

**Novi Zoning Meeting
11/18/2025**

1 REGULAR MEETING - ZONING BOARD OF APPEALS

2 CITY OF NOVI

3 Tuesday, November 18, 2025

4 Council Chambers/Novi Civic Center

5 41725 Novi Road

6 Novi, Michigan

7

8 BOARD MEMBERS:

9

10 W. Clift Montague, Chairperson
10 Joe Peddiboyina, Member
11 Linda Krieger, Member
11 Mike Longo, Secretary
12 Michael Thompson, Member
12 Joe Samona, Member

13 ABSENT EXCUSED:

14 Siddharth Mav Sanghvi, Member

15

16 ALSO PRESENT:

17 Elizabeth Saarela, City Attorney
17 Alan Hall, Deputy Community Development
18 Director
18 Megan Nardone, Recording Secretary

19 REPORTED BY:

20 Melinda R. Womack
21 Certified Shorthand Reporter

22

23

24

25

1	AGENDA	
2		Page
3	Call to Order	3
4	Pledge of Allegiance	3
5	Roll Call	3
6	Public Hearing Format and Rules of Conduct	3
7	Approval of October 2025 minutes	4
8	Approval of Agenda	4
9	Public Remarks	5
10	Public Hearing	5
11	PZ25-0052	8
12	PZ25-0053	16
13	PZ25-0054	31
14	PZ25-0055	42
15	PZ25-0056	52
16	PZ25-0057	68
17	PZ25-0058	74
18	PZ25-0059	84
19	Adjournment	102
20		
21		
22		
23		
24		
25		

1 CHAIRPERSON MONTAGUE: Call to order
2 Zoning Board of Appeals meeting for November
3 18th.

4 MEMBER LONGO: Pledge of Allegiance.

5 (Pledge of Allegiance recited)

6 MS. NARDONE: Member Samona?

7 MEMBER SAMONA: Here.

8 MS. NARDONE: Chairperson Montague?

9 CHAIRPERSON MONTAGUE: Here.

10 MS. NARDONE: Member Sanghvi, absent
11 excused. Member Thompson?

12 MEMBER THOMPSON: Here.

13 MS. NARDONE: Member Peddiboyina?

14 MEMBER PEDDIBOYINA: Yes, please.

15 MS. NARDONE: Member Longo?

16 MEMBER LONGO: Here.

17 MS. NARDONE: Member Krieger?

18 MEMBER KRIEGER: Here.

19 MS. NARDONE: Thank you. We have a
20 quorum.

21 CHAIRPERSON MONTAGUE: Thank you.

22 Rules of the format here. Please turn off your
23 cell phones if you would, put them on silent. The
24 applicant will be called to the podium to present
25 their case. They will be allowed ten minutes to

1 present. Anyone in the audience who wishes to
2 address the board on those cases will be given --
3 will be asked to be recognized and you will be
4 given three minutes to respond. So do we have a
5 motion of the approval of the minutes?

6 MEMBER PEDDIBOYINA: I approve the
7 meeting minutes.

8 MEMBER LONGO: I second.

9 MS. NARDONE: Member Peddiboyina?

10 MEMBER PEDDIBOYINA: Yes, please.

11 MS. NARDONE: Member Longo?

12 MEMBER LONGO: Yes.

13 MS. NARDONE: Member Krieger?

14 MEMBER KRIEGER: Yes.

15 MS. NARDONE: Member Samona?

16 MEMBER SAMONA: Yes.

17 MS. NARDONE: Chairperson Montague?

18 CHAIRPERSON MONTAGUE: Yes.

19 MS. NARDONE: Member Thompson?

20 MEMBER THOMPSON: Yes.

21 MS. NARDONE: Thank you. Motion
22 carries.

23 CHAIRPERSON MONTAGUE: Do we have any
24 changes to the agenda tonight?

25 MR. HALL: No, Chairman, we do not.

1 CHAIRPERSON MONTAGUE: Can I entertain
2 a motion to approve the agenda?

3 MEMBER SAMONA: I make a motion to
4 approve.

5 MEMBER PEDDIBOYINA: I second.

6 MS. NARDONE: Member Thompson?

7 MEMBER THOMPSON: Yes.

8 MS. NARDONE: Chairperson Montague?

9 CHAIRPERSON MONTAGUE: Yes.

10 MS. NARDONE: Member Samona?

11 MEMBER SAMONA: Yes.

12 MS. NARDONE: Member Peddiboyina?

13 MEMBER PEDDIBOYINA: Yes, please.

14 MS. NARDONE: Member Longo?

15 MEMBER LONGO: Yes.

16 MS. NARDONE: Member Krieger?

17 MEMBER KRIEGER: Yes.

18 MS. NARDONE: Thank you. Motion

19 carries.

20 CHAIRPERSON MONTAGUE: Thank you. This
21 is our time where if there's any general comments
22 from the public that would like to be made
23 unrelated to the cases. Do I have anybody in the
24 audience that has any comments. Nice, big crowd
25 tonight.

1 MR. HALL: Mr. Chairman. I'd like to
2 make an announcement, if that's okay.

3 CHAIRPERSON MONTAGUE: Yes.

4 MR. HALL: So we did -- I talked to
5 everybody in the audience and from home. We are
6 getting some cases of fraud that's coming upon us.
7 We've had one of our applicants here received a
8 letter from me, apparently, asking for an
9 additional \$4,800 to attend this meeting tonight.
10 I can see they would be distressed. The applicant
11 did exactly the correct thing to do is call me or
12 Megan at the office and clarify this bill, which
13 is fraud. We notified the police department and
14 they're doing what they can. I just want to make
15 an announcement that we've had, the last meeting
16 we mentioned it too, they're getting more
17 sophisticated. This one happens to be four pages
18 long with explanations of why the billing is the
19 way it is. It looks pretty authentic. The logo
20 isn't quite right. Obviously my title is not
21 Planning Commission, but there's just some
22 anomalies to it, so please be aware that we don't
23 do any wire transfers ever. In this case, call
24 the office if you have any questions or concerns
25 about a bill you may have. So thank you for the

1 time.

2 CHAIRPERSON MONTAGUE: Yeah. The world
3 is crazy. All right. Then we should proceed with
4 our public hearings. On the first case you would
5 like to do something on the record?

6 MEMBER SAMONA: Yes. I just want to
7 put on the record that I know -- I assume it's
8 probably one of the managing members of the
9 Feldman Automotive Group, Jay Feldman, I know him
10 very well. I'm friends with him on Facebook.
11 I've texted him to the extent of related to cars
12 and whatnot. I have zero financial interest in
13 this. I have not spoken to Jay Feldman about
14 this. I don't even know if he knows that I'm on
15 the Zoning Board of Appeals. So I have zero
16 financial interest in whichever way this goes. So
17 I feel that I can be fair and impartial. And
18 unless anyone has anything else to add, I will
19 remain on the board for this hearing.

20 CHAIRPERSON MONTAGUE: Okay. Thank
21 you.

22 MR. HALL: We concur. That's fine.

23 MEMBER SAMONA: I do want to say one
24 more thing. I'm sorry. The only thing that I've
25 ever gotten from him free of charge was Auto Show

1 tickets, just in case that ever comes up.

2 MEMBER LONGO: Sorry.

3 CHAIRPERSON MONTAGUE: All right. Well
4 thank you very much. All right. So case number
5 one. PZ25-0052 (Feldman Chevrolet) The applicant
6 is requesting a variance from the City of Novi
7 Zoning Ordinance Section 4.19.2.A to locate a
8 generator at the rear west corner of the property
9 line. The property is zoned General Business
10 (B-3). Is the applicant here to present their
11 case?

12 Defendant: Yes.

13 CHAIRPERSON MONTAGUE: Please step up
14 to the podium. Introduce yourself and spell your
15 name.

16 MR. SALTZ: Yep. Good evening. Steve
17 Saltz. I'm the owner's rep for Feldman Automotive
18 Group.

19 MEMBER LONGO: Steve, please spell your
20 first and last name.

21 MR. SALTZ: First name is S-T-E-V-E-N,
22 last name S-A-L-T-Z.

23 MEMBER LONGO: Steven are you an
24 attorney?

25 MR. SALTZ: I am not.

1 MEMBER LONGO: Do you promise to tell
2 the truth in this case?

3 MR. SALTZ: The whole truth.

4 MEMBER LONGO: Thank you.

5 CHAIRPERSON MONTAGUE: Is your compadre
6 going to speak? Introduce yourself.

7 MR. FREE: My name is Chris Free. I am
8 with Cityscape Architects working on the project.

9 CHAIRPERSON MONTAGUE: Spell your first
10 and last name.

11 MR. FREE: C-H-R-I-S, F-R-E-E.

12 MEMBER LONGO: Chris, are you an
13 attorney?

14 MR. FREE: I am not.

15 MEMBER LONGO: Do you promise to tell
16 the truth in this case?

17 MR. FREE: I do.

18 MEMBER LONGO: Thank you.

19 MR. SALTZ: Also speaking will be Doug.

20 MR. FLETCHER: My name is Doug
21 Fletcher, D-O-U-G, F-L-E-T-C-H-E-R.

22 MEMBER LONGO: Doug, are you an
23 attorney?

24 MR. FLETCHER: No, sir.

25 MEMBER LONGO: Do you promise to tell

1 the truth in this case?

2 MR. FLETCHER: Yes, sir.

3 MEMBER LONGO: Thank you.

4 CHAIRPERSON MONTAGUE: All right. How
5 can we help you tonight?

6 MR. SALTZ: So one correction right off
7 the bat is that the generator is not being asked
8 to be placed at the property line, it is being
9 asked to be placed at the sideline of the
10 building, which is substantially from the --

11 MR. FREE: We're locating the generator
12 proposed exterior to the building of the southwest
13 corner of the building. On the Community
14 Development ZBA staff report, I just wanted to
15 correct the sentence just below -- just above the
16 bottom of the blue line, but the statement below
17 the blue line is correct.

18 MR. SALTZ: It's not at the property
19 line. So we are asking to relocate it from the
20 rear of the building to the side of the building
21 approximately ten feet around the corner from
22 where we initially got approval and started
23 installing the generator. It's been a substantial
24 amount of money wiring to that location, pouring
25 the concrete pad when we realized that one day we

1 may change the function of that side of the
2 building and put a rear exit door right there and
3 it's right in the way. So we thought it be less
4 expensive to relocate it now before the generator
5 actually gets installed and wired and operational.
6 So we're going to request that we relocate it to
7 around the side of the building.

8 CHAIRPERSON MONTAGUE: Do you have any
9 images to show?

10 MR. FREE: In the council packet there
11 are a few drawings included in here sheet A101
12 shows the generator in the location proposed.

13 MR. SALTZ: There's an image on there
14 but it's not very clear, if that helps at all.
15 But this is the building location. We were
16 located at the rear and we're now asking to move
17 it to the side of the building right around the
18 corner on the side of the building. So it's not
19 very clear on this image. I think what you guys
20 have is clear.

21 MR. FREE: I could unfold a full scale.

22 MR. SALTZ: So this is the Grand River
23 Road is right here. The front of the building is
24 here. The rear of the building is back here. We
25 were installing it actually right here beyond at

1 the back of the building and we're asking to move
2 it just around the corner of the building to the
3 side, which is right there. And we are actually
4 further away from the neighborhood by coming to
5 the side of the building so no residential areas
6 would be impacted. If anything, it will decrease
7 the decibels of noise.

