ordinance
14 basically states that you have to have four
15 tenants to be able to put up a ground sign.

16 We are meeting all
17 restrictions of the zoning code, height, area
18 restriction. We are even actually set back
19 far enough to allow 45 square foot sign, in
20 the event that we have four tenants. So we
21 are actually at the minimum 30 square foot
22 proposed, so basically just looking to put
23 something up with three tenants instead of
24 four.

25 CHAIRPERSON GRONACHAN: Is there

1 anyone in the audience that wishes to make
2 comments on this case?

3 Correspondence?

4 MR. MONTVILLE: Fourteen letters
5 mailed, three letters returned, zero
6 approvals, and zero objections.

7 CHAIRPERSON GRONACHAN: Okay.
8 Building department?

9 MR. BUTLER: No comment at this
10 time.

11 CHAIRPERSON GRONACHAN: Thank
12 you. Board members. Member Montville.

13 MR. MONTVILLE: I have no
14 problems supporting this sign. It's clearly
15 within the spirit of the ordinance, just one
16 less tenant, but everything matches up. It's
17 a good design and I'm all for it. I'm
18 prepared to make a motion.

19 CHAIRPERSON GRONACHAN: I'd like
20 to say that I think it's a great looking
21 sign. And I think that more importantly, the
22 importance of this type of sign for that
23 area, given the configuration, the traffic,
24 the widening of Beck with the turning signs,
25 I think you did a great job. I have no

1 problem as well.

2 If there is a motion, please
3 do so.

4 MR. MONTVILLE: I move that we
5 grant the variance requested in Case No.
6 PZ16-0028, sought by SignArt, Incorporated,
7 as the petitioner has shown a practical
8 difficulty for the need of the sign, and
9 stated within the ordinance as currently
10 written.

11 They would have to
12 essentially create a tenant that they do not
13 have, so it's within the spirit of the
14 ordinance, as designed and as presented.

15 Furthermore, the sign will
16 increase safety on the highly traffic
17 traversed area, Grand River and Beck Road in
18 that intersection.

19 The petitioner did not
20 create this particular condition as they only
21 have three tenants, given the size of the
22 building and the lot, and this variance, when
23 requested, will not unreasonably -- when
24 approved will not interfere unreasonably with
25 any adjacent or surrounding properties, and

1 as it is within the current ordinance sign
2 dimensions, and will increase the property
3 value for this business owner, and the
4 economic positive impact for the tenants at
5 the location.

6 For those reasons, I move
7 that we grant the variance as requested.

8 MR. PEDDIBOYINA: 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

16 Montville?

17 MR. MONTVILLE: Yes.

18 MS. DRESLINSKI: Member

19 Peddiboyina?

20 MR. PEDDIBOYINA: Yes.

21 MS. DRESLINSKI: Member Sanghvi?

22 MR. SANGHVI: Yes.

23 MS. DRESLINSKI: Chairperson

24 Gronachan?

25 CHAIRPERSON GRONACHAN: Yes.

1 MS. DRESLINSKI: Motion passes
2 five to zero.

3 CHAIRPERSON GRONACHAN: Your
4 motion has been passed. Thank you.

5 MR. CONROY: Thank you.

6 CHAIRPERSON GRONACHAN: When do
7 you open?

8 MR. CONROY: October I hope.

9 CHAIRPERSON GRONACHAN: Back by
10 popular demand, B and B Sign and Lighting,
11 PZ16-0029, as previously stated. One sign
12 after another what can I say. That's where
13 the confusion was.

14 We did not get to the
15 swearing in, so would you please respell your
16 name again.

17 MR. BONGIORNO: Last name is
18 Bongiorno, B-o-n-g-i-o-r-n-o. Would you
19 raise your right hand and be sworn in.

20 MR. MONTVILLE: Do you promise to
21 provide the truth in the testimony you are
22 about to give?

23 MR. BONGIORNO: Yes.

24 CHAIRPERSON GRONACHAN: You may
25 proceed.

1 MR. BONGIORNO: Pizza Hut is
2 requesting a variance for a second wall sign
3 on the back of the building at the above
4 listed address. They're looking to get
5 visibilty for customers at the intersection
6 of Grand River and Novi Road.

7 Without a second wall sign,
8 they feel that there is a little chance to
9 succeed at this location. Where that unit is
10 in that rental property, and a building to
11 their west blocks the view for traffic going
12 east on Grand River.

13 So where they're located in
14 that plaza, they feel that they -- without
15 the second wall sign, they don't want to
16 pursue any further to get -- rent that
17 property out. Looking for a variance for a
18 second wall sign on the back of the building.
19 They feel that's the only chance they had to
20 succeed there.

21 CHAIRPERSON GRONACHAN: Anything
22 else?

23 MR. BONGIORNO: Nope.

24 CHAIRPERSON GRONACHAN: Is there
25 anyone in the audience that wishes to make

1 comment on this case?

2 (No audible responses.)

3 CHAIRPERSON GRONACHAN: Seeing
4 none, correspondence?

5 MR. MONTVILLE: 46 letters
6 mailed, 10 letters returned, one approval,
7 from Kathy Tombat (ph) Diversified Members
8 Credit Union, and she just notes her approval
9 and her address is 25880 Novi Road.

10 CHAIRPERSON GRONACHAN: Building
11 department?

12 MR. BUTLER: Just noted that he
13 is allowed one square foot identifying wall
14 sign for every two linear feet of building,
15 which is having two smaller signs would not
16 have any adverse impact on the building. I
17 believe on the signs. Did he bring any
18 pictures of what the sign looks like on the
19 building, that we could see on the overhead?

