

MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

TUESDAY, NOVEMBER 14, 23 7:00 p.m.

Council Chambers | Novi Civic Center | 45175 W. Ten Mile Road

BOARD MEMBERS:

Joe Peddiboyina, Chairperson

Linda Krieger, Secretary

Siddharth Mav Sanghvi

Michael Thompson

ALSO PRESENT:

Elizabeth Saarela, City Attorney

Alan Hall, Comm. Development, Dep. Director

Sarah Fletcher, Recording Secretary

Reported by:

Darlene K. May, Certified Shorthand Reporter

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Novi, Michigan

Tuesday, November 14, 2023

7:00 p.m.

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CHAIRPERSON PEDDIBOYINA: Okay. Can you please be seated everybody.

Good evening. Today's November 14th, 7:00 p.m., Zoning Board of Novi Appeals. Welcome to all the applicants.

Call to order. And please stand up for the Pledge of Allegiance followed by Michael Thompson.

(Pledge of allegiance recited.)

CHAIRPERSON PEDDIBOYINA: Thank you. Please be seated. And keep your cell phones silent mode, please. I really appreciate.

Roll call.

MS. FLETCHER: Chairperson Peddiboyina?

CHAIRPERSON PEDDIBOYINA: Yes, please.

MS. FLETCHER: Member Sanghvi?

CHAIRPERSON PEDDIBOYINA: Dr. Sanghvi?

MEMBER SANGHVI: Right here. Thank you.

MS. FLETCHER: Member Thompson?

MEMBER THOMPSON: Here.

1 MS. FLETCHER: Member Longo, absent excused.

2 Member Montague, absent excused.

3 Member Krieger?

4 MEMBER KRIEGER: Here.

5 MS. FLETCHER: Member McLeod, absent excused.

6 CHAIRPERSON PEDDIBOYINA: Thank you, Sarah.

7 We have a quorum?

8 MS. FLETCHER: Yup.

9 CHAIRPERSON PEDDIBOYINA: Okay. Thank you so
10 much.

11 And public hearing and format and all the
12 cases how many cases we have, you can see on that.

13 And I move for the approval of the agenda on
14 September. Somebody make a motion. Any changes on the
15 minutes or anything?

16 MEMBER THOMPSON: I motion that we accept the
17 minutes as written for September of 2023.

18 CHAIRPERSON PEDDIBOYINA: Okay. Can somebody
19 make a second, please?

20 MEMBER SANGHVI: May I make a motion to
21 accept the minutes AS presented.

22 CHAIRPERSON PEDDIBOYINA: Thank you. Both of
23 you.

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Any changes or anything? No.

Okay. Approval of meeting minutes is done.

And public remarks?

MS. SAARELA: Did we all vote on the minutes?

CHAIRPERSON PEDDIBOYINA: Yes, please.

Public remarks?

Approval of agenda, any changes or anything,
this is the time where you can make any changes on the
public.

No. No changes. Okay. Thank you.

Public remarks?

Okay. Public hearings and we have a total
number of cases nine. Please bear with me. We have
only four board members in the office. So we missed
the meeting last month so we postponed it to this and
we'll try to do our best with these nine cases and we
will give it hopefully the best of our ability of the
board of the people and our staff.

Thank you so much.

And today's first case, PZ23-0039 Central
Park Estates, north of Eleven Mile, east of Beck Road,
parcel 50-22-16-300-055. The applicant is requesting a
variance from the city of Novi Zoning Ordinance Section

1 3.8.2.C for an increase in maximum horizontal length of
2 the building to 261 feet. 180 feet maximum, a variance
3 of 81 feet.

4 Section 3.8.2.F for a reduction in the
5 parking setback to 11.5 feet, per section 3.1.8.D. 20
6 feet required, a variance of 8.5 feet.

7 Section 5.10.1.B.vi for a reduction of the
8 building setback from the abutting parking spaces to 17
9 feet. 25 feet required, a variance of 8 feet.

10 And Section 3.1.8.D to either allow areas
11 with less than 50-foot dimension to be considered as
12 usable open space or reduce the required open space to
13 allow areas with less than 50-foot dimension to be
14 considered as usable open space or reduce the required
15 open space to 19,726 feet. 28,400 square feet
16 required, a variance of 8,674 square feet. This
17 property is zoned High-Density Multiple-Family, RM-2.

18 Is the applicant present, please?

19 Yes, please, Mr. Blair.

20 Yes, please. Tell your first and last name
21 clearly for our secretary. If you're not an attorney,
22 our secretary will take an oath, please.

23 MEMBER KRIEGER: Could you spell -- I know

1 your name but could you spell it for our court
2 recorder.

3 MR. BOWMAN: Sure. Blair Bowman, B-l-a-i-r
4 B-o-w-m-a-n. And it's Central Park South.

5 MEMBER KRIEGER: And are you an attorney?

6 MR. BOWMAN: I am educated as an attorney,
7 but I don't have a P number so I can still tell all the
8 attorney jokes.

9 MEMBER KRIEGER: Oh, cute. All right. Do
10 you swear to tell the truth in this case?

11 MR. BOWMAN: I do.

12 MEMBER KRIEGER: All right. Thank you.

13 CHAIRPERSON PEDDIBOYINA: Thank you, Mr.
14 Blair, Sr. And you can proceed what way we can help
15 you tonight. We'll do our best.

16 MR. BOWMAN: So what I want to do is start
17 off -- I don't know if this will project up there.
18 Hopefully it will.

19 (Document displayed.)

20 MR. BOWMAN: So this project is literally 20
21 years in the making. These sites -- the existing site
22 or the subject site is zoned RM-2 and we're proposing
23 and RM-2 structure on it. It was already previously

1 proposed along with -- and site plan approved for along
2 with the existing Central Park townhouse community for
3 an RM-2 facility called the Beck house.

4 The Beck house facility was an RM-2, facility
5 as well. It was a very irregularly shaped facility and
6 in that style and format two different parcels were
7 established at the time of the site planning. And
8 that's why it's somewhat oddly configured. And one of
9 the reasons that we're here tonight is because even
10 those these are jointly owned and commonly owned,
11 because these, technically, were two separate parcels
12 at the time they were approved, these property lines
13 create some -- I'll say phantom down boundary lines
14 between the facilities and the property. So,
15 technically, we're required to come before you for at
16 least a couple of these variances that relate to that.

17 The third variance is relating to a parking
18 setback. But I think we really, truly do meet the full
19 spirit and intent of the actual ordinance in that
20 that's no living space on the first floor. It's
21 literally underground or covered parking under the
22 first level so it's not adjacent to living space. But
23 it's recommended by the staff and it was unanimously

1 approved at the planning commission and technically
2 that would also require a variance.

3 The variances all were done in the purpose of
4 really trying to preserve as many of the natural
5 features that existed on the site. They existed at the
6 time that we had the Beck house site portion of this
7 approved. There was even an MDEQ permit at the time
8 that was approved for some wetland intrusion. And, you
9 know, the vast majority of the site was preserved for
10 both wetlands and woodlands. But in our effort now
11 with this podium-style building we were able to pull
12 that out.

13 And it's a little hard to see. It's the more
14 beige footprint underneath. And you can see along with
15 a detention and retention basin, which is much larger
16 than what was previously necessary as another natural
17 feature which will exist, we were able to pull about 20
18 percent further out of the sensitive environmental
19 features. But that then with the design with
20 elongating the facility created the need for the first
21 variance.

22 And then the final variance is relating to
23 open space. And again, I'll go back to this plan here.

1 (Document displayed.)

2 MR. BOWMAN: All of these areas back here are
3 common open spaces that were dedicated to both projects
4 at the time they were originally approved. Literally,
5 I think that both projects at the time required
6 something like 1.5 acres of open space and we had 14.8
7 acres dedicated. That is still existing. They have
8 pathways and benches and are to be sustainably enjoyed
9 by the residents only at these properties. We will per
10 the Planning Commission approval put in another
11 connection directly from the Central Park South
12 property into the existing pathway as well.

13 So the final variance we would like to
14 request be approved in the form and fashion that you
15 allow for less dimension. Because, technically, our
16 balconies are not quite 50 feet and the pathway itself
17 is only considered to be eight or 10 feet. But in
18 reality it's open to that entire almost 10 acres of
19 complete open woodland space to be enjoyed.

20 And then in addition, I'll just add that it
21 was approved for a wetlands permit. While we didn't
22 have to do any mitigation under the previous approved
23 plan, for the current approach to it, we actually were

1 required under the new regulations to create .66 acres
2 of additional wetlands on the site and we were able to
3 find that onsite option. So at the end of the
4 development activities there will be actually more
5 wetlands on the site than existed when we began
6 developing. So ...

7 And with that, I certainly would be happy to
8 answer any questions that you may have.

9 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
10 Mr. Bowman, wonderful explanation.

11 On the backside of the administrator, can you
12 turn on the TVs also, please? The production TVs.

13 (Production displayed.)

14 CHAIRPERSON PEDDIBOYINA: He got it. Thank
15 you.

16 Thank you. I really appreciate your
17 presentation and everything.

18 I want to go from the City. Any comments at
19 this moment on the City?

20 MR. HALL: Thank you, Mr. Chairman. Yeah,
21 they are asking for four variances. And did a nice job
22 in the site plan and it is a complicated site so we
23 have no exceptions.

1 CHAIRPERSON PEDDIBOYINA: Thank you.

2 Correspondence, Secretary Linda.

3 MEMBER KRIEGER: For this case 15 were
4 mailed. One returned. No objections. No approvals.

5 That's it.

6 CHAIRPERSON PEDDIBOYINA: Thank you so much,
7 Linda.

8 Public hearing, anybody who would like to
9 speak on this case. Anybody who wants to comment or
10 anything this is the time where you can speak.

11 I really appreciate if you can come on the
12 podium and tell your first and last name clearly.

13 This is the time.

14 Thank you so much. No public hearing.

15 Okay. And Mr. Senior, I have no objection.
16 I have no comments on this. I really appreciate for
17 your presentation and this is such a wonderful project
18 on the city and looking forward to seeing you.

19 And I'm putting on the board to comment on
20 the board.

21 Thank you, anybody on the board?

22 Okay. Looks like Dr. Sanghvi. Please go
23 ahead.

1 MEMBER SANGHVI: Thank you.

2 Good evening, Mr. Bowman.

3 MR. BOWMAN: Good evening.

4 MEMBER SANGHVI: I went and visited the
5 Central Park on Saturday morning. I had only seen it
6 from the outside before. Inside it is a humongous
7 subdivision inside. So will you kindly take me through
8 the work that currently exists and what you are
9 building new.

10 MR. BOWMAN: I'm going to put this back up
11 here.

12 So what exists currently is off of Beck Road
13 is all of the existing Central Park Estates townhouse
14 community.

15 It has the clubhouse along Beck Road and then
16 44 building units between four and up to a eight
17 individual luxury townhouse units.

18 What we were proposing to build -- and I
19 might even have to borrow ...

20 (Retrieving document from galley) Could I
21 borrow the plan?

22 MR. BOWMAN: So this is the proposed new
23 structure and facility, 142 units RM-2 with a

1 single -- the first story will have parking underneath.
2 And then a limited amount of perimeter parking. Again,
3 that allowed us to reduce any impact on the adjacent
4 natural features greatly.

5 And then you'll see the existing tennis
6 courts to the south -- or to the north, I'm sorry. And
7 then to the east, of course, is where you see some of
8 the existing smaller townhouse units in the Central
9 Park.

10 MEMBER SANGHVI: Very good. Thank you.

11 MR. BOWMAN: You're welcome.

12 MEMBER SANGHVI: I know you asked for a lot
13 of variances but with the size of the property and
14 everything you are doing, I have no problem. Because I
15 think it's a high density area anyway. So I can
16 understand your need and I can support your project.
17 Thank you.

18 MR. BOWMAN: Thank you.

19 CHAIRPERSON PEDDIBOYINA: Thank you, Dr.
20 Sanghvi.

21 Any other board member, please?

22 MEMBER KRIEGER: Um ...

23 CHAIRPERSON PEDDIBOYINA: Yeah, Linda, please

1 go ahead. Board Member.

2 MEMBER KRIEGER: Just for clarification, the
3 distance to 11 Mile from this new building that you're
4 going to have?

5 MR. BOWMAN: Boy, I'm not -- it's half a mile
6 plus, I mean, I would say. It's right across from ...
7 You know where the Rose Senior Housing is?

8 MEMBER KRIEGER: Yes.

9 MR. BOWMAN: That entrance is directly I
10 across from our entrance.

11 MEMBER KRIEGER: Okay. So it will be
12 complementary as well.

13 MR. BOWMAN: Correct. We actually -- that
14 was one change from the site plan for the planned Beck
15 house project. That actually -- our proposed entrance
16 there actually shifted so it now aligns directly with
17 the Rose Senior center entrance.

18 MEMBER KRIEGER: Okay. Thank you. I also am
19 willing to approve your request.

20 MR. BOWMAN: Thank you.

21 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.
22 Any other board member?

23 Okay. It's the time for the motion.

1 Michael Thompson.

2 MEMBER THOMPSON: The only question I had was
3 how many units are going to be in the building?

4 MR. BOWMAN: 142.

5 CHAIRPERSON PEDDIBOYINA: 142.

6 MEMBER THOMPSON: Okay. So there's 142 in
7 the egress parking to going in off of Beck Road?

8 MR. BOWMAN: So there will also be as was
9 planned for -- and that's why you can even see further
10 it was going to be an integrated development.

