

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

July 12, 2016

Taken in the matter of the ZONING BOARD OF APPEALS, at City of
Novi, 45175 West Ten Mile Road, Novi, Michigan, on Tuesday, July
12, 2016

BOARD MEMBERS

Cindy Gronachan, Chairperson

Jonathan Montville, Secretary

Linda Krieger

David Byrwa

Mav Sanghvi

Joe Peddiboyina

Brent Ferrell

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

** ** *

CHAIRPERSON GRONACHAN: I'd like to call the July 2016 Zoning Board of Appeals meeting to order. Would you please all rise for the Pledge of Allegiance.

(Pledge recited.)

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

MS. DRESLINSKI: Member Byrwa?

MR. BYRWA: Here.

MS. DRESLINSKI: Member Ferrell?

MR. FERRELL: Here.

MS. DRESLINSKI: Member Krieger?

MS. KRIEGER: Here.

MS. DRESLINSKI: Member Sanghvi?

MR. SANGHVI: Yes.

MS. DRESLINSKI: Member Montville?

MR. MONTVILLE: Here.

MS. DRESLINSKI: Member Peddiboyina?

MR. PEDDIBOYINA: Yes.

1 MS. DRESLINSKI: Chairperson
2 Gronachan?

3 CHAIRPERSON GRONACHAN: Present.

4 Thank you. There are rules
5 of format and conduct on the back podium. We
6 are asking everyone to please shut off your
7 cellphones at this time.

8 There is no minutes to be
9 approved tonight, however, are there any
10 changes or additions to the agenda?

11 (No audible responses.)

12 CHAIRPERSON GRONACHAN: Seeing
13 none, all those in favor of tonight's agenda,
14 say aye.

15 THE BOARD: Aye.

16 CHAIRPERSON GRONACHAN: The
17 agenda has been approved.

18 At this time, if there is
19 anyone in the audience that wishes to make a
20 public comment in regards to anything other
21 than what's in front of the board this
22 evening, can do so now.

23 Is there anyone in the
24 audience that wishes to make a comment for
25 the benefit of the Zoning Board?

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(No audible responses.)

CHAIRPERSON GRONACHAN: Seeing none, we will move right along to our first case, PZ16-0023, Mr. Ahern from Heartwood Drive. Is the petitioner here?

The petitioner is not here.

We are going to postpone that one and see if they show up -- with the traffic out there, perhaps they're a little late.

We are moving right along at lightning speed.

We will go to Case No. PZ16-0024, Shastco, LLC. Is the petitioner here?

MR. BITINS: Yes.

CHAIRPERSON GRONACHAN: Come on down, please. The applicant is requesting variances from the City of Novi to allow placement in the sideyard to allow reduction of an exterior sideyard setback for installation of a generator.

Gentlemen, are you both giving testimony this evening?

MR. BITINS: Yes.

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CHAIRPERSON GRONACHAN: Would you please state your names, spell them for the secretary, and then we are going to swear you in.

MR. BITINS: Auldis Bitins, Bitins Engineering. I'm representing Shastco.

MR. MCPHERSON: Tim McPherson, M-c-p-h-e-r-s-o-n, I represent Shastco.

CHAIRPERSON GRONACHAN: Would you both raise your right hand and be sworn in by our secretary.

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

MR. BITINS: Yes.

MR. MCPHERSON: Yes.

CHAIRPERSON GRONACHAN: Thank you. You may proceed.

MR. BITINS: We are requesting from the ZBA a variance to place a generator in the sideyard and also within the 40-foot setback. It's an industrial district. We are going to have screening around the generator, and I don't know if the Planning

1 Department has any report on this, but they
2 were the ones who actually suggested that we
3 go to with this approach.

4 So if there is any
5 questions, I could -- you know, if there is
6 something specific, I could, you know, answer
7 any questions, if there are any.

8 CHAIRPERSON GRONACHAN: Perhaps
9 it might be helpful as to what the need of
10 the generator is and what type of business
11 you're doing for the need.

12 MR. MCPHERSON: It's a computer
13 based business with a lot of trucking. It's
14 warehouse and an office, roughly 40 employees
15 there. We go down without power, our pumps
16 for our truck well don't work, the lighting
17 doesn't work, the computers don't work and
18 being an internet based company, they could
19 lose a lot of business.