20 MR. BONGIORNO: Yes, the mockup
21 sign was installed prior to the meeting.
22 Here is a mockup of a drawing of the sign on
23 the building, too, 30 square foot sign.

24 CHAIRPERSON GRONACHAN: Okay.
25 Anything else?

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MR. BUTLER: Nothing else.

CHAIRPERSON GRONACHAN: Board members? Member Montville.

MR. MONTVILLE: That is a unique location, certainly. That's interesting. There is so much traffic there, yet it's so hard to see, if you're coming down on Grand River, going west up Grand River, it's tough. If you're on Novi Road, it's difficult. The design of the sign looks good, it's within the spirit of the ordinance from that perspective.

I think that the uniqueness of that location for me would justify why they need that second sign. I would open it up for further discussion. At this point I'm supporting this.

CHAIRPERSON GRONACHAN: Okay. Member Sanghvi.

MR. SANGHVI: I agree.

CHAIRPERSON GRONACHAN: All right. Member Peddiboyina.

MR. PEDDIBOYINA: I think we agree on that.

CHAIRPERSON GRONACHAN: Is there

1 a motion?

2 MR. MONTVILLE: I move that we
3 grant the variance as requested in Case No.
4 PZ16-0029 sought by B and B Sign and Lighting
5 for an additional second sign. Petitioner
6 has shown a practical difficulty requiring
7 the additional sign due to the unique
8 location of the proposed business, also from
9 a safety perspective, cars coming west and
10 east on Grand River and also on Novi Road,
11 trying to look into the location. Visibility
12 will increase the safety aspects.

13 The sign is well designed
14 and within the spirit of the ordinance from a
15 dimensional perspective as well.

16 The relief, when granted,
17 will not unreasonably interfere with any
18 adjacent or surrounding properties, and
19 again, due to the commercial retail area of
20 the location and also the well laid out
21 design of the sign.

22 The relief is consistent
23 with the spirit of the ordinance, again, for
24 the -- being within the dimension
25 requirements, and being well-designed and for

1 those reasons I move that we approve the
2 variance as requested.

3 MR. FERRELL: Second.

4 CHAIRPERSON GRONACHAN: It's been
5 moved and second. Is there any further
6 discussion?

7 (No audible responses.)

8 CHAIRPERSON GRONACHAN: Seeing
9 none, Monica, would you please call the roll.

10 MS. DRESLINSKI: Member Ferrell?

11 MR. FERRELL: Yes.

12 MS. DRESLINSKI: Member
13 Montville?

14 MR. MONTVILLE: Yes.

15 MS. DRESLINSKI: Member
16 Peddiboyina?

17 MR. PEDDIBOYINA: Yes.

18 MS. DRESLINSKI: Member Sanghvi?

19 MR. SANGHVI: Yes.

20 MS. DRESLINSKI: Chairperson
21 Gronachan?

22 CHAIRPERSON GRONACHAN: Yes.

23 MS. DRESLINSKI: Motion passes
24 five to zero.

25 CHAIRPERSON GRONACHAN: Tell

1 Pizza Hut to come onto Novi.

2 MR. BONGIORNO: They will now.

3 Thank you.

4 CHAIRPERSON GRONACHAN: Thank
5 you. Good luck.

6 So, now that takes us to
7 Case No. PZ16-0030, Coy Construction. The
8 petitioner is here? For 23384 Winnsborough
9 Drive, north of Nine Mile, west of Novi Road,
10 the applicant is requesting a variance to
11 reduce the rear yard setback from 35 feet to
12 29 and allowing construction of the screen-in
13 porch on an existing deck.

14 Good evening and you are?

15 MR. MCCOY: My name is Mike
16 McCoy. I am the owner of Coy Construction.
17 And Mr. Fridenberg, Rob and Chris Fridenberg,
18 are our customers. We built their deck about
19 20 years ago on there.

20 CHAIRPERSON GRONACHAN: Before
21 you go any further, could you please raise
22 your hand and be sworn in by our secretary.

23 MR. MONTVILLE: Do you swear to
24 provide the truth in the testimony you are
25 about to give?

1 MR. MCCOY: I do. Thank you.

2 CHAIRPERSON GRONACHAN: All

3 right. Now you can give us the history.

4 MR. MCCOY: We built a deck for
5 the Fridenbergs I think about 18 years ago in
6 there. And since then -- well, in that same
7 subdivision, we have built about I think four
8 or five screened-in porches almost identical
9 to the one that we are proposing now. The
10 screen porch would be built on the existing
11 deck. It wouldn't be encroaching back in the
12 wetlands any further than the deck is now.
13 There is a lot of mosquitoes back there and
14 they really are not able to enjoy that deck
15 as much as they would like to, and for
16 several years now they have been thinking
17 about having us build a screened-in porch,
18 like we have done about 60 times I think in
19 Novi in the last 20 years.

20 We have gotten, I think,
21 maybe about a third of those we have needed
22 variances for, and you guys have been very
23 accommodating granting variances for my
24 customers in the past and it's very much
25 appreciated.

1 So we would love -- they
2 have enjoyed several of their neighbors who
3 have screened porches we have built and now
4 they would like to have us build one for
5 them, too.

6 There is wetlands in the
7 backyard, so there is nobody behind them.
8 And there a lot of privacy and trees and
9 stuff on both sides, so it would -- it's not
10 very visible at all, but it would be a nice
11 feature to add to their homes so they could
12 enjoy that backyard more than they have been
13 able to.