8 CHAIRPERSON MONTAGUE: All right.

9 Anything further to add?

10 MR. SALTZ: Just that right now this is
11 a service building that you can drive straight
12 through. It has one door in the center. We may
13 add two more doors and change the function of this
14 in the future. We're not there yet, but we don't
15 want to impede our option to do that by placing
16 the generator at the exit instead of on the side
17 of the building. That's the only purpose.

18 CHAIRPERSON MONTAGUE: All right. Is
19 there anyone in the audience that would like to
20 speak to this case? Going once. Going twice.
21 Okay. Nobody. All right. City.

22 MR. HALL: Thank you, Mr. Chairman.
23 Yes, they're asking for a dimensional variance
24 tonight to locate the generator to where they
25 located it. Is there a screen around the

1 generator?

2 MR. SATLZ: We have proposed a fencing
3 around the generator.

4 MR. HALL: And how high is that
5 screening?

6 MR. FREE: Ten feet, white vinyl.

7 MR. HALL: Thank you. With that, no
8 questions.

9 CHAIRPERSON MONTAGUE: Correspondence?

10 MEMBER LONGO: Yes. We mailed out 20
11 notices about this variance. None were returned.
12 There were no objections and there were no
13 approvals.

14 CHAIRPERSON MONTAGUE: Thank you. All
15 right. Let's open it up to the board for
16 discussion.

17 MEMBER THOMPSON: Silly question. Does
18 every business that wants a generator have to get
19 a variance in Novi?

20 MR. HALL: No. It's just a location
21 change so depends on where it's located and the
22 ordinance has certain restrictions on where they
23 are so we move it to the side, but it is going to
24 be screened.

25 MEMBER THOMPSON: So if it was in the

1 back of the building, they did not need one?

2 MR. HALL: It was already part of the
3 plan.

4 MEMBER THOMPSON: Already part of the
5 plan. Got it. All set.

6 MEMBER KRIEGER: Since you're
7 putting -- stated that you're putting in
8 screening, I also approve your request.

9 MR. SATLZ: Thank you.

10 CHAIRPERSON MONTAGUE: Anyone else?

11 MEMBER PEDDIBOYINA: What is the
12 operational time of the generate.

13 MR. SALTZ: So there's a weekly
14 exercise time which is programmable. Typically I
15 always suggest Monday at around 10:00 for most
16 of -- actually I installed quite a few generators
17 for Novi and maintain them. So most of them are
18 conditional, but Monday at 10:00 everybody's at
19 work. The business is in full swing so it's not
20 super noticeable. And just to mention about the
21 noise, the noise calculation from the residents,
22 the two directions, the west and to the south
23 through the residential areas are actually quieter
24 than the conversations we're having right here.

25 **A. They come under 50 decibels and that's a**

1 **person-to-person normal conversation, 55 being a**
2 **quiet office.**

3 MEMBER PEDDIBOYINA: Thank you.

4 CHAIRPERSON MONTAGUE: Anybody else?

5 MEMBER SAMONA: Don't stare at me. I
6 don't have anything on this one.

7 CHAIRPERSON MONTAGUE: Wow. All right.

8 That's monumental. I'll entertain a motion.

9 MEMBER LONGO: I move that we grant the
10 variance in case number PZ25-0052 sought by
11 Feldman Chevrolet for a variance in relocating a
12 generator because the petitioner has shown a
13 practical difficulty freeing up the back of the
14 building for future activities. Without the
15 variance, the petitioner will be unreasonably
16 prevented or limited in respect to the use of the
17 property because the generator could cause a
18 blockage of a future door. The property is unique
19 because it is a car lot. The petitioner did not
20 create the condition because this property is
21 already existing. The relief granted will not
22 unreasonably interfere with adjacent or
23 surrounding properties, because it is actually the
24 generator is farther away from the neighbors than
25 it is currently. Relief is consistent with the

1 spirit and the intent of the ordinance because it
2 is relocated and will have a fence around it.

3 MEMBER SAMONA: Second.

4 MS. NARDONE: Member Krieger?

5 MEMBER KRIEGER: Yes.

6 MS. NARDONE: Chairperson Montague?

7 CHAIRPERSON MONTAGUE: Yes.

8 MS. NARDONE: Member Samona?

9 MEMBER SAMONA: Yes.

10 MS. NARDONE: Member Thompson?

11 MEMBER THOMPSON: Yes.

12 MS. NARDONE: Member Peddiboyina?

13 MEMBER PEDDIBOYINA: Yes, please.

14 MS. NARDONE: Member Longo?

15 MEMBER LONGO: Yes.

16 MS. NARDONE: Thank you. Motion

17 carries.

18 MEMBER LONGO: Good luck, guys.

19 CHAIRPERSON MONTAGUE: Thank you very
20 much. Okay. Case number two tonight. PZ25-0053
21 (Richard Castaneda) The applicant is requesting a
22 variance from the City of Novi Zoning Ordinance
23 Section 5.1.3 to allow a trailer to be stored
24 within the front yard setback. This property is
25 zoned One Family Residential (R-4). Is the

1 applicant -- okay.

2 MR. CASTANEDA: Good evening. My name
3 is Richard R-I-C-H-A-R-D, Castaneda,
4 C-A-S-T-A-N-E-D-A.

5 MEMBER LONGO: Richard, are you an
6 attorney?

7 MR. CASTANEDA: I am not.

8 MEMBER LONGO: Do you promise to tell
9 the truth in this case?

10 MR. CASTANEDA: I do.

11 CHAIRPERSON MONTAGUE: How can we help
12 you tonight?

13 MR. CASTANEDA: Well this is currently
14 where the trailer was store. I since moved it to
15 the back on the south side. It's been there for a
16 few years. I store two motorcycles and some
17 miscellaneous stuff. I'm asking that I can
18 continue to leave it there. I asked the neighbors
19 some years back would it be a problem, she said
20 no, it wouldn't, but the city did come by and say
21 hey, it needs to be offset 30 feet back and/or
22 possibly moved to the rear of the property. But
23 because of my oddly shaped property, the front is
24 the rear the rear is the front. I think I'm one
25 of the only ones that has some property that's, it

1 almost looks like a Big Bertha golf club. So if
2 you look right here, you can see how the property
3 runs front to back, and then it has this big pie
4 wedge portion, and that's kind of the only spot
5 that I can store it feasibly.

6 CHAIRPERSON MONTAGUE: Okay. Anything
7 else?

8 MR. CASTANEDA: No, that's all.

9 CHAIRPERSON MONTAGUE: Anyone in the
10 audience like to speak to this case? All right.
11 Thank you. City.

12 MR. HALL: Thank you, Mr. Chairman.
13 Yes. He is asking for a dimensional variance to
14 put a covered trailer in the front yard setback
15 and there is an open ordinance violation on this
16 property right now. Could you show us just on the
17 diagram you have on the screen there exactly where
18 the trailer is?

19 MR. CASTANEDA: Yeah. It's tucked up
20 under the pine right here.

21 MR. HALL: And which one is your house?

22 MR. CASTANEDA: This one right here.

23 It goes like this.

24 MR. HALL: Thank you, Mr. Chairman. We
25 don't have any further questions. Thank you.

1 CHAIRPERSON MONTAGUE: Correspondence?

2 MEMBER LONGO: Yes. We mailed out 33
3 notices. Two were returned. There were no
4 objections and no approvals.

5 CHAIRPERSON MONTAGUE: Thank you. Open
6 up to the board. Yes, sir.

7 MEMBER SAMONA: I have a couple of
8 questions. Was this simply the most convenient
9 space for the trailer?

10 MR. CASTANEDA: Not even really
11 convenient, just the only practical place to put
12 it. The lion's share of the property is front
13 where that Big Bertha spot is at. The back is
14 rather narrow. So there's really no ideal spot to
15 put it in the back. My back is the front and the
16 front is the back. I think I have one of the only
17 properties that's really such oddly shaped.

18 MEMBER SAMONA: Before I get to my
19 second question, maybe I'll defer to Mr. Hall on
20 this. What is -- what would the rear yard setback
21 be?

22 MR. HALL: What do you mean?

23 MEMBER SAMONA: What's the rear yard
24 setback for the trailer?

25 MR. HALL: I'm not sure what the

1 dimension is, but that's because of the front yard
2 setback, so it had to be pushed back 30 feet.

3 That's what it's for tonight. So if you put it in
4 the rear yard, there would be a setback there as
5 well. But this one, because the front yard has to
6 be pushed back 30 foot to be part of the proof for
7 the zoning ordinance.

8 MEMBER SAMONA: Got it.

9 MR. CASTANEDA: And I could easily do
10 that, push it back 30 feet. That was some
11 dialogue early on. I could do that easily.

12 MEMBER SAMONA: So if this was -- I
13 just want to make sure I'm clear. If this was
14 pushed back 30 feet then he wouldn't be here
15 today, right?

16 MR. HALL: So there's an open ordinance
17 violation right now and so he's seeking for
18 approval to leave it where it is. I think it be
19 more convenient for him to place it where he would
20 like it so that's the decision before the board
21 today.

22 MR. CASTANEDA: And the reason for that
23 is the land slopes really heavy in that area.
24 Right after that pine tree the land starts to drop
25 significantly.

1 MEMBER SAMONA: So what would you have
2 to do if you had to move it back 30 feet.

3 MR. CASTANEDA: I'd have to put some
4 concrete supports to prevent it from rolling down
5 the hill. Where it's at right now it's under the
6 pine and it's level. If I went back -- I guess
7 it's 30 feet from the road, it would be just a
8 little bit back, but I just was trying to leave it
9 where it was and not risk any rollback.

10 MEMBER SAMONA: That's all I have.

11 CHAIRPERSON MONTAGUE: Anybody else
12 have a comment?

13 MEMBER THOMPSON: Yeah, I have
14 questions. They're turning. It's just taking a
15 minute. How are you? Good? Right? Great. So
16 Novi's probably half subdivision, half individual
17 street type houses roughly. So in a subdivision,
18 HOA would say you could not store a trailer, and
19 the city says that you are allowed to store a
20 trailer at your home, it just has to be set back
21 30 feet.

22 MR. HALL: Yeah. It's in the front
23 yard setback. Yes.

24 MEMBER THOMPSON: And because your
25 property is oddly shared, there's no way to create

1 something down the side and move it that way?

2 MR. CASTANEDA: Yeah. It's extremely
3 oddly shaped. The inspector asked me to. I don't
4 know if you have them available. That's currently
5 where it is right now. I can't open the back
6 tailgate to get the bikes out because there's a
7 pine tree in the way. The land rolls down heavy
8 again on the opposing end of the property.

9 MEMBER THOMPSON: I know it would be
10 inconvenient. What about if you were to move it
11 back 30 feet once it was loaded and then pull it
12 up to load and upload.

13 MR. CASTANEDA: I could do that. I
14 mean I'm actually pretty close right now. That's
15 probably only moving it back like three to five
16 feet maybe. I just never measured it and never
17 did anything like that. I came years ago to the
18 board here and talked to the inspectors and they
19 checked it out. They pulled up everything and
20 said you know what, Rich, leave it. It's good
21 where it sits. But then just recently an
22 inspector came by and noted the violation.

23 MEMBER THOMPSON: So would you have to
24 make any property adjustments if you did that, if
25 you moved it back to a point, once it was loaded

1 and everything was good, you could pull it up,
2 drop the door, get everything in and out?