11 There will be an entrance that will be coming
12 through and a secondary access through the existing
13 Central Park estates as well, too.

14 So there's a signalized intersection at the
15 main entrance. There will be a gated entrance and then
16 there will be the main entrance off of Beck Road for
17 the new Central Park South.

18 MEMBER THOMPSON: Okay. And then the last
19 question I had was I know you mentioned the Rose Senior
20 Center a couple of times. This is all ages, yes?

21 MR. BOWMAN: This is all ages. Very
22 candidly, the original Beck house project was to be a
23 senior housing project 162 units or 165 units and over

1 the years just certain conditions in the market just
2 frankly -- and there's an awful lot of very good
3 quality senior housing developments that have been
4 planned and built in the city of Novi. It just
5 impacted the feasibility of it.

6 I will say this that this is an elevator
7 based project. The units are very generously sized.
8 The amenities, we expect that we will see a very decent
9 amount of seniors in our demographic as far as our
10 customer base. But it is not exclusively geared toward
11 seniors.

12 MEMBER THOMPSON: It didn't look like one. I
13 was just making sure.

14 MR. BOWMAN: Yeah, sure.

15 CHAIRPERSON. PEDDIBOYINA: Okay. Make a
16 motion, Mr. Michael Thompson.

17 MEMBER THOMPSON: I move that we grant the
18 variances in case PZ23-0039 sought by Central Park
19 Estates South for the variances requested because the
20 petitioner has shown difficulty -- practical difficulty
21 requiring getting them passed.

22 Without the variance the petitioner would be
23 unreasonably prevented or limited with respect to the

1 use of the property because of the unique layout of it.
2 The property is unique because of the amount of
3 wetlands that are on the site currently.

4 The petitioner did not create the condition.
5 And actually, if I'm understanding it right, is adding
6 to the amount of wetlands on it?

7 MR. BOWMAN: (Nods.)

8 MEMBER THOMPSON: Okay. So that's an
9 upgrade.

10 The relief granted will not unreasonably
11 interfere with adjacent or surrounding properties
12 because they're going to fit in and look similar. And
13 the release is constant with the spirit and the intent
14 of the ordinance with the amount of work done to
15 preserve the wetlands in the area.

16 MEMBER KRIEGER: Second.

17 MEMBER SANGHVI: Second. All right. You
18 only have four.

19 CHAIRPERSON PEDDIBOYINA: Okay. Roll call,
20 please.

21 MS. FLETCHER: Chairperson Peddiboyina?

22 CHAIRPERSON PEDDIBOYINA: Yes, please.

23 MS. FLETCHER: Member Krieger?

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MEMBER KRIEGER: Yes.

MS. FLETCHER: Member Sanghvi?

MEMBER SANGHVI: Yes.

MS. FLETCHER: Member Thompson?

MEMBER THOMPSON: Yes.

MS. FLETCHER: Thank you. Motion passes.

CHAIRPERSON PEDDIBOYINA: Thank you, Mr. Bowman. I really appreciate and good luck for your project.

Okay. I forgot to mention. As I told you, we have only four members out of six board members. There are nine cases. Out of nine, one is done. On eight cases, if anybody wants to change their mind to come for the next month, we can change your case to postpone. Because of a full attendance of four people instead of seven. Just giving you a heads up to less chances to more chances for your case.

That's what I want to give you. Thank you.

And coming to the second case. PZ23-0040, Matthew Burns, 24560 Glenda Street, north of 10 Mile Road, east of Taft, parcel 50-22-22-351-035. The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.5 for a side yard setback

1 of three feet. 10 feet required, a variance of seven
2 feet.

3 And Section 4.19.1.E.i for an increase in
4 garage square foot coverage to 1,374 square feet. 850
5 square feet, a maximum variance of 524 square feet.
6 This variance would accommodate a garage addition.
7 This property is zoned one family residential, R-4.

8 Is the applicant present, please?

9 Yes. Please come to the podium and tell your
10 first and last name clearly for our records. And if
11 you're not an attorney, our secretary will take an
12 oath.

13 MR. BURNS: Hi. My name is Matthew Burns.

14 MEMBER KRIEGER: Are you an attorney?

15 MR. BURNS: No.

16 MEMBER KRIEGER: Okay. Do you swear or
17 affirm to tell the truth in this case?

18 MR. BURNS: Yes.

19 MEMBER KRIEGER: Thank you.

20 CHAIRPERSON PEDDIBOYINA: Okay. Mr. Matthew,
21 welcome. And continue on where we can help you
22 tonight. You can present your case, please.

23 MR. BURNS: Okay. Currently, what we would

1 like to do is get a side variance of seven feet in
2 order to build a 24 by 30 foot garage in the existing
3 parking spaces in our driveway. The original garage
4 was a side entry. It still is a garage, but it's never
5 worked for us for a place to park a vehicle since we
6 purchased the property.

7 One of the reasons it doesn't work is the
8 actual interior dimensions are 19 by 20, I believe it
9 is, give or take an inch or two one way or the other.

10 And the dimensions inside, you can't actually
11 pull a vehicle all the way up to the wall because when
12 they poured the cement in the garage, they poured a
13 three and a half-inch lip there.

14 Even in the event that they didn't do that
15 then it takes up two and a half feet of the actual
16 existing garage. Even if they didn't do that, it would
17 be a pretty hard garage to park a full-size vehicle in.

18 In fact, I tried it one time unknowingly. I
19 fully completely backed out, I was leaving the next and
20 morning and lo and behold the door didn't close. So I
21 learned early on that I no longer could not park my
22 large vehicle in there. That was when we first moved
23 in about 28 years ago.

1 We currently would like to also point out
2 that the reason that I want to go the 30-foot distance
3 is I want to connect to the existing garage.

4 If I do not -- if I was to tear down the
5 existing garage, it would cost a whole lot more money.
6 And by connecting to the existing garage to get the
7 roof pitches to line up, I really only need like a
8 couple feet on each end. So that's where I came up
9 with the 30-feet and that's really about as far as I
10 want to go anyway. It's matches the house perspectives
11 in both directions, front and back.

12 The other thing I would like to point out is
13 putting the garage in the existing spot where we're
14 parking currently is also not going to cause any runoff
15 issues since we are lower than the next door neighbor.
16 They're at least a foot and a half higher at that
17 point. So that runoff of any of any water would not be
18 an issue. The runoff of the garage, if we get the
19 variance, would just rundown the current driveway.

20 And that's about it.

21 CHAIRPERSON PEDDIBOYINA: Okay. Do you have
22 any pictures you want to present tonight?

23 MR. BURNS: Do I have what?

1 CHAIRPERSON PEDDIBOYINA: Do you have any
2 layout you want to present?

3 MR. BURNS: I did not bring anything like
4 that. I'm sorry. I didn't realize that was ...

5 CHAIRPERSON PEDDIBOYINA: That's okay. Would
6 you like to add anymore before I move?

7 MR. BURNS: No. That would be it.

8 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
9 Matthew. I appreciate.

10 Okay. From the city?

11 MR. HALL: Thank you, Mr. Chairman. They are
12 asking for two variances tonight. And I just have one
13 question for the applicant.

14 On the three foot setback -- which you'll end
15 up with three feet from your garage to the property
16 line; is that correct?

17 MR. BURNS: That would be correct.

18 MR. HALL: You're not going to plan on
19 putting any equipment like a generator or --

20 MR. BURNS: No. Nothing will be on that
21 side.

22 MR. HALL: So that will all be used for
23 drainage; is that correct?

1 MR. BURNS: That is correct.

2 MR. HALL: Okay. With that we have no
3 exceptions.

4 CHAIRPERSON PEDDIBOYINA: Thank you. Thank
5 you so much.

6 And correspondence, secretary?

7 MEMBER KRIEGER: For this case 32 were
8 mailed. Two returned. Zero objections. Six
9 approvals.

10 And all six are generally just stating their
11 support.

12 That's it.

13 CHAIRPERSON PEDDIBOYINA: Okay. Thank you so
14 much.

15 Public hearing. Anybody would like to speak
16 on this case you have three minutes each of you. Come
17 and speak on the podium.

18 Okay. Looks like none.

19 Okay, I have no objection, Matthew. Thank
20 you.

21 I'm open to the board.

22 Okay, Dr. Sanghvi?

23 MEMBER SANGHVI: Thank you.

1 I came and visited your garage space area and
2 your thing. I think you don't have enough room to put
3 such a big thing you want to put there. So your need
4 for a bigger garage -- especially in Michigan weather
5 is quite justifiable.

6 MR. BURNS: I think I saw you.

7 MEMBER SANGHVI: So I can support your
8 request. Thank you.

9 MR. BURNS: Thank you very much.

10 CHAIRPERSON PEDDIBOYINA: Thank you, Dr.
11 Sanghvi.

12 Any other board member, please?

13 Okay. MEMBER Thompson, please.

14 MEMBER THOMPSON: So we have a picture of it
15 here. So there's the house and then what is currently
16 the garage that you pull into sideways now --

17 MR. BURNS: Yes.

18 MEMBER THOMPSON: -- you're going to put a
19 window on the front of that or the window's already
20 there?

21 MR. BURNS: There's a window on the existing
22 garage; is that what you're asking?

23 MEMBER THOMPSON: On the existing. So this

1 new garage is going to be where you pull straight up
2 your driveway and into it?

3 MR. BURNS: That's correct.

4 MEMBER THOMPSON: Rather than turn into it.

5 MR. BURNS: We'll be changing the road pitch
6 to being in line with the current driveway.

7 MEMBER THOMPSON: So we hear a lot of cases
8 that involve Walled Lake houses that are trying to get
9 three feet off of the lot. And a point that was
10 brought up in the last meeting was three feet doesn't
11 ever allow someone to bring an air-conditioner around
12 the house without trespassing on their neighbor's
13 property or ever put something big in the backyard.
14 Would there be a way to turn that and do like a put a
15 three foot into a five foot setback?

16 MR. BURNS: That would require the garage to
17 go to 22 feet and that would not be a good thing.

18 MEMBER THOMPSON: What about cutting the
19 garage that's currently on the house --

20 MR. BURNS: Maybe I can answer your question
21 in another way. The garage that I proposed will have a
22 door on the back also.

23 MEMBER THOMPSON: So you can go through it?

1 MR. BURNS: Right straight through.

2 MEMBER THOMPSON: That helps.

3 MR. BURNS: Yeah. We kind of thought about
4 that, too, to get to the backyard.

5 MEMBER THOMPSON: It's just turned into a
6 common problem.

7 MR. BURNS: We also own the property
8 adjacent. It's 160 feet wide, the property. So we
9 have 60 -- top of my head, it's got to be at least 70
10 feet on the house from the opposite side of the house.
11 That is our property that we can get to the backyard
12 with no problem.

13 MEMBER THOMPSON: That's all I have.

14 CHAIRPERSON PEDDIBOYINA: Thank you. Any
15 other board member, please.

16 Okay, Linda.

17 MEMBER KRIEGER: I drove by as well and I'm
18 willing to support because, in comparison, the three
19 feet between houses there's more distance because of
20 the yard size. And then the intent, it's going to add
21 value to the surrounding properties so I'll be able to
22 support your request.

23 MR. BURNS: Thank you.

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CHAIRPERSON PEDDIBOYINA: Thank you, Linda.
Motion time, Michael Thompson.

MEMBER THOMPSON: I move that we grant the variance in case PZ23-0040 sought by Matthew Burns for a three-foot setback because the petitioner has shown difficulty requiring a setback variance. Without the variance the petitioner would be unreasonably prevented or limited with respect to the use adding the new garage to the existing roof lines. The property is unique.

Boy, this is ...

MEMBER SANGHVI: The look.

MEMBER THOMPSON: I'm sorry?

MEMBER SANGHVI: It's a very unique look.

MEMBER THOMPSON: Okay. The property is unique the way it sits. The petitioner did not create the condition and has made an exception where you would be able to go through the garage.

The relief granted would not unreasonably interfere with adjacent or surrounding properties and would fit in with the current condition of the neighborhood. The relief is consistent with the spirit and intent of the ordinance especially being able to go

1 through the garage to get to the backyard.

2 MEMBER SANGHVI: Second.

3 CHAIRPERSON PEDDIBOYINA: Thank you.

4 Roll call, please.

5 MS. FLETCHER: Chairperson Peddiboyina?

6 CHAIRPERSON PEDDIBOYINA: Yes, please.

7 MS. FLETCHER: Member Krieger?

8 MEMBER KRIEGER: Yes.

9 MS. FLETCHER: Member Sanghvi?

10 MEMBER SANGHVI: Yes.

11 MS. FLETCHER: Member Thompson?

12 MEMBER THOMPSON: Yes.

13 MS. FLETCHER: Thank you. Motion passes.

14 CHAIRPERSON PEDDIBOYINA: Good luck, Matthew.

15 Congratulations.

16 MR. BURNS: Thank you very much.

17 Thank you, Sarah. Appreciate it.

18 CHAIRPERSON PEDDIBOYINA: Case number three.

19 PZ23-0041, MI Remodelers, 22526 Porter Street, north of

20 Nine Mile, west of Taft, parcel 50-22-28-478-002. The

21 applicant is requesting a variance from the city of

22 Novi Zoning Ordinance Section 4.19.1.E.i for an

23 increase in garage square foot coverage to 1,459 square

1 feet. 850 square feet is the maximum, a variance of
2 609 square feet. This variance would be to accommodate
3 a garage addition. This property is zoned One-Family
4 Residential R-3.

