

City of Novi - Zoning Board of Appeals - Regular Meeting- 8_11_2015

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REGULAR MEETING - ZONING BOARD OF APPEALS
CITY OF NOVI
August 11, 2015

Proceedings taken in the matter of the ZONING BOARD OF APPEALS, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Tuesday, August 11, 2015

BOARD MEMBERS
Cindy Gronachan, Chairperson
Linda Krieger, Secretary
Brent Ferrell
David Byrwa
Jonathan Montville
Jason Richert
Mav Sanghvi

ALSO PRESENT: Thomas Walsh, Building Official
Beth Saarela, City Attorney
Coordinator: Stephanie Ramsay, Recording Secretary

REPORTED BY: Jennifer L. Wall, Certified Shorthand Reporter

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Novi, Michigan.
Tuesday, August 11, 2015
7:00 p.m.
** ** *

CHAIRPERSON GRONACHAN: I'd like to call the August 11, 2015 Zoning Board of Appeals meeting to order.
Stephanie, would you please call the roll.

MS. RAMSAY: Member Ferrell?

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MR. FERRELL: Here.
MS. RAMSAY: Member Krieger?
MS. KRIEGER: Present.
MS. RAMSAY: Member Ibe is
absent, excused.
Member Sanghvi?
MR. SANGHVI: Here.
MS. RAMSAY: Member Byrwa?
MR. BYRWA: Yes.
MS. RAMSAY: Member Richert?
MR. RICHERT: Present.
MS. RAMSAY: Member Montville?
MR. MONTVILLE: Here.
MS. RAMSAY: And Chairperson
Gronachan?

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CHAIRPERSON GRONACHAN: Present.
Member Sanghvi, welcome back.
would you lead us in the pledge, please.
(Pledge recited.)
CHAIRPERSON GRONACHAN: Zoning
Board of Appeals meeting this evening. There
is a list of rules of conduct in the back of
the room.
I'm asking everyone who is
attending the meeting this evening to please
obtain a copy.
At this time, I am asking
everyone to please shut off your cellphones.
Anyone in the audience who wishes to address
the board, please let me know that you're out
there, if you're sitting way in back, you
want to talk to the board, come -- if you
would move a little forward. Sometimes it's
a little hard, there is a lot going on up at
this table.
There are no minutes for this
evening. Are there any changes or amendments
to the agenda?
MR. WALSH: Yes. Case number
two, Metro Signs case, they have asked to be

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postponed to the next available meeting.
CHAIRPERSON GRONACHAN: Okay. So
case two, Metro Signs, at the Rally House
will be postponed until September of 2015.
Any other changes?
Seeing none, approval of the
agenda, all those say aye.
THE BOARD: Aye.
CHAIRPERSON GRONACHAN: None
opposed. The agenda has been approved.
There are no minutes tonight
for review.
If there is anyone in the
audience that wishes to address the board in
regards to other matters than what's on the
docket for this evening, you can come forward
at this time.
Seeing none, we will move
right ahead and call Case No. PZ15-0017,
Chris and Nancy Rovik, 21494 Equestrian
Parcel.

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Board members will remember that this case was postponed from last month and they are back with hopefully some good news.

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You were both sworn in last month, is that correct?

MR. ROVIK: Yes.

MS. ROVIK: Yes.

CHAIRPERSON GRONACHAN: Your testimony will be under that oath and you may proceed.

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MR. ROVIK: Thank you for having us back. I hope tonight will be a little quicker than last meeting.

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Anyway, since the last meeting, we finally, this morning reached agreement with the homeowners association regarding the request that we had made, so basically our request from the previous meeting regarding the modification to the 15-foot requirement for setback from the house to the north property line of our home remains the same.

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We are requesting that relief so that we can install a walk-up stairway from the basement to the rear of the home, to allow easier egress for anyone in the basement, so that they don't have to walk up through the house if the house were on fire,

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they can walk up through this stairwell without having to climb up through a window.

So basically, again, the request that we are making requires a four foot pad at the bottom of the stairwell and the wall associated with the retaining of the soil on the other side or at a minimum in order for us to request the least amount of variance to that 15-foot requirement as possible.

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Again, we've finally received approval from the homeowners association following updated drawings and landscape plan. And again, that was received this morning, so again our request from the previous meeting remains the same.

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CHAIRPERSON GRONACHAN: Thank you. Are there any additional pieces of correspondence?

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MR. FERRELL: Seventeen notices mailed, three notices returned, zero approvals, zero objection letters.

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CHAIRPERSON GRONACHAN: Thank you. Building department?

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information at this time. Thank you.

CHAIRPERSON GRONACHAN: Thank you. Board members?

I'm sorry, is there anyone in the audience that wishes to make a comment in this -- regarding this matter?

7 Seeing none, board members now
8 I can turn it over to you.

9 welcome back, Member Sanghvi.

10 MR. SANGHVI: Thank you, Madam
11 Chair. I was at your place yesterday and
12 looked around.

13 You have a very nice
14 neighborhood. And I really see no problem in
15 supporting your application. Thank you.

16 CHAIRPERSON GRONACHAN: Thank
17 you.

18 Anyone else? Are we ready for
19 a motion then?

20 MR. MONTVILLE: Madam Chair, I
21 have given my support, as well given the
22 agreement that we have, I'm ready to make a
23 motion at this time.

24 CHAIRPERSON GRONACHAN: Go ahead,
25 Member Montville. Thank you.

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1 MR. MONTVILLE: In Case No.
2 PZ15-0017, I grant that we grant the 4.5 foot
3 variance request in the north side of the
4 yard, sought by the applicants.

5 The petitioner has established
6 the need for the variance in addition to the
7 side of the house to help get easier access
8 to both potential emergency situations and
9 just convenience for the applicant to get the
10 maximum use out of their home and their yard.

11 Strict compliance with
12 dimensional regulations of the zoning
13 ordinance has been noted that the applicant
14 has a minimum request in order to, as I
15 mentioned, get the most use out of their
16 house.

17 The requested variance will
18 not cause adverse impact on the surrounding
19 yards and fellow homeowners as noted with the
20 homeowners acceptance of the proposed plans
21 and the lack of negative correspondence
22 coming back from all mail outgoing.

23 And there are no conditions
24 that I would like to add at this point.

25 CHAIRPERSON GRONACHAN: It's been
0010 moved and is there a second?

1 MS. KRIEGER: Second.

2 CHAIRPERSON GRONACHAN: It's been
3 moved and seconded.

4 I have a question for the
5 building department at this point.

6 was there still something that
7 needed to be added to this motion based on
8 last month or has that been removed now?

9 MR. WALSH: It's all been
10 resolved.

11 CHAIRPERSON GRONACHAN: Thank you
12 for that clarification.

13 It's been moved and seconded.
14 Any further discussion in regards to this
15 matter?
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17 (No audible responses.)