3 MR. CASTANEDA: Yep.

4 MEMBER THOMPSON: So it's more or less
5 just an inconvenience?

6 MR. CASTANEDA: Yeah, because right now
7 it's chucked. It won't roll back. I can drop the
8 doors and take everything out, close the doors and
9 drive away, right? If I go back, like I said,
10 it's probably a matter of just kicking it back
11 five more feet. It's really close to 30 feet from
12 the road.

13 MEMBER THOMPSON: That's all for me.

14 CHAIRPERSON MONTAGUE: Would that get
15 rid of the violation then if you moved it back?
16 How would that work?

17 MR. HALL: Yeah, it's still in the
18 front yard so you'd have to make an action anyway.
19 The 30 foot was to set it back.

20 CHAIRPERSON MONTAGUE: So you'd still
21 have to allow it in the front yard.

22 MR. HALL: That's correct.

23 CHAIRPERSON MONTAGUE: Your property
24 goes through to both streets?

25 MR. CASTANEDA: It does, correct.

1 CHAIRPERSON MONTAGUE: Okay. Because I
2 was riding around, and I'm like, I thought I was
3 at the front. And then I went around the other,
4 it's currently on the other side, right, or it
5 was.

6 MR. CASTANEDA: It's the south side
7 yesterday. It's on the opposing end right now on
8 the north side now.

9 CHAIRPERSON MONTAGUE: It's actually in
10 your backyard.

11 MR. CASTANEDA: My back yard but
12 everybody else's front yard. I've got the only
13 house that sits juts like that.

14 CHAIRPERSON MONTAGUE: It's a strange
15 lot. Yeah.

16 MR. CASTANEDA: It is. A lot of times
17 I get my packages delivered to my back garage.

18 CHAIRPERSON MONTAGUE: If he left it in
19 his back yard he's okay, is that correct?

20 MR. HALL: I think that's not really
21 being talked about today.

22 MR. CASTANEDA: That was the other
23 option, and to appease the inspector, I moved it
24 to the back just until we were able to talk here
25 tonight.

1 CHAIRPERSON MONTAGUE: But you wouldn't
2 want to leave it there.

3 MR. CASTANEDA: I can't open it. I
4 have to hook up, pull it and move it because the
5 pine will literally take it down to the road and
6 come back up and it's really, really tight. I
7 already hit my truck in the trailer because it's
8 so close to the driveway.

9 MEMBER SAMONA: I don't necessarily
10 have an issue with the front yard. I think one of
11 my colleagues said here was much better worded
12 than I said. You're wiser than I am. And that a
13 mere inconvenience I'm struggling with the 30 foot
14 part. I can get around the front yard, but just
15 being inconvenient to pull it up and push it back,
16 that's the only thing that I have. And I know you
17 said you'd be willing to, you know, pull it up and
18 then load it and push it back if it remained in
19 the front yard. That wouldn't be I guess overly
20 burdensome, would it?

21 MR. CASTANEDA: No. If it's in where
22 it's at in the back right now, every time to get
23 into it, I have to hook up and pull up and pull
24 away and then come back.

25 MEMBER SAMONA: No. If you left it in

1 the front yard but adhere to the 30 feet.

2 MR. CASTANEDA: That's easily done.

3 MEMBER SAMONA: I'd be in favor of

4 that.

5 MEMBER PEDDIBOYINA: Mr. Chair. How
6 long are you staying in this house?

7 MR. CASTANEDA: Twenty-three years.

8 MEMBER PEDDIBOYINA: How long have you
9 had this trailer?

10 MR. CASTANEDA: About six years.

11 MEMBER PEDDIBOYINA: Yeah, I see the
12 practical difficulty for you. I have no objection
13 to this. Thank you.

14 MR. CASTANEDA: Thank you.

15 CHAIRPERSON MONTAGUE: No more
16 comments. I'll entertain a motion.

17 MEMBER THOMPSON: This is a tricky one
18 here. There's no -- I move that we deny the
19 variance in case PZ-250053 sought by Richard for
20 the trailer storage because petitioner has not
21 shown practical difficulty requiring a change to
22 the ordinance. If there was no more feet to move
23 it back or you had to pay to have it stored
24 offsite over a couple feet, I'd feel bad doing
25 that and would accept it, but it's just a matter

1 of inconvenience of moving it a couple feet. I
2 know it's not what I'd want to hear either but
3 you're not going to have to pay additional money,
4 it's just going to be additional time. The
5 circumstances and the features of the property,
6 including the oddly shaped lot, are not unique
7 because they exist generally throughout the city,
8 just maybe not necessarily in your area. The
9 circumstances and the features of the property
10 relating to the variance request are self-created
11 because there is room to move it back to be under
12 code. Do we have to go through all of them?

13 MEMBER SAMONA: I think Alan was trying
14 to get our attention on something.

15 MR. HALL: The question is, I think the
16 trailer is still in the front yard.

17 MS. SAARELA: Even if it's moved back
18 30 feet.

19 MR. HALL: It's still in the front
20 yard. Being pushed back --

21 MS. SAARELA: Still doesn't make it
22 legal under the ordinance, just two front yards.
23 There's no legal stop for it pushing it back 30
24 feet. He still needs a variance.

25 MEMBER THOMPSON: So the variance is

1 for getting the trailer being allowed to stay at
2 his home or not.

3 MS. SAARELA: Because he's got two
4 front yards, fronts on two streets.

5 MEMBER THOMPSON: Okay.

6 MEMBER SAMONA: So could a motion be
7 made to approve it contingent on the fact,
8 contingent on the fact that it be at least 30 feet
9 back from the -- if that's something you're
10 inclined to do, you can do that.

11 MEMBER THOMPSON: Yes. I do not want
12 to have to see him pay to go store it somewhere
13 else.

14 MEMBER SAMONA: There are no complaints
15 from the neighbors.

16 MEMBER THOMPSON: Okay.

17 MS. SAARELA: So maybe somebody just
18 doesn't second that motion and someone does
19 another motion.

20 MEMBER SAMONA: Can he rescind his
21 motion?

22 MS. SAARELA: He can.

23 MEMBER THOMPSON: I will rescind my
24 motion.

25 MEMBER LONGO: I second that.

1 MEMBER THOMPSON: I move that we grant
2 the variance in case PZ25-0053, sought by Richard,
3 for having the trailer in the front yard being set
4 back 30 feet from the road because the petitioner
5 has shown difficulty with his lot size and
6 dimensions. Without the variance, the petitioner
7 would be unreasonably prevented or limited with
8 respect to the use of the property, as he would
9 have to pay storage elsewhere. The property is
10 unique because of the front yard and back yard
11 issues; like you said, even package delivery
12 people don't know where to go. The petitioner did
13 not create the condition with the surrounding lots
14 being so narrow and unable to drive down the side.
15 The relief granted would not unreasonably
16 interfere with adjacent or surrounding properties,
17 because none of the neighbors complained about it.
18 The relief is consistent with the spirit and the
19 intent of the ordinance, being pushed back the 30
20 feet.

21 MEMBER KRIEGER: Second.

22 MEMBER SAMONA: The only thing I want
23 to say is a matter of technicality is the relief
24 sought was not for a trailer and 30 feet back
25 because there was only one variance sought. So

1 could we grant -- could we possibly amend it to be
2 allow the trailer in the front yard and make the
3 30 foot setback as Part F, which is the variance
4 granted is subject to the trailer being 30 feet
5 back? I don't know if that makes --

6 MS. SAARELA: Conditioned on the
7 trailer being set back.

8 MEMBER SAMONA: Exactly. Yes.

9 MEMBER KRIEGER: Accept that? That's
10 accepted? There you go.

11 MEMBER PEDDIBOYINA: Who seconded it?

12 MEMBER KRIEGER: I seconded.

13 MEMBER SAMONA: I seconded as amended.

14 MS. NARDONE: Member Krieger?

15 MEMBER KRIEGER: Yes.

16 MS. NARDONE: Member Samona?

17 MEMBER SAMONA: Yes.

18 MS. NARDONE: Chairperson Montague?

19 CHAIRPERSON MONTAGUE: Yes.

20 MS. NARDONE: Member Thompson?

21 MEMBER THOMPSON: Yes.

22 MS. NARDONE: Member Peddiboyina?

23 MEMBER PEDDIBOYINA: Yes, please.

24 MS. NARDONE: Member Longo?

25 MEMBER LONGO: Yes.

1 MS. NARDONE: Thank you. Motion
2 carries.

3 MR. CASTANEDA: Thank you very much.

4 MEMBER PEDDIBOYINA: Good luck.

5 CHAIRPERSON MONTAGUE: All right. Case
6 number three. PZ25-0054 (Noah Boehm). The
7 applicant is requesting variances from the City of
8 Novi Zoning Ordinance Section 4.19.1.E.i to allow
9 construction of a 576 square foot structure.

10 There is an existing 360 square foot garage on the
11 property (allowed aggregate for accessory
12 structures: 850 square feet, variance of 86
13 square feet); and Section 4.19.1.G to allow the
14 structure to be located 3 feet from the rear
15 property line (6 feet required, so it would be a
16 variance of 3 feet). The property is zoned
17 One-Family Residential (R-3). The applicant is
18 here. Your name and spell it for us, please.

19 MR. BOEHM: My name is Noah, N-O-A-H,
20 last name is Boehm, B-O-E-H-M. I'm not an
21 attorney.

22 MEMBER LONGO: Excuse me. Noah, are
23 you an attorney?

24 MR. BOEHM: No, I am not an attorney.

25 MEMBER LONGO: Do you promise to tell

1 the truth in this case?

2 MR. BOEHM: Yes, sir.

3 MEMBER LONGO: Thank you.

4 CHAIRPERSON MONTAGUE: How can we help
5 you there?

6 MR. BOEHM: So I wrote this down
7 because I've never spoken in front of this kind of
8 platform before, so pardon me. So as mentioned, I
9 have two requests, the one is to allow three feet
10 from the property line on the east side of the
11 yard instead of the usual six feet. The second
12 one is to allow for the 86 square foot overage in
13 square footage.

14 Regarding number one, on the west side
15 of the yard due to the services, electrical, gas
16 and others are all being located on that side of
17 the yard. I feel that the chosen placement makes
18 the best logical sense. The requests are due to
19 if placing the structure in this location
20 accessing the yard will be a challenge if placed
21 six feet since it is closer to the home. Also if
22 it's six feet out from the property line, it is
23 more out into this middle of the yard and I think
24 it is kind of not fitting with the property
25 layout.

1 The second one is based on all of my
2 research that I've been doing and guidance from
3 others at the Novi Building Department standard
4 type of the structure is usually 20 foot by 24, a
5 variance of 86 square feet. There's currently an
6 eight-by-ten shed which holds all of the yard
7 equipment and accessories and things like that for
8 maintaining the property. My goal is to
9 maintain -- keep the space because the shed would
10 be gone if I built it this way.

11 So the 86 square feet is roughly the
12 size of the bathroom in most of the houses in
13 Village Oaks. And I guess I'm here because I want
14 to buy once cry once. If I can do this this way,
15 then I will not have to try and plan or make
16 arrangements to modify things or in the future
17 have to change things around. So the plan I've
18 provided each packet, which I believe everybody
19 has.

20 CHAIRPERSON MONTAGUE: Excuse me. Can
21 you put that on the screen?

22 MR. BOEHM: I think all of my research
23 is here.

24 CHAIRPERSON MONTAGUE: I think the plan
25 is what I'd like to personally see on the screen.

1 We've got a plan where you're rotating the
2 structure in the yard. Yeah, that's good.

3 MR. BOEHM: So this is Oakwood Drive.
4 This is the street. And then the driveway is
5 right in here. This is to the garage at the front
6 of the house. So if at any point it would need to
7 access back here. This is already here. This is
8 just a grass way into the neighbor's side lot.
9 The red line is the property line, the dotted red
10 line.