5 Is the applicant present, please?

6 MR. MUEHLING: Yes.

7 CHAIRPERSON PEDDIBOYINA: Yeah. Please come
8 to the podium and tell your first and last name clearly
9 for our secretary. And if you're not an attorney, my
10 secretary will take the oath.

11 MR. MUEHLING: Gary Muehling, M-u-e-h-l-i-n-g.

12 MEMBER KRIEGER: Are you an attorney?

13 MR. MUEHLING: No.

14 MEMBER KRIEGER: Can you raise your right
15 hand?

16 Do you swear or affirm to tell the truth in
17 this case?

18 MR. MUEHLING: Yes.

19 MEMBER KRIEGER: Thank you.

20 CHAIRPERSON PEDDIBOYINA: Okay. Gary, please
21 proceed where we can help you tonight on this case,
22 please.

23 MR. MUEHLING: Thank you. I am with MI

1 Remodelers, licensed builder and we're looking to build
2 a garage addition for my clients, the Krzemanski [sic],
3 who are present.

4 MR. KRZEMINSKI: M-i.

5 MR. MUEHLING: M-i-n, I'm sorry.

6 So my clients have seven motor vehicles,
7 including a motorcycle and six cars and trucks. My
8 client does all of his own service to his vehicles as
9 well as to his lawn maintenance to which he has a zero
10 turn lawn mower, two regular lawn mowers, a snow
11 blower, two chainsaws, a lawn edger and weed wacker.

12 And so the addition on the back of his
13 existing garage here with a side rollup door will give
14 him the accommodation to bring his equipment in and out
15 while keeping all of his vehicles secure. And I'm
16 hoping that you will grant us a variance today for
17 those 609 square feet.

18 (Document displayed.)

19 MR. MUEHLING: From the front, the addition
20 would be completely concealed by the existing garage.

21 Their property has a very special shape and
22 so the back of the garage, this addition would be
23 completely concealed and private and leaving plenty of

1 space for drainage and landscaping.

2 CHAIRPERSON PEDDIBOYINA: Are you done?

3 MR. MUEHLING: (Nods.)

4 CHAIRPERSON PEDDIBOYINA: From the City?

5 MR. HALL: Thank you, Mr. Chairman. He's
6 just asking for single variance to make the garage
7 larger. I do have a question for the applicant.

8 That's the rear yard we're saying we're going
9 to add to the back of that elevation right there in
10 that photograph?

11 MR. KRZEMINSKI: Yes, sir.

12 MR. HALL: So it looks like you might be
13 removing some trees; is that correct?

14 MR. KRZEMINSKI: Yes.

15 MR. HALL: So when we do the permitting,
16 they'll have to look at those trees to make sure
17 they're not protected and we'll have to address that at
18 the time.

19 MR. KRZEMINSKI: It's just one tree. It's an
20 oak tree.

21 MR. HALL: So we'll -- just to let you know
22 at the time of permitting, we'll have to look at that
23 tree to make sure. There's an ordinance for trees in

1 the city of Novi. We'd have to do a replacement
2 program if you do something like that. We'll look at
3 that at permitting.

4 MR. MUEHLING: Okay.

5 MR. HALL: I just want to make you aware of
6 that. Otherwise we have no exceptions.

7 CHAIRPERSON PEDDIBOYINA: Thank you. Okay,
8 correspondence?

9 MEMBER KRIEGER: For this case, 33 were
10 mailed. Zero returned. Zero objections. Four
11 approvals.

12 CHAIRPERSON PEDDIBOYINA: Thank you.

13 MEMBER KRIEGER: Let's see, we have four
14 general supports.

15 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
16 Linda.

17 Anybody in the public hearing, this is the
18 time where you can speak on this case for three
19 minutes.

20 Please come up.

21 Tell your first and last name clearly.

22 MR. KRZEMINSKI: Dennis Krzeminski. I think
23 you have the spelling. And I'm not an attorney.

1 I just want to say to piggy back with what my
2 builder Gary has said, I am a car guy. And that's kind
3 of my passion and my hobby, if you will, especially
4 Corvettes. So I wanted to -- that's the main emphasis
5 of this. As well as, like I said, I do my own
6 maintenance, et cetera. I outsource nothing to any
7 contractor. I do it all myself and I hope to continue
8 that.

9 I have three letters of support from my
10 neighbors, directly on each side and across the street.
11 As you can hopefully see from that, the addition will
12 pose no problem for anybody, either of my neighbors.
13 There's woods on the west of the garage. There's woods
14 directly behind. And with the berm and all the foliage
15 on Taft Road, nobody will even see the garage addition
16 from the front or either side.

17 And I also want to say I went to the -- I
18 obtained HOA support. I filed that and they approved
19 the addition in two days.

20 So there's no issues with the homeowner's
21 association. And my wife and I have been here in this
22 house -- we built this house. We have been here 32
23 years. I want to maintain that. But again, it's an

1 emphasis on my hobby and my passion which is -- which
2 are cars and vehicles.

3 So that's about it.

4 CHAIRPERSON PEDDIBOYINA: Okay. Thank you so
5 much. I appreciate.

6 Anybody in the audience.

7 Okay. Looks like none.

8 I'll put it on the board and they can speak.

9 Okay. Dr. Sanghvi?

10 MEMBER SANGHVI: Thank you.

11 Good evening. I came and saw the property on
12 Saturday. I looked around. It's a nice, beautiful
13 home. It looks like you have got a side opening garage
14 and the back garage also. So are you trying to bring
15 it all into one line?

16 MR. KRZEMINSKI: No. Just the -- knock out
17 the back wall of that garage and go directly back, you
18 know, like 20 feet. That's it.

19 MEMBER SANGHVI: Thank you. Well, I have no
20 problem supporting your request. Thank you.

21 MR. KRZEMINSKI: Thank you.

22 CHAIRPERSON PEDDIBOYINA: Any other board
23 member?

1 Okay. Go ahead.

2 MEMBER THOMPSON: Yes. So I was a car guy
3 also. We had an auto salvage yard in Sterling Heights
4 and worked on our own stuff there. Any thought to
5 putting a garage door in the back instead of -- what
6 was the thought of putting the door on the side instead
7 of the back.

8 MR. KRZEMINSKI: Well, that garage has a side
9 entrance door. You can't see it. It's right -- right
10 that way. Just a side entrance door.

11 And I wanted the entrance door in the back so
12 I can pull the lawn mower at zero turn-in directly from
13 the back instead of going on either side, if that makes
14 sense.

15 MEMBER THOMPSON: So I'm seeing that you're
16 pulling up the driveway right now.

17 MR. KRZEMINSKI: Right.

18 MEMBER THOMPSON: And you can probably park
19 like two vehicles maybe three inside the garage.

20 MR. KRZEMINSKI: Correct.

21 MEMBER THOMPSON: And now you want to stack
22 it so you can park deeper --

23 MR. KRZEMINSKI: Exactly.

1 MEMBER THOMPSON: -- into the garage?

2 MR. KRZEMINSKI: Yeah.

3 MEMBER THOMPSON: But by going deeper, if
4 there's only a door on the side.

5 MR. KRZEMINSKI: There's a side entrance
6 for just a walk through. And then there will be
7 a -- say like a golf cart door, if you will, on the
8 back which will go up and down, which I can have access
9 with for the equipment and zero turn mower.

10 It's on that -- it's here.

11 (Pointing to drawing) Yeah, it's right
12 there.

13 MEMBER THOMPSON: Got it. That's the back?

14 MR. KRZEMINSKI: Yes.

15 MEMBER SANGHVI: The orientation is
16 different.

17 MEMBER THOMPSON: Yes. The drawing that we
18 are looking at -- the drawing that we're looking at has
19 the drawing just as a solid. Not as a door on the
20 back.

21 MR. MUEHLING: We changed it from when I
22 drafted that up to final.

23 MEMBER THOMPSON: Okay.

1 MR. KRZEMINSKI: That's the architect I
2 engaged to make these plans and you can see the door
3 there on the back.

4 MEMBER THOMPSON: Okay. Especially working
5 on equipment the though of, unfortunately, if a fire
6 does happen. You would be able to get ...

7 MR. KRZEMINSKI: Exactly.

8 MEMBER THOMPSON: Good. I like that there's
9 a door on the back also.

10 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
11 Michael.

12 Go ahead.

13 MEMBER KRIEGER: My dad liked to tinker with
14 cars as well so I can totally support your request.

15 MR. KRZEMINSKI: Thank you.

16 CHAIRPERSON PEDDIBOYINA: Okay. Coming to
17 that, my City people mentioned about the trees. I'm
18 also concerned about the trees. If anything is needed
19 or my city -- our City says, you know, says to plant it
20 in a tree, you need to be prepared.

21 And also your hobby, I appreciate for that
22 one. And HOA, already got the HOA permission for the
23 extension.

1 MR. KRZEMINSKI: Yes.

2 CHAIRPERSON PEDDIBOYINA: That's one thing.

3 Thank you on those things. And I wish you good luck.

4 And let's see. Dr. Sanghvi, you want to say
5 something?

6 MEMBER SANGHVI: May I make a motion?

7 CHAIRPERSON PEDDIBOYINA: Yes, please make a
8 motion.

9 MEMBER SANGHVI: Thank you. I move that we
10 grant the variance in the case number PZ23-0041 at
11 22526 Porter Street, parcel number 50-22-28-478-002.

12 The applicant is requesting a variance from
13 the city of Novi Zoning Ordinance Section 4.19.1.E.i
14 for an increase in the garage square foot coverage to
15 1,459 square feet, a variance of 609 square feet. This
16 variance would accommodate a garage addition.

17 The petitioner has shown that practical
18 without the variance he would be unreasonably prevented
19 and limited in the use of his property in storing his
20 equipment. The property is unique because it is a pie
21 shape and it is a situation that is located in a such
22 an area that it won't interfere for anybody.

23 This was not self-created by the petitioner.

1 The situation is requiring a variance. The relief
2 granted will not unreasonably interfere with any
3 additional surrounding properties. The relief is
4 consistent with the spirit and intent of the ordinance.

5 Thank you.

6 MEMBER KRIEGER: Second.

7 CHAIRPERSON PEDDIBOYINA: Okay. Roll call,
8 please?

9 MS. FLETCHER: Chairperson Peddiboyina?

10 CHAIRPERSON PEDDIBOYINA: Yes, please.

11 MS. FLETCHER: Member Krieger?

12 MEMBER KRIEGER: Yes.

13 MS. FLETCHER: Member Sanghvi?

14 MEMBER SANGHVI: Yes.

15 MS. FLETCHER: Member Thompson?

16 MEMBER THOMPSON: Yes.

17 MS. FLETCHER: Thank you. Motion passes.

18 CHAIRPERSON PEDDIBOYINA: Okay. Good luck.

19 Thank you so much.

20 MR. KRZEMINSKI: Thank you all very much.

21 CHAIRPERSON PEDDIBOYINA: PZ23-0042, Za --

22 Z-a-c-h-a-r-y, R-z-o-t-k-i-e-w-i-c-z, 233 Bernstadt

23 Street, south of South Lake Drive, east of Old Novi

1 Road, parcel 50-22-03-456-005. The applicant is
2 requesting a variance from the City of Novi Zoning
3 Ordinance section 4.19.1.E.i for an increase in garage
4 square foot coverage to 1,768 square feet. 850 square
5 feet is the maximum, a variance of 918 square feet.

6 Section 4.19.1.E.v to allow the aggregate of
7 all accessory buildings to exceed the principal
8 building on the lot or parcel.

9 Section 4.19.1.G to allow accessory structure
10 to be placed three feet from property line. Six feet
11 minimum, a variance of 3 feet.

12 Section 4.19.1.J. to allow two detached
13 accessory structures for a lot having less than 21,780
14 square feet of area. Maximum of one allowed, a
15 variance of one additional. This variance would
16 accommodate the addition of an accessory structure to
17 the property. This property is zoned One-Family
18 Residential, R-4.

19 Okay. Please go ahead and tell your first
20 and last name clearly for our secretary. And if you're
21 not an attorney, our secretary will take the oath.

22 MR. RZOTKIEWICZ: This is Zachary
23 Rzotkiewicz. Last name spelled R-z-o-t-k-i-e-w-i-c-z,

1 233 Berndstadt Street. I am not an attorney.

2 MEMBER KRIEGER: You're not an attorney.

3 MR. RZOTKIEWICZ: No.

4 MEMBER KRIEGER: Okay. Do you swear or
5 affirm to tell the truth in this case?

6 MR. RZOTKIEWICZ: Yes.

7 MEMBER KRIEGER: Thank you.

8 CHAIRPERSON PEDDIBOYINA: Okay. Please go
9 ahead and present your case. If you have anything to
10 present on the projector, you can show it to the
11 audience and to us so we can do our best to you
12 today.

13 MR. RZOTKIEWICZ: First of all, thank you for
14 your time. And a lot of context is required for this
15 case so I'll try to be brief. This is a continuation
16 of a relationship effort with the City of Novi with
17 regards to our property being directly adjacent and
18 surrounded by the Lakeshore Park, construction
19 completed in about 2021 of Lakeshore Park. And that
20 includes the main facility as well as several
21 pavilions, a new road and parking lot that surrounds
22 the entirety of our home.