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CHAIRPERSON GRONACHAN:
Stephanie, would you please
call the roll.
MS. RAMSAY: Member Ferrell?
MR. FERRELL: Yes.
MS. RAMSAY: Member Krieger?
MS. KRIEGER: Yes.
MS. RAMSAY: Member Sanghvi?

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MR. SANGHVI: Yes.
MS. RAMSAY: Member Byrwa?
MR. BYRWA: Yes.
MS. RAMSAY: Member Richert?
MR. RICHERT: Yes.
MS. RAMSAY: Member Montville?
MR. MONTVILLE: Yes.
MS. RAMSAY: And Chairperson

Gronachan?

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CHAIRPERSON GRONACHAN: Yes.
MS. RAMSAY: Motion passes seven

to zero.

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CHAIRPERSON GRONACHAN:
Congratulations. And I'm sure
you will be seeing the building department
after this.

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Moving right along, since case
two has been postponed until next month.
Case three, Curtis, Case No.
PZ15-0020, Richard Curtis at 1320 West Lake
Drive.

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The applicant is requesting a
variance from the City of Novi of 15.5 in the
required front yard setback, in order to
allow construction of a new covered porch,

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addition on an existing non-conforming
parcel.

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And petitioner -- you are the
petitioner -- you are Mr Curtis?
MR. CURTIS: Yes.
CHAIRPERSON GRONACHAN: would you
please raise your right hand be sworn in by
our secretary.

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MR. FERRELL: Do you affirm the
testimony you are about to give in this case
is the truth?

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MR. CURTIS: Yes.
CHAIRPERSON GRONACHAN: State
your full name for the recording secretary
please and spell it.
MR. CURTIS: Richard Sean Curtis,
R-i-c-h-a-r-d, C-u-r-t-i-s.

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CHAIRPERSON GRONACHAN: Thank
you. You may proceed.
MR. CURTIS: I was here a few
months ago and got approved for an addition.
I appreciate that.

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I did not realize that I
didn't create a porch to my front entry, and
so I'm requesting a variance so I can have a

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covered porch. It's a wood deck, which is
just six feet by 10 feet wide.

CHAIRPERSON GRONACHAN: Anything else?

MR. CURTIS: I have made a small drawing, if you need to see it. I'm sure you may have that already. No, that was it.

CHAIRPERSON GRONACHAN: Thank you. Anyone in the audience that wishes to make comment on the matter in this case?

(No audible responses.)

CHAIRPERSON GRONACHAN: Seeing none, is there any correspondence?

MR. FERRELL: Twenty notices mailed, zero notices returned, one approval letter, zero objections received.

Approval letter is from Brian, B-r-i-a-n, Kosian, K-o-s-i-a-n, at 1251 West Lake Drive. They say, "I approve Mr. Curtis' request. He is doing a great job improving his property." That's it.

CHAIRPERSON GRONACHAN: Building department?

MR. WALSH: Just one comment. Due to the skewed front yard lot line, the

proposed addition won't be any closer than exists out there. There is an existing wood deck however. It's approximately 14 and a half feet from the front yard lot line and a new covered porch would be approximately the same distance. Thank you.

CHAIRPERSON GRONACHAN: Thank you. Board members? Member Krieger?

MS. KRIEGER: I drove by today, and I saw that you have already excavated, but in the front it looks very nice and considering the non-conforming, I don't see any issues with this. Thank you.

CHAIRPERSON GRONACHAN: Thank you. Anyone else? Member Sanghvi.

MR. SANGHVI: Well, I saw your place yesterday. I chose a bad time to come because the (unintelligible). You almost got flooded out there, that area yesterday. But you have a nice looking home. I have no problem supporting your application.

MR. CURTIS: Thank you very much.

CHAIRPERSON GRONACHAN: Anyone else? I will concur with the other two members. I think that you're doing a great

job. You have your challenges, that's for sure. So but to live on the lake that's passion and love or something.

So I will be supporting this as well.

Does anyone have a motion?
Member Krieger?

MS. KRIEGER: In Case No. PZ15-0020, by the petitioner, I move to grant the request, that the petitioner has established the property is unique, being on west Lake Drive and around walled Lake, that every single home there is -- has some

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non-conforming existence, it's therefore not self-created. The strict compliance with the dimensional regulation of the zoning ordinance will make this unreasonably burdensome to comply with regulation, because of its conformity.

Petitioner has established that the variance is a minimum request necessary, is making a six by ten wood deck, and the requested variance will not cause an adverse impact on surrounding property, property values and actually probably enhance it, and that's it.

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

MR. FERRELL: Second.

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

(No audience responses.)

CHAIRPERSON GRONACHAN: Seeing none, Ms. Ramsay will you please call the roll.

MR. BYRWA: I was wondering if we could add to that motion, the irregular shape of the lot lends itself to, you know, a variance, because it's not a regular shape lot. It's an irregular shaped lot.

MS. KRIEGER: Sure.

CHAIRPERSON GRONACHAN: So Member Byrwa is going to add a friendly amendment to the words of irregular shaped lot to Member Krieger's motion.

Member Ferrell will second that as well?

MR. FERRELL: Second that as

well.

CHAIRPERSON GRONACHAN: Okay.

Ms. Ramsay, please call the roll.

MS. RAMSAY: Member Ferrell?

MR. FERRELL: Yes.

MS. RAMSAY: Member Krieger?

MS. KRIEGER: Yes.

MS. RAMSAY: Member Sanghvi?

MR. SANGHVI: Yes.

MS. RAMSAY: Member Byrwa?

MR. BYRWA: Yes.

MS. RAMSAY: Member Richert?

MR. RICHERT: Yes.

MS. RAMSAY: Member Montville?

MR. MONTVILLE: Yes.

MS. RAMSAY: Chairperson

Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MS. RAMSAY: Motion passes seven

to zero.

CHAIRPERSON GRONACHAN: Your variance has been granted. I'm sure you will be seeing the building department sometime soon. So good luck and congratulations.

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MR. CURTIS: Thank you very much.

CHAIRPERSON GRONACHAN: Our next case is Case No. PZ15-0022, Richard Jaster on behalf of Bottlz, 31260 Wakefield Drive. This applicant is requesting a variance for a proposed ground sign within the future of the right-of-way line.

Our petitioner is here. And you are?

MR. JASTER: I am Richard Jaster.

CHAIRPERSON GRONACHAN:

Mr. Jaster, would you please spell your name for the one recording secretary and then be sworn in by our other recording secretary.

MR. JASTER: It's Richard Jaster, R-i-c-h-a-r-d, J-a-s-t-e-r.

MR. FERRELL: Raise your right hand. Do you affirm to tell the truth in the case and the testimony you are about to give?