11 So I've spoken to the neighbors direct
12 east and direct west, and I provided all of this
13 documentation and my research and everything, and
14 both of them are okay. They approved on that as
15 well. And then I guess my overall goal if I can
16 do this is I want to make it as discrete as
17 possible. I keep the house well maintained
18 because it's a lot of money, and I think that in
19 that every time I wanted to leave, I would want to
20 get my money back out of it. So I don't want to
21 have any eyesore or things like that. So that's
22 my goal. Is there any questions? What questions
23 can I answer?

24 CHAIRPERSON MONTAGUE: Hang on a
25 second. Have you pretty much presented your case?

1 MR. BOEHM: Yes.

2 CHAIRPERSON MONTAGUE: Is there anybody
3 in the audience that would like to speak to this
4 case? Please come up there. Introduce yourself.

5 MS. WOLSTENCROFT: Hi. My name is
6 Panagiota, Wolstencroft, P-A-N-A-G-I-O-T-A,
7 Wolstencroft, W-O-L-S-T-E-N-C-R-O-F-T. That's a
8 doozy of a name.

9 MEMBER LONGO: Are you an attorney?

10 MS. WOLSTENCROFT: No, I am not an
11 attorney.

12 MEMBER LONGO: Do you promise to tell
13 the truth in this case?

14 MS. WOLSTENCROFT: I do.

15 MEMBER LONGO: Thank you.

16 MS. WOLSTENCROFT: I am Noah's
17 neighbor. I live directly west of him. And my
18 husband and I both approve this project of his.
19 Noah does maintain his property. It is beautiful.
20 He's always willing to help everybody. He helps
21 maintain other people's property on the street.
22 He will do anything for anybody and I think that
23 this is -- you do. He -- I think this is a good
24 addition for him. He's always working on his
25 yard, he's working on his cars and he has a big

1 privacy fence. It will be behind the privacy
2 fence, so if anybody has problems with the cars,
3 they won't have to see it anymore.

4 MEMBER SAMONA: Can he get Auto Show
5 tickets?

6 CHAIRPERSON MONTAGUE: Thank you.
7 Appreciate your input. Anyone else in the
8 audience? City.

9 MR. HALL: Mr. Chairman. Yes, he is
10 seeking two dimensional variances tonight, and one
11 is for three foot side yard setback closer than
12 six feet in the rear. And you are removing the
13 existing shed and putting those new accessory
14 structures, is that correct?

15 MR. BOEHM: Yes. My understanding is
16 there's only one allowance of one accessory
17 structure, so the shed will have to go.

18 MR. HALL: That is correct. Thank you.
19 So adding his existing garage with his new
20 accessory structure he would be required to have
21 86 square foot increase for variance. And you do
22 have a fence around the entire property, is that
23 correct? So it will screen the accessory
24 structure.

25 MR. BOEHM: Yes. 2023 we put up a

1 privacy fence.

2 MR. HALL: Okay. Thank you. Nothing
3 further. Thank you.

4 CHAIRPERSON MONTAGUE: Correspondence?

5 MEMBER LONGO: Yes. We mailed out 34
6 notices, none were returned. There were no
7 objections and no approvals.

8 CHAIRPERSON MONTAGUE: Open it up to
9 the board for comments.

10 MEMBER KRIEGER: For the shed, the
11 building that you wish to build, are you going to
12 have -- what kind of equipment, like gasoline or
13 anything that you'd need like an escape door?

14 MR. BOEHM: It will have a door, yes.
15 There will be -- I mean it's basically it will be
16 a shed because I work in the garage that's on the
17 front of the house so it will be easier for me to
18 do what I need to do, my projects and things like
19 that, my hobbies that I do in this garage. If I
20 have the storage in the back garage, workshop
21 area, then -- so there will be doors. There will
22 be access. I have other pictures in here as well
23 in the packet.

24 MS. KRIEGER: Okay.

25 MEMBER PEDDIBOYINA: Mr. Chair.

1 CHAIRPERSON MONTAGUE: Yes.

2 MEMBER PEDDIBOYINA: Okay. Good
3 presentation and also neighbor also mentioned a
4 good thing and you're doing a good job. And
5 coming the siding now you mentioned the picture,
6 you're using the same color on the siding.

7 MR. BOEHM: Everything -- my dream
8 would be to have it match it exactly. I found
9 matching materials and everything.

10 MEMBER PEDDIBOYINA: Thank you so much.

11 MEMBER THOMPSON: The shed that's there
12 now, it looks like it is on the opposite side of
13 the house that the new two-car garage is going to
14 go in.

15 MR. BOEHM: Correct.

16 MEMBER THOMPSON: So the shed comes
17 down, you're allowed one secondary structure. Are
18 you doing any sort of driveway? How are we
19 getting materials and cars and such back to that
20 shop?

21 MR. BOEHM: There's a path that's here
22 already and the fence will be modified to open.
23 It won't be something that will be driving back
24 and forth daily.

25 MEMBER THOMPSON: Is the path just

1 grass or gravel?

2 MR. BOEHM: It's blacktop. It's the
3 same as the driveway, so there's a blacktop path.

4 MEMBER THOMPSON: I see the driveway,
5 and then it looks like there's grass on the side
6 of the house.

7 MR. BOEHM: Yeah, there's grass on the
8 side of the house. There's a path. There's a
9 small walk like a walkway kind of thing that goes
10 around the perimeter of the house. I don't know
11 that I have a picture of that.

12 MEMBER THOMPSON: I see it on Google
13 Earth. So you don't plan on putting cars and
14 stuff back there, it's just more or less like hand
15 carrying items.

16 MR. BOEHM: Possibly it would be a car
17 in there too as well at some point, but it's
18 again, it's not going to be something that would
19 be driving in and out all of the time. Main hobby
20 that I have is doing automotive work. So it would
21 be something maybe that goes in there and then
22 stays in there for a period of time.

23 MEMBER THOMPSON: Okay. Just one more
24 technicality question. That is pretty tight from
25 the house to the side. We approve this, it then

1 goes to Building, and that's when they're
2 comfortable with the fire department being able to
3 get a truck back there.

4 MR. HALL: That's correct. Yes.

5 MR. BOEHM: I actually have a comment
6 as well speaking of that. So with the privacy
7 fence, it does back up to Nine Mile. And when I
8 was thinking to put the fence in we have a panel
9 that's removable in the fence that accesses --
10 that can access to Nine Mile. It's not something
11 that opens up and it's not traveled frequently or
12 anything like that, but there is access also from
13 Nine Mile Road. The house backs up to Nine Mile.

14 MEMBER THOMPSON: Okay. Removing one,
15 making a nicer one. Thank you.

16 CHAIRPERSON MONTAGUE: All right.

17 Anything else? Motion time.

18 MEMBER SAMONA: Mr. Chair, I move that
19 we grant the variances in case PZ25-0054 sought by
20 Noah Boehm for an accessory structure that exceeds
21 the maximum aggregate size by 86 square feet, and
22 for a reduced rear setback of three feet because
23 the petitioner has shown practical difficulty
24 requiring these variances. Without the variances,
25 the petitioner would be unreasonably limited in

1 the use of the property as the lot's utility
2 layout and existing structures restrict feasible
3 placement options. The property has unique
4 conditions, including utility locations and the
5 existing smaller attached garage, which limits
6 compliance. The applicant did not create these
7 conditions, as the garage size and the utility
8 layout predate the applicant. The request will
9 not interfere with the adjacent or surrounding
10 properties, as we have seen, approvals by a
11 neighbor and the HOA, and it will be screened by a
12 six-foot privacy fence. The variance is
13 consistent with the spirit and intent of the
14 ordinance, as the structure remains residential in
15 nature, maintains required height limitations, and
16 does not negatively affect the safety, welfare, or
17 otherwise of this subdivision.

18 MR. HALL: Mr. Chairman, I have a
19 question. Would you mind amending your motion to
20 say a side yard setback rather than rear yard
21 setback?

22 MEMBER SAMONA: I amend the motion, and
23 I apologize for that mishap.

24 MEMBER PEDDIBOYINA: I second.

25 CHAIRPERSON MONTAGUE: All right.

1 MS. NARDONE: Member Thompson?

2 MEMBER THOMPSON: Yes.

3 MS. NARDONE: Member Peddiboyina?

4 MEMBER PEDDIBOYINA: Yes, please.

5 MS. NARDONE: Member Longo.

6 MEMBER LONGO: Yes.

7 MS. NARDONE: Member Krieger?

8 MEMBER KRIEGER: Yes.

9 MS. NARDONE: Member Samona?

10 MEMBER SAMONA: Yes.

11 MS. NARDONE: Chairperson Montague?

12 CHAIRPERSON MONTAGUE: Yes.

13 MS. NARDONE: Thank you. Motion
14 carries.

15 MEMBER KRIEGER: Best wishes.

16 MEMBER THOMPSON: Good luck.

17 CHAIRPERSON MONTAGUE: Next case.

18 PZ25-0055 (Novi Oaks Plaza). The applicant is
19 requesting variances from the City of Novi Sign
20 Ordinance Section 28-5(a) chart for the "TC"
21 zoning district to allow a 9-foot in height
22 illuminated ground sign (6 feet maximum allowed,
23 variance of 3 feet); and Section 28-5(b)(2)a for
24 an oversized sign area of 47 square, 31 square
25 feet allowed, so that's a variance of 16 square

1 feet). The property is zoned Town Center (TC).

2 Applicant, step forward, please.

3 MR. HOUDBA: Good evening, Chair, and
4 also the board. Mike Houbba, M-I-K-E,
5 H-O-U-B-B-A.

6 MEMBER LONGO: Mike, are you an
7 attorney?

8 MR. HOUDBBA: No.

9 MEMBER LONGO: Do you promise to tell
10 the truth in this case?

11 MR. HOUDBBA: Yes.

12 CHAIRPERSON MONTAGUE: Hello, Mike.

13 How can we help you?

14 MR. HOUDBA: So today I'm here to ask
15 request your approval for a monument sign that's
16 slightly higher than the current code allows. Our
17 shopping center that my brother and I just
18 recently acquired back in September, it's the
19 Lover's Lane Plaza at 26103 Novi Road. It sits
20 back, significantly back from Novi Road. With the
21 speed and the flow of traffic, the allowed height
22 does not give drivers enough time to identify the
23 tenants and make a safe turn or even recognize
24 them.

25 We have six to seven tenants. They

1 depend heavily on visibility. The modest height
2 increase is not intended to be excessive, just
3 functional. It allows the sign to be seen at a
4 safe distance and helps maintain the viability of
5 each business in the plaza while still fitting the
6 aesthetic character of the corridor, which we
7 pride ourselves on. We have ten shopping centers
8 in eight different cities. So we're happy to be
9 here in Novi. We've been treated very nicely so
10 far.

11 So this request, it's not for a large
12 or intrusive sign, just a modest increase to
13 achieve basic visibility. Other signs along this
14 corridor are closer to the road so they naturally
15 have better visibility because ours sits farther
16 back. The small height increase allows us to stay
17 competitive without altering the character of the
18 area and also allows each business in there, which
19 mostly are mom and pop shops. They're not big
20 franchises. It will help them also.