23 Hopefully, you've had a chance to take a look

1 at the document provided. Let me just zoom in here
2 real quick. But to kind of illustrate, what we're
3 dealing with is, our property is the very corner of the
4 Idlemere Park subdivision, as you can see here our
5 property does extend the entirety of this photograph.

6 And as you can see, pavilion one has been
7 constructed parallel to the property line and the new
8 road wraps around our property itself.

9 If you're not familiar, the previous
10 construction of Lakeshore Park did have a pavilion
11 structure. However, it was rotated in a 90 angle
12 compared to the current construction. As well as the
13 elevation was significantly below the grade at which
14 our properties meet.

15 This structure, I never had any issues with
16 it when I lived at the property during that time. Even
17 with amplified music or people attending the park it
18 was fine. Never an issue.

19 The new construction, though, however has
20 significantly raised elevation for drainage maintenance
21 inside the park itself. It is rotated 90 degrees
22 parallel to our property and the double eve structure
23 of the house seems to amplify or at least project the

1 audio that's inside of the pavilion towards our
2 residence.

3 A brief elevation study shows that the living
4 space and the pavilion itself have about a difference
5 of about three feet. The city promised to build a berm
6 in part of the preconstruction negotiations; however,
7 this berm is a total height of two feet. They did
8 promise to but in foliage on this berm to achieve an 80
9 to 90 percent visibility reduction. However, while
10 they're doing a good job at this, this is going to take
11 probably a decade or more to achieve those promised
12 numbers.

13 We also have park illumination which does in
14 some areas reach the edge of the property line itself.
15 So many nuances in terms of audible and visual in
16 relation to the construction of the pavilion.

17 Moving on here before we get to the
18 variances. To widen this structure, I had a design
19 meeting with the City of Novi and I did propose two
20 options, whether it be a fence or a structure itself to
21 obstruct the direct visibility to the pavilion from
22 both sides. However, according to elevation study, the
23 structure would have to be at least twelve feet to

1 block out visibility from standing within the pavilion
2 to our living space. They said that with approvals,
3 the most they would allow is eight foot. And the city
4 had absolutely no interest in building a fence or
5 structure themselves. It would have to be totally up
6 to me in this case.

7 So why the structure? The structure is
8 actually the most cost effective and practical thing I
9 can construct at my own expense to achieve the minimum
10 height as well as length to block out Pavilion One at
11 Lakeshore Park.

12 The structure is a very simple steel
13 structure, run of the mill. Nothing special about it.
14 Colors and design could be done to match the actual
15 pavilion, Lakeshore Park pavilion. It has a steel roof
16 as well.

17 This is a mockup -- this is not real -- of
18 what that might look like from the park's perspective
19 as well as our perspective on the property. And then,
20 finally, views for the four seasons of what that looks
21 like standing inside of our yard towards the park.

22 And, also importantly, from the park into our
23 house, our kitchen space is completely visible at

1 night. The park is lit up 24/7 and people do go into
2 the park after dusk even though it's closed. So
3 there's a little bit of a privacy concern there.

4 If we take a look at the site plan, a simple
5 50 by 20 foot structure at twelve foot wall height with
6 two foot pitch structure totalling 14 feet in height
7 would be significant in obstructing the visual from the
8 house to the park and the park to the house. As well
9 as putting some minimal barrier in terms of audio
10 reduction. We know that audio reduction cannot be
11 completely solved. The trees will help in time, but
12 there's no physical barrier between our bedroom or
13 living space in the park itself.

14 (Playing cell phone audio) Just to give you
15 a sample of what that sounds like throughout the
16 season. Whether it's 10 or a hundred people in the
17 park having a constant drone of individuals in the park
18 amplified music what is not allow but still permitted
19 during city events. It's a constant thing we have to
20 deal with.

21 I'm here today to propose this structure as a
22 possible solution to solving that issue for us. It
23 does require the four variances listed. Why the three

1 foot setback? Simply because it is next to a
2 perpetually undeveloped area, merely a space-saving
3 desire.

4 Why 50 feet by 20 feet? Because that would
5 at least give us a field of view (phonetic) blockage of
6 the pavilion itself.

7 Why a square footage increase the previous
8 owner built a detached garage which is nice on the
9 married third lot which bumps our accessory structure
10 square footage well over the limit. However, as stated
11 before, a structure is far more cost effective and
12 actually effective in terms of blocking the visual and
13 audible nuances -- nuisances from the park itself.

14 Any questions?

15 CHAIRPERSON PEDDIBOYINA: How do you
16 pronounce your first name? Jackary (phonetic).

17 MR. RZOTKIEWICZ: Zachary.

18 CHAIRPERSON PEDDIBOYINA: You have
19 manufacture.

20 I would like to see from the city?

21 MEMBER KRIEGER: Beth?

22 CHAIRPERSON PEDDIBOYINA: Attorney?

23 MS. SAARELA: So I just want to let you know

1 that the director of Parks and Rec was able to speak
2 with us on this matter ahead of time and he does
3 actually think that this is a good solution for a
4 buffer from the park. So the parks director doesn't
5 have any objection to this variance and he thinks it
6 would prevent some of this noise from entering into the
7 property.

8 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

9 MS. SAARELA: That's it.

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

12 Okay. From the City?

13 MR. HALL: Thank you, Mr. Chairman.

14 CHAIRPERSON PEDDIBOYINA: Yes, sir.

15 MR. HALL: Yes. The variances he's asking
16 for are well within reason. Just as a note, by right
17 they're allowed to have one detached structure. They
18 have that so a variance for the second detached
19 structure would be warranted.

20 Without that I said no exceptions.

21 CHAIRPERSON PEDDIBOYINA: Thank you so much.
22 I appreciate it.

23 And correspondence, Secretary?

1 MEMBER KRIEGER: In this case 21 were mailed.
2 Zero returned. Zero objections. Two approvals.

3 And they're both generalized support for the
4 petition.

5 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.
6 I appreciate.

7 From the public, anybody would like to speak
8 on this case? Three minutes each of you, anybody.

9 This is the time where you can speak.

10 Looks like none.

11 Okay. Zachary, you did a good presentation
12 and as my attorney said the Parks and Recreation people
13 think also, and my City. And I'm putting the board to
14 talk on this case.

15 And Dr. Sanghvi?

16 MEMBER SANGHVI: Thank you.

17 CHAIRPERSON PEDDIBOYINA: Please go ahead,
18 sir.

19 MEMBER SANGHVI: All right. Good evening.

20 MR. RZOTKIEWICZ: Good evening.

21 MEMBER SANGHVI: I came and visited your
22 street and went down inside all the way.

23 MR. HALL: Nice.

1 MEMBER SANGHVI: So I had a hard time turning
2 around in there.

3 Anyway. I think a lot of your problems are
4 related to, A, you have a detached garage. So you need
5 two separate accessory structures. And, of course, you
6 didn't control the development of the Lakeshore Park,
7 and so your situation changed. So I understand your
8 problem and your difficulty and I can support your
9 project.

10 Thank you.

11 CHAIRPERSON PEDDIBOYINA: Thank you, Dr.
12 Sanghvi.

13 Any other board member, please?

14 Okay. Mr. Michael Thompson.

15 MEMBER THOMPSON: What is the garage going to
16 be used for; the thousand square feet?

17 MR. RZOTKIEWICZ: Primarily storage. The
18 existing shed would be destroyed in the process because
19 that would exceed the limit. And one more as storage,
20 honestly, I don't have enough stuff to put in a
21 structure of that size at this point. But our family
22 is growing. We would like to put our workout equipment
23 out there to free up some place other places and

1 primarily use it as storage and workout area.

2 MEMBER THOMPSON: Okay. You compare this
3 versus like a fence?

4 MR. RZOTKIEWICZ: Yeah. So fence-wise the
5 highest with approval we can go is eight feet.

6 MEMBER THOMPSON: Eight feet.

7 MR. RZOTKIEWICZ: Again, looking out the
8 outer window or the back door you would be looking at
9 like this.

10 MEMBER THOMPSON: Understood.

11 MR. RZOTKIEWICZ: So it doesn't really
12 achieve what we're trying to go for here.

13 MEMBER THOMPSON: Thank you.

14 CHAIRPERSON PEDDIBOYINA:

15 MR. RZOTKIEWICZ: Thank you.

16 CHAIRPERSON PEDDIBOYINA: Thank you,
17 Michael.

18 Linda?

19 MEMBER KRIEGER: My question when you put it
20 up, are you going to paint it to match the home or like
21 a brown or green that blends and disappears?

22 MR. RZOTKIEWICZ: Yeah. So we want to go
23 more of like a natural forestry brown and black scheme.

1 The steel does come precolored. It would be a similar
2 look to the current roof of Lakeshore Park. However,
3 we would go in with a brown or black scheme.

4 MEMBER KRIEGER: Okay. And then I can
5 totally understand over the years driving in there was
6 a little entrance place where you had to stop and the
7 kids from the rec center would ask you where you're
8 from. Now that I drive through the last two summers
9 and the place is packed all summer using the entire
10 area. And the structure itself, the noise that I have
11 heard from there.

12 And then I drove down your street and I was
13 like, "Oh my goodness." I couldn't believe it.

14 And the look at the trees, yes, the pines
15 that are there, they're not going to -- they don't cut
16 it as far as noise, and then light at night. And you
17 don't know who is coming and going. Anybody can come
18 and go now. And then because you can't have a twelve
19 foot fence I totally would approve for your request for
20 this structure.

21 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.
22 Okay. Dr. Sanghvi, can you make a motion,
23 please.

1 MEMBER SANGHVI: Thank you. Mr. Chairman, I
2 move that we grant the variance in the case number
3 PZ23-0042 at 233 Bernstadt Street, parcel number
4 50-22-03-456-005. The applicant is requesting a
5 variance from the city of Novi Zoning Ordinance Section
6 4.19.1.E.i for an increase in the garage square foot
7 coverage of 1,768 square feet, which is a variance of
8 918 square feet.

9 And Section 4.19.1.E.v, to allow the
10 aggregate of all accessory buildings to exceed the
11 principal building on the lot or parcel; and Section
12 4.1 9.1.G to allow accessory structure to be placed
13 three feet from the property line, a variance of three
14 feet.

15 And section 4.19.1.J to allow two detached
16 accessory structures for a lot having less than 21,780
17 square feet of area, maximum of one allowed, a variance
18 of one additional structure.

19 And the petitioner requires variances because
20 he has shown practical difficulty requiring all these
21 variances because of the rights of reasons including
22 that without this -- including the restructuring and
23 development of the Lakeshore Park, we changed the

1 topography of this area completely. And also this
2 property is located at the far end of this street and
3 not likely to interfere with anybody else's property.

4 And without the variance the petitioner will
5 be unreasonably prevented and limited with respect to
6 the use of his property. The property is unique
7 because of its location and at the end of the street as
8 well as the shape of this property.

9 The petitioner did not create the condition
10 requiring all these variances and the relief granted
11 will not unreasonably interfere with the surrounding
12 properties and the relief is consistent with the spirit
13 and intent of the ordinance.

14 Thank you.

15 MEMBER KRIEGER: Second.

16 CHAIRPERSON PEDDIBOYINA: Thank you, both of
17 you.

18 Okay. Roll call, please.

19 MS. FLETCHER: Chairperson Peddiboyina?

20 CHAIRPERSON PEDDIBOYINA: Yes, please.

21 MS. FLETCHER: Member Krieger?

22 MEMBER KRIEGER: Yes.

23 MS. FLETCHER: Member Sanghvi?

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MEMBER SANGHVI: Yes.

MS. FLETCHER: Member Thompson?

MEMBER THOMPSON: Yes.

MS. FLETCHER: Thank you. Motion passes.

CHAIRPERSON PEDDIBOYINA: Good luck. Thank you so much.

MR. RZOTKIEWICZ: Thank you for your time.

CHAIRPERSON PEDDIBOYINA: Okay. PZ23-0043, Novi Pet Resort, south of Grand River and west of Novi Road, parcel 50-22-22-276-017. The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.18.D for a reduction of exterior side yard setback to 10 feet, variance of 30 feet.

Section 4.46.4.B and 4.46.4.D to allow outdoor facilities to be located in the exterior side yard within the required setback.

Section 4.19.2.F.i to allow refuse bin to be located in the exterior side yard.

And section 5.4 to waive the requirement For designated loading space. This property is zoned Light Industrial, L-1.

Okay. Please go ahead and spell your first and last name clearly for our secretary. If you're not

1 an attorney, my secretary will go ahead and take the
2 oath. Please go ahead.

3 MR. AULEPP: Thank you. My name is
4 Christopher. First name is spelled
5 C-h-r-i-s-t-o-p-h-e-r. Last name is Aulepp, spelled
6 A-u-l-e and then two Ps like Pablo Picasso.

7 I am an attorney. I am -- moved here
8 recently. I am a licensed attorney in the state of
9 Missouri, but I'm here today on my own behalf, not
10 acting as an attorney for anybody else. I'm the one
11 who has asked for this.

12 I want to build a 10,000 -- or, I'm sorry. A
13 9,350 square foot pet resort facility here in the city
14 of Novi.

15 So anyway I would be glad to swear in if you
16 want me to.

17 MEMBER KRIEGER: Does he?

18 MS. SAARELA: It's fine.

19 MEMBER KRIEGER: You're good.

20 MR. AULEPP: Okay. I just wanted to make
21 clear of that.

22 (Displaying phone) Anyway, here is where the
23 property is located at. You have here Novi Road going

1 to the north and right below it, to the south side
2 here, 10 Mile Road. And if I zoom in further, you can
3 see here are some train tracks. This particular piece
4 of property is located at what's been designated Here.
5 It's on the west side of Novi Road.