14 CHAIRPERSON GRONACHAN: Do you
15 have a picture with you this evening, that
16 you could put up on the overhead?

17 MR. MCCOY: I have got the survey
18 that shows where the porch would be. I am
19 not even sure --

20 CHAIRPERSON GRONACHAN: You're
21 doing just fine.

22 MR. MCCOY: You can see the
23 existing deck with the setbacks and the
24 room -- the code is 35 feet to the lot line,
25 but the deck now is 29 feet. It's only going

1 up 13 feet, which is a pretty modest size
2 room, if we were requesting a variance
3 smaller than that, we would have to really
4 chop the deck back in order to accommodate
5 that, it will kind of make it almost too
6 small to make sense of it. So it just seems
7 like the way to do it.

8 I kind of designed the
9 original deck 18 years ago, with the idea
10 that at some point in the future, there may
11 be a good chance we would be building a --
12 hope to build a screened-in porch. I wasn't
13 even aware of it, that there would be a
14 setback issue at that time.

15 But when we decided to apply
16 for a permit, we realized we were lacking
17 about six feet there, in order to comply with
18 the setback.

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

21 MR. MCCOY: I can't think of
22 anything.

23 MR. FRIDENBERG: I would like to,
24 if I can.

25 CHAIRPERSON GRONACHAN: Can you

1 raise your right hand, be sworn in.

2 MR. MONTVILLE: Do you promise to
3 provide the truth in the testimony you are
4 about to give.

5 MR. FRIDENBERG: I do.

6 CHAIRPERSON GRONACHAN: Just
7 state your name for our recording secretary,
8 please.

9 MR. FRIDENBERG: Rob Fridenberg,
10 F-r-i-d-e-n-b-e-r-g.

11 CHAIRPERSON GRONACHAN: Thank
12 you.

13 MR. FRIDENBERG: Yes, as Mike
14 says, we have been living in Novi. We have
15 been lucky enough to live up against a nice
16 nature preserve, and given the wetlands that
17 are around there, the mosquitoes in the
18 evening are pretty much unbearable. After 17
19 years we finally decided it's time to do a
20 porch.

21 I think the other -- like
22 Mike says, it's not encroaching on the
23 footprint we have, not making it any larger.
24 And I think the distance from the back of our
25 lot to the nearest house, is probably over

1 300 feet packed with trees. I mean, this
2 summer, all you can see is a wall of trees,
3 so we didn't think there would be any impact
4 to the neighbors. Even our board association
5 president thought it was a great idea.

6 MR. MCCOY: Another potential
7 customer. You got his name and number.

8 MR. FRIDENBERG: We are probably
9 going to be in Novi for another seven years,
10 we will try to enjoy a porch for the
11 remainder of that time.

12 CHAIRPERSON GRONACHAN: Okay.
13 Thank you. Is there anyone in the audience
14 that wishes to make comment on this case?
15 Seeing none, correspondence.

16 MR. MONTVILLE: 24 letters
17 mailed, zero letters returned, two approvals.

18 First, they only included
19 their last name, Hammer, at 23229 Mystic
20 Forest Drive, note their approval.

21 The second is from Deanna
22 Reed, at 23374 Winnsborough, and she also
23 just notes her approval.

24 CHAIRPERSON GRONACHAN: Building
25 department?

1 MR. BUTLER: The only comment is
2 I need to confirm that they are encroaching
3 anymore into the setback. It's existing and
4 there is several in the area, they kind of
5 match there. There is a lot of similar
6 construction, so it matches the spirit of the
7 architecture in the area.

8 CHAIRPERSON GRONACHAN: Thank
9 you. Board members. Member Sanghvi.

10 MR. SANGHVI: Thank you. I came
11 and visited your residence a couple of days
12 ago. I think that subdivision is one of the
13 best kept secrets of Novi. You have a
14 beautiful home. I know what it feels like to
15 have mosquitoes around, zooming around your
16 head as you sit on the deck. And I
17 understand the need to cover it up. I have
18 no problem supporting your application.
19 Thank you.

20 CHAIRPERSON GRONACHAN: Anyone
21 else? Member Ferrell.

22 MR. FERRELL: No.

23 CHAIRPERSON GRONACHAN: Member
24 Peddiboyina?

25 MR. PEDDIBOYINA: I don't have

1 any issue.

2 CHAIRPERSON GRONACHAN: Thank

3 you.

4 MR. MCCOY: I forgot to spell my
5 name.

6 CHAIRPERSON GRONACHAN: We are
7 okay. Thank you.

8 Is there a motion anywhere,
9 gentlemen? Member Ferrell.

10 MR. FERRELL: Thank you, Madam
11 Chair.

12 I move that we grant the
13 variance in Case No. PZ16-0030, sought by the
14 petitioner. The petitioner has shown
15 practical difficulty requiring reduction in
16 the backyard setback to build a screened-in
17 porch for the homeowners to enjoy the
18 property due to mosquitoes.

19 Without the variance, the
20 petitioner will be unreasonably prevented or
21 limited with respect to the use of the
22 property, due to the wetlands being in the
23 backyard and the problems with the
24 mosquitoes.

25 The property is unique

1 because due to the shape and location of the
2 lot and due to the wetlands in backyard.
3 Petitioner did not create the condition. The
4 relief granted will not unreasonably
5 interfere with adjacent or surrounding
6 properties, and will actually improve -- let
7 me repeat that.

8 The relief granted will not
9 unreasonably interfere with adjacent or
10 surrounding properties due to the backyard
11 and wetlands and lot width and the size of
12 the property.

13 The relief is consistent
14 with the spirit and intent of the ordinance.
15 And the screened-in porch will keep the
16 architecture within the neighborhood and
17 surrounding properties.