21 In our case, the slightly taller sign
22 will actually improve safety when drivers can see
23 who's in the center earlier, they can make
24 decisions sooner reducing sudden braking or last
25 minute turns. The goal is safety and function,

1 not size.

2 So this is a rendering of the new sign.

3 We did not bring what it looks like now but that's
4 what it is now, Lover's Lane Plaza. There's, like
5 I said, six or seven tenants in the plaza. So
6 this sign doesn't do it justice. Obviously this
7 is out of ordinance. It's not in code, and a
8 monument sign like this is more -- more
9 acceptable. But, like I said, it's slightly
10 higher. So this is from the ground to the very
11 top is 106 inches. I hope you guys will consider
12 it.

13 CHAIRPERSON MONTAGUE: Anyone in the
14 audience like to speak on this case? Seeing none.
15 City.

16 MR. HALL: Thank you, Mr. Chairman.
17 Yes, he is looking for two dimensional variances
18 tonight, one is for three foot height increase to
19 make a nine foot high sign, and a 16 foot variance
20 to a foot oversize sign. The existing location is
21 where he's going to put this new sign, and it's
22 not in the vision triangles for the driveway going
23 into Novi Road. So if he places it where he shows
24 he's placing it, it would be within regulation for
25 that. I do have a question for you. You said

1 it's illuminated. Is it illuminated from the
2 inside? Do you have light shining on it? How is
3 it illuminated?

4 MR. HOUDBA: Inside.

5 MR. HALL: Inside?

6 MR. HOUDBA: Yes.

7 MR. HALL: And each panel will be a
8 change copy where you can change the different
9 applicants?

10 MR. HOUDBA: Yes.

11 MR. HALL: There's no animation, no
12 kind of moving parts to the sign?

13 MR. HOUDBA: No.

14 MR. HALL: It's just basically
15 illuminated.

16 MR. HOUDBA: That's it.

17 MR. HALL: Okay. We have no further
18 questions.

19 CHAIRPERSON MONTAGUE: Thank you.

20 Correspondence.

21 MEMBER LONGO: Yes. We mailed out 32
22 notices. There were five returned. There were no
23 objections and no approvals.

24 MEMBER PEDDIBOYINA: Mr. Chair?

25 CHAIRPERSON MONTAGUE: Yes, sir.

1 MEMBER PEDDIBOYINA: How bright is this
2 sign coming, the new one?

3 MR. HOUDBA: How big?

4 MEMBER PEDDIBOYINA: No, brightness,
5 the illumination.

6 MR. HOUDBA: Not sure about that, but
7 we will follow, obviously, go in for permits.
8 Vital Sign is who we use. They're out of Livonia.
9 They're very reputable. He'll know all of the
10 codes.

11 MEMBER PEDDIBOYINA: Yes. It would be
12 good just for the remaining business people
13 putting this sign. And also welcome to Novi. You
14 bought the new business you mentioned.

15 MR. HOUDBA: We just bought this plaza
16 in September.

17 MEMBER PEDDIBOYINA: Welcome to Novi.

18 MR. HOUDBA: We want to remodel it a
19 little bit and this is part of that.

20 MEMBER PEDDIBOYINA: Okay. Only the
21 brightness, the traffic, there's some very flowing
22 traffic in Novi. We have no objection.

23 MR. HOUDBA: We will abide by whatever
24 the city allows us.

25 MEMBER PEDDIBOYINA: I have no

1 objection. Thank you, Mike.

2 MR. HOUDBA: You're welcome.

3 MS. KRIEGER: I believe also that from
4 grade, the road grade, that if you dig down as
5 well, so you probably need that height?

6 MR. HOUDBA: If I'm allowed to do that,
7 I wouldn't object.

8 MS. KRIEGER: No. What is it you're
9 asking for? Is it nine feet?

10 MEMBER SAMONA: I think what she's
11 saying is you're asking for that height because it
12 dips a little bit?

13 MR. HOUDBA: I mean sort of, not
14 necessarily. We just need a larger sign to fit
15 all of the tenants and for the way traffic flows.

16 MEMBER KRIEGER: Right, because the
17 previous sign up there now is nonconforming.

18 MR. HOUDBA: Correct.

19 MEMBER KRIEGER: So I would find it
20 acceptable for what you're intending to put in.

21 MR. HOUDBA: Thank you.

22 MEMBER SAMONA: I can't tell you how,
23 and I'm going to say this loosely, how excited I
24 was to kind see this because I probably drive by
25 that plaza twice a day, and the only place that I

1 know in there, which has been the reason why I
2 probably need to exercise, is Maisano's, which is
3 absolutely amazing. And I'm always looking, and
4 because of the way that the plaza is laid out, you
5 can't see even the store signs from, you know,
6 above the stores or the business signs above the
7 businesses, depending on which direction that
8 you're coming. I assume with a new, you know,
9 owner they're working on things to increase their
10 occupancy, get more people in there, I would
11 absolutely be in support of this.

12 MR. HOUDBA: Thank you. And that is a
13 good point. Our plaza not only sits back, it sits
14 lower than most other plazas, and we'll work on
15 that in the future. But in the meantime, we did
16 sign three new leases so the vacancies are filled
17 up, but we need to keep them in business so I'm
18 trying my best.

19 MEMBER THOMPSON: If you were to take
20 the name of the plaza off, right, you would not
21 need either, correct? You probably wouldn't need
22 the surface space or the height space, would you.

23 MR. HOUDBA: I think that's fair to
24 say.

25 MEMBER THOMPSON: We're teaching our

1 kids to drive, which is exciting. They put
2 everything in Waze or Google something. The name
3 of the plaza, I know it's important to you, I love
4 that it says Novi. Just wondering if we took that
5 top part off.

6 MR. HOUDBA: I haven't thought about
7 that for too long, but it is important to us. I
8 think it adds. It's an important addition for
9 even the tenants.

10 MEMBER THOMPSON: Thank you.

11 MEMBER SAMONA: I considered that as
12 well. And then I looked at it, looked at what
13 I've seen driving by places and I think if it
14 was -- if that was off and not there, that, you
15 know, if it was just a bland sign that people may
16 not -- it may not grab people's attention, not to
17 necessarily reel them in but to kind of show them
18 what's in that plaza. So I think the color scheme
19 and whatnot kind of grabs the attention but I
20 considered that as well.

21 CHAIRPERSON MONTAGUE: Yeah. It's sort
22 of an orientation thing anyway. The stores can
23 say they're in whatever you're calling it, Novi
24 Oaks Plaza, so that makes a little safer to know
25 you're headed to there I think, that don't need

1 all the signs and find individual stores.

2 MR. HOUDBA: Not to mention, it adds
3 decoration. My sign designer intentionally did
4 the flower right there next to Novi just to create
5 some --

6 MEMBER SAMONA: You guys doing anything
7 about the wait time at Maisano's?

8 MR. HOUDBA: I can talk to them.

9 MEMBER SAMONA: No. I'm kidding.

10 CHAIRPERSON MONTAGUE: Anything else?

11 All right. Motion time.

12 MEMBER LONGO: I move that we grant the
13 variance in the case number PZ25-0055, sought by
14 Novi Oaks Plaza for the sign height and total sign
15 size variance because the petitioner has shown
16 practical difficulty requiring displaying all the
17 tenant information, on the basis of the following:
18 That the failure to grant the relief will
19 unreasonably prevent and limit the use of the
20 property and will result in a substantially more
21 than mere inconvenience or inability to attain a
22 higher economic and financial return, because the
23 tenant information will be difficult to read.

24 MEMBER SAMONA: Support.

25 MS. NARDONE: Member Thompson?

1 MEMBER THOMPSON: Yes.

2 MS. NARDONE: Chairperson Montague?

3 CHAIRPERSON MONTAGUE: Yes.

4 MS. NARDONE: Member Peddiboyina?

5 MEMBER PEDDIBOYINA: Yes, please.

6 MS. NARDONE: Member Longo?

7 MEMBER LONGO: Yes.

8 MS. NARDONE: Member Krieger?

9 MEMBER KRIEGER: Yes.

10 MS. NARDONE: Member Samona?

11 MEMBER SAMONA: Yes.

12 MS. NARDONE: Thank you. Motion

13 carries.

14 MEMBER KRIEGER: Best wishes.

15 MEMBER LONGO: Welcome to Novi.

16 CHAIRPERSON MONTAGUE: Glad to have

17 you. Okay. Next case. PZ25-0056 applicant is

18 requesting variances from the City of Novi Zoning

19 Ordinance Section 4.19.1.G. to allow an accessory

20 building 0 feet from the lot line (6 feet

21 required, variance of 6 feet); to allow a proposed

22 accessory structure 4 feet away from the house,

23 (10 feet minimum required, variance of 6 feet);

24 and Section 3.1.5 for a minimum side yard setback

25 of 5 feet (10 feet required; variance of 5 feet);

1 to allow a lot coverage of 33% (25% allowed,
2 variance of 8%); and to allow a 3.25 foot setback
3 to a new accessory addition (6 feet required,
4 variance of 2.75 feet); for 2296 Austin Drive
5 Section 3.1.5.D to allow a structure with a side
6 yard setback of 8.5 feet minimum (10 feet
7 required, variance of 1.5 feet); and to allow a
8 lot area reduction to 6,533 square feet (10,000
9 square feet required, variance of 3,467 square
10 feet); to allow a reduced lot width of 42 feet (80
11 feet required, variance of 18 feet); that doesn't
12 add up, and Section 4.19.1.G to allow an accessory
13 building 0 feet from the lot line (6 feet
14 required, variance of 6 feet). This property is
15 zoned One-Family Residential (R-4).

16 MEMBER SAMONA: Motion for second
17 reading. No, I'm kidding. Take a breath. Wow.

18 CHAIRPERSON MONTAGUE: All right.

19 Let's sort this out here. Applicant, your name.

20 MR. LEINEKE: Chris Leineke, C-H-R-I-S
21 L-E-I-N-E-K-E.

22 MEMBER LONGO: Chris, are you an
23 attorney?

24 MR. LEINEKE: No, sir.

25 MEMBER LONGO: Do you promise to tell

1 the truth in this case?

2 MR. LEINEKE: Yes, sir.

3 MEMBER LONGO: Thank you.

4 CHAIRPERSON MONTAGUE: All right. So
5 explain.

6 MR. LEINEKE: She's a mouthful. So I
7 was here quite a bit. We tore a house down, built
8 a house on this lot, so there is a new house
9 there, two-story residence. It did have on the
10 plan that was submitted to the city a future
11 garage expansion. But as we got into the building
12 of the house and going through everything, we had
13 to do a topographic survey. We had to have the
14 property surveyed. And then we found out that
15 there was an existing garage that was located on
16 the neighbor's property. So the garage that
17 belongs to me ended up being on the neighbor's
18 property, and you can see it right here where the
19 dash line is the existing property line. So this
20 long dash here is the existing property line. And
21 what we're proposing is simply a lot line
22 revision. We're going to move the property line
23 between the garage and then my neighbor has an
24 existing shed that her father built quite some
25 time ago. So that has sentimental reasons to her.

1 She does not want the shed torn down and I don't
2 want the garage torn down. But the neighbor does
3 not want the garage on her property anymore,
4 which -- and I don't want my garage on her
5 property. So we came up with a lot line revision
6 where we show it now moving between the garage and
7 the shed. This is quite an old property as far as
8 I think it was built around 1930. And probably
9 the neighbor's house was probably built around the
10 same time. But anyways, the garage ended up being
11 on the neighbor's property. We're trying to
12 remedy that.