6 The property actually is very unique in that
7 it is bounded on four sides by other roads. So it has
8 a front yard on every single side, which means I have
9 no side yard. I have no backyard. You know, to build
10 any type of prop -- to build anything on this piece of
11 property, to put in a refuse bin, I need you to grant
12 the variance so that I can put a -- you know, the trash
13 receptacle, the refuse bin in there.

14 Because with all four sides being frontage,
15 right now it's undevelopable. You know, nobody has
16 developed it. It's a vacant plan.

17 I also need a variance to -- from the side
18 yard on the setback, there is, if I Zoom out here ...

19 On the actual piece of property there are two
20 easements. One runs from the south in a northwesterly
21 general direction and another easement runs, as I
22 indicated here, from east to west, which cuts down the
23 actual usage of the property.

1 Furthermore, on the east side of the property
2 running parallel to and adjacent to Novi Road, a little
3 more than a decade ago the railroad tracks that are
4 just to the north of the property, the city built a
5 bridge that goes over the railroad tracks.

6 And in order to accomplish that, they built
7 up a berm on the side to support the road. And so if
8 you come from Novi Road heading west, there's a giant
9 drop-off of more than a dozen feet.

10 Which makes anything east in between where
11 this giant drop-off is on Novi Road and then where the
12 County, the Oakland County easement is, there's
13 literally not enough space to build anything there. So
14 everything would have to be built on the west side of
15 the easement. So one of the variances that I'm
16 requesting is to have -- if you'll grant the variance,
17 then I can put in the building and I'm asking for that.

18 You can see in here to the north side is
19 where I want to put the trash receptacle. And then
20 this would be a pet boarding facility and the dogs need
21 a place to be able to go outside and use the restroom
22 and play and be dogs.

23 And again, because there is no -- there's all

1 four sides are front yard, I have to put the outdoor
2 play area somewhere on the property. So one of the
3 variances that I'm requesting for addresses that. It
4 would allow me to put what you see here on the south
5 side of the property. That's where I'd put the outdoor
6 play areas.

7 The City of Novi, I believe, had no
8 objections last time I was aware. And I would be glad
9 to answer any questions.

10 CHAIRPERSON PEDDIBOYINA: Okay. From the
11 City?

12 MR. HALL: Yes, Mr. Chairman.

13 Yes, he's asking for a few variances and the
14 site is very unique that it has four street frontages.
15 So it is very difficult to plan a site with that. I
16 believe that the parcel was created by part of the road
17 reconfiguration for Novi Road for the bridge over the
18 railroad tracks. So there was some hardships there
19 also. So saying that, we have no exceptions to what
20 he's asking for.

21 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.
22 Correspondence.

23 MEMBER KRIEGER: 13 were mailed. Three

1 returns. Zero objections. Zero approvals.

2 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

3 Anybody in the public to speak on this case,
4 please?

5 Okay. Christopher, you said nine thousand --

6 MR. AULEPP: 9,350 square feet.

7 CHAIRPERSON PEDDIBOYINA: 9,350.

8 MR. AULEPP: That's just the footprint of the
9 building. Not the parking lot and the water retention
10 and outdoor play areas. I don't know the square
11 footage of those, but it is in the plans that we
12 submitted to the city which I think they had no
13 objection to.

14 CHAIRPERSON PEDDIBOYINA: Is it a pet resort?

15 MR. AULEPP: Is what?

16 CHAIRPERSON PEDDIBOYINA: Is it a pet resort?

17 MR. AULEPP: Yes. A pet resort, is that what
18 you said?

19 CHAIRPERSON PEDDIBOYINA: Yeah.

20 MR. AULEPP: Yeah. So it would be dog day
21 care and dog boarding.

22 CHAIRPERSON PEDDIBOYINA: In this 9,350
23 square feet how many we can accommodate at one time?

1 MR. AULEPP: That depends on the number of --
2 that depends on the number of and the size of the
3 kennels. But the facility that I propose, the floor
4 plan we submitted would have 150.

5 CHAIRPERSON PEDDIBOYINA: 150?

6 MR. AULEPP: Yes.

7 CHAIRPERSON PEDDIBOYINA: Okay. And let's
8 talk on the board. Open to the board members.

9 Dr. Sanghvi?

10 MEMBER SANGHVI: Thank you. I came and
11 visited your property the other day on Saturday. Drove
12 around. There's nothing to see.

13 MR. AULEPP: Right. It's empty.

14 MEMBER SANGHVI: It was even hard to locate,
15 where your pet resort is going to be over there and it
16 is all wide open space and I think you won't disturb
17 anybody on whatever you build there. So I have no
18 difficulty supporting your request. Thank you.

19 CHAIRPERSON PEDDIBOYINA: Thank you, Dr.
20 Sanghvi.

21 Linda?

22 MEMBER KRIEGER: The fencing is going to be
23 to the south. Is it going to be enclosed or would

1 people driving by be able to see the dogs that are out?

2 MR. AULEPP: So the fencing would be enclosed
3 so that the dogs don't escape. So yes.

4 MEMBER KRIEGER: Right.

5 MR. AULEPP: The fencing -- depends which
6 direction you're coming from. Because if you're coming
7 southbound on Novi Road, you're way up high as you go
8 over those train tracks. So you're a good 15 or 20
9 feet, I don't know how high you are exactly but you're
10 more than 10 feet. That berm is huge. So -- and then
11 if you add the height of whatever you're elevated
12 sitting in the car, I would estimate you're about 15 to
13 20 feet above ground level of what you see on the west
14 side here.

15 So for a person who is driving southbound on
16 Novi Road and coming into this direction, they would be
17 able to see inside of the fencing. I see that as a
18 plus. People get to see that there's dogs out there
19 and hopefully they'll want to come to my place.

20 MEMBER KRIEGER: Right. And the trucks that
21 are usually going by, the cargo trucks that are driving
22 by, I'm thinking more of like safety of the pet, if
23 somebody wanted to steal the dog, how are they -- like

1 children. If you have kids --

2 MR. AULEPP: If somebody wanted to steal the
3 dog?

4 MEMBER KRIEGER: Yeah, sure. Like kids in
5 the KINDERCARE, that they have these fences. Because I
6 have dogs too, so that's what I would be thinking if I
7 wanted to board my dog.

8 MR. AULEPP: The dogs are not kept overnight
9 outside. The dogs are kept inside.

10 MEMBER KRIEGER: Right.

11 MR. AULEPP: They're only outside in this
12 proposed play area with -- which would be right here on
13 the south side. They're only out there when there are
14 employees out there with the animals. There's always
15 employees with the animals any time they're not inside
16 of their kennel to make sure -- for the dog's safety,
17 but also for the public's safety to make sure a dog
18 doesn't escape.

19 Everything is proposed to be completely
20 fenced in. And I don't know how a member of the public
21 would get in and steal a dog. Hopefully the police
22 would come to the rescue if 9-1-1 was called. I don't
23 know how to answer that scenario of yours.

1 MEMBER KRIEGER: If you had it fenced in,
2 like the fencing is -- Guess you could see in it.

3 Is it obtrusive or I don't know what to call
4 it.

5 MR. HALL: Chain link?

6 MEMBER KRIEGER: Chain link with the green?

7 MR. AULEPP: No. It's not chain link because
8 dogs can climb chain link fences. It's a special type
9 of fencing that is used to prevent -- and I don't know
10 the technical name of it.

11 But there's a special type of fencing that
12 you use so that the dogs can't -- for the escape
13 artists that they can't climb it. It's also -- you
14 can't see through it. I'm just saying that somebody
15 driving on the south side will be so far up above it,
16 they'll probably be able to see down into it.

17 MEMBER KRIEGER: Right. They'd be driving so
18 fast they wouldn't see it anyway.

19 MR. AULEPP: But if you're driving on Gen-Mar
20 Road, which is the three sides on the south, the north
21 and the west side, the fencing is going to be -- nobody
22 will be able to see it from those directions.

23 And somebody coming from the south on Novi

1 Road going to the north shouldn't be able to see inside
2 either.

3 MEMBER KRIEGER: Okay. Thank you.

4 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

5 Okay, Linda. Can you make a motion, please?

6 MEMBER KRIEGER: No other questions?

7 CHAIRPERSON PEDDIBOYINA: No.

8 MEMBER KRIEGER: For this case, PZ23-0043, I
9 move that we grant the request sought by the
10 petitioner. Without the variance the petitioner will
11 be unreasonably prevented or limited with respect to
12 the use of the property because, as he stated, there
13 are four sides, four frontages that he has to deal
14 with.

15 The property is unique because of the incline
16 next to -- because of the train tracks, the road has
17 made it unique.

18 The petitioner did not create the condition
19 because he has to deal with the slope and putting in
20 the building and the topography and the four frontages.

21 The relief granted will not unreasonably
22 interfere with adjacent or surrounding properties
23 because of its location.

1 The relief is consistent with the spirit and
2 intent of the ordinance because it's a reasonable
3 request.

4 MEMBER SANGHVI: Second.

5 CHAIRPERSON PEDDIBOYINA: Thank you. Roll
6 call, please.

7 MS. FLETCHER: Chairperson Peddiboyina?

8 CHAIRPERSON PEDDIBOYINA: Yes, please.

9 MS. FLETCHER: Member Krieger?

10 MEMBER KRIEGER: Yeah.

11 MS. FLETCHER: Member Sanghvi?

12 MEMBER SANGHVI: Yes.

13 MS. FLETCHER: Member Thompson?

14 MEMBER THOMPSON: Yes.

15 MS. FLETCHER: Thank you. Motion passes.

16 CHAIRPERSON PEDDIBOYINA: Congratulations.

17 MR. AULEPP: Appreciate.

18 CHAIRPERSON PEDDIBOYINA: PZ23-0045 Ronnie
19 and Wafaa Jamil, 1927 West Lake Drive, south of Pontiac
20 Trail, east of West Park Drive, parcel
21 50-22-03-131-026. The applicant is requesting
22 variances from the City of Novi Zoning Ordinance
23 Section 3.1.5 for a side yard setback of 4 feet, 10

1 feet required, a variance of six feet; for an aggregate
2 total of 8 feet, 25 feet required, variance of 17 feet,
3 for an increase in lot coverage to 37 percent -- 25
4 percent maximum, a variance of 12 percent.

5 This variance would accommodate the building
6 of a new home. This property is zoned One-Family
7 Residential, R-4.

8 Is the applicant there, please?

9 Please come to the podium. Tell your first
10 and last name clearly. You can tell the both the names
11 clearly for our secretary. If you're not an attorney,
12 our secretary will take the oath.

13 MR. MEROGI: Name is Gary Merogi. Spelling
14 of last name: M like Mary, E like Edward, R-o, G like
15 George, I.

16 I'm engineer and I prepared the site plan for
17 this property.

18 MEMBER KRIEGER: Are you both going to
19 speak.

20 MR. SAMONA: He's going to speak.

21 MEMBER KRIEGER: Are you an attorney?

22 MR. MEROGI: No.

23 MEMBER KRIEGER: Do you swear or affirm to

1 tell the truth in this case?

2 MR. MEROGI: Yes.

3 MR. SAMONA: Yes.

4 MEMBER KRIEGER: Thank you.

5 CHAIRPERSON PEDDIBOYINA: Merogi and friend,
6 both can go ahead and you can present your case where
7 we can help you tonight.

8 MR. MEROGI: We have a meeting with the
9 Zoning Board last month. And the requirement was to
10 put four feet from each side of the property. So we
11 did this and we have the entrance to be recessed inside
12 the building. So the entrance is inside the building.
13 It would be inside the building.

14 And you can tell here in the drawing that I
15 have some -- one second here.

16 (Document displayed.)

17 MR. MEROGI: See here. There's like a porch.
18 Seven inches high. It's wooden with the planks. Then
19 here I have two steps that go inside. From here we go
20 inside the house.

21 And here also we extended the house to the
22 back and I put a ray (phonetic) here for this neighbor
23 and the other neighbor on the side here. Line for the

1 view of the lake.

2 So I have here four feet and four Feet.
3 That's the size that is required by the first meeting
4 last month, zoning meeting.

5 That's it.

6 CHAIRPERSON PEDDIBOYINA: Okay.

7 Anything you would like to add?

8 Do you want to speak anything?

9 MR. SAMONA: No. Basically -- my name is Rad
10 R-a-a-d, S-a-m-o-n-a.

11 Basically, last month they required us to
12 have a four-foot setback on each side and we got all
13 that prepared for that. Simple as that.

14 MEMBER KRIEGER: Okay.

15 From the City.

16 MR. HALL: Thank you, Mr. Chairman.

17 I would like to thank the applicant for
18 working with us. We were discussing that side entry
19 and having it being an alcove inside, which is very
20 nice. Thank you.

21 The patio he has, that's extended right to
22 the property line. That goes right to the zero
23 property line, but the ordinance allows for a nine-inch

1 element there. It can't be higher than nine inches and
2 they're presenting seven. So that is within tolerance
3 of the ordinance.

4 The plan doesn't show any utility condensers
5 or generators on the plan. When we go in for final
6 design, we'll have to look at accommodations for
7 drainage. We've already discussed that of how that
8 drainage would work through those areas. It's very
9 tight there.