18 MR. SANGHVI: Second.

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

21 (No audible responses.)

22 CHAIRPERSON GRONACHAN: Monica,
23 will you please call the roll.

24 MS. DRESLINSKI: Member Ferrell?

25 MR. FERRELL: Yes.

1 MS. DRESLINSKI: Member

2 Montville?

3 MR. MONTVILLE: Yes.

4 MS. DRESLINSKI: Member

5 Peddiboyina?

6 MR. PEDDIBOYINA: Yes.

7 MS. DRESLINSKI: Member Sanghvi?

8 MR. SANGHVI: Yes.

9 MS. DRESLINSKI: Chairperson

10 Gronachan?

11 CHAIRPERSON GRONACHAN: Yes.

12 MS. DRESLINSKI: Motion passes
13 five to zero.

14 CHAIRPERSON GRONACHAN: Your
15 variance has been granted. Good luck.
16 Congratulations.

17 MR. BONGIORNO: Thank you very
18 much.

19 CHAIRPERSON GRONACHAN: Our last
20 case, is for the Suburban Collection
21 Showplace expansion, PZ16-0031, north of
22 Grand River and east of Taft.

23 I note the applicant is
24 here. The applicant is requesting multiple
25 variances that are a part of the record.

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I am not going to -- for time brevity, I'm not going to read through all of them. Good evening, Mr. Bowman.

Would you please state your name and raise your hand to be sworn in this evening.

MR. BOWMAN: Blair Bowman, representing T-Bon LLC.

MR. MONTVILLE: Do you promise to provide the truth in the testimony you are about to give?

MR. BOWMAN: I do.

CHAIRPERSON GRONACHAN: Please proceed.

MR. BOWMAN: We are here probably as the very square peg in a round hole situation. We need this, as a bounty to fall into all the issues that we are moving forward with our planned expansion of the Showplace, and also the fairgrounds aspect of the outdoor component. And I believe that at least one of the variances as it relates to lighting is one that is still a potential for needing to be on the list.

We did actually include the

1 row of lighting in the parking area, and the
2 photometrics have been submitted. There may
3 be a light deficiency in some of the very
4 perimeter areas, as it relates to the
5 lighting, so I think that they chose to leave
6 that on.

7 I also will tell you that
8 the technical aspect of the parking
9 requirement, as far as distance in relation
10 to the adjacent site, that was one that was
11 resolved primarily because of the fact that
12 we now combined the lots. So we have
13 actually done a parcel reconfiguration and
14 submitted the paperwork and actually
15 performed that. I don't know if it's
16 technically been approved, but that will also
17 deal with some of the setback issues as well.

18 So primarily what we are
19 dealing with then is the variance relating to
20 the adjacent seal of the building, let me do
21 this -- this is a very small scale plan, but
22 technically, the reading of the ordinances
23 indicates that this is also a front yard,
24 even though it's adjacent to the backyard of
25 the property owner. And due to the shape and

1 the size and the configuration of the
2 driveway, we technically are a few feet short
3 technically on our front yard. But it really
4 is in the backyard of the adjacent property
5 owner's site. So it's a bit of a technical
6 deficiency, not an actual deficiency.

7 CHAIRPERSON GRONACHAN: So could
8 I stop you for a second.

9 And if we take these,
10 because we have a massive amount of
11 information to go through. The first
12 variance, for lack of end island around
13 permanent parking places, can we do that in
14 that order, then we will make the motions as
15 we go through them. Otherwise I think it
16 would be --

17 MR. BOWMAN: Certainly. So the
18 end island situation is very similar to what
19 we dealt with on the far east side of the
20 property when we put in the research ride and
21 drive within the research lot. That has been
22 successful, we have attracted a considerable
23 amount of users and visitors, particularly in
24 the corporate and automotive related
25 department. And they have expressed a

1 serious and significant amount of interest in
2 us doing something a little larger
3 configuration on the west side of the site in
4 association with this.

5 More importantly, it will be
6 demonstrated with this coming Labor Day with
7 the Michigan State Fair, and the growth of
8 that, we have plans for this being now,
9 frankly, a more level pedestrian friendly
10 area for the midway, which is going to be
11 expanding as well. And when we have islands
12 in the way of any of those types of outdoor
13 setups of events, tent locations display,
14 locations have to be very -- last year we
15 literally had to take down a parking lot pole
16 and tent over a section of a curbed end
17 island, which ended up in the surface tent,
18 and not a very ideal condition for that. It
19 was described pretty well, I think in the
20 Planning Commission process, it really is an
21 extension of the display space, just going
22 from the indoors to the outdoors. We're
23 going to have gathering spaces out there.

24 The three day walk is
25 another really good example of what we just

1 held. They have to separate their locations,
2 currently on our site because they can't find
3 setup locations for their staging and their
4 trucks and their tents layout that work in
5 any one location, so we would like to be able
6 to try consolidated that.

7 So we were successful in
8 gaining the approval before on the east lot.
9 We are looking for the same logic and reason
10 to extend over to the west lot, even a little
11 bit more emphasis because of the multitude of
12 uses in the very different diverse uses for
13 the end island being a real sincere obstacle.

14 CHAIRPERSON GRONACHAN: Okay.
15 Anything else to add for this particular
16 variance?

17 MR. BOWMAN: No.

18 CHAIRPERSON GRONACHAN: Seeing
19 there is no one left in the audience to make
20 a comment in regards to this case, is there
21 any correspondence?