13 At the same time, there's a proposed
14 garage addition that should be shown out on the
15 front. It's in the plans somewhere on my house.
16 But there's a garage addition coming off the front
17 of the building, which is in this area right here.
18 Would be right in here that is 20 feet extended
19 towards the road by 16 feet wide.

20 And so all that mouthful that you just
21 read was prepared by the architects and engineers
22 over in Eastpointe, Michigan, Kem-Tec Engineering.
23 So it's way above my pay grade to try to figure
24 out what this whole lot cut up.

25 But that in a nutshell is what we're

1 asking for. My neighbors are here, Pat and Dean.

2 It's really between my property and their
3 property. Does anybody have any questions?

4 CHAIRPERSON MONTAGUE: Not yet.

5 MR. LEINEKE: Okay.

6 CHAIRPERSON MONTAGUE: That's pretty
7 much your case.

8 MR. LEINEKE: Yes.

9 CHAIRPERSON MONTAGUE: Your diagram
10 doesn't show the new garage is what the deal is.

11 MR. LEINEKE: It's on the old plan of
12 the house. I can find it real quick.

13 CHAIRPERSON MONTAGUE: In the meantime,
14 anyone like to comment on this case? Neighbors or
15 anybody. All right. Thank you. To the city,
16 while he's looking.

17 MR. HALL: Thank you, Mr. Chairman. So
18 yes. This is to rectify an existing condition on
19 two properties. So I'll just name them. I'll try
20 to do this again the things that we listed. The
21 one property is going to ask for five requested
22 variances. This is on 2292 Austin Drive. The
23 first will be for a six foot reduction side yard
24 variance for a zero foot lot line setback to the
25 garage structure. Second would be to allow a six

1 foot separation distance variance from the garage
2 structure and the house. Number three, a five
3 foot reduced side yard setback variance for the
4 two-story house. Number four, to allow an 8%
5 increase in overall lot coverage. And number
6 five, a 2.75 foot reduced side yard setback to a
7 new accessory addition. So those five variances
8 are for the property of 2292 Austin Drive.
9 Because this is a lot line being recreated between
10 two existing properties, we're allowing both cases
11 to be heard on the one variance or one hearing,
12 but it will affect two properties.

13 So the second property 2296 Austin
14 Drive. This has four requested variances for this
15 property. It will be nine in total with both
16 properties, but this is for this one. Now the one
17 and a half foot reduced side yard variance to the
18 existing house and new property line to allow a
19 3,467 square foot overall lot area reduction for
20 an R4 zoned property, to allow a 18 foot reduced
21 lot width variance for a lot in R4 zoning
22 property, a six foot reduction side yard variance
23 for a zero foot lot line setback to the existing
24 shed. That's a mouthful. But that will rectify
25 the situation to the new -- his property and the

1 neighbor's property. The new garage is not shown
2 in this plan, it's not part of consideration for
3 this.

4 CHAIRPERSON MONTAGUE: Oh, it's not
5 part of this?

6 MR. LEINEKE: Yeah, it is. It is part
7 of this.

8 MR. HALL: So these calculations are
9 for the new garage as well?

10 MR. LEINEKE: Yes, because it's been
11 submitted to the city already. The garage is
12 already on the city's plans. It's under the
13 proposed addition. So that was part of my plan to
14 the city quite a while go.

15 MR. HALL: I didn't see it on this site
16 plan.

17 CHAIRPERSON MONTAGUE: It's not on the
18 site plan. Would that mean he had two accessory
19 structures?

20 MR. HALL: That wasn't looked at in
21 this case. We only looked at these nine items
22 with the property. I think we're going to have to
23 go with these nine items as tonight, and then if
24 we're going to do the additional items, we're
25 going to have to come back, I believe, because

1 it's not been published.

2 MR. LEINEKE: For a variance on the
3 garage?

4 MR. HALL: Yes, for the new garage.

5 There's new variances for that or how close that
6 garage is to the house.

7 MR. LEINEKE: I can take that up with
8 the city.

9 MR. HALL: Yeah, I think you might want
10 to because that's not published. I'm sorry but
11 that's not before us.

12 CHAIRPERSON MONTAGUE: So we won't be
13 dealing with the new garage tonight.

14 MR. HALL: Just these nine items for
15 the two properties. And with that, I have no
16 further questions. Thank you.

17 CHAIRPERSON MONTAGUE: Correspondence?

18 MEMBER LONGO: Yes. We mailed out 47
19 notices, six were returned. There were no
20 objections and no approvals.

21 CHAIRPERSON MONTAGUE: All right.

22 Well, let's open it up to the board here.

23 MEMBER SAMONA: When will the I guess
24 engineering or whomever it is -- I've dealt with
25 Kem-Tec more times than I can remember. But when

1 do you anticipate having that recorded as far as
2 the property lines are now changing? Did I
3 understand that correctly?

4 MR. LEINEKE: You did, yes.

5 MEMBER SAMONA: When do you anticipate
6 doing that?

7 MR. LEINEKE: As soon as it's approved
8 by the city and recorded.

9 MEMBER SAMONA: Got it.

10 MR. LEINEKE: That's really what's
11 stopping. I can't do it until you guys approve
12 it. So I mean if you guys approve it tonight, I
13 would imagine it's recorded as soon as possible.

14 MEMBER SAMONA: So you're only doing
15 that if you get approved. You're only getting
16 that portion of the lot as far as resurveying it
17 or whatnot only if you get approved.

18 MR. LEINEKE: No. It's already done
19 surveying. I paid for this like five years ago.

20 MEMBER SAMONA: Beth, I don't know if
21 I'm just talking out loud here. Does this have
22 any effect like as far as it's on the property
23 line, it may be on the property? Does adverse
24 possession have anything do with this?

25 MS. SAARELA: That wouldn't be a

1 consideration for you, no.

2 MEMBER SAMONA: Like if we make a
3 decision on this hypothetically if it was in favor
4 of this and, you know, we couldn't be held, I
5 guess, liable.

6 MS. SAARELA: No. No.

7 MR. LEINEKE: Just so you know, this is
8 a real survey. It's not proposed. This was
9 actually surveyed quite some time ago. And then
10 the house got a little out of control. I'm a
11 homeowner, I'm not a general contractor, you know,
12 so it's my first real house where I built a whole
13 house. But I had this part of it done, and then
14 it just kind of fell between the cracks as far as
15 the actual survey getting turned in to the city
16 and the variances. We had all this variance at
17 the onset of this building project, and this part
18 actually fell between the cracks. So we had
19 variances. It's what the Building Department told
20 me that expired on the garage a year after they
21 were issued. So that's probably my fault.

22 MEMBER KRIEGER: Did you have your
23 other picture that you want to show us?

24 MR. LEINEKE: No. I'll take that up
25 with the city.

1 MEMBER KRIEGER: For Alan, if I may.

2 So we give him the variances to give him the
3 property line, and then he can get the variance to
4 build a new garage.

5 MR. HALL: This variance he's asking
6 for is kind of like you say, dimensions changed a
7 little bit, but this is rectifying a property.
8 Right now it's going through Building. This is
9 changing it so it's not going through Building so
10 the neighbor and he can be in harmony with each
11 other. So that's what this is doing right now.

12 MR. LEINEKE: I'm going to tell you,
13 it's kind of frustrating because the whole thing
14 started with the garage. And at one point I was
15 told to build the garage and it had to be done
16 before I got occupancy, Al. I'm just voicing my
17 frustration. So this whole thing tonight was
18 about this garage. I mean to the point where I
19 was told to build the garage, everything was
20 approved and I had to build before occupancy. I
21 mean I built cement walls. This is already
22 partially built. So there was a big
23 miscommunication, and I'm not a miscommunication
24 person. I talk to people and then I come into the
25 City of Novi. I live ten minutes from this

1 building here. So I don't just talk to you guys
2 on the phone. I'm not trying to do stuff
3 illegally but I'm going to tell you, this has
4 turned into one major problem, this garage. So
5 it's very not only frustrating, but surprising.

6 Now I've waited after you guys told me
7 to build the garage, I got material sitting in the
8 driveway right now rotting literally \$2,000 worth
9 of trusses in my driveway rotting, and I've
10 already built cement walls for this garage five
11 feet tall. So then I submit a plan for the garage
12 because I talked to Mike, who's a great guy, down
13 at the Building Department. I submit the plan and
14 then all kinds of -- it's just -- this is just
15 crazy. So I would like to just get it over with,
16 you know, it just --

17 CHAIRPERSON MONTAGUE: I'm sorry. I
18 apologize. We can only deal with what's in front
19 of us. Frustrations come and it's a very
20 complicated property, obviously.

21 MR. LEINEKE: I mean if you guys drive
22 by there, I don't want you calling me tomorrow
23 going, you know, we told you we're giving you a
24 variance for the property line, here you are
25 building a garage. Garage has been built for

1 quite a while.

2 CHAIRPERSON MONTAGUE: Already saw
3 that.

4 MR. LEINEKE: So I'll take it up with
5 Building again on the garage and try to figure it
6 out.

7 CHAIRPERSON MONTAGUE: Hang in there.
8 It's a very complicated issue here, so sorry for
9 your frustrations. Anybody have any other
10 comments before we entertain a motion?

11 MEMBER KRIEGER: I move that we grant
12 the variance in case number PZ25-0056 for Chris
13 Leineke at 2292 Austin Drive and 2296 for Austin
14 Drive, west of Old Novi Road and south of 13 Mile,
15 which the petitioner has shown practical
16 difficulty requiring the information needed, that
17 it's already been done previously for the
18 realignment of the property line to be able to
19 have proper ownership of each side and not because
20 of previous buildings being on opposite lots.
21 Without the variance, the petitioner will be
22 unreasonably prevented or limited with respect to
23 the use of his property because of the previous
24 issue of the property line. The property is
25 unique because of the situation of being on

1 Shawood Lake, which is a very old subdivision
2 built in the 1930s and 40s. The petitioner did not
3 create the condition because it's previously
4 created. The relief granted will not unreasonably
5 interfere with adjacent or surrounding properties
6 because the two neighbors created the line and the
7 variances have already been discussed and are in
8 agreement. The relief is consistent with the
9 spirit and intent of the ordinance because of the
10 necessity to bring previous issues to current date
11 and time.

12 MEMBER SAMONA: I would like to make a
13 proposed amendment to that, unless I'm just not
14 thinking right. I would ask that that be granted
15 subject to 2296 filling out a rescind and a new
16 PRE form once it's assigned. This would also be
17 contingent on a signed deed from 2296 transferring
18 that portion to 2294. However --

19 MS. SAARELA: I don't think we're going
20 to give them legal advise on property ownership.

21 MEMBER SAMONA: Is what's in the packet
22 from the -- from the city or from the owner, the
23 last page about all owners of both parcels will
24 need to fill out/sign applications?

25 MS. SAARELA: This is not from the

1 city.

2 MEMBER SAMONA: That is not from the
3 city?

4 MS. SAARELA: No. We're not going to
5 tell them what to do.

6 MEMBER SAMONA: I'm going to withdraw
7 what I just said.

8 MR. LEINEKE: Part of what you're
9 talking about is there is a part of one property
10 being conveyed to another and that is spelled out
11 by Kem-Tec.