20 CHAIRPERSON GRONACHAN: Is there
21 anything else that you would like to add?

22 MR. BITINS: No, like I said, you
23 know, it's shown on the drawings.

24 We are going to provide
25 landscaping to screen the generator.

1 CHAIRPERSON GRONACHAN: Do you
2 have those drawings with you tonight?

3 MR. BITINS: I do. It's rolled
4 up a little bit, but that's the generator.
5 You know, the little square box there, just
6 below the 180. And there is screening around
7 that. We are going to provide arborvitae,
8 you know, it's typical of the city's
9 landscape detail for utility boxes. We
10 referenced the city's standards for both the
11 planting, and we have another detail
12 specifically on the sheet. I think it's C-6.

13 We do have the gas line out
14 front, so that was the logical place to put
15 it. It's the generator screening detail on a
16 little bit more smaller scale. This was just
17 adapted from what was on the city's landscape
18 detail sheet. Usually there is a smaller
19 utility transformer and this is slightly
20 larger, so we just expanded it a little bit.
21 But it pretty much follows the city standard
22 for screening utility type structures.

23 CHAIRPERSON GRONACHAN: Okay.
24 Anything else?

25 MR. BITINS: No, it's pretty

1 simple. We really had nowhere else to put
2 the generator, that made sense.

3 CHAIRPERSON GRONACHAN: Thank
4 you. Is there anyone in the audience that
5 wishes to make a comment at this time?
6 Seeing none, building department.

7 MR. BUTLER: No comment at this
8 time, but I'll stand by for comments.

9 CHAIRPERSON GRONACHAN:
10 Mr. Secretary, is there any
11 correspondence?

12 MR. MONTVILLE: Yes, there were
13 14 letters mailed, one returned. That was
14 just a return to sender, zero approvals and
15 zero objections.

16 CHAIRPERSON GRONACHAN: All
17 right. Thank you. Board members. Member
18 Sanghvi.

19 MR. SANGHVI: I came and saw your
20 site. I see there is nowhere else you can
21 put it without being visible anywhere.

22 MR. BITINS: The whole site is
23 pretty open.

24 MR. SANGHVI: It's wide open. I
25 understand your need for it. So I have no

1 hesitation in supporting your application.
2 Thank you.

3 CHAIRPERSON GRONACHAN: Anyone
4 else? Member Montville.

5 MR. MONTVILLE: One thing on the
6 south side, the additional landscaping that's
7 going on, I think it's actually an esthetic
8 improvement to the facade of the building
9 right now, so as far as impact of the
10 surrounding areas, I think it's an
11 improvement and step in the right direction.
12 I have no problem supporting the proposal at
13 this point.

14 CHAIRPERSON GRONACHAN: Anyone
15 else?

16 (No audible responses.)

17 CHAIRPERSON GRONACHAN: No other
18 comments. Is there a motion. Member
19 Montville.

20 MR. MONTVILLE: I move that we
21 grant the variance requested in Case No.
22 PZ16-0024, sought by Shastco, LLC for a
23 reduction of the exterior sideyard setback as
24 petitioner has shown practical difficulty
25 requiring the reduction of the setback.

1 Without the variance, petitioner will be
2 reasonably prevented or limited with respect
3 to the proper power generation and backup
4 plan, if they do lose power, given the nature
5 of their business. The property is unique
6 because as the petitioner noted, the location
7 of the gas line would also be -- the parking
8 lot to the north and the limited space on the
9 west side of the lot making the south area
10 the only place for the generator. The
11 petitioner did not create the condition as
12 the building was previously built, and again
13 the gas line and surrounding areas of the
14 lot.

15 The relief granted will not
16 reasonably interfere with adjacent and
17 surrounding properties, due to the small size
18 of the generator and also the additional
19 landscaping be added around the generator.

20 The relief is consistent
21 with the spirit and intent of the ordinance.

22 And for those reasons, I
23 move that we support and pass the variance as
24 requested.

25 MS. KRIEGER: Second.

1 CHAIRPERSON GRONACHAN: It's been
2 moved and seconded. Any further discussion?

3 (No audible responses.)