22 MR. MONTVILLE: Yes, 44 letters
23 mailed, 11 letters returned, zero approvals
24 and zero objections.

25 CHAIRPERSON GRONACHAN: Okay.

1 Building department, do you have any comment
2 in this particular --

3 MR. BUTLER: We did review the
4 prints and it showed that island is sticking
5 out, probably increase more damage, told that
6 it would be for anything else, due to the
7 fact with the traffic trying to go through,
8 also wouldn't hinder them bringing exhibits
9 out to the parking area, put up their tents
10 and stuff, so we saw that probably be no
11 problem with them making those islands.

12 CHAIRPERSON GRONACHAN: Okay.
13 Board members, any discussion?

14 MR. SANGHVI: I really don't see
15 anything to discuss.

16 CHAIRPERSON GRONACHAN: Well, we
17 are going in order. All right. So we
18 have -- was there a motion to be made on this
19 particular request?

20 MR. MONTVILLE: Make a motion.

21 CHAIRPERSON GRONACHAN: Member
22 Montville.

23 MR. MONTVILLE: Okay. I move
24 that we grant the first variance in Case No.
25 PZ16-0031, sought by Suburban Collection

1 Showplace to specifically remove or allow
2 construction of the parking lot without the
3 normally required parking lot end islands.

4 The petitioner has shown a
5 practical difficulty in a few different
6 areas, one of the unique nature of the lot
7 being parallel requiring some additional
8 adjustments, the nature of the business,
9 particularly with the Michigan State Fair,
10 and the foot traffic and the ability to
11 properly accommodate such a large project and
12 fair will require the lack of these end
13 islands within the parking area.

14 Strict compliance with
15 dimensional regulations of the current
16 ordinance would prevent the applicant from
17 properly using the land as its designed for
18 the business and the petitioner has
19 established this particular variance as a
20 minimum as any of these end islands could
21 potentially be a safety concern from all the
22 foot traffic, it would be an impediment for
23 the use of the business and the fair
24 upcoming, and the request as provided from
25 the petitioner will not create an adverse

1 impact on any surrounding property as the
2 petitioner is the owner of the adjacent and
3 surrounding areas, and the lack of these end
4 islands will not negatively affect any other
5 businesses or nearby neighbors.

6 So with those reasons, I
7 move that we grant this particular variance
8 as requested.

9 MR. FERRELL: Second.

10 CHAIRPERSON GRONACHAN: It's been
11 moved and second, is there any further
12 discussion?

13 (No audible responses.)

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

16 MS. DRESLINSKI: Member Ferrell?

17 MR. FERRELL: Yes.

18 MS. DRESLINSKI: Member
19 Montville?

20 MR. MONTVILLE: Yes.

21 MS. DRESLINSKI: Member
22 Peddiboyina?

23 MR. PEDDIBOYINA: Yes.

24 MS. DRESLINSKI: Member Sanghvi?

25 MR. SANGHVI: Yes.

1 MS. DRESLINSKI: Chairperson
2 Gronachan?

3 CHAIRPERSON GRONACHAN: Yes.

4 MS. DRESLINSKI: Moton passes
5 five to zero.

6 CHAIRPERSON GRONACHAN: First one
7 down. Let's move to the next one.

8 MR. BOWMAN: What is the next one
9 you have because we have the one I started on
10 was the one I had first on my list.

11 CHAIRPERSON GRONACHAN: Variance
12 for the proposed ordinance deficiencies with
13 regard to lighting.

14 MR. BOWMAN: All right. Now,
15 again, technically, I'm not certain that we
16 still need that fully.

17 The only thing is that the
18 photometrics, I don't know have been fully
19 analyzed by the building department, and that
20 we have feedback. So, I'm not sure -- we did
21 submit a photometric plan. We do have
22 parking lot lighting.

23 Initially there was some,
24 you know, thought it could be made -- only
25 use temporary lighting in the far west

1 western edge of the lot. We did include
2 actually a plan for the lighting.

3 So, I don't know how that
4 might -- it would be significantly less of a
5 variance than what we were originally asking
6 for. I don't know if it can be worded in
7 such a way that we would work with the
8 building department to meet the spirit and
9 intent in the maximum way possible with
10 minimum amount of deficiency, and then would,
11 if necessary, per any individual event
12 approvals, if we had to supplement lighting,
13 that we would do so.

14 CHAIRPERSON GRONACHAN: Well, let
15 me check with my experts. Experts?

16 MR. BUTLER: I believe that in
17 your request, you had requested under 5.7 to
18 allow for the decrease of the maximum allowed
19 (unintelligible). Are you still planning on
20 going with that maximum amount?

21 MR. BOWMAN: Yes.

22 MR. BUTLER: By doing that, then
23 we have looked at and we figured that that
24 was sufficient.

25 CHAIRPERSON GRONACHAN: Meaning,

1 so we don't need the variance or he should
2 still use the variance if even though this
3 may have changed what he's submitted?

4 MR. BUTLER: Still use the
5 variance.

6 CHAIRPERSON GRONACHAN: All
7 right. So is there anything else -- do you
8 want to tell the board members a little bit
9 about the lighting issues. I mean, you
10 covered some of it.

11 MR. BOWMAN: Again, it is a very
12 unique situation in that we have that same
13 struggle with the usability, the flexibility,
14 the setup and the flow of the site, but also
15 wanting to provide for as reasonable and safe
16 and as consistent with the ordinance,
17 lighting as possible.

18 So what we -- what's
19 probably happening in that, and why the
20 variance is still required, again, that might
21 not meet exactly -- we might be a little bit
22 higher to get the spreads, where we need to
23 get them, we might not exactly get to the
24 full foot candle at the one far edge without
25 having to place another pole and those types

1 of things.