10 And we also discussed that -- the house
11 itself would have to be architecturally designed
12 because the walls are closer than five feet in which
13 case they'll have to be rated and then there will be
14 limitation on the windows of how much they can handle
15 per side. So we discussed that also.

16 So with those understandings, we have no
17 objection. Thank you.

18 CHAIRPERSON PEDDIBOYINA: Thank you.

19 Correspondence, secretary?

20 MEMBER KRIEGER: In this case 24 were mailed.
21 One returned. Zero objections. Two approvals.

22 Approval is from the Houghtons. "We support
23 the Jamils building a new home at 1927 West Lake with

1 the requested variances."

2 And the second one is from -- "we're the
3 neighbors directly to the south of the Jamils. We
4 fully support the variances as requested, the site plan
5 as updated in September 2023. Note that as of today
6 the agenda packet still has the original plan."

7 Which they did not support. And that is from
8 Roberts Hull and Brenda Topp (phonetic).

9 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.
10 Public hearing. Anybody would like to speak
11 on this case?

12 Yeah. Please come to the podium and tell
13 your first and last name clearly for our secretary.

14 MR. HOUGHTON: Good evening. I am Kurt
15 Houghton, K-u-r-t, Houghton, H-o-u-g-h-t-o-n. I am the
16 neighbor directly to the north of the Jamils and I just
17 wanted to echo the comments from the city. Really
18 appreciate the Jamils coming back with the requested
19 variances that are consistent with the other new homes
20 in the Bentley sub of the past 20 plus years.

21 And I fully support the Jamils building a new
22 home and it will greatly improve the neighborhood.

23 CHAIRPERSON PEDDIBOYINA: Thank you so much.

1 Anybody?

2 Looks like none. From the board?

3 Anybody would like to speak. Doctor Sanghvi?

4 MEMBER SANGHVI: Thank you.

5 I came and visited your place on Saturday and
6 drove around. I have been here a lot. The best way to
7 describe it is like a Band-Aid. It's a tiny little
8 street there. I don't know how much depth you have,
9 but the width is so narrow that you can't build
10 anything worthwhile without a lot of variances. So I
11 can understand your need for four variances that most
12 of the other people that might need.

13 MR. SAMONA: That's true.

14 MEMBER SANGHVI: The only question I have is
15 how much -- you have a big tree on the side there
16 somewhere, I thought. What are you going to do with
17 it?

18 MR. MEROGI: It's in the very end near the
19 lake.

20 MEMBER SANGHVI: Okay.

21 MR. MEROGI: Actually, somewhere it's here.

22 MEMBER SANGHVI: Right.

23 MR. MEROGI: I think this will --

1 MEMBER SANGHVI: It's going to stay.

2 MR. MEROGI: Nothing to do with that.

3 MEMBER SANGHVI: Very good. Considering the
4 size of your lot and the house you want to build, all I
5 can say is I wish you luck.

6 MR. MEROGI: Thank you very much.

7 CHAIRPERSON PEDDIBOYINA: Thank you, Dr.
8 Sanghvi.

9 Any other board member?

10 Okay, Mr. Thompson.

11 MEMBER THOMPSON: Was this -- last month we
12 weren't here. The meeting was canceled. So it was two
13 months ago. But was this where the front door was kind
14 of on an angle two months ago?

15 MR. MEROGI: Yes.

16 MEMBER THOMPSON: And now it's tucked back in
17 the middle of the house?

18 MR. MEROGI: Now we put it -- it's recessed
19 inside the house.

20 MEMBER THOMPSON: Okay.

21 MR. MEROGI: You can see here it is
22 somewhere --

23 MEMBER THOMPSON: Yup.

1 MR. MEROGI: -- it is here. This is the
2 door, main door.

3 MEMBER THOMPSON: Okay. Just going from
4 memory, were you guys asking for two or three feet off
5 the property line originally?

6 MR. MEROGI: Yes. First step seven inches
7 and then two risers, each one seven inches here. So
8 total will be 21 inches above this concrete here.

9 And from here, it's 32-inches high.

10 And here is around, I think, to 28 inches.

11 MEMBER THOMPSON: Okay.

12 MR. MEROGI: The house from the ground,
13 natural ground. Of the grass.

14 MEMBER THOMPSON: Okay.

15 And I understood, right, the City is going to
16 be happy with the placement of the HVAC and generator?

17 MR. HALL: We can design that. You are
18 correct. It was narrower than that before when they
19 fist visited, first presentation.

20 MR. MEROGI: Everything would be in the back.

21 CHAIRPERSON PEDDIBOYINA: The generator is in
22 the backside.

23 MR. MEROGI: Yes.

1 CHAIRPERSON PEDDIBOYINA: Okay.

2 MEMBER THOMPSON: Thank you.

3 CHAIRPERSON PEDDIBOYINA: Okay, Linda. Can
4 you make a motion?

5 MEMBER KRIEGER: I wanted to say just that I
6 appreciate you going back and giving four feet because
7 it's a dead end road that part of West Lake and that
8 the neighboring homes are just as tight. So four and
9 four gives eight feet, which is good for the fire
10 department. Because there was a fire in the past on
11 the other -- farther down. And because they're so
12 close. So I appreciate your effort in doing that.

13 MR. MEROGI: Sure.

14 MEMBER KRIEGER: And I guess I'll go right
15 into the motion, then.

16 I move that we grant the variance request for
17 PZ23-0055 sought by the petitioner that shows a
18 practical difficulty requiring the request. The
19 petitioner will be unreasonably prevented or limited
20 with respect to the use of the property because of its
21 narrowness and length and distance between neighbors.

22 The property is unique because of its
23 location on West Lake. The petitioner did not create

1 the condition because of its previously having a home
2 there. So he's building a new home.

3 The request granted will not unreasonably
4 interfere with adjacent or surrounding properties
5 because they're similar in nature with narrowness and
6 fire prevention siding.

7 The relief is consistent with the spirit and
8 intent of the ordinance because of the -- the
9 environment of the Walled Lake area.

10 MEMBER SANGHVI: Second.

11 CHAIRPERSON PEDDIBOYINA: Thank you.

12 Roll call, please?

13 MS. FLETCHER: Chairperson Peddiboyina?

14 CHAIRPERSON PEDDIBOYINA: Yes, please.

15 MS. FLETCHER: Member Krieger?

16 MEMBER KRIEGER: Yes.

17 MS. FLETCHER: Member Sanghvi?

18 MEMBER SANGHVI: Yes.

19 MS. FLETCHER: Member Thompson?

20 MEMBER THOMPSON: Yes.

21 MS. FLETCHER: Thank you. Motion passes.

22 MR. MEROGI: Thank you.

23 CHAIRPERSON PEDDIBOYINA: Congratulations.

1 PZ23-0048, the Goddard School of Novi, 48600
2 Grand River, north of Grand River Avenue, east of Wixom
3 Road. Parcel 50-22-17-126-012. The applicant is
4 requesting variance from the City of Novi Zoning
5 Ordinance Section 4.12.2.ii for.

6 (Pause as previous parties exit.)

7 UNIDENTIFIED SPEAKER: Good evening. My name
8 is Kevin --

9 CHAIRPERSON PEDDIBOYINA: Hold on one second.
10 I'm not done.

11 Okay. I'm starting at the beginning.

12 PZ23-0048, the Goddard School Novi, 48600
13 Grand River Avenue, north of Grand River, east of the
14 Wixom Road. Parcel 50-22-17-126-012.

15 The applicant is requesting variances from
16 the City of Novi Zoning Ordinance Section 4.12.2.ii.A
17 to allow for the amount of the front yard setback,
18 between the minimum required park setback and the
19 building facade line used for parking, to consist of 60
20 percent of that area. A maximum allowed 50 percent, a
21 variance of 10 percent.

22 4.19.1.B slash 4.19.2.A. to allow an
23 accessory structure to be placed in the front yard.

1 Accessory structures not allowed in the front yard;
2 section 4.19.1.J. to allow four detached accessory
3 structures for a lot having more than 21,780 square
4 feet of area. Maximum of two allowed, variance of two
5 additional.

6 The property is zoned General Business, B-3.

7 Okay. Please go ahead and tell your first
8 and last name clearly, sir. And if you're not an
9 attorney, please give the oath to my secretary.

10 MR. McDEVITT: My name is Kevin McDevitt,
11 M-c-d-e-v-i-t-t. I am not an attorney. I am the
12 engineer on the project.

13 MEMBER KRIEGER: Do you swear or affirm to
14 tell the truth in this case?

15 MR. McDEVITT: Yes.

16 CHAIRPERSON PEDDIBOYINA: What about the
17 other people who is talking on this case?

18 MR. McDEVITT: Oh, I'm sorry.

19 With me here today are Derick Doe, the owner
20 of the facility, D-e-r-i-c-k, D-o-e. And Jennifer
21 Elmore, the architect on the project. Her last name is
22 spelled E-l-m-o-r-e.

23 CHAIRPERSON PEDDIBOYINA: Okay.

1 Please go ahead and present your case, sir,
2 where we can help you tonight on this case.

3 (Document displayed.)

4 MR. McDEVITT: I guess I should go through
5 them one at a time that way it keeps it all together
6 here. So the first variance has to do with the parking
7 area allowed within the space between the front parking
8 setback, which is this line here, and the front
9 building facade.

10 (Demonstrating) So this property has both on
11 Twelve Mile and on Grand River Avenue. Grand River
12 Avenue acts as the usage frontage for the project where
13 Twelve Mile is essentially kind of the back area for
14 this facility.

15 For the Grand River frontage in order to
16 maintain the backside of the building for play areas,
17 open spaces, storm water management, we had to put most
18 of the parking on the front side. This created about
19 60 percent from the property line to property line
20 between the building setback and the side to be used as
21 parking.

22 If you consider both frontages, the only
23 parking on the back -- or on the Twelve Mile Road side

1 that is in that frontage area is this here. So if you
2 define both of them they would be well under 50
3 percent, but because we're kind of forced to put all
4 the parking on one side in order to maintain the
5 security and open area in the back for the usage of the
6 school, kind of forced us to over park the front.

7 Right now the amount of parking being
8 proposed on the site I think is one more than the
9 minimum required. So we really couldn't go down in
10 spaces at all and we've pretty much fully parked this
11 side yard area, too. So we can't really increase the
12 parking anywhere else to make for the additional front.
13 So that's our justification for that variance.

14 The second variance in regards to the
15 structure and front yards setback, as we said, we have
16 two front yards opposing each other. So we got Twelve
17 Mile yard -- I'm sorry.

18 Grand River and Twelve Mile Road. Right now
19 the existing dumpster is what we're proposing to
20 convert into a small storage structure for, basically,
21 the storage of lawn equipment and the playground
22 canopies during the wintertime, the winter months. So
23 they can be brought in out of the elements to keep them

1 looking good. So that's one of the variances that have
2 that structure in a front yard setback.

3 As I said, Twelve Mile Road kind of acts as
4 the barrier area for this parcel. Across the street is
5 the large marina building and an automotive maintenance
6 facility. So really not usages that -- they're not
7 residential. And I think it's the right place for it.

8 And the dumpster, then, is going to be moved
9 into the interior side yard over here.

10 That dumpster enclosure is also going to
11 match the sod of the building, the side entrance and
12 the nice wood doors that are painted to kind of match
13 the colors of the building.

14 The number of structures that we're asking
15 for is due to the fact that we do want the small
16 storage building. And we got one existing canopy on
17 the existing play structure and then we're going to be
18 adding two more play structures here and here. One of
19 them for pre-K and the other one for ...

20 Elementary school age, correct?

21 MR. SAMONA: Yes. The one on the east is for
22 infants and toddlers. That's not really an addition.
23 It's really a relocation of the existing --

1 MR. McDEVITT: Correct.

2 MR. SAMONA: -- play structure which is
3 currently on the east side of the building. So the
4 idea is just to remove that one --

5 MR. McDEVITT: This one here?

6 MR. SAMONA: Yeah. And then essentially
7 moving that one due north.

8 MR. McDEVITT: Here?

9 MR. SAMONA: Yes.

10 MR. McDEVITT: So those play structures will
11 March the kind of the look of the existing play
12 structure.

13 So these are not going to be cheap-looking
14 temporary popup structures. These are kind of what the
15 existing one looks like right now. And the two others
16 that will kind of be either of side of them, they're a
17 different manufacturer. But they'll have the same
18 basic type of canopy. Just a little smaller.

19 So if any of you have grandchildren or
20 children, you know these structures get extremely hot
21 when they're out in the sun so these would add shade
22 and keep the children comfortable.

23 I think that was it for ...

1 So, yeah. And all of the structures added
2 together are well under the total amount of square
3 footage required. The maximum square footages
4 required.

5 If you have any questions.

6 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
7 for the presentation.

8 And from the City.

9 MR. HALL: Thank you, Mr. Chairman.

10 Yeah, it is a unique site because you do have
11 the two frontages. And you have the parking just off
12 of Grand River and have the children in the rear, which
13 we're calling the rear yard, by Twelve Mile. I think
14 it's a good move.

15 You are showing a dumpster with the doors
16 facing Grand River. Is there a plan to make sure those
17 are going to be shut or how is that going to happen?

18 MR. McDEVITT: Operationally.

19 MR. SAMONA: Operationally the plan and
20 expectation is to always have those doors closed.
21 There's a presentation aspect to being on a main road.
22 The existing Dumpster area is typically always
23 maintained and closed as well.