12 MR. HALL: Can we just verify the
13 original motion that it entails the nine variances
14 discussed?

15 MS. KRIEGER: Yes.

16 MS. SAARELA: The nine variances as
17 presented.

18 MS. KRIEGER: To incorporate for the
19 variance to grant for the nine variances that were
20 requested.

21 MR. HALL: On both properties.

22 MEMBER KRIEGER: On both properties.

23 MEMBER SAMONA: I second that. The
24 only question I have is, we don't need the second
25 application from the second from 2296? Some of

1 the variances are from them? They both signed the
2 one.

3 MR. HALL: That's correct because the
4 property line is being adjusted. It affects both
5 properties so they both signed the document when
6 they came in so that's actually representing both
7 he and his neighbor.

8 MEMBER SAMONA: I second the motion to
9 approve.

10 MS. NARDONE: Member Samona?

11 MEMBER SAMONA: Yes.

12 MS. NARDONE: Chairperson Montague?

13 CHAIRPERSON MONTAGUE: Yes.

14 MS. NARDONE: Member Thompson?

15 MEMBER THOMPSON: Yes.

16 MS. NARDONE: Member Peddiboyina.

17 MEMBER PEDDIBOYINA: Yes, please.

18 MS. NARDONE: Member Longo?

19 MEMBER LONGO: Yes.

20 MS. NARDONE: Member Krieger?

21 MEMBER KRIEGER: Yes.

22 MS. NARDONE: Thank you. Motion
23 carries.

24 CHAIRPERSON MONTAGUE: Thank you.

25 MEMBER SAMONA: Who did you deal with

1 there, Stephanie, at Kem-Tec?

2 MR. LEINEKE: Renate.

3 CHAIRPERSON MONTAGUE: All right. Our
4 next case. PZ25-0057 (Darrell Robertson). The
5 applicant is requesting variances from the City of
6 Novi Zoning Ordinance Section 3.1.5 to allow an
7 existing single-family home addition with a 7 foot
8 side yard setback (10 feet required, so that would
9 be a variance of 3 feet); and for a 16.5 foot
10 aggregate side yard setback allowance (required
11 aggregate of 25 feet, so that would be a variance
12 of 8.5 feet). This property is zoned One-Family
13 Residential (R-4).

14 MR. STREHL: My name is Mike Strehl,
15 M-I-K-E, S-T-R-E-H-L. Mr. Robertson is out of the
16 country. I'm his builder.

17 MEMBER LONGO: Mike, are you an
18 attorney?

19 MR. STREHL: No.

20 MEMBER LONGO: Do you promise to tell
21 the truth in this case?

22 MR. STREHL: Yes.

23 MEMBER LONGO: Thank you.

24 MR. STREHL: So right now the front of
25 the garage is rotting and has to be repaired so

1 looks like this. You can see it right here, the
2 damage. We need to repair the garage. So instead
3 of doing that, we decided to leave the garage
4 alone, repair it, of course, and just add on above
5 it, and that's what they want to add, it's eight
6 fee. Existing foundation is already there. We're
7 not increasing the size of it or anything, just
8 upper structure. Neighbors agree. They don't
9 have any complaints about it. It's a two-bedroom
10 house. Now he's trying to get three bedrooms.

11 MEMBER KRIEGER: Is there a copy of
12 that in the packet?

13 MR. STREHL: Should be.

14 MS. NARDONE: They were just sent in
15 today. So I reviewed them today.

16 CHAIRPERSON MONTAGUE: Anything else to
17 add?

18 MR. STREHL: I think that's pretty much
19 it.

20 CHAIRPERSON MONTAGUE: Anyone in the
21 audience like to address this case? Step on up.
22 State and spell your name, please.

23 MS. MILLAR: Hi. My name is Tina
24 Millar, T-I-N-A, M-I-L-L-A-R.

25 MEMBER LONGO: Tina, are you an

1 attorney?

2 MS. MILLAR: I am not.

3 MEMBER LONGO: Do you promise to tell
4 the truth in this case?

5 MS. MILLAR: I do. I'm the neighbor
6 immediately adjacent to the home that they plan to
7 renovate. Mr. Robertson is a great neighbor,
8 takes good care of his property, and then a very
9 good builder and we support his project. My
10 apologies for not submitting anything in writing
11 prior to this after receiving the notification.

12 CHAIRPERSON MONTAGUE: Thank you.

13 City.

14 MR. HALL: Thank you Mr. Chair. He is
15 seeking two dimensional variances tonight, and the
16 reason why he has to have a variance is because
17 the use in the house is required to have
18 variances, so he has to continue those variances
19 for the addition. The addition is going on top of
20 an outdoor deck concurrently, and the outside
21 perimeter is exactly the same. It's not changing
22 whatsoever. So he's only going up, so it doesn't
23 change the footprint of the house in the first
24 floor at all, is that correct?

25 MR. STREHL: Correct.

1 MR. HALL: So the one variance is going
2 to be for a three foot side yard setback variance.

3 Again. This is lining with the garage walls
4 below, and then an eight and a half foot side yard
5 setback aggregate variance between the two sides.

6 And with that, we have no further questions.

7 Thank you.

8 CHAIRPERSON MONTAGUE: So they had the
9 variance originally for the garage.

10 MR. HALL: For the original house, yes.

11 Now this is just a continuation.

12 CHAIRPERSON MONTAGUE: Correspondence.

13 MEMBER LONGO: Correspondence we mailed
14 out 36 notices, zero return. There were no
15 objections, one approval, which is in our packet,
16 Douglas Simms did the approval with no comments.

17 MEMBER SAMONA: Not that anything sets
18 a precedence, but we had one just like this like
19 last month or the month before where somebody was
20 still staying within the building frame of the
21 home. I still remember that one. Have absolutely
22 no issue with this, the only question I have might
23 be for Alan. I assume there's measures in place
24 which will -- which will help the construction
25 crew manage the construction on this site lot to

1 avoid the impact on traffic and the roads, right?

2 MR. HALL: That's correct. When he
3 gets a building permit for that then there's
4 ordinances that say you can disrupt the property
5 line.

6 MEMBER SAMONA: Got it. I have no
7 issue.

8 MEMBER PEDDIBOYINA: You are the
9 contractor?

10 MR. STREHL: I'm the contractor. The
11 owner got called out of town on business and he
12 asked me to represent him and I said I would do
13 it. So been here before many times. Been working
14 in Novi for 30 plus years. And then the setback
15 in the front yard, there's no problem with that so
16 there's plenty of room for construction and
17 trusses in the driveway not to affect impeding
18 traffic or anything.

19 MEMBER PEDDIBOYINA: Currently how many
20 bedrooms in this house?

21 MR. STREHL: It's two right now and
22 he's trying to go to three.

23 MEMBER PEDDIBOYINA: Thank you.

24 CHAIRPERSON MONTAGUE: Anything else?

25 Motion time.

1 MS. KRIEGER: I move that we grant the
2 variance in case number PZ25-0057 for Darrell
3 Robertson, 1953 West Lake Drive, for the applicant
4 for his petition for a continuing of a 7 foot side
5 yard setback variance of 3 feet and for a 16.5
6 foot aggregate side yard setback allowance
7 aggregate of 25 feet, variance of 8.5 feet to
8 continuation of what is previously existing.
9 Without this, the petitioner will be unreasonably
10 prevented or limited with respect to the use of
11 his property because the variances allow for the
12 addition for the house on previous variances. The
13 property is unique because all the homes on West
14 Lake are unique. The petitioner did not create
15 the condition because the houses are already in
16 place. The relief granted will not unreasonably
17 interfere with adjacent or surrounding properties
18 because of the position of the neighboring homes
19 and the relief is consistent with the spirit and
20 intent of the ordinance because it is a minimal
21 request.

22 MEMBER SAMONA: Second.

23 MS. NARDONE: Member Thompson?

24 MEMBER THOMPSON: Yes.

25 MS. NARDONE: Member Samona?

1 MEMBER SAMONA: Yes.

2 MS. NARDONE: Chairperson Montague?

3 CHAIRPERSON MONTAGUE: Yes.

4 MS. NARDONE: Member Peddiboyina?

5 MEMBER PEDDIBOYINA: Yes, please.

6 MS. NARDONE: Member Longo?

7 MEMBER LONGO: Yes.

8 MS. NARDONE: Member Krieger?

9 MEMBER KRIEGER: Yes.

10 MS. NARDONE: Thank you. Motion
11 carries.

12 MR. STREHL: Thank you.

13 CHAIRPERSON MONTAGUE: Case PZ25-0058.

14 (Linda Laplatt). The applicant is requesting
15 variances from the City of Novi Zoning Ordinance
16 Section 3.1.5 to allow construction of a new
17 single-family home with lot coverage of 31% (25%
18 is allowed, so it's a variance of 6%); to allow a
19 front yard setback of 10.4 feet (30 feet required,
20 with a variance of 19.6 feet); to allow a rear
21 yard setback of 29.8 feet (35 feet required, a
22 variance of 5.2 feet); to allow a side yard
23 setback of 3.4 feet (required 10 feet, so variance
24 of 6.6 feet); and to allow a minimum aggregate of
25 the exterior side yard, and opposite side yard of

1 11.6 feet (required aggregate of 40 feet, variance
2 of 28.4 feet). This property is zoned One-Family
3 Residential (R-4).

4 MEMBER SAMONA: Before we begin, do we
5 need to put anything on the record for this one
6 because this is the one where the review standard
7 was out of order on the website? So do we need to
8 put anything on the record about that?

9 MR. HALL: It was published correctly,
10 so I think we're fine.

11 MS. SAARELA: The public hearing notice
12 went out correctly, so it's fine.

13 MEMBER SAMONA: That's fine. Sorry for
14 interrupting.

15 CHAIRPERSON MONTAGUE: All right. I'm
16 sorry. Go ahead.

17 MR. KNOST: I'm Josh Knost, J-O-S-H,
18 K-N-O-S-T. I represent Linda. I'm a designer at
19 TK Design.

20 MEMBER LONGO: Excuse me. Are you an
21 attorney?

22 MR. KNOST: I'm not.

23 MEMBER LONGO: Do you promise to tell
24 the truth in this case?

25 MR. KNOST: I do.

1 MEMBER LONGO: Thank you.

2 MR. KNOST: Unfortunately I was hoping
3 someone else would use the computer before me so I
4 can see how it was done, but no one has. I have a
5 PowerPoint presentation. Is there any way I can
6 get it on the screen? All right. All right.

7 Sorry about that.

8 So my client, Linda Laplatt, owns the
9 lot located 1701 East Lake Drive, and she's owned
10 it for quite a few years. Recently she decided
11 she'd like to develop it a little bit further, put
12 a new home on there. There currently exists a
13 home that is on the property, has been for many
14 years. She would like to construct a new home,
15 use this as her primary residence.

16 So unfortunately as we were looking
17 into the lot as we started to dig into this we
18 found that it has frontage on both Monticello
19 Street as well as East Lake Drive, making it a
20 corner lot. The lot is 30 feet wide. It was two
21 front setbacks on those two frontage to streets
22 meaning that the setbacks cross. There is no
23 usable building envelope.

24 So in seeking this variance, we would
25 like to adjust these setbacks so that they match

1 the existing building. We would like to construct
2 a new home that matches the existing footprint of
3 that house. So we're not asking for any
4 additional space. We'd like to construct a new
5 home that fits the home style as it exists on East
6 Lake Drive.

7 Unfortunately I have no photos to show
8 you guys. But if you cruise down East Lake, we're
9 hoping to construct a home that matches the
10 quality of the homes that exist. We would like to
11 construct a home that matches the existing
12 character of the neighborhood, has the same
13 timeless charm and design qualities that exist
14 today, and then would continue to add to the
15 fabric of the community for many years to come.