2 We are still planning on
3 working with those within the guidelines we
4 are planning on using our best efforts to
5 meet every spirit and intent that we can, but
6 I believe as proposed, there was still a
7 couple of deficiencies in the plan as
8 compared to strict ordinance compliance.
9 That's where we might still need that
10 variance.

11 CHAIRPERSON GRONACHAN: I think
12 that the variance would be important than
13 especially for the uniqueness and the layout
14 of this property. I visited your property on
15 many occasions throughout various venues, and
16 that's exactly right. You know, I mean,
17 given the configuration, given the building,
18 given the expansion, given the growth of
19 every venue that I've been to, I have been
20 back four years and each year it's gotten
21 bigger and better, with the exception of the
22 horse show, just saying.

23 But it is important and I
24 see -- as a board member I see the effort
25 that this business has done for the community

1 and I am in full support of this variance and
2 if anyone has anything else to offer, or --

3 MR. SANGHVI: One comment. I'm
4 in.

5 CHAIRPERSON GRONACHAN: There you
6 go. So do we have a motion, Member
7 Montville.

8 MR. MONTVILLE: I move that we
9 grant the second variance requested in Case
10 No. PZ16-0031, sought by Suburban Collection
11 Showplace specifically to allow the
12 installation of lighting with increased
13 maximum illumination levels along property
14 lines adjacent to non-residential districts.

15 The petitioner owns the
16 adjacent parcels which are used for the
17 common uses of the business, and thus will
18 not negatively impact the surrounding area.

19 This need is not
20 self-created as the petitioner owns several
21 areas around the business and due to the
22 unique nature of the expos and the events
23 hosted on the property, this is not
24 self-created.

25 Strict compliance with this

1 particular regulation would limit the ability
2 to host the upcoming events and would require
3 unnecessarily placing new light poles in
4 difficult locations.

5 The petitioner has
6 established this is a minimum variance
7 requested, again, to properly host and get as
8 much lighting as they can for the upcoming
9 events.

10 And due to those reasons,
11 the variance is still within the spirit of
12 the ordinance, for those reasons I move that
13 we grant this particular variance as
14 requested.

15 MR. PEDDIBOYINA: Second.

16 CHAIRPERSON GRONACHAN: It's been
17 moved and second. Any further discussion on
18 the motion?

19 (No audible responses.)

20 CHAIRPERSON GRONACHAN: Seeing
21 none, Monica, would you please call the roll.

22 MS. DRESLINSKI: Member Ferrell?

23 MR. FERRELL: Yes.

24 MS. DRESLINSKI: Member
25 Montville?

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MR. MONTVILLE: Yes.

MS. DRESLINSKI: Member

Peddiboyina?

MR. PEDDIBOYINA: Yes.

MS. DRESLINSKI: Member Sanghvi?

MR. SANGHVI: Yes.

MS. DRESLINSKI: Chairperson

Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MS. DRESLINSKI: Motion passes

five to zero.

CHAIRPERSON GRONACHAN: Okay.

The third one I have is variance for the parking setback deficiency and building setback deficiency.

MR. BOWMAN: Okay. Those are

both are combined into one?

CHAIRPERSON GRONACHAN: Yes.

MR. BOWMAN: And I think they're

related largely to two issues.

One is that the setback technically is at zero along the west line, but that property is not in the exact same entity now ownership. We have combined the main showplace parcel and the new paved and

1 surface area parcel. But we have owned in a
2 separate entity the rest of the expanded
3 fairgrounds property to the west.

4 So technically keeping those
5 still seamlessly connected, paving right up
6 and into the adjacent site, has created where
7 there would be a zero setback. I think
8 that's why they're saying that that's a
9 technical variance.

10 CHAIRPERSON GRONACHAN: Building
11 department, do you have anything to add on
12 this one?

13 MR. BUTLER: No.

14 MR. BOWMAN: The other one I
15 believe is associated with a small portion of
16 the very corner, where it gets down to where
17 it's a 15 foot versus a 20, and it's because
18 of the alignment of that lot, where the shape
19 of the lot comes down, and it gets that five
20 feet tighter at this corner. But again, this
21 is the rear lot of a very good neighbor and
22 associate friend of ours, the Belfour truck
23 folks, they service our building on a regular
24 basis, and are extremely good neighbors.

25 We are actually going to be

1 enhancing the back portion of this
2 considerably because there is kind of a ditch
3 area back there, kind of surrounding -- we
4 are going to be landscaping around there and
5 creating that as a part of our new
6 through-way, pedestrian-way for the fair and
7 also for travel-way for vehicles into the new
8 west lot when we are operating as a parking
9 lot.

10 And then a final one for the
11 building setback is for the -- again, where I
12 started off, which is this jog of the
13 building technically ends up being deficient
14 in a front yard setback, kind of oddly stated
15 even though it's in the backyard of our
16 neighboring property.

17 So given the totality of the
18 project, the architecture, the whole
19 framework of how this is going to be turning
20 into a courtyard appearance, a bit of hard
21 scape, turning radius and those things, we
22 think that that's just a very modest
23 adjacency issue, and this is very consistent
24 with the overall use and flow of the site.

25 CHAIRPERSON GRONACHAN: Okay.

1 Board members, do we have any questions?
2 Seeing none, are you prepared to make a
3 motion?

4 MR. MONTVILLE: I am.

5 I move that we grant the
6 variances for two reduction of parking
7 setbacks in Case No. PZ16-0031, sought by the
8 Suburban Collection Showplace as the
9 petitioner shown that in this particular
10 unique circumstance they own the property to
11 the west, and by furthering their flow into
12 their property of the -- although different
13 lot -- still the same business and for the
14 purposes of the business, the sideyard
15 setback is not required and eliminating the
16 sideyard setbacks from the very -- from a set
17 20 to zero to 15, will not have a negative
18 impact on any surrounding properties.