MR. JASTER: Yes.

MR. FERRELL: You may proceed.

MR. JASTER: I have been here before. And I'm here to get a variance for our sign and there was some miscommunication on my part about that.

Tom and Charles were very accommodating to me when we were trying to come up with a solution as to my sign for Bottlz for visibility purposes. And when we looked at the drawing actually, I have it on the screen behind you there. Right here is the existing -- that's the existing right-of-way on it.

And so when we talked about it, I was led to the impression that that's where they will put -- my sign outside of that, and so we quickly put together an application, while I stood there at the desk using a piece of site plan that I had in my file, it was an original site plan from the original building plans.

And the line that I had there, I was assuming that it was this line here, that is the existing right-of-way. And then when we went to pull the sign permit, we were told that there was a potential future right-of-way issue.

You know, when I have been told initially to put the sign out, I had to put a temporary sign out, I have it right

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where it's at now, that's what everybody looked at and was approved.

So Tom told me I needed to come back and apply for a front yard variance setback, is that what it is, for that additional area to put in front of the sidewalk between the sidewalk and the existing right-of-way.

CHAIRPERSON GRONACHAN: Anything

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MR. JASTER: I don't think so. One of the other things I was told I had to go to Oakland County and get, you know, their approval as well.

I did go to them and they looked totally confused, when I showed them this picture. The person I talked to, I don't know if that was the regular person there or not. They didn't seem to be very knowledgeable at the time.

They said, well, you know, we can't do anything until you get the variance from the city. Anyway, he goes, I don't know if any future -- you know, like I said, I'm not sure that person was very knowledgable,

didn't seem to be, so part of the -- what I would be looking for, too, is to be allowed to have my sign, if it's approved tonight, be kept there until I am able to get the Oakland County approval, if that's what I need.

CHAIRPERSON GRONACHAN: Okay. Is there anyone in the audience that wishes to have any comments in regards to this case?

(No audible responses.)

CHAIRPERSON GRONACHAN: Seeing none -- I'm sorry. Come on down. I told you, it's hard for me to see you guys. I'm sorry. Please come down.

Would you please state your name and spell it for the secretary.

MR. WALLACE: My name is Robert Wallace, R-o-b-e-r-t, W-a-l-l-a-c-e. I live at 31061 Tanglewood Drive in Novi. I am on the board of directors of Maple Green condominium association, which is attached to the Bottlz restaurant.

The president of our board has asked me to speak to you tonight on behalf of our condominium association and insure you we are in favor of this sign. We see when it's

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in operation, the Bottlz parking lot has many cars. And when it's not in operation, there are few cars in the Bottlz parking lot.

It's clear to us that the success of the Bottlz restaurant may be critically dependent upon this sign. And we want Bottlz to succeed. That place has been abandoned for ten years. We want it to be a going business for a tax base for Novi, and we also want it to be a building that is a going business that people see when they enter our complex.

We want Bottlz to succeed. If they do, Novi gets tax money and our property values go up. If they do not, we will have an abandoned building rotting at the entrance of our condominium complex.

We don't want that, so we are really in favor of this sign. Thank you.

CHAIRPERSON GRONACHAN: Thank

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you. Yes, sir, please come on down.
MR. KUNKEL: Good evening. I'm
Rob Kunkel, representing the Maples Club. My
partner (unintelligible) and I are the owners
of the facility. Rick is one OF our good

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landlords who rents the restaurant bar from
us.
We have had a very strong
working relationship with Rick in building
out the facility, and I take great pride
tonight in coming to you that we would like
to make the Maples Club, the golf course, the
pool, the restaurant a jewel in Novi.

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I think Bob was very clear,
the facility sat dormant. I personally led a
group of people to try to buy it over five
years. Year and a half ago we were fortunate
enough to be able to do that.

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The golf course has been
rejuvenated. We take great pride and even
had some Novi management people there today
playing golf, that takes great pride in it.
The pool has been operational, it's been a
great success. Rick put a lot of love and
care in that restaurant in building it out.
And I think the facility is a compliment to
the community, and it's consistent with the
master plan of that community.

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When the original builder
built it, that was a country club setting,

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homeowners, golf course, pool, restaurant, a
community center.

It's our hopes to realize
that, and I think we made great strides to
that. I'd like to second the fact that
anything you could do to help us support our
success, I think it's fruitful for --
obviously we own the building, for Rick who
runs the restaurant, for the homeowners, and
I think it is very important to us that we
can do anything as a group to be a jewel of
Novi.

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I thank you for your time. If
anybody has any questions on our goals, or
what our future plans are, feel free to ask
any questions.

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CHAIRPERSON GRONACHAN: Thank you
very much, sir.

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Correspondence, please.
MR. FERRELL: Yes, Madam Chair.
There was 553 notices mailed, 24 notices
returned, nine approval letters received, and
two objection letters.

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First one is an objection from
Patricia Munson, M-u-n-s-o-n.

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First one is the objection
from Patricia Munson, M-u-n-s-o-n, at 296
Winslow Circle. "This is a residential area
on both sides of Fourteen Mile Road." That's
all for that one.

6 The other objection from
7 Maurice W. Sanders, 41606 Kentworth Lane,
8 Novi, Michigan 48377 "The Bottlz restaurant
9 golf course has two signs already, I do not
10 the believe they need more."

11 This is an approval from
12 L-o-u-i-e and Paula Dorca, D-o-r-k-a, 30930
13 Collin Lane, "It's a great restaurant, let
14 everyone know, sign no problem with us".

15 Another approval from Gerald
16 B-o-r-e-l-a-n-d, 30804 Golden Ridge 48377.
17 "The success of this business will add value
18 to all the homes in Maples and nearby homes
19 and businesses. To help this business
20 succeed is all what we should join in. It's
21 a classy business and has first class
22 ownership. Help them succeed, please".

23 Next approval is
24 M-a-r-g-a-r-i-t-a, B-u-s-c-i-g-l-i-o, at
25 41857 Canterbury Drive, Novi, 48377. There

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1 is no comments.

2 Next approval is from William
3 Chalmers, C-h-a-l-m-e-r-s, at 41840
4 Canterbury Drive. "We need to help support
5 to new restaurant and golf course. It was
6 down five years and affected our property
7 values. We support this variance."

8 The next approval is from
9 Anthony C-i-p-i-c-c-h-i-o, 31138 Seneca,
10 S-e-n-e-c-a, Lane, "Bottlz and golf club have
11 done a great job so far. I support this
12 sign. Great neighbors", Susan, same last
13 name, C-i-p-i-c-c-h-i-o.