1 I personally own and operate the school. I'm
2 there every day and that's a really important feature
3 not only for safety. It's also important for kind of
4 the look and feel of the curb aspect of the Grand River
5 corridor area.

6 So they -- we invested a lot of time and
7 energy in making sure what we were looking to build
8 there was a nice product. It complemented the existing
9 structure. It has close mechanisms to make sure
10 they're always closed. The idea is the trash removal
11 service will be here once a week. Initially we had
12 talked about like a single-wide versus double.

13 Currently we have a single-wide dumpster.
14 With a larger facility, we needed double-wide service.
15 And the idea is we will expect to have them pick up
16 once a week.

17 And, you know, in terms of kind of filling
18 that at the end of each day, the team, as well as kind
19 of our cleaning team, will be managing that as well as
20 myself.

21 So, you know, if you've been out and kind of
22 been by our existing facility, I think you should
23 expect to see that our existing structure is closed.

1 Example: When I left this afternoon before coming
2 here, I went by. We had our service because we have a
3 Tuesday afternoon pickup service and I had made sure
4 those doors were closed.

5 So it's really important. And I say, you
6 know, the structure itself is being built in a way
7 where it will have latches.

8 There's a side door on there as well. Where,
9 you know, there's access point beyond getting in the
10 front.

11 You know, that's our expectation and we think
12 it's a good plan and it works operationally for us as
13 well as it works well for the trash removal service
14 company.

15 MR. HALL: Thank you. With that, we have no
16 exceptions.

17 CHAIRPERSON PEDDIBOYINA: Thank you so
18 much.

19 Correspondence, Secretary? Linda?

20 MEMBER KRIEGER: 16 were mailed. One
21 returned. Zero objections. Zero approvals.

22 CHAIRPERSON PEDDIBOYINA: Thank you.

23 Public hearing? Anybody would like to speak

1 on this case, please?

2 Looks like none.

3 Okay. Thank you so much for the good
4 presentation. I saw on a couple years back and I came
5 to your school for another kid to drop in the
6 kindergarten. And it's nice maintained and I seen that
7 whenever I went to the school, you know. Yeah. As per
8 my knowledge.

9 I'm opening to the board to see what they're
10 going to say.

11 Dr. Sanghvi?

12 MEMBER SANGHVI: Thank you. I came and
13 visited your site on Saturday morning. Entered through
14 the Grand River and went around all the way back on to
15 the Twelve Mile Road. I just want to be reminded of
16 how many students you have in this school.

17 MR. SAMONA: We're currently licensed for
18 154. Operationally, say 144 is a more realistic
19 number. Currently, we operate on a daily basis between
20 about 120 and 130 students.

21 MEMBER SANGHVI: And what is the age group?

22 MR. SAMONA: Age group is from six weeks to
23 six years of age. Most of our students start out with

1 us really young. Anywhere from six months or a year,
2 maybe two years of age, and they kind of graduate out
3 of our program and transition into kindergarten.

4 MEMBER SANGHVI: Thank you.

5 MR. SAMONA: Thank you.

6 MEMBER SANGHVI: I looked around and I tried
7 to see -- visualize what you are trying to show on the
8 diagram. It looks very different in the diagram than
9 it might look over there when you go to see it, the
10 site. But it's very impressive.

11 Thank you.

12 CHAIRPERSON PEDDIBOYINA: Thank you,
13 Dr. Sanghvi.

14 Any other board member, please?

15 Okay. Linda, can you make a motion, please?

16 MEMBER KRIEGER: In this case I move that we
17 grant the variance in case number PZ23-0048 sought by
18 the petitioner. The petitioner will be unreasonably
19 prevented or limited with respect to the use of the
20 property because he has two fronts, Grand River and
21 Twelve Mile Road, as explained during the presentation.
22 The property is unique because of this location.

23 The petitioner did not create the condition

1 because the building is as is. And the dumpster will
2 be facing the Grand River door -- the doors, but they
3 will be enclosed, as the petitioner has stated.

4 The grant will not unreasonably interfere
5 with adjacent or surrounding properties because of its
6 neighboring businesses.

7 The relief is consistent with the spirit and
8 intent of the ordinance because of -- they're working
9 with the ordinances that exist.

10 CHAIRPERSON PEDDIBOYINA: Okay. Somebody
11 make a second.

12 MEMBER SANGHVI: Second.

13 CHAIRPERSON PEDDIBOYINA: Thank you.

14 Roll call, please.

15 MS. FLETCHER: Chairperson Peddiboyina?

16 CHAIRPERSON PEDDIBOYINA: Yes, ma'am.

17 MS. FLETCHER: Member Krieger?

18 MEMBER KRIEGER: Yes.

19 MS. FLETCHER: Member Sanghvi?

20 MEMBER SANGHVI: Yes.

21 MS. FLETCHER: Member Thompson?

22 MEMBER THOMPSON: Yes.

23 MS. FLETCHER: Thank you. Motion passes.

1 CHAIRPERSON PEDDIBOYINA: Congratulations.

2 And please stay there.

3 PZ23-0015, the Goddard School of Novi, 48600
4 Grand River Avenue, north of Grand River Avenue and
5 east of Wixom Road. Parcel 50-22-17-126-012.

6 The applicant is requesting variances from
7 the City of Novi sign ordinance section 28-5(b)(1)a to
8 allow four wall signs -- maximum of one wall sign
9 allowed, a variance of three signs -- to allow a 129.5
10 square feet wall sign. Maximum allowed is 75.95 square
11 feet, a variance of 53.55 square feet. This property
12 is zoned General Business, B-3.

13 Please go ahead and present.

14 MR. McDEVITT: Do I have to reswear in?

15 CHAIRPERSON PEDDIBOYINA: I think you've
16 already taken the oath.

17 MR. HALL: Do you have to reswear him again?

18 MS. SAARELA: No.

19 CHAIRPERSON PEDDIBOYINA: Go ahead and
20 present your case, sir.

21 MR. McDEVITT: Sure. Thank you. First I
22 want to show a picture of the existing signage on the
23 building. So we have a look and feel of what is there.

1 So this is the existing building. This is a
2 cast stone sign with a cast stone horse head logo above
3 it. The intention is to leave the horse head logo in
4 place. There's no reason to remove it. It's stone
5 behind it.

6 It's unlit so, basically, at night you
7 wouldn't be able to see it. But the Goddard School
8 schooling cast stone sign here would get relocated to
9 the back side of the gym area. If you look at the
10 overall exhibit, it's kind of over here facing Twelve
11 Mile Road. Once again, that is unlit also. That sign
12 not require a variance. The only reason this one this
13 requires a variance is because of the number of signs
14 on the front.

15 The new sign for the facility will be lit.
16 And much of the size is due to the limitations of
17 lighting the individual letters on a sign like this.
18 The branding address is the Goddard School branding.
19 We'll have a lit horse head logo sign and then blue LED
20 lit Goddard School sign adjacent to it.

21 The overall frontage due to the length of the
22 building, it won't look out of character or way too
23 large compared to the structure itself. And we'll have

1 a similar building in this area might have two or three
2 businesses in it, each with their own signs with way
3 more square footage.

4 The existing monument sign up here is smaller
5 than what is allowed by an ordinance as is the small
6 existing monument sign on Twelve Mile Road.

7 So all together we're asking for the variance
8 on the overall size of this sign due to the way it's
9 measured is the outside rectangle of the entire sign
10 and the number of signs on the front of the building.

11 CHAIRPERSON PEDDIBOYINA: How many signs do
12 you have at present?

13 MR. McDEVITT: Right now it's -- we
14 essentially have two signs, which is the Goddard sign
15 and horse head logo but they kind of act as one because
16 they're right next to each other. That's kind of the
17 way we're proposing the new Goddard School sign and the
18 horse head logo. Essentially, one brand here.

19 This one, like I said, it's unlit. It's
20 almost more of an architectural element than a sign.
21 That's why we just intend to leave it in place. Even
22 though it's not required to label the business.

23 CHAIRPERSON PEDDIBOYINA: Okay.

1 From the City?

2 MR. HALL: Thank you, Mr. Chairman. Yeah
3 they're seeking a variance for three additional signs.
4 And just as a note, in December of 2016, they were
5 granted approval for two wall signs and one monument
6 sign. So what it seems they're doing is very logical
7 and We have no exceptions.

8 CHAIRPERSON PEDDIBOYINA: Thank you.

9 From the correspondence, secretary.

10 MEMBER KRIEGER: In this case 16 were mailed
11 one returned. Zero objections. Zero approvals.

12 CHAIRPERSON PEDDIBOYINA: Thank you.

13 Public hearing. Anybody who would like to
14 speak on this case, please?

15 Looks like none.

16 Okay. From the board, it's open.

17 Dr. Sanghvi?

18 MEMBER SANGHVI: Thank you. I just mentioned
19 earlier I was there and I looked around and I was
20 trying to locate where are you going to do your Twelve
21 Mile Road sign. But now it is much clearer with the
22 way you have demonstrated and you consider it your logo
23 as a little thing as the sign and that makes it the

1 multiple signs there otherwise it would be. And I can
2 support your request. Thank you.

3 MR. McDEVITT: (Displaying) So this -- just
4 to clarify. This is the existing building that is
5 there right now. This is all a new addition. So
6 that's why you wouldn't see where it's going to be
7 located. Or we could do a mockup of the new sign on
8 site because of that.

9 CHAIRPERSON PEDDIBOYINA: Okay. Any other
10 board member would like to speak?

11 Okay. Thank you, Dr. Sanghvi, can you make a
12 motion, please.

13 MEMBER SANGHVI: May I make a motion,
14 Mr. Chairman, that I move that we grant the variance in
15 case number PZ23-0051, the Goddard School of Novi at
16 48600 Grand River Avenue, parcel number
17 50-22-17-126-012. The applicant is requesting
18 variances from the City of Novi sign ordinances section
19 28-5(b)(1)a to allow four wall signs. Maximum of one
20 wall sign allowed and a variance of three signs.

21 And to allow a 129.5 square feet wall sign.
22 Maximum allowed is 75.95, a variance of 53.55 square
23 feet. And this is zoned General Business.

1 Without the variance the petitioner will have
2 difficulty in functioning and identifying this business
3 as the Goddard School. And without these variances
4 they would be unreasonably prevented or limited with
5 respect to the use of the property and identification
6 and the students and the parents without it would have
7 difficulty in locating the school.

8 The property is unique because it has two
9 main road as the frontage. And the petitioner did not
10 create the condition. The relief granted will not
11 unreasonably interfere with any adjacent or surrounding
12 properties. And the relief is consistent with the
13 spirit and intent of the ordinance. Thank you.

14 CHAIRPERSON PEDDIBOYINA: Dr. Sanghvi ...

15 Yeah, please go ahead.

16 MS. SAARELA: I'm sorry. Those are the six
17 standards for a non-use variance. We're looking at a
18 sign variance. So they're a little bit different
19 standards for the motion. It should be right on the
20 sheet.

21 MEMBER SANGHVI: Yes.

22 MEMBER KRIEGER: Do you have it on the your
23 screen?

1 MEMBER SANGHVI: No. It's okay.

2 MS. FLETCHER: There is extra copies in the
3 back of your folder.

4 CHAIRPERSON PEDDIBOYINA: Yeah. We have this
5 one.

6 MEMBER SANGHVI: It is there.

7 CHAIRPERSON PEDDIBOYINA: Do you have this
8 one, Dr. Sanghvi?

9 MS. SAARELA: You can just read it. Amend
10 the ordinance -- I mean, the motion.

11 MEMBER SANGHVI: I don't want to put any
12 preconditions there.

13 MEMBER KRIEGER: So I'll second it and then
14 make an amendment?

15 MEMBER SANGHVI: Okay. Fine.

16 CHAIRPERSON PEDDIBOYINA: Yeah. Do that
17 way.

18 MEMBER KRIEGER: To amend it to include the
19 request is based upon circumstances or features that
20 are exceptional and unique to the property and do not
21 result from conditions that exist generally in the city
22 because of the location on Twelve Mile and Grand River
23 that they're having two fronts.

1 That the failure to grant relief will
2 unreasonably prevent or limit the use of the property
3 and result in substantially more than mere
4 inconvenience or inability to obtain a higher or
5 economic or financial return because of their location
6 in the footprint of the building to the roads.

7 That the grant of relief would be offset by
8 other improvements or actions such as increased
9 setbacks or increased landscaping because of where
10 they're putting their parking lot. Such that the net
11 effect will result in an improvement of the property
12 and the project.

13 And that's it.

14 MEMBER SANGHVI: Thank you.

15 CHAIRPERSON PEDDIBOYINA: Okay. Roll call,
16 please.

17 MS. FLETCHER: Chairperson Peddiboyina?

18 CHAIRPERSON PEDDIBOYINA: Yes.

19 MS. FLETCHER: Member Krieger?

20 MEMBER KRIEGER: Yes.

21 MS. FLETCHER: Member Sanghvi?

22 MEMBER SANGHVI: Yes.

23 MR. FLETCHER: Member Thompson?

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MEMBER THOMPSON: Yes.

MS. FLETCHER: Thank you. Motion passes.

CHAIRPERSON SANGHVI: Okay. Good luck.

Congratulations.

MR. SAMONA: Very good. Thank you all.

CHAIRPERSON PEDDIBOYINA: Okay. And thanks for your patience for the final case tonight.