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

6 MS. DRESLINSKI: Member Byrwa?

7 MR. BYRWA: Yes.

8 MS. DRESLINSKI: Member Ferrell?

9 MR. FERRELL: Yes.

10 MS. DRESLINSKI: Member Krieger?

11 MS. KRIEGER: Yes.

12 MS. DRESLINSKI: Member Sanghvi?

13 MR. SANGHVI: Yes.

14 MS. DRESLINSKI: Member

15 Montville?

16 MR. MONTVILLE: Yes.

17 MS. DRESLINSKI: Member

18 Peddiboyina?

19 MR. PEDDIBOYINA: Yes.

20 MS. DRESLINSKI: Chairperson

21 Gronachan?

22 CHAIRPERSON GRONACHAN: Yes.

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

25 CHAIRPERSON GRONACHAN: Your

1 variance has been granted. Congratulations
2 and good luck.

3 MR. BITINS: Thank you very much.

4 CHAIRPERSON GRONACHAN: Our next
5 case is Premier MRI CT at 25500 Meadowbrook
6 Drive.

7 Is the petitioner here?
8 Would you like to come down.

9 The applicant is requesting
10 a use variance, which from the City of Novi
11 to allow placement of a mobile MRI trailer on
12 site for two days and two nights a week to
13 support a medical facility.

14 Good evening. Are you both
15 going to be giving testimony this evening?

16 MR. WOOD: Possibly, yes.

17 MS. SPITZ: If needed.

18 CHAIRPERSON GRONACHAN: All
19 right. So would you please both state and
20 spell your names, and then we are going to
21 swear you in.

22 MS. SPITZ: Lissa Spitz,
23 L-i-s-s-a, S-p-i-t-z.

24 MR. WOOD: Gary Wood, G-a-r-y,
25 W-o-o-d.

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CHAIRPERSON GRONACHAN: Would you both raise your right hand to be sworn in.

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

MS. SPITZ: Yes.

MR. WOOD: Yes.

CHAIRPERSON GRONACHAN: You may proceed.

MS. SPITZ: I'm not sure exactly what information we need to go over. I believe everything is in the packet, but the request is for a use variance because the mobile MRI, as I understand it, is not in the zoning ordinance, so in order to be able to do what we have to get the variance, that's what I have been told by the planners.

CHAIRPERSON GRONACHAN: Perhaps you could explain a little bit why the mobile unit.

MR. WOOD: Well, the State of Michigan heavily regulates who can make use of magnetic resonance imaging technology. They control whether or not you can put in a fixed site, to be located within the

1 building. They also control the use of
2 mobile devices. Because of the regulations
3 that they have, it's almost impossible to put
4 in a fixed site MRI.

5 So to be able to service
6 medical offices, it's common to have these
7 mobile sites, where they could be used one or
8 two or three days a week given the locations.

9 We are attached with --
10 actually our parent company is Michigan Head
11 and Spine institute. It's a large
12 neurosurgical practice. I believe we have
13 about 16 neurosurgeons now. They make use of
14 these MRI exams as part of their preoperative
15 and post-operative planning for patients, and
16 for the care of the patients.

17 So the reason that it's a
18 mobile MRI is largely because for us to
19 provide this service to the physicians, the
20 only way you can get it to the site is to be
21 mobile.

22 As an additional piece of
23 information, we currently have this service
24 at our previous location. We are moving
25 sites from a location near Twelve and Beck,

1 to the Meadowbrook building, so the mobile
2 already is present at that Twelve Mile
3 location. So it's movement of a current Novi
4 service to a new building basically.

5 CHAIRPERSON GRONACHAN: Okay.
6 Anything else? Thank you.

7 Clearly there is no one in
8 the audience to make comment on this case.

9 Building department, do you
10 have any comments?

11 MR. BUTLER: I do believe that it
12 is in a great location, next up to the
13 building.

14 It does look like a nice
15 medical trailer. I have been in those
16 before, but it kind of adds to the persona of
17 the building there. It doesn't look bad at
18 all.

19 Is that powered from the
20 building, is there a power source, it's not
21 running on a generator, is that correct?

22 MR. WOOD: The only time it's on
23 generator is when it's moving. And if there
24 were a temporary loss of power, it would be
25 on generator for a short period of time.

1 It's in our best interest, if there a power
2 loss, we usually have the trucking company
3 and move it to a sight where we can plug it
4 into electricity.

5 An MRI cannot stay without
6 power for any length or period of time, so it
7 will be powered from electrical source in the
8 building.

9 MR. BUTLER: No additional
10 comments.

11 CHAIRPERSON GRONACHAN: Thank
12 you. Is there any correspondence?

13 MR. MONTVILLE: 33 letters
14 mailed, five letters returned, zero approvals
15 and zero objections.

16 CHAIRPERSON GRONACHAN: Okay.
17 Board members. Member Sanghvi.

18 MR. SANGHVI: I went and looked
19 around your site. And it's a huge place.
20 Why did you pick the west side instead of
21 going on the east side?