14 Next approval is Rosemary
15 K-e-e-f-e, at 31191 Livingston Drive, Novi,
16 Michigan 48377, no comments.

17 Next approval is from Olga,
18 O-l-g-a, O-b-l-a-k, at 41775
19 I-n-d-e-p-e-n-d-e-n-c-e, Drive, no comments.

20 Next approval is from William
21 Sumerton, S-u-m-e-r-t-o-n, at 30939
22 Tanglewood Drive, Novi, 48377. Just says
23 "none".

24 Next approval is from Curtis
25 R. Peck, P-e-c-k at 41626 Sleepy Hollow

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1 Drive, "I have no objection".

2 That is it.

3 CHAIRPERSON GRONACHAN: Thank
4 you. Building department?

5 MR. WALSH: Couple of things.
6 The gentleman has spoke in favor of the
7 request, recording secretary didn't get a
8 chance to get his name. If you come back up
9 and spell his name.

10 MR. KUNKEL: I'm sorry. I am Bob
11 Kunkel, K-u-n-k-e-l, and just for some
12 additional information, I have had facilities
13 similar to this in Dearborn, Livonia,
14 Northville and now Novi. I think if you did
15 any reference on our facility, did any --
16 city council and (unintelligible) speak

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highly of us. It is our intent to be good community people, and it's little to add (unintelligible) and what I stand for.
CHAIRPERSON GRONACHAN: Thank you. One other item. There was a motion this evening for an approval, it should be subject, if the county widens the road, at any future time that the cost of moving the sign will be totally on the applicant, owner

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of the facility, and at no cost to the city or to the county.
CHAIRPERSON GRONACHAN: Thank you. Anything else?
MR. WALSH: That's it. Thank you.
CHAIRPERSON GRONACHAN: You took the words right out of my mouth though. Now I don't have any questions.

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Okay. Board members? Member Byrwa.
MR. BYRWA: This is going to be an illuminated ground sign?
MR. JASTER: Correct. The sign that you saw there at the road is the sign. It's just there temporarily, it's not permanently affixed to the --
MR. BYRWA: But it's going to be. Is there some kind of -- you shut it off like a half hour after closing, or you leave it go all night or --
MR. JASTER: At this point because it's temporary, it's just plugged in, but at my last variance, it was required that I shut it off by midnight or an hour after

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closing.
MR. BYRWA: You wouldn't object to that?
MR. JASTER: No.
CHAIRPERSON GRONACHAN: That's been --
MR. JASTER: It's part of the approval already.
MR. BYRWA: Okay.

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CHAIRPERSON GRONACHAN: Just to refresh the board members' memory, the only thing we're voting on this evening is where the sign can actually be and that's in the future right-of-way. Everything that we approved at our previous meeting still stands. None of that changes, just for clarification purposes. Anyone else?
MR. FERRELL: I have a question for the city or city attorney. He's requesting that the sign that is currently up stay in place until the county approves or denies it? Is that something that would be acceptable for us to vote on, approve, or is that something that's --

1

2 we even know?

3 MR. WALSH: I don't know.

4 MS. SAARELA: I don't know if we
5 even get notification of that. We can make
6 it a condition that he submits something to
7 the city, when he gets approval from the
8 county.

9 MR. FERRELL: Okay, thank you.

10 MR. JASTER: The ordinance
11 officer said that I had to have approval
12 before she would give the sign permit.

13 CHAIRPERSON GRONACHAN: Member
14 Montville?

15 MR. MONTVILLE: Madam Chair, two
16 quick questions. Just looking at the map,
17 I'm familiar with the location.

18 Do you know how many feet
19 exactly north we would be moving the sign?
20 There is not a ton of space. I'm just
21 trying -- in the current position it is,
22 towards Fourteen Mile --

23 MR. JASTER: No, actually where
24 it is sitting, where you saw it sitting today
25 or wherever, when you looked at it, is the

0031 exact location it will be permanently placed.

1 MR. MONTVILLE: Thank you. And
2 also since the new sign went in, would you
3 say it's got a pretty positive economic
4 impact to your business?

5 MR. JASTER: Oh, my gosh, yes.

6 MR. MONTVILLE: Thank you.

7 CHAIRPERSON GRONACHAN: Anyone
8 else?

9 I spent so much time on
10 Fourteen Mile that I'm surprised the
11 neighbors didn't call the police and accuse
12 me of stalking. I have driven up Fourteen
13 Mile, down Fourteen Mile, into the parking
14 lot, on the road, from the drugstore,
15 because, you know, I was the one that said
16 the sign should be there, first of all, and
17 you have been extremely cooperative with the
18 city in answering all -- everything that this
19 board has requested.

20 When I looked at it
21 originally, I believe it was -- it wasn't
22 this way going from property line to road, it
23 was running east and west, was it or no?

24 MR. JASTER: It was exactly --

0032 1 when you looked at it the last time, it was
2 in the exact same position this way, it was
3 about five feet to the east of that, but
4 there is an AT & T line there, so we had to
5 move it over five feet. Other than that, it
6 was running.

7 CHAIRPERSON GRONACHAN: That was
8 the difference, okay.

9 MR. JASTER: It just moved over
10 to the west about five feet from where we had
11 it prior.

12 CHAIRPERSON GRONACHAN: That's

13 too bad because I liked it over there better.
14 Again, when I first saw this,
15 I was startled because of the right-of-way.
16 I certainly don't want to set precedent, but
17 this is an unusual piece of property. And it
18 is dipped right at that point, and with
19 the -- I go by the statement from the
20 previous minutes when you're coming down
21 Fourteen Mile, it's difficult, if you set it
22 any further back, you will not catch that
23 sign because you can't catch the other sign
24 when you're coming west on Fourteen Mile.
25 when you're going east, you

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1 can catch that sign, and I have to admit that
2 I did go at night as well, and it seems to me
3 like you can see that sign more at night than
4 you can during the day. I question the black
5 backing, but that's just me. I don't know
6 that I would have done that, only because if
7 I'm trying to illuminate, even during the
8 day, it is a golf course, you want people
9 there during the day, unless you're doing
10 moonlight golfing, I don't know.

11 MR. JASTER: The golf course has
12 their sign by the entrance still.

13 CHAIRPERSON GRONACHAN: I'm
14 saying that people that are looking for it,
15 that was my only thing.

16 I have to say that this is a
17 highly unusual case. I think that if you are
18 in agreement to accepting the fact that if
19 and when Oakland County decides to widen
20 that, that you are going to take up the cost
21 of removing the sign and not affect the city,
22 the city will not have any costs, I would not
23 be opposed to this -- to this request.

24 MR. JASTER: I have no problem
25 with that.

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1 CHAIRPERSON GRONACHAN: Is there
2 any other further discussion?

3 (No audible responses.)