19 Again, this is a unique
20 circumstance given the ownership of the
21 applicant to the adjacent properties, and for
22 those reasons, this is the also the minimum
23 variance necessary for the property -- use of
24 the property and for property being close to
25 accommodate the right amount of parking for

1 the size of the given events posted at the
2 Showplace.

3 And lastly, as I mentioned
4 earlier, this will not have an adverse impact
5 on any of the surrounding properties. For
6 those reasons, I move that we grant these
7 variances requested.

8 MR. FERRELL: Second.

9 CHAIRPERSON GRONACHAN: It's been
10 moved and second. Any further discussion?
11 Monica, would you please call the roll.

12 MS. DRESLINSKI: Member Ferrell?

13 MR. FERRELL: Yes.

14 MS. DRESLINSKI: Member
15 Montville?

16 MR. MONTVILLE: Yes.

17 MS. DRESLINSKI: Member
18 Peddiboyina?

19 MR. PEDDIBOYINA: Yes.

20 MS. DRESLINSKI: Member Sanghvi?

21 MR. SANGHVI: Yes.

22 MS. DRESLINSKI: Chairperson
23 Gronachan?

24 CHAIRPERSON GRONACHAN: Yes.

25 MS. DRESLINSKI: Motion passes

1 five to zero.

2 CHAIRPERSON GRONACHAN: Okay.

3 The last one we have, variance for deviation
4 from minimum parking requirements.

5 MR. BOWMAN: This one is a bit of
6 a technical one, too, because the on-site
7 parking in the surface fashion is technically
8 28 spaces short of the required 75 percent
9 minimum.

10 Now, that is taking the use
11 of the entirety of the space for the maximum
12 described and provided by the ordinance.

13 Now, I'm not going to say
14 that that never happens because there is the
15 infamous Comic-Con situation we have
16 experienced, and even the State Fair we
17 expect certainly will utilize most, if not
18 all of our parking areas for either function
19 space or parking space.

20 But in the extraordinarily
21 vast majority of the times, the normal
22 operation of the Showplace, even in
23 combination with the new space, the surface
24 space itself, even though it's only
25 75 percent of what is technically required,

1 will accommodate the full operation of the
2 facility. I mean, literally with the nearly
3 3,000 spaces and a reasonable number of
4 occupants per vehicle, you know, it exceeds
5 at any one given time the totality of the
6 attendance from 90 percent of our shows.

7 Now, for our bigger events,
8 we will be working clearly on the scheduling
9 of things, and then we are also now working
10 on a program plan, what we are calling a
11 major event, traffic plan, where we did
12 institute this just -- worked on it over a
13 two-year period, then instituted it
14 successfully for the Comic-Con this last
15 time, working with the State Police, our
16 local police, county signalization department
17 and administration and really -- and M.D.O.T.
18 also used their signage to get people off
19 different exits and give them messaging and
20 things like that.

21 The schools played a roll in
22 providing a shuttle situation from the high
23 school, so all of those types of things will
24 now be modeled into a major event planning
25 process where we have, if anything, looks to

1 exceed a certain radio of attendance.

2 We have to notify the group,
3 the committee now, and then we will formulate
4 a plan. And that has to be done before
5 actually booking the event.

6 So, it's one of those
7 things, that, yes, it's a technicality, where
8 we miss it by 28 spaces, but in very much
9 reality, that will not be used where, you
10 know, exceeded as far as the actual total use
11 of the parking lot, and we do have another
12 almost 2,000 adjacent safe surface spaces
13 right flowing next door into the adjacent
14 property.

15 Just for that purpose, and,
16 you know, we are working and looking at the
17 future as to what the growth will require, as
18 to, you know, will it be more physical
19 structures, will it be more surface parking
20 or will it be some combination of both.

21 With a full mind, looking at
22 what the future is going to hold as far as
23 transportation, too, the convention bureau in
24 Detroit just concluded in a study that they
25 had to redo the study because Uber was not

1 even considered when they first started three
2 and a half years ago in the study, the ride
3 sharing, the Lyft, the autonomous vehicle
4 component thing, I think it's dramatically
5 changed and probably even most communities
6 are going to have to start looking at really
7 what are they going to require now as far as
8 surface parking areas and things of that
9 nature.

10 And more and more than
11 adequate, as far as our total operation of
12 our building, specific events require it. We
13 will engage in that master major event
14 traffic planning with all the various stake
15 holders.

16 CHAIRPERSON GRONACHAN: Okay.
17 Thank you. Building department, do you have
18 anything else to offer in regards to this
19 one?

20 MR. BUTLER: No comments.

21 CHAIRPERSON GRONACHAN: Board
22 members?

23 MR. SANGHVI: No comment.

24 CHAIRPERSON GRONACHAN: That's a
25 lot. That is a lot to take in. I commend

1 you for this. For the uniqueness of this
2 lot, and to have the insight for the future
3 on top of it and plus all the traffic and
4 everything. So I commend you for having the
5 insight and the -- to look at the future and
6 think, oh, my gosh.

7 My only question is have you
8 thought about a high rise for parking at all?

9 MR. BOWMAN: Sure. That always
10 does come up when looking at parking.

11 Now, structures are very,
12 very difficult to maintain in Michigan, very
13 expensive to build to begin with. Just to
14 give a scale and perspective on it, if we
15 were to build the parking area we are
16 showing, just over 900 spaces, that would be
17 somewhere around 15 to \$16 million. That
18 would exceed our total project budget of the
19 entirety of what we are planning, just for
20 that.