22 MR. WOOD: There was a lot of
23 conversation about that, dealing with the
24 building manager, there was a lot of concern
25 about esthetics and blocking windows of

1 potential rental space.

2 In addition, the exterior
3 wall, the trailer would be parked at, it
4 corresponds nicely to an existing business
5 that we have there, which we are going to be
6 using as a reception. It's more convenient,
7 and esthetically it was one of the best
8 locations so it didn't block renters from
9 seeing that big trailer outside their window.

10 MR. SANGHVI: On the one side
11 nobody would have even seen known that it was
12 there.

13 MS. SPITZ: There was one other
14 consideration with the location that we
15 chose. That was that we could make the
16 portable stall, if we put it on the north
17 side, where it had originally been planned,
18 when the building was built, we could have it
19 built along the lake from the building to go
20 get to it. So, in this location, we have to
21 do that, and we could make it compact.

22 MR. SANGHVI: We are not implying
23 the Twelve Mile road location?

24 MS. SPITZ: No.

25 MR. SANGHVI: I have no problem.

1 Thank you.

2 CHAIRPERSON GRONACHAN: Anyone
3 else? Member Byrwa.

4 MR. BYRWA: This MRI services
5 isn't provided at like Providence Hospital,
6 or --

7 MR. WOOD: All hospitals have
8 MRIs.

9 MR. BYRWA: Why is it needed on a
10 temporary basis?

11 MR. WOOD: When the neurosurgeons
12 have clinic days, sometimes they don't know
13 that they want an MRI until they see the
14 patient.

15 So we frequently do these
16 exams the same day for them. Plus it's a
17 capacity issue. If you go to a hospital for
18 an MRI, and I worked 35 years on the hospital
19 side, you will spend 20 minutes trying to
20 park your car, spend a half hour at
21 registration, and then you will spend two
22 hours waiting for your exam in the MRI.

23 So, when patients come to
24 these outpatient facilities, they usually can
25 get in and out in about 45 minutes. So,

1 there is a convenience factor.

2 There is also a convenience
3 for the physicians because they can get the
4 results for their patients same day and
5 provide more time and care for them.

6 MR. BYRWA: Okay. Thank you.

7 CHAIRPERSON GRONACHAN:

8 Member Peddiboyina?

9 MR. PEDDIBOYINA: How often do
10 you use the generator, you know, experience?

11 MR. WOOD: I have been working
12 for this company for six years. We have two
13 trailers, two mobile MRIs.

14 I would say it's been less
15 than five times in six years, that the
16 trailer has had to run on generator.

17 Like I said, when that
18 happens, typically, we get the trucking
19 company out there within about, I would say
20 three hours is a conservative estimate, to
21 move the trailer for another site where we
22 can plug it back in.

23 Once the trailer is on a
24 generator, I have to physically have somebody
25 there baby-sitting the generator because you

1 don't want it to -- if the generator would
2 run out of fuel, it could put the magnet in
3 jeopardy.

4 So we don't like to leave it
5 running on generator for any length or period
6 of time, but I would say it's a very small
7 percentage of time that it's running on
8 generator, except when it's moving.

9 MR. PEDDIBOYINA: I have no
10 objection.

11 CHAIRPERSON GRONACHAN: Anyone
12 else? Member Krieger?

13 MS. KRIEGER: Do you have a map
14 or a picture that you could put on the
15 overhead there.

16 MR. WOOD: Sure.

17 MS. KRIEGER: I saw there was a
18 pad on the north side, so you're going to put
19 a new one on the east side?

20 MS. SPITZ: West side.

21 MR. WOOD: The pad that is there
22 is well into the parking lot. It's
23 inadequate for this mobile trailer. It
24 doesn't have the proper depth or support to
25 meet the trailer requirements. MRIs are very

1 susceptible to the vibration, so the pads
2 have to be very specifically poured.

3 I addition to that, the pad
4 that is existing there is on the other side
5 of the sidewalk. As mentioned, if we were to
6 build a dock for our trailer, we would have
7 to build a 20 by 20 or 30-foot alcove out to
8 meet that. We also would impede the sidewalk
9 on that side of the building. So it really
10 was not -- the building cost for building
11 that alcove and the impediment that it will
12 create for the sidewalk was really probative.