4 CHAIRPERSON GRONACHAN: Okay,
5 then would someone like to make a motion?

6 MS. KRIEGER: Sure.

7 CHAIRPERSON GRONACHAN: Member
8 Krieger?

9 MS. KRIEGER: I move that we
10 grant the variance in Case No. PZ15-0022,
11 sought by our petitioner, that the petitioner
12 has definitely explained the nature of the
13 difficulty especially with the berm, heading
14 west, you can't see it until you're right on
15 top of it. If you're coming east, little bit
16 different, but still difficult, if you
17 don't -- if that sign wasn't there, you would
18 miss it. You would have to do a couple of
19 trips back and forth.

20 without the petitioner will
21 unreasonably prevent or limit the respect to
22 use the property.

23 As discussed by the previous

24 speakers, with the -- from the audience, that
25 because of this sign, there are more -- there

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1 is more traffic to this restaurant and it has
2 enhanced the subdivision in the condominium
3 complex, they're more in favor from the
4 homeowners association from Tanglewood
5 condominium and the landlord. That it is a
6 jewel for Novi from the Maples, and that this
7 will enhance the property values in the
8 surrounding areas as well.

9 That it is unique because of
10 said berm and nature of the roadway. The
11 petitioner did not create this condition, and
12 the relief granted will not unreasonably
13 interfere with adjacent or surrounding
14 properties.

15 That as previously discussed,
16 the relief is consistent with the spirit
17 intent of the ordinance, and then also as
18 previously discussed, that the -- once you
19 get notification from the county, that you
20 notify the city that you received such
21 approval, and also that it will be subject
22 to -- if they get a letter from the county
23 stating that they wish to widen Fourteen
24 Mile, that it would be at no additional cost
25 to the city or the county, and it is, as you

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1 have already discussed, that you are willing
2 to accept that.

3 So I move, therefore, in favor
4 to leave the sign as placed until such
5 potential purpose.

6 Anything else?

7 CHAIRPERSON GRONACHAN: Is there
8 a second?

9 MR. RICHERT: Second.

10 CHAIRPERSON GRONACHAN: It's been
11 moved and seconded. Is there any other
12 further discussion in regards to the motion?

13 MR. FERRELL: Is there a time
14 limit on the county? If they don't ever get
15 back, if he never fills out the paperwork or
16 sends it in for some reason, not saying if he
17 won't, but if he doesn't, is there a time
18 limit when we would say that the sign has to
19 be removed from the property?

20 MR. WALSH: The county typically
21 would turn something over within 30 days,
22 approval or no objection or disapproval. So
23 if it's disapproved, then it will be back in
24 front of the board.

25 MS. KRIEGER: So he could make it

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1 a nature to this particular case, for Bottlz,
2 and then the next future person that comes
3 through with the business, if it changes,
4 then they will have to reapply?

5 CHAIRPERSON GRONACHAN: We can't
6 change it -- we can't change it because the
7 previous variance that we granted is specific
8 to this business only. So again, this change

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would be -- correct, this would take it as well. The only thing we are voting on tonight is where this sign is going. All the other agreements that we made in the previous appearance still stands.

MR. FERRELL: So would 30, 60 days or six months? How long would something be acceptable to say if you say about 30 days, the county gets back?

MR. WALSH: Typically 30 days.

MR. FERRELL: The board feels is an acceptable amount of time?

MS. KRIEGER: Give them 60?

MR. WALSH: Sure.

MS. KRIEGER: So 60 days.

CHAIRPERSON GRONACHAN: So it's been moved and seconded, with a friendly

amendment of adding a 60 day time limit. Is there any further discussion?

MR. BYRWA: If the restaurant is sold or whatever, if a new restaurant took over, the sign would have to go?

MR. JASTER: That was in the first one.

CHAIRPERSON GRONACHAN: Yes. Anything else?

(No audible responses.)

CHAIRPERSON GRONACHAN:

Ms. Ramsay, would you please call the roll.

MS. RAMSAY: Member Ferrell?

MR. FERRELL: Yes.

MS. RAMSAY: Member Krieger?

MS. KRIEGER: Yes.

MS. RAMSAY: Member Sanghvi?

MR. SANGHVI: Yes.

MS. RAMSAY: Member Byrwa?

MR. BYRWA: Yes.

MS. RAMSAY: Member Richert?

MR. RICHERT: Yes.

MS. RAMSAY: Member Montville?

MR. MONTVILLE: Yes.

MS. RAMSAY: Chairperson Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MS. RAMSAY: Motion passes seven to zero.

CHAIRPERSON GRONACHAN:

Congratulations. Your variance has been granted.

MR. JASTER: Will I get something that shows that I have approval so I can get back to the county?

MR. WALSH: Yes, within the next day or so.

MR. JASTER: Okay. Thank you. I have seen some of you at the restaurant eating, so I appreciate that.

CHAIRPERSON GRONACHAN: Our next case, PZ15-0025, John Nagel with Image on behalf of Diversified Member Credit Union at

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21 The applicant is requesting a
22 variance from the city to allow an additional
23 ground sign. I'm sorry. To allow additional
24 ground and three wall signs, two wall signs
25 that are in the Town Center district.

0040
1 Good evening, would you please
2 state your name and spell it for the
3 secretary and then raise your right hand and
4 be sworn in.

5 MR. NAGEL: John Nagel, J-o-h-n,
6 N-a-g-e-l.

7 MR. FERRELL: Do you affirm to
8 tell the truth in the testimony you are about
9 to give in this case?

10 MR. NAGEL: Yes. I'm here on
11 behalf of Diversified Credit Union, who is
12 currently constructing a building on the
13 corner of Novi Road and Main Street. We are
14 requesting that we get an additional wall
15 sign, monument sign.

16 I'm not sure if you have your
17 documents in front of you as far as the
18 description of the signs with what we are
19 planning on doing.

20 CHAIRPERSON GRONACHAN: We have
21 that in our packet, yes.

22 If you have something to show,
23 you can put it on there for the people at
24 home that are watching, you can add that
25 information.

0041
1 MR. NAGEL: Okay. I have placed
2 the site plan on here, which shows the
3 location of the four signs. The south wall
4 will be a wall sign of 24 square feet, along
5 with the north side of the building. The
6 west side will have 65 square foot sign, then
7 they'd like to add a monument sign to the
8 landscape wall here in front of the fountain
9 that will be non-illuminated. It will just
10 be aluminum letters that are individually cut
11 and mounted to the face of the brick wall,
12 that kind of surrounds the fountain that they
13 are constructing.

14 The reason for the three signs
15 on the wall, which are all illuminated, are
16 what we call a reverse channel illumination,
17 where the face of the sign does not light,
18 but the actual LED light comes out the back
19 of the sign, they are all aluminum
20 construction, so no light comes out the face.
21 It's a halo lit effect. It's a very
22 attractive look. It enhances the look of the
23 building, and the architecture of the
24 building, it kind of fits for what the design
25 of the building is.