PZ23-0049, Johnson Sign Company, 41500 Ten Mile Road, north of 10 Mile Road, west of Meadowbrook Road. Parcel 50-22-23-426-017.

The applicant is requesting a variance from the city of Novi Sign Ordinance Section 28-5(a) to allow an additional wall sign on the south elevation. A maximum of one wall sign is allowed for this tenant, a variance of one additional wall sign.

This property is zoned General Business, B-3.

Okay. Please go ahead and spell your first and last name clearly for our record.

MR. JOHNSON: Thank you. My name is Jim Johnson. And that's J-i-m. And Johnson is J-o-h-n-s-o-n.

And I'm also here with the owner of Pure Car Wash.

1 MR. BURT: Keith Burt, K-e-i-t-h, B as in
2 boy, U-r, T as in Tom. Thanks.

3 MEMBER KRIEGER: Are either of you an
4 attorney?

5 MR. BURT: No.

6 MEMBER KRIEGER: All right. Raise your right
7 hand.

8 Do you both swear or affirm to tell the truth
9 in this case?

10 MR. JOHNSON: Yes.

11 MR. BURT: Yes.

12 MEMBER KRIEGER: Thank you.

13 CHAIRPERSON PEDDIBOYINA: Okay. Go ahead,
14 Johnson and Keith. Please go ahead and present your
15 case tonight where we can help you on these signs.

16 MR. JOHNSON: All right.

17 Okay. Awesome. Well, thank you all for your
18 time. I appreciate it after the long evening of
19 sticking with us. So we'll make sure go quick, but
20 thorough and to the point.

21 So I wanted to thank you for letting us ask
22 for this request. When we originally met with Pure Car
23 Wash on this particular project we knew of the

1 uniqueness of this property with this property sitting
2 on the corner of West Ten Mile and Meadowbrook. And
3 one of the uniqueness to this property is the fact that
4 it has a Citizens Bank building in front of it that
5 blocks its view.

6 (Document displayed.)

7 MR. JOHNSON: So this is a mockup of how this
8 sign could look. But this view is from the south on
9 West Ten Mile and so you can see here this is their
10 building behind the Citizens Bank. So it has the wall
11 built up now. And I believe if you drove the property
12 we had a banner up there so you can see in person what
13 it would look like.

14 A couple of other shots that we wanted to
15 show is this is how it would look as you're coming from
16 eastbound on West Ten Mile. So right here is the sign.

17 And this is really the main entrance here.
18 So it's a good shot of the building and if you can
19 envision this not being there, the hardship of being
20 able to identify that as the car wash.

21 So there was a couple of main reasons why we
22 consider this to be unique. The biggest is because of
23 their property -- actually, their address is West Ten

1 Mile. So the majority of their traffic is going to
2 enter in off of the West Ten Mile entrance to the
3 complex.

4 And another -- I got this on the site plan
5 that was also submitted. But as you can see -- it's
6 kind of hard to see. But here is the entrance into the
7 complex from West Ten Mile. Here is the Pure Car Wash.

8 So as you're traveling in off of this
9 entrance, this entrance into the car wash is their main
10 one. And this sign right here will allow the public
11 to, you know, easily see that this is the car wash to
12 be able to enter in. Because if they don't have that
13 sign there, they're going to have to go past that
14 entrance before they realize that's the car wash
15 entrance and then loop around in the parking lot to
16 enter off of the north entrance.

17 So what we did is we tried to create a
18 reasonable solution for this particular project. We
19 wanted to design a sign that met the intent of the
20 ordinance with its look and its aesthetic. As well as
21 best serve the public so that they can safely and
22 easily locate this property when they're looking for
23 it.

1 So those are the -- our main reasons and if
2 you have any questions for us, we've be happy to answer
3 anything you have.

4 CHAIRPERSON PEDDIBOYINA: Okay. Good
5 presentation. I totally agree. And we'll see how
6 things will go.

7 From the city?

8 MR. HALL: Thank you, Mr. Chairman. Yeah,
9 they do have -- technically, their entrance is off of
10 Ten Mile. And you can see it visually from Meadowbrook
11 also. So having an additional sign to enhance the way
12 of finding it on the site makes a lot of sense. So we
13 have no exceptions.

14 CHAIRPERSON PEDDIBOYINA: Thank you so much.
15 Correspondence?

16 MEMBER KRIEGER: Mailed 39. Four returns.
17 Zero objections. Zero approvals.

18 CHAIRPERSON PEDDIBOYINA: Thank you so much.
19 Public hearing. Would like to speak on this case
20 tonight, please?

21 Okay. Looks like none.

22 Yeah, Keith. You are the owner?

23 MR. BURT: Yes.

1 CHAIRPERSON PEDDIBOYINA: Okay. My house is
2 near just a walkable distance on the Willowbrook
3 opposite to the church. And we are eagerly waiting for
4 your project, when you guys are opening.

5 And I see the difficulty. It is also
6 reasonable what you're looking for. The views from the
7 sign on the top on the back of Citizens Bank to see all
8 of Novi city. So I know the practical difficulty what
9 you have and the sign. It is more important for the
10 business for anything you need to put a sign so that
11 the people can go. Otherwise, the people go in a loop
12 and or some people change their mind and they may go
13 out. So we would like to increase our business and
14 welcome to the business for the Novi city. And we
15 really thank you for coming forward to start the
16 business in Novi.

17 I really appreciate and have no objection.
18 I'm okay with the project. What you're asking.

19 And I'm open to the board.

20 Anybody would like to speak?

21 MEMBER SANGHVI: I have been up and down that
22 road for the last 45 years. I know where you are. I
23 know what you are doing and I know you need a sign.

1 I'm not so sure how much it will be visible from the
2 Ten Mile Road, to be honest. You have to be a long way
3 back on Meadowbrook Road to be able to see your sign
4 over the bank. But I understand your need. Thank
5 you.

6 MR. BURT: Thank you.

7 CHAIRPERSON PEDDIBOYINA: And I want to add
8 one thing, Keith. I don't know how much -- you have a
9 lot of guts to do the project over there in the
10 complex. It's a residential area and it's not -- you
11 know, Ten Mile or Grand River and Pizza Hut area there
12 is a two-way junction the people can -- I'm sorry.

13 I don't know whatever it is. You have a good
14 thing and good luck.

15 Anybody would like to speak on this thing.

16 MEMBER SANGHVI: Only thing is I'm happy that
17 there is a car wash there, otherwise, I have to go all
18 the way to Novi Road. So it's very convenient for me.
19 Thank you.

20 MR. BURT: All I need is you to say prayers
21 that some day I get a transformer from DTE. If you
22 have any friends. That's the only thing I'm going to
23 say.

1 CHAIRPERSON PEDDIBOYINA: Okay. Anybody
2 would like to speak on this case? Board members?

3 MEMBER KRIEGER: Could you explain once it
4 opens how you get in and go around?

5 MR. BURT: (Demonstrating) I'm going to
6 guess that probably about 75 percent at least of our
7 customers are going to come in this entrance. You'll
8 come in and now at this point you're going to go down
9 this lane. Right here is going to be the actual
10 transaction site.

11 MEMBER KRIEGER: Uh-huh.

12 MR. BURT: If you join the club, there's
13 actually cameras right there that'll -- you won't do
14 anything. It'll just hit the gates and it'll open up
15 right away. Then you go around to the entrance.

16 Once you get through, then you have the
17 option to come out here and use all the vacuums and
18 everything over here. You can literally come in and
19 use the vacuums without going to the car wash, but we
20 hope you go to the car wash.

21 MEMBER KRIEGER: And so you own that whole
22 corner then now where the bank is and that or just the
23 L-shape?

1 MR. BURT: No. Right we had to actually
2 lease, really, from the shopping mall owners this
3 whole -- it was a piece of property, but it wasn't big
4 enough to get it done. So we actually extended it out
5 to this area. So we're a tenant.

6 MEMBER KRIEGER: And did they say they were
7 going to repave it? Because where the -- the water
8 access or something because the road got tore up.

9 MR. BURT: So there's -- from what I
10 understand. I don't want to speak out of turn for the
11 owners of the shopping mall.

12 MEMBER KRIEGER: Right.

13 MR. BURT: But from what I'm being told as a
14 new tenant is that this is going to be repaved all in
15 here. And there's a good chance there might be
16 somebody going for another business right here.

17 But, yes, everything out here -- and this is
18 all been redone. I don't know if you have been there
19 recently.

20 MEMBER KRIEGER: Oh, yeah. I'm there all the
21 time.

22 MR. BURT: I live right off Meadowbrook like
23 a quarter mile away. So I go there all the time.

1 MEMBER KRIEGER: So the first sign is -- I
2 noticed on Meadowbrook is a little bit in from the
3 building.

4 MR. BURT: Yeah. That was the setback.

5 MEMBER KRIEGER: And then I think the other
6 one was a mockup, but the wind got it. But, yes, I can
7 totally agree that you have a need for the sign so I
8 would be approving your sign.

9 MR. BURT: Thank you.

10 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.

11 MEMBER KRIEGER: Thank you for explaining
12 everything, too.

13 CHAIRPERSON PEDDIBOYINA: Yeah. Keith, is
14 this automatic car wash and nobody is going to be
15 there.

16 MR. BURT: Oh, no, no. We'll have employees
17 there.

18 CHAIRPERSON PEDDIBOYINA: Employees and car
19 wash?

20 MR. BURT: Mainly to help you come in to look
21 at your vehicle to prep it.

22 CHAIRPERSON PEDDIBOYINA: Okay. You said you
23 are just on the corner of Meadowbrook, your addition.

1 Not too far.

2 MR. BURT: Yes.

3 CHAIRPERSON PEDDIBOYINA: Okay, good, Keith.
4 I appreciate and I have no objections.

5 And make a motion, Michael Thompson.

6 MEMBER THOMPSON: Okay. I move that we grant
7 the variance in case PZ23-0051 sought for by Johnson
8 Sign Company for the sign variance because the
9 petitioner has shown difficulty, including the signage
10 requiring an additional sign on the basis of any of the
11 following: It would be letter B, the failure to grant
12 the relief will unreasonably prevent or limit the use
13 of the property and will result in substantially more
14 than mere inconvenience or inability to obtain a higher
15 economic or financial return because the customers will
16 be lost once they're in the plaza and may just opt to
17 leave.

18 So with just B, I'm happy with passing it.

19 MEMBER KRIEGER: Okay. Second it.

20 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

21 Roll call, please.

22 MS. SAARELA: They're supposed to do all
23 the -- they're supposed to meet all the standards.

1 MEMBER THOMPSON: I thought it was only the
2 ones that applied.

3 MEMBER KRIEGER: Yeah, I thought you were
4 just supposed to pick.

5 MS. SAARELA: No.

6 CHAIRPERSON PEDDIBOYINA: Okay. That's fine.

7 MEMBER THOMPSON: That the request is based
8 upon the circumstances or features that are exceptional
9 and unique to the property and do not result from the
10 conditions that exist generally in the City or that are
11 not self-created, including our sign variances.

12 That the grant of relief would be offset by
13 other improvements or actions such as increased
14 setbacks or increased landscaping such that the net
15 effect will result in the improvement of the property
16 or the project of the car wash.

17 The construction of the conforming sign will
18 require the removal or significant alteration of
19 natural features on the property because of its unique
20 location.

21 The grant of relief will not result in a use
22 or structure that is incompatible with or unreasonably
23 interferes with adjacent or surrounding properties or

1 result in substantial justice being done to both the
2 applicant and adjacent or surrounding properties; and
3 is not inconsistent with the spirit or the intent of
4 the chapter because of the shape of the property being
5 tucked back on a corner lot.

6 MEMBER KRIEGER: Second.

7 CHAIRPERSON PEDDIBOYINA: Thank you. Roll
8 call, please.

9 MS. FLETCHER: Chairperson Peddiboyina?

10 CHAIRPERSON PEDDIBOYINA: Yes, please.

11 MS. FLETCHER: Member Krieger?

12 MEMBER KRIEGER: Yes.

13 MS. FLETCHER: Member Sanghvi?

14 MEMBER SANGHVI: Yes.

15 MS. FLETCHER: Member Thompson?

16 MEMBER THOMPSON: Yes.

17 MS. FLETCHER: Thank you. Motion passes.

18 CHAIRPERSON PEDDIBOYINA: Thank you, Keith
19 and Johnson. Good luck and congratulations.

20 MR. JOHNSON: Thank you.

21 MEMBER KRIEGER: Congratulations.

22 CHAIRPERSON PEDDIBOYINA: And any other
23 matters?

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I would like to welcome our new mayor, Justin Fischer.

MEMBER KRIEGER: That's what I wanted to do last night at the council meeting.

CHAIRPERSON PEDDIBOYINA: Congratulations to him. And welcome for the city.

Before I adjourn say all in favor "Aye."

MEMBER KRIEGER: I move to adjourn.

CHAIRPERSON PEDDIBOYINA: All in favor, "Aye."

THE BOARD: Aye.

CHAIRPERSON PEDDIBOYINA: Any nays.

No. Okay.

Adjourned.

(At 9:01 a.m., hearing concluded.)

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C E R T I F I C A T E

STATE OF MICHIGAN)

) ss

COUNTY OF OAKLAND)

I, Darlene K. May, Notary Public within and for the County of Oakland do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the above-entitled matter at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of one hundred and ten (110) typewritten pages, is a true and correct transcript of my said stenographic notes.

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

November 28, 2023
(Date)