21 Now, parking structures also
22 present a number of difficulties as it
23 relates to not just the maintenance, but the
24 accessibility issues. And for sure, again,
25 for the various nature of things that we are

1 going to be putting in this surfaced area to
2 use as, is isn't always going to be parking.
3 You know, so, if you start to tear that, then
4 you really start to eliminate there is some
5 pretty classic examples where it didn't work,
6 where some other community facilities
7 attempted to do so, where they took
8 structures and tried to also combine an event
9 component to it. It just -- it didn't work.

10 So, I would say that we have
11 certainly considered it and pretty much ruled
12 it out of hand originally just because the
13 expense of it.

14 Many, many times when you do
15 see structures, they are going to be
16 government funded, or they're going to be in
17 such tight urban areas where the cost of the
18 land and the development structure around it,
19 would dictate that they can, you know, put
20 parking either under the building or in a
21 structured situation.

22 In this case, we have the
23 ability to put adequate surface parking and
24 to handle, you know, again, the overwhelming
25 majority of events even as expanded. That's

1 really the most flexible and appropriate way
2 to go about it.

3 CHAIRPERSON GRONACHAN: Okay.
4 Thank you. If there is no further
5 discussion, does anyone have a motion.
6 Member Montville.

7 MR. MONTVILLE: Sure. I move
8 that we grant this particular variance in
9 Case No. PZ16-0031, relating to the minimum
10 number of parking spaces allowed,
11 construction on site as the petitioner has
12 established that amongst several different
13 other potential options for parking, but
14 additional parking will be nearby on land,
15 currently close to and owned by the
16 petitioner and close to the lot in the
17 project area in question.

18 This is not a economic
19 hardship for the petitioner, again it's --
20 he's proposing the minimum in order to
21 properly use the land and the lot for the
22 proposed businesses and for the events coming
23 the Showplace.

24 Petitioner has established
25 that this variance is the minimum variance

1 necessary again, for several different
2 reasons, including the additional parking
3 available offsite and also the extensive
4 formal process that has been started looking
5 very closely with several local agencies and
6 government entities to insure proper
7 transportation and availability for the lot
8 in question.

9 The requested variance will
10 not have an adverse impact on surrounding
11 property, property values, or will impede the
12 enjoyment of any property in the neighborhood
13 or zoning district, as again, the petitioner
14 owns the adjacent properties which are used
15 in connection with the property that is being
16 the center of focus for discussion today, so
17 it will not have a negative impact on those
18 lots as well.

19 So for those reasons, I move
20 that we grant this particular variance, for
21 the reduction of the minimum number of
22 parking spaces as it has been requested by
23 the applicant.

24 MR. FERRELL: Second.

25 CHAIRPERSON GRONACHAN: It's been

1 moved and second. Is there any further
2 discussion?

3 (No audible responses.)

4 CHAIRPERSON GRONACHAN: Seeing
5 none, Monica, will you please call the roll.

6 MS. DRESLINSKI: Member Ferrell?

7 MR. FERRELL: Yes.

8 MS. DRESLINSKI: Member
9 Montville?

10 MR. MONTVILLE: Yes.

11 MS. DRESLINSKI: Member

12 Peddiboyina?

13 MR. PEDDIBOYINA: Yes.

14 MS. DRESLINSKI: Member Sanghvi?

15 MR. SANGHVI: Yes.

16 MS. DRESLINSKI: Chairperson
17 Gronachan?

18 CHAIRPERSON GRONACHAN: Yes.

19 MS. DRESLINSKI: Motion passes
20 five to zero.

21 CHAIRPERSON GRONACHAN: Okay,
22 your test is done. All your variances have
23 been granted.

24 MR. BOWMAN: So the combining of
25 the properties then took care of that other

1 final variance that --

2 CHAIRPERSON GRONACHAN: Yes.

3 MR. BOWMAN: I do need to -- it's
4 not only my test, and I owe a great deal of
5 thanks to the administration, the legal team
6 and everybody involved with helping to
7 package this and make sense of it. It is so
8 unique. It is something that's been very
9 challenging, but our hope and expectation is
10 that we can, you know, prove we are here and
11 committed to this community and looking to
12 grow and build with it for the long-term. We
13 just really appreciate all the care and
14 consideration that we received. Thank you.

15 CHAIRPERSON GRONACHAN: Thank
16 you.

17 Okay. Are there any other
18 topics for discussion this evening? Seeing
19 none, all those in favor -- is there a motion
20 to adjourn the meeting?

21 MR. FERRELL: So moved.

22 CHAIRPERSON GRONACHAN: All those
23 in favor say aye.

24 THE BOARD: Aye.

25 CHAIRPERSON GRONACHAN: Meeting

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adjourned.

(The meeting was adjourned at 8:30 p.m.)

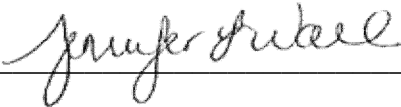
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STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, Jennifer L. Wall, Notary Public within and for the County of Oakland, State of Michigan, do hereby certify that the proceedings taken were stenographically recorded in the presence of myself and afterward transcribed by computer under my personal supervision, and that the said proceedings are a full, true and correct transcript.

I further certify that I am not connected by blood or marriage with any of the parties.

IN WITNESS THEREOF, I have hereunto set my hand at the City of Walled Lake, County of Oakland, State of Michigan, this 23RD day of September 2016.



Jennifer L. Wall CSR-4183
Oakland County, Michigan
My Commission Expires 11/12/15