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1 Put up a photo of that. This
2 would be the west sign, which is the larger
3 sign, 64 square feet. The only illumination
4 in the sign, again, is the letters, DMCU,

5 that only projects out the back. The lower
6 portion of the sign is aluminum cabinet, that
7 is about two inches thick, that has acrylic
8 letters mounted to the face that is about
9 three inches thick. They're not asking for
10 that to be illuminated. That's more of just
11 an additional showpiece to go along with the
12 sign, and the letters are just too small to
13 even think of illuminating.

14 The reason we did not make
15 those individual letters is because the
16 structure of the building, the brick face,
17 the split face brick, or the type they have
18 gone with, does not allow us to put
19 individuals letters underneath it, so we had
20 to place those onto a cap end. That's just
21 the larger face of it. The purple and green,
22 that's their company colors. This is just a
23 diagram side section, showing the location of
24 the back of the sign, this lower piece just
25 mounted directly, no lighting.

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1 Their biggest concern is
2 exposure. One of the largest reasons for
3 additional signage, the traffic count, the
4 amount of traffic coming up and down Novi
5 Road does not allow a lot of time for the
6 west side exposure for that sign to be seen,
7 so like the north side -- adding the north
8 side would give additional exposure as the
9 vehicles are traveling southbound.

10 So that would give them
11 additional basically exposure, plus the north
12 side is where a lot of the customer parking
13 is, so it's also directional type purposes.
14 It is only 24 square feet in size. It is not
15 a huge sign.

16 So it's not going to -- again,
17 it is halo lit. It's not going to blast.
18 It's more of a feature of the building as
19 well. The south side is going to -- is on
20 Main Street and that will give exposure from
21 the traffic coming up and down Main Street.

22 And the monument sign, I'm not
23 quite sure, I didn't get quite clear. I
24 thought they were allowed a monument sign on
25 that. But when I turned it in, I was denied

0044
1 for the monument sign. Are they not allowed?

2 CHAIRPERSON GRONACHAN: We will
3 address your questions. If you have anything
4 else, then we will address that.

5 MR. NAGEL: No. That's it. They
6 are just trying to build -- they are building
7 a beautiful facility. They have added a lot
8 of landscaping to the property, and they have
9 dressed it up and they think this is going to
10 be an added feature to the building as well,
11 give them exposure, given that it is halo
12 lit, it is on the higher side of sign
13 packages. This is not an every day light box
14 with vinyl graphics. This does add to the
15 building.

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CHAIRPERSON GRONACHAN: Thank you. There is clearly no one in the audience to make any comments.
Secretary, will you please indicate if there is any correspondence.
MR. FERRELL: Yes, Madam Chair. There was 15 notices mailed, three notices returned, zero approval letters received, zero objection letters received.
CHAIRPERSON GRONACHAN: Okay.

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Building department?
MR. WALSH: Yes, the ground sign is approved, so there is no variance for the ground sign. I cleared up in the staff report, so the west elevation, north elevation and the south elevation ground signs -- or excuse me, wall signs require a variance and the ground sign or slash monument sign is approved.
CHAIRPERSON GRONACHAN: Just for clarification purposes, the request then is only going to be for three wall signs and no ground sign at this time?
MR. WALSH: That is correct.
CHAIRPERSON GRONACHAN: Thank you. I was confused. Again, you must be a mind reader.

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Board members? Member Sanghvi.
MR. SANGHVI: Thank you, ma'am. How many entrances have you got for this building?
MR. NAGEL: Pardon?
MR. SANGHVI: Entry doors, entrances to go to the building?
MR. NAGEL: Oh, how many entrances. I believe it's just the one off Main Street.
CHAIRPERSON GRONACHAN: Is there only one door going into the building?
MR. NAGEL: Oh, no. Entrances into the building, there is two. I thought you meant the traffic.
MR. SANGHVI: It's open on all three sides? I never seen a bank that's open on three sides?
MS. KRIEGER: Novi Road really doesn't have a door.
MR. NAGEL: There is no entrance on Novi Road. There is an entrance -- the main entrance is on the south side.
well, the building is kind of on an angle in the parking lot. We have the north entrance and there is, I believe, just an employee entrance on the south side. I'm sorry. I didn't bring my glasses with me today.
we have the north entrance and south entrance is just employees from what I can tell.

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1 That is not something I was
2 expecting to answer. Sorry about that.

3 MR. SANGHVI: Anybody got any
4 plans to go where the entrance is at?

5 MR. WALSH: One on the north
6 side, one on the south side.

7 MR. NAGEL: Here on the south
8 elevation.

9 CHAIRPERSON GRONACHAN: There is
10 one on the north and one on the south. There
11 is two.

12 MR. SANGHVI: That makes sense,
13 okay. I just haven't understood your
14 practical difficulty in having three wall
15 signs. Why do you need them?

16 MR. NAGEL: For exposure. The
17 property has frontage on two sides on the
18 road frontage, they are on Main Street and on
19 Novi Road. Then Novi Road, because of the
20 amount of the traffic and the speed of the
21 vehicles going by, does not need a lot of
22 exposure, as far as far traffic going by,
23 seeing the sign, so putting one on that north
24 side people can pick up the sign from a
25 farther distance traveling down the road.

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1 The other thought was with any
2 expansion to that Paul Bunyan Drive, any
3 future -- not sure what is in store for that,
4 that driveway there, but, obviously needs to
5 be some sort of development in there. If
6 there is any future development on that, it
7 would also give them on Paul Bunyan Drive as
8 well for the future.

9 MR. SANGHVI: Thank you.

10 CHAIRPERSON GRONACHAN: Anyone
11 else?

12 MR. MONTVILLE: So the monument
13 sign will not be lighted, which of the three
14 wall signs would be illuminated?

15 MR. NAGEL: All three of the wall
16 signs will be illuminated. They will all be
17 halo lit. They are all identical in sign.

18 MR. MONTVILLE: The monument sign
19 will not be?

20 MR. NAGEL: The monument sign is
21 not.

22 MR. MONTVILLE: So traffic
23 heading south will have difficulty by seeing
24 that.

25 MR. NAGEL: That monument sign

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1 really won't be of any exposure to any
2 traffic going. It's more of again design
3 feature and landscape, since they're putting
4 that nice fountain in and everything, just
5 kind of want people to recognize, hey, we
6 built that corner up for you. Walking
7 traffic is about all that is going to pick
8 that up.

9 MR. MONTVILLE: Sure.

10 CHAIRPERSON GRONACHAN: Anyone
11 else? Member Krieger.

12 MS. KRIEGER: I can see your
13 north and south, but if you have the monument
14 sign on Novi Road, you don't really need the
15 one there because there is no entrance there
16 as well.