13 MS. KRIEGER: I was wondering
14 about the rationale for which side you were
15 picking. And also, the two days or two
16 nights a week, do you know when that's going
17 to happen?

18 MR. WOOD: It's Tuesdays and
19 Wednesdays nights. We are still dealing with
20 the state side of this.

21 We anticipate that we will
22 get approval for a certificate of need to
23 move this existing magnet over to the
24 Meadowbrook building.

25 MS. KRIEGER: So same amount of

1 time at one site as the new site?

2 MR. WOOD: Correct.

3 MS. KRIEGER: Is this also a PET
4 scan?

5 MR. WOOD: No.

6 MS. KRIEGER: Just for MRI. Does
7 that magnet need a cooling --

8 MR. WOOD: It uses helium to cool
9 the magnet, yes.

10 MS. KRIEGER: So I can understand
11 why you need a generator.

12 It's very nice and very
13 important to have, especially for
14 neurologists, when they need to have more
15 specific exams than a CT scan, so I have no
16 problem.

17 CHAIRPERSON GRONACHAN: Thank
18 you. Anyone else?

19 MR. PEDDIBOYINA: You said that
20 you're not using a CT scan?

21 MR. WOOD: For the site, no. We
22 are under a separate proposal with the state.
23 We are hoping to move our CT scanner, that is
24 an affixed CT scanner would be inside the
25 building.

1 MR. PEDDIBOYINA: Premier MRI/CT.

2 MR. WOOD: That's the title of
3 our company.

4 MR. PEDDIBOYINA: Thank you.

5 MR. WOOD: A CT scanner would not
6 be coming in and out of that mobile site.

7 CHAIRPERSON GRONACHAN: Member
8 Ferrell.

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

11 Is there any kind of
12 restrictions on a time limit that it's going
13 to be there?

14 MS. SAARELA: I mean, this is not
15 a permanent use right now. So if your going
16 to put restrictions on a time limit, that
17 would be something you would be creating.

18 MR. FERRELL: There is nothing
19 set?

20 MS. SAARELA: Nothing in there.

21 MR. BYRWA: Excuse me. Isn't
22 that variance good for only one year, if he
23 chooses to do it next year, he would have to
24 come back and request another variance?

25 MS. SAARELA: I don't know that

1 they set a temporary limit on this. I didn't
2 see that in the packet. You can limit it to
3 this use or this -- you know, this particular
4 property owner business, yeah.

5 I didn't see a time limit on
6 it.

7 MR. BYRWA: It would be ongoing
8 year after year after year?

9 MS. SAARELA: Yes.

10 CHAIRPERSON GRONACHAN: Generally
11 when we are -- once we set out a variance, it
12 would up to the board, if we decide to do the
13 time limit. Did you have anything else?

14 MR. BYRWA: No.

15 CHAIRPERSON GRONACHAN: Member
16 Ferrell?

17 MR. FERRELL: All good.

18 CHAIRPERSON GRONACHAN: I can
19 relate to getting in the car, driving to the
20 emergency room, and waiting hours for an MRI.
21 When you are a patient, the last thing you
22 want to do is sit.

23 So I can understand the
24 confusion in that this is a mobile unit, why
25 don't you just pick it up and throw it into

1 the building, but I also understand there is
2 state involvement. I also understand that
3 there is other units throughout the area, and
4 that this business has been established in
5 Novi for a number of years at your other
6 location.

7 Just for clarification
8 purpose, why was there no variance needed at
9 that location, at the other location for your
10 mobile unit? Go to the building
11 department --

12 MR. BUTLER: I am not familiar
13 with why it was not needed.

14 CHAIRPERSON GRONACHAN: Is that
15 up --

16 MR. WOOD: I don't know the
17 answer to that, except to say that that dock,
18 the mobile dock there existed before I came
19 to work for this company.

20 So it was -- I don't even
21 know when it was built. It was probably
22 built seven, eight years ago. I'm not sure.

23 CHAIRPERSON GRONACHAN: Okay. So
24 I think that the petitioner has indicated the
25 need, and indicated the uniqueness for this

1 property. I also feel that given the set of
2 circumstances that they presented in their
3 case, they do have a justification for this
4 use, and I am in full support and would
5 entertain a motion. If there is no further
6 discussion. Member Peddiboyina?