17 Then you said the one on the
18 north side will be smaller, so that is
19 understandable, so I can see those, but three
20 signs is a lot.

21 MR. NAGEL: Again, the monument
22 sign won't get any traffic exposure or won't
23 be recognized from Novi Road.

24 MS. KRIEGER: But as you are
25 driving Novi Road north you will see the --

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1 as you come to Main Street, you will able to
2 see up on the wall, and as you are coming
3 south, depending on what is built on -- in
4 the neighboring property, whether they will
5 see that or not you should be able to see the
6 monument before they whiz by and not see the
7 wall. That's where I'm thinking.

8 MR. NAGEL: Okay.

9 CHAIRPERSON GRONACHAN: Member
10 Montville?

11 MR. MONTVILLE: My opinion, it's
12 just for esthetics, so my concern is
13 especially during the night, coming down
14 south, that that west sign as proposed on the
15 west side of the building could potentially
16 make it easier to find, especially with the
17 high traffic volumes. I just have concerns
18 with especially the traffic volume how
19 quickly, I think it's 45 miles, since it's
20 farther than it's been in the past, making
21 sure that the monument sign is not a factor
22 when deciding the visibility of the building.
23 That's my opinion.

24 CHAIRPERSON GRONACHAN: Thank
25 you. Member Ferrell?

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1 MR. FERRELL: Thank you. I
2 support Member Krieger's view on that as
3 well. Three signs is too many, regardless of
4 a monument sign as being counted or not it's
5 still a sign. Obviously Novi is really
6 strict with their signs. But I feel that the
7 two signs on the north and south sign sides
8 are in the best interest for the business.
9 But I would not support three signs on this
10 building at all. So thank you.

11 MR. NAGEL: I think they would
12 probably opt for the west side and the south
13 side and leave the north side off.

14 The west side would be the
15 larger sign that fits more appropriately than
16 the size, and I think it will get more
17 constant exposure, no matter what direction
18 you are going up and down Novi Road. I don't
19 know that I'm allowed to put two signs, which
20 side of the building does it matter or not?

21 CHAIRPERSON GRONACHAN: You're
22 saying that you would go with the west side

23 sign and the south sign, so the west sign,
24 for clarification purposes, Board Members,
25 that would be the Novi Road sign, is that

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1 correct?

2 MR. NAGEL: Yes.

3 CHAIRPERSON GRONACHAN: And the
4 south sign would be the Main Street sign,
5 correct?

6 MR. NAGEL: Yes.

7 CHAIRPERSON GRONACHAN: Okay.

8 MR. FERRELL: The size of the
9 sign, Madam Chair, for the west side, how big
10 is it compared to --

11 CHAIRPERSON GRONACHAN: Well, you
12 want to ask those questions or do you want me
13 to go -- are you done?

14 That's where I was going. So
15 I think that -- first of all, I'd like to put
16 my comments on the record. I think this is a
17 beautiful building. I think that you're
18 building on a unique location, and that as
19 you mentioned in your testimony, that the
20 building is on an angle. But it sets back
21 from Novi Road.

22 Despite those minimal
23 challenges, I don't feel that three signs,
24 three building signs are necessary in this
25 case.

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1 I do feel that the Novi Road,
2 the side of the building, the west side,
3 should be identified. I agree with Member
4 Montville that the land -- that the ground
5 sign is not going to identify the building as
6 such.

7 I do agree with the south side
8 because as you're coming up Main Street, and
9 we hope that Main Street grows, there is
10 going to be more traffic and that will
11 generate people and identification purposes.

12 The north side, I don't agree
13 with at all. The reason why is because we
14 don't know what's going to go on the north
15 side. And I don't believe that you can see
16 it from Grand River. You can't see it coming
17 down Novi Road, and if they build anything
18 there, you're really not going to see it.

19 If at some point that this
20 building, this business feels that they need
21 additional identification, as we approach the
22 changes in that area, I mean, we're here, we
23 are not going anywhere. You can always come
24 back.

25 But I feel that less is

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1 better, and I feel that three signs is too
2 excessive. Having said that, the petitioner
3 has agreed, I just want to reiterate, you
4 have agreed that you would remove the north
5 sign and you would go with the west sign and
6 the south sign. How big is the west sign?

7 MR. NAGEL: That's 64.12 square

8 feet. which I believe 65 is the max.

9 CHAIRPERSON GRONACHAN: So it's
10 within our --

11 MR. NAGEL: It's within the
12 ordinance, correct. Now, the secondary sign,
13 what is the max I can have as far as square
14 footage for the secondary sign?

15 MR. WALSH: You are only allowed
16 one sign. Any sign that you go over the
17 ground sign requires a variance.

18 MR. NAGEL: I see. The second
19 sign would be the 24 square foot on the south
20 side.

21 CHAIRPERSON GRONACHAN: What's
22 the -- what is the -- bear with me on my
23 questions, because -- this my weak spot on
24 these signs. what is the minimum on -- at 64
25 square foot sign, what's the next size down

0055 that you could do on that building?

1 MR. NAGEL: Everything is custom
2 manufactured, so there really is no set size
3 of parts. We fabricate to what is necessary.
4 So my --

5 CHAIRPERSON GRONACHAN: You are
6 saying it couldn't be made smaller?

7 MR. NAGEL: It could be made
8 smaller, yes. So what would be the next
9 size? I mean, you know the lay of the
10 building. And that's why I'm asking for your
11 expertise.

12 CHAIRPERSON GRONACHAN: What is
13 the next size smaller that you could go in
14 that building so it's not so obtrusive?

15 MR. NAGEL: My biggest is concern
16 with that is that Diversified Members Credit
17 Union, or if we scale down the size of the
18 letters to keep everything proportion to
19 their logo and -- to their image, right now
20 we are already pushing only six and a half
21 inch letters.

22 So if I scaled down the D to
23 36-inch, that's going to push that into a
24 four and a half inch letter, now they really

0056 are not getting any visibilty as far as name
1 brand.

2 CHAIRPERSON GRONACHAN: Is there
3 any way to change just the letters and not
4 the Diversified Members Credit Union on the
5 bottom? There is where my area, I'm gray in
6 this area.

7 MR. NAGEL: Not from a
8 proportional. It would change the whole look
9 of the sign. So to scale down DMCU smaller
10 you have to scale -- shrink --

11 CHAIRPERSON GRONACHAN:
12 Everything has got to go?

13 MR. NAGEL: Yes. The face of the
14 building is 75 feet in width. This is not
15 over and above -- or over -- it's not
16 overpowering the building.

17 Again, it's only the wall

19 that's going to be illuminated at night with
20 the halo effect. It's really a neat looking
21 effect. During the day, it's -- you know,
22 the letters will stand out. And again,
23 they're individually mounted. Diversified
24 Members Credit Union, it's kind of a thin
25 thought that they have selected as well.

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1 That's part of their branding. So when you
2 shrink that, we're really shrinking not only
3 the height but the width of the letter. That
4 would be my concern.

5 CHAIRPERSON GRONACHAN: Given the
6 discussion at this table, I would support the
7 two signs as is, and my thought process on
8 that 65 or 64 square foot sign is this. The
9 uniqueness of the property and where it lays.
10 And that is such a busy corner. And it's at
11 a different angle. You know when you're
12 coming down Novi Road, heading north, and,
13 you know, Main Street is there, you have got
14 construction going on to the west, we don't
15 really know what that's going to be. It's
16 going to be built up and there could be a lot
17 more distraction where I think that the size,
18 given the size of the building, given the
19 petitioner's willingness to reduce the number
20 of signs, given the uniqueness of the
21 property, I think that these signs would
22 meet, or I think that these signs should go
23 with the variance under the circumstances.
24 That's my opinion.

25 I will wait to hear from other
0058 board members.

1 MR. MONTVILLE: Madam Chair, I
2 would just follow with that.

3 I think it's pretty clear, the
4 professional designer, DMC has put a lot of
5 time in making sure signs those esthetically
6 look pleasing. It's in their best interest.
7 They don't want overbound signs as well, so I
8 think they put their time and due diligence
9 into it. Again, given the heavy volume of
10 traffic on that intersection, I'd be very
11 hesitant to reduce the size of the sign as
12 well.

13 CHAIRPERSON GRONACHAN: Member
14 Richert.

15 MR. RICHERT: I just had a
16 question. Is this the same size and design
17 that the Diversified uses on any other
18 buildings?

19 MR. NAGEL: This is their new
20 branding. This is only the second facility.
21 So this is every building from now on that's
22 constructed is going to be constructed to
23 this one.

24 MR. RICHERT: Thank you.

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1 CHAIRPERSON GRONACHAN: Member
2 Krieger?

3 MS. KRIEGER: Two questions. The

4 hours of operation that you needed, I guess
5 in the wintertime, I can understand where you
6 would want it to be lit, but then like hours
7 now, what hours do they -- are you
8 anticipating?

9 MR. NAGEL: I don't know what
10 their hours of operation are, so I can't
11 answer that question. But typically, we shut
12 these off around 10:00, they are usually on
13 timers.

14 MS. KRIEGER: Okay.

15 MR. NAGEL: I'm sure they
16 wouldn't have a problem with setting it to
17 whatever time you feel was appropriate.

18 MS. KRIEGER: Thank you.

19 Mr. Walsh, the entrance is
20 going to be on the north side, as I
21 understand correctly, the parking lot.

22 CHAIRPERSON GRONACHAN: South.

23 MS. KRIEGER: Either one. So the
24 north side, can they put on the door, on the
25 entrance door can they put a little print

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1 that says, DMC on it? If somebody is parking
2 on the north side?

3 MR. WALSH: They can. There is a
4 certain size allowed for it. Unfortunately,
5 without looking at it, don't know the size.
6 But there is some kind of signage they can
7 put in the window there. However, it's going
8 to be a single use facility, there is not
9 going to be any other tenant, so if you're
10 going to the bank or credit union, that's
11 where you're going.

12 MS. KRIEGER: Thank you.

13 CHAIRPERSON GRONACHAN: Any other
14 discussion? Member Sanghvi.

15 MR. SANGHVI: Well, I think we
16 need to establish that we are going to
17 approve a sign which is facing Novi Road and
18 Main Street.

19 CHAIRPERSON GRONACHAN: Yes.

20 MR. SANGHVI: Secondly the size
21 of the sign, especially facing Novi Road.
22 Depending upon the side of the fronting of
23 the building, this sign should be
24 proportional to that. And looking at the
25 size of the fronting and sign, the sign

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1 proposed, it looks like it is a pretty good
2 size. It is quite elegant and esthetically
3 acceptable.

4 So I have no difficulty in
5 approving the west side sign, which is
6 larger. Thank you.

7 CHAIRPERSON GRONACHAN: Thank
8 you. Anyone else?

9 Is there a motion to be made
10 by someone?

11 MR. MONTVILLE: Madam Chair, I
12 would be more than happy to.

13 CHAIRPERSON GRONACHAN: Member
14 Montville, please.

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MR. MONTVILLE: In Case PZ15-0025, sought by John Nagel on behalf of Detroit Metropolitan Credit Union, I move that we grant the variance, given the two signs, not all three, specifically this will be the west facing side on Novi Road, and then also the south facing side on Main street with the same proposed dimensions as proposed by the applicant.
Given the location of the lot, being farther setback to Novi Road, if the

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high traffic going by the applicants has shown that there is difficulty and the additional signs are necessary for the applicant at the Detroit Metropolitan Credit Union to have the full function and most impact on their business and the location. We have established that the two signs are the minimal variance necessary for the applicant to again get the most value and use out of their property.
And lastly, the variance request that I'm proposing is within the spirit of the ordinance.

CHAIRPERSON GRONACHAN: It's been moved. Is there a second? Member Byrwa?

MR. BYRWA: Madam Chair, wouldn't we have to reject the three signs original variance and then it will be up to the petitioner to modify it to two signs?

CHAIRPERSON GRONACHAN: No.
MS. SAARELA: No. You can approve any variance request lesser than -- you know, than has been proposed.

CHAIRPERSON GRONACHAN: As long as we are not increasing the variance, we can

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always approve a lesser, but we can never change it to increase it. So as long as we are -- because due to the fact that we're decreasing what originally was requested, and so stating it, then we can do this without --

MR. BYRWA: It would be up to the petitioner after listening to testimony before the vote to decrease it on his.

CHAIRPERSON GRONACHAN: Oh, he did earlier. I verified all of that.

MS. SAARELA: Even though, you can still grant a lesser variance that is requested even without the consent of the petitioner.

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

MR. SANGHVI: Second.
CHAIRPERSON GRONACHAN: It's been moved by Member Montville, seconded by Member Sanghvi.

Any further discussion in regards to this?

(No audible responses.)
CHAIRPERSON GRONACHAN: Seeing none, Ms. Ramsay would you please call the

11 City of Novi - Zoning Board of Appeals - Regular Meeting- 8_11_2015
12 and that the said deposition is a full, true and correct
13 transcript of the testimony given by the witness.

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

18 IN WITNESS THEREOF, I have hereunto set my hand at the
19 City of Walled Lake, County of Oakland, State of Michigan, this
20 31st day of August 2015.

21
22
23 _____
Jennifer L. Wall CSR-4183
Oakland County, Michigan
24 My Commission Expires 11/12/15
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