7 MR. PEDDIBOYINA: No.

8 CHAIRPERSON GRONACHAN: Member
9 Krieger.

10 MS. KRIEGER: In Case No.
11 PZ16-0026, sought by petitioner, Premier
12 MRI/CT Scan, I move to approve the request,
13 for their practical difficulty, in relation
14 to the property is unique, that this business
15 has previously been stated, as --

16 MS. SAARELA: Member Krieger,
17 I'll just stop you right there because it's
18 not a practical difficulty case, it's an
19 undue hardship case.

20 So before you go through the
21 trouble of reciting that standard, you have
22 to start with standard one.

23 It cannot be reasonably used
24 for use permitted by way of special land use
25 permit. There is no practical difficulty

1 consideration in this one. It's a undue
2 hardship.

3 MS. KRIEGER: Thank you.

4 The property cannot be
5 reasonably used for any of the uses permitted
6 by right or by special land use permit in the
7 zoning district in which it is located.

8 This is a medical specialty,
9 medical building with neurologists that have
10 special use for patients, and this is
11 permitted use.

12 The tenant would not be able
13 to -- they will be asking for two days and
14 two nights a week, which they have stated
15 around Tuesday, Wednesday, they are working
16 that out with the state.

17 The need for their requested
18 variance is due to their unique circumstances
19 and physical conditions of the property. The
20 location, they need a special pad for the MRI
21 to get the best picture. The proposed use
22 will not alter the essential character of the
23 neighborhood. It isn't an office district
24 area. The need for the requested variance is
25 not the result of actions of the property

1 owner, they're holding it from the previous
2 location to this one, and this is not
3 self-created.

4 MR. SANGHVI: Second.

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

8 MS. KRIEGER: Anymore, Beth?

9 MS. SAARELA: No.

10 CHAIRPERSON GRONACHAN: No
11 further discussion. Monica, would you please
12 call the roll.

13 MS. DRESLINSKI: Member Byrwa?

14 MR. BYRWA: Yes.

15 MS. DRESLINSKI: Member Ferrell?

16 MR. FERRELL: Yes.

17 MS. DRESLINSKI: Member Krieger?

18 MS. KRIEGER: Yes.

19 MS. DRESLINSKI: Member Sanghvi?

20 MR. SANGHVI: Yes.

21 MS. DRESLINSKI:

22 Member Montville?

23 MR. MONTVILLE: Yes.

24 MS. DRESLINSKI:

25 Member Peddiboyina?

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MR. PEDDIBOYINA: Yes.

MS. DRESLINSKI:

Member Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MS. DRESLINSKI: Motion passes
seven to zero.

CHAIRPERSON GRONACHAN:

Congratulations. Your
variance has been granted. Welcome to the
other side of the neighborhood. I hope not
to be seeing any of you real soon. Thank
you. Good luck.

CHAIRPERSON GRONACHAN: Okay.

Case No. PZ16-0023, Ahern from 24022
Heartwood Drive is still not present for this
evening's meeting.

I am going to consult with
the city attorney. Do we --

MS. SAARELA: You may move to
adjourn or postpone, if you show choose.

CHAIRPERSON GRONACHAN: Did we
hear from the petitioner at all?

MS. DRESLINSKI: No.

CHAIRPERSON GRONACHAN: I don't
know if there is unreasonable circumstances,

1 so I would like to postpone it at this point,
2 if that's everybody preference, and is in
3 agreement with that.

4 I move that we move -- that
5 we table it until the August meeting, and the
6 building department can contact the
7 petitioner and find out perhaps what is going
8 on. All those in favor.

9 THE BOARD: Aye.

10 CHAIRPERSON GRONACHAN: Been
11 approved to table until August.

12 Is there any further
13 discussion for this evening --

14 MS. SAARELA: Can we clarify what
15 date in August that is.

16 MS. DRESLINSKI: August 9.

17 CHAIRPERSON GRONACHAN: August 9.
18 Are there any other matters to discuss? This
19 is the fastest meeting in he history of Novi,
20 under 30 minutes.

21 Therefore, I will entertain
22 a motion to adjourn. All those in favor.

23 THE BOARD: Aye.

24 CHAIRPERSON GRONACHAN: Meeting
25 adjourned.

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(The meeting was adjourned at 7:28 p.m.)

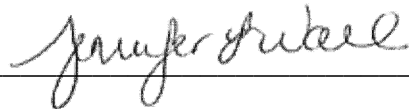
** ** *

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 11th day of August 2016.



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