16 CHAIRPERSON MONTAGUE: Does that pretty
17 much cover it?

18 MR. KNOST: Yes, that pretty much
19 covers it.

20 CHAIRPERSON MONTAGUE: All right.
21 Anybody in the audience?

22 MS. LAPLATT: Good evening. I'm Linda
23 Laplatt. I'm the owner of 1701 East Lake Drive.

24 MEMBER LONGO: Excuse me, Linda. Are
25 you an attorney?

1 MS. LAPLATT: No, I am not.

2 MEMBER LONGO: Do you promise to tell
3 the truth in this case?

4 MS. LAPLATT: Yes.

5 MEMBER LONGO: Thank you.

6 MS. LAPLATT: This house has been in my
7 family since 1973. It was probably built in the
8 '30s or '40s. It's one of the few houses that
9 nothing's ever happened to on East Lake Drive.
10 It's not -- it's about 800 square feet footprint,
11 and it's not really movable space. Still has a
12 well. So I'm hoping to retire there. I live in
13 Lyon Township now, but I'm selling my house,
14 building a home there, which has a much more
15 manageable yard for me. I'm retired and
16 entrusting the design company here, TK, to come up
17 with a design. Actually, I lived in there for
18 three years as a newlywed and both my daughters
19 lived there for a couple years before they got
20 married.

21 MR. KNOST: Sorry. I do have here
22 existing home on the left, and then the proposed
23 design on the right. So these dimensions match
24 the footprint of the home that exists on the lot
25 today, and these are the dimensions that we would

1 like to continue forward with.

2 MEMBER SAMONA: Can you repeat what the
3 images are one more time?

4 MR. KNOST: Yep. So to the left here
5 we have the existing home on the property. And
6 then to the right here we have the proposed design
7 for plans. And then we have as well an exterior
8 photo of what that home would look like. So as
9 you cruise down East Lake drive, plenty of
10 cottages that all have very similar styles to
11 this. We would like to match the exist footprint
12 of the home and put up something that's beautiful,
13 has a lot of charm, a lot of character, will
14 continue to beautify the environment around it.

15 CHAIRPERSON MONTAGUE: Anyone else in
16 the audience? I see a person standing. Come on
17 down.

18 MR. BROWN: I'm Don Brown, D-O-N,
19 B-R-O-W-N. I own the property behind this.

20 MEMBER LONGO: Don, are you an
21 attorney?

22 MR. BROWN: No.

23 MEMBER LONGO: Do you promise to tell
24 the truth in this case?

25 MR. BROWN: Yes.

1 MEMBER LONGO: Thank you.

2 MR. BROWN: When I saw this asked for a
3 variance, I was really shocked. There's already
4 been construction done on the property. What was
5 that?

6 MR. KNOST: We have not done any
7 construction.

8 MR. BROWN: It had maybe a one story
9 garage previously?

10 MR. KNOST: The existing home is a one
11 story home.

12 MR. BROWN: Then there's a two-story
13 garage?

14 MS. WEABER: There is no garage.

15 MR. BROWN: Pardon?

16 MS. WEABER: There is no garage. It's
17 an 800 square foot cottage. I think you might be
18 thinking of the wrong house, sir.

19 CHAIRPERSON MONTAGUE: I'm sorry.

20 Could you introduce yourself and tell us what's
21 going on here?

22 MS. WEABER: Allison Weaber,
23 A-L-L-I-S-O-N, W-E-A-B-E-R.

24 MEMBER LONGO: Allison, are you an
25 attorney?

1 MS. WEABER: No.

2 MEMBER LONGO: Do you promise to tell
3 the truth in this case?

4 MS. WEABER: Yes.

5 MEMBER LONGO: Thank you.

6 MS. WEABER: No work has been done on
7 the house ever. It's been that way since I was a
8 child, so in the '90s. But there's no garage.

9 It's just a --

10 MR. BROWN: That's the house that's
11 existing now?

12 MS. WEABER: Yeah.

13 MR. BROWN: Is there a house next door
14 that's being worked on?

15 MS. WEABER: There's a house a couple
16 doors down, but it's not our property.

17 MR. BROWN: Oh, okay.

18 CHAIRPERSON MONTAGUE: All set?

19 MR. BROWN: Yeah.

20 CHAIRPERSON MONTAGUE: Thank you.

21 Thank you for getting that cleaned up. Appreciate
22 that.

23 MEMBER SAMONA: Can we see the other
24 side of that poster? I thought we were about to
25 see a live proposal on the city.

1 CHAIRPERSON MONTAGUE: I was wondering
2 when we're going to have a wedding here shortly.

3 MS. WEABER: Already happened.

4 CHAIRPERSON MONTAGUE: Anybody else?
5 Anybody else got posters?

6 MS. WEABER: That's the property.

7 MS. MILLAR: Tina Millar, T-I-N-A,
8 M-I-L-L-A-R.

9 MEMBER LONGO: We already know you,
10 Tina.

11 MS. MILLAR: Thank you. I'm at 1957
12 West Lake Drive. I'm also the chairperson for the
13 Walled Lake Lake Improvement Board. And so I
14 guess I would like to applaud you for taking the
15 investment and it looks like it will be a great
16 addition to the appearance on the that side.

17 CHAIRPERSON MONTAGUE: All right.

18 Thank you. We're running out of people, but does
19 anybody else want to say anything? All right.

20 Thank you. City.

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

22 They are requesting five dimensional variances
23 tonight on a very tight lot. We have no further
24 questions. Thank you.

25 CHAIRPERSON MONTAGUE: Correspondence.

1 MEMBER LONGO: We mailed out 65
2 notices, four returned. There was one objection
3 and one approval. The objection was Don Brown who
4 said that the Zoning Board should enforce the
5 ordinances.

6 CHAIRPERSON MONTAGUE: All right.

7 Comments from the board? None. Everybody is
8 getting tired.

9 MEMBER SAMONA: I'm good for like one
10 out of every 300. That's two of them today.

11 CHAIRPERSON MONTAGUE: All right. Then
12 I guess we're looking for a motion.

13 MEMBER THOMPSON: I move that we grant
14 the variance in the case PZ25-0058, sought by
15 Linda Laplatt, for the five dimensional variances
16 because the petitioner has shown practical
17 difficulty requiring construction of a new home.
18 Without the variance, the petitioner would be
19 unreasonably prevented or limited with respect to
20 use of the property because of the property's
21 shape. The property is unique because it is a
22 corner lot. The petitioner did not create the
23 condition because the property was purchased in
24 the 1970s. The relief granted would not
25 unreasonably interfere with adjacent or

1 surrounding properties, as the lake is across the
2 street, and the relief is consistent with the
3 spirit and the intent of the ordinance, because it
4 will be conforming with the current homes around
5 it.

6 MEMBER KRIEGER: Second.

7 MS. NARDONE: Member Thompson?

8 MEMBER THOMPSON: Yes.

9 MS. NARDONE: Chairperson Montague?

10 CHAIRPERSON MONTAGUE: Yes.

11 MS. NARDONE: Member Samona?

12 MEMBER SAMONA: Yes.

13 MS. NARDONE: Member Peddiboyina?

14 MEMBER PEDDIBOYINA: Yes, please.

15 MS. NARDONE: Member Krieger?

16 MEMBER KRIEGER: Yes.

17 MS. NARDONE: Member Longo?

18 MEMBER LONGO: Yes.

19 MS. NARDONE: Motion carries.

20 CHAIRPERSON MONTAGUE: Thank you. The
21 last case of the night. PZ25-0059 (Waltonwood at
22 Twelve Oaks) The applicant is seeking amendment to
23 remove the condition of the mandated 150-foot
24 building separation from Waltonwood. The property
25 previously has an approved variance from Section

1 3.6.2.B of the City of Novi Zoning Ordinance that
2 permitted a deficiency of 14-feet in the rear yard
3 setback (75 feet required, 61 feet approved); with
4 the condition mandating a 150-foot separation from
5 Waltonwood. This property is zoned Low-Density
6 Multiple-Family (RM-1).

7 MR. DELAPPA. Good evening. My name is
8 Matt Delappa, M-A-T-T, D-E-L-A-P-P-A.

9 MEMBER LONGO: Matt, are you an
10 attorney?

11 MR. DELAPPA: I am not.

12 MEMBER LONGO: Do you promise to tell
13 the truth in this case?

14 MR. DELAPPA: Yes, sir.

15 MEMBER LONGO: Thank you.

16 MR. DELAPPA: I'm with Singh
17 Development, the owners and operators of
18 Waltonwood at 12 Oaks. I'm here tonight with
19 somewhat of a unique request because I'm not
20 requesting a variance, but rather an amendment to
21 the variance that was granted for the Waltonwood
22 12 Oaks project when Phase 2 was being approved
23 all the way back in 2003.

24 This was the original plan for
25 Waltonwood 12 Oaks that was approved in 1997.

1 It's a two-phase senior living facility. This
2 part right here was Phase 1, independent living
3 facility. It was constructed in 1999. And during
4 the first few years of operation, we realized that
5 we'd have a few problems with the build out from
6 Phase 2 as it was designed. So we put our heads
7 together and redesigned Phase 2 and submitted it
8 back to the city for approval to try to address
9 those problems. And essentially what we did was
10 rotate that building 90 degrees. So instead of
11 being perpendicular to the independent living
12 facility, it was a similar size and ended up
13 flipping the other way. And this was done for a
14 few key reasons. Namely, we wanted to add an
15 entrance here. Because this is an assisted living
16 and memory care facility, there's a decent demand
17 for emergency vehicle access and we wanted to
18 create a clearly and easily identifiable access
19 point for those emergency vehicles. We also
20 wanted to circumvent Huron Circle because during
21 the first few years of operation we had noticed
22 that it basically had become a mall cut through
23 and there was a lot of traffic, so we didn't want
24 elderly residents having to drive around that road
25 to get into the assisted living or memory care

1 facility and then the same for emergency vehicles.

2 And then lastly, the redesign also
3 improves circulation in the building, which
4 improves safety. The original design had a lot of
5 dead-end corridors so this shortened walking
6 distances and evacuation rounds in a time of
7 crisis.

8 So all good things for operation. The
9 only problem that we had was the building was now
10 a little bit closer to that rear setback than it
11 was on the original plans. So the required
12 setback was 75 feet, and with this plan we ended
13 up at 61 feet. So in 2003 we came here seeking a
14 variance for a 14 foot deviation, and that was
15 ultimately granted. But there was a condition
16 placed upon that approval that required us to put
17 a deed restriction on the adjacent property to the
18 north, which we also own and still own today,
19 requiring 150 foot building separation.

20 At the time we were planning to develop
21 that property into a multiple-story mixed use
22 development known as Uptown Place. You can see
23 Waltonwood and 12 Oaks right next to that planned
24 project. And it was ultimately approved but we
25 never commenced with construction based on around

1 the time it was approved we were right about to
2 roll into the financial crisis so this ended up
3 getting shelved, then ultimately we turned a
4 different direction.

5 But just to give you the size and scale
6 of what this project was going to be, this is the
7 rear elevation of Uptown Place. So if you were
8 standing at the Waltonwood looking to the north,
9 this is what you'd be seeing. And then I know
10 it's a little bit hard to see, so I printed off
11 kind of an enlarged version of that. So it's four
12 stories on the back, the grade drop, so it ends up
13 being five stories visible. I believe the height
14 on this building, I didn't have a spec from grade
15 at the back to the top, but the average height
16 from grade around the whole building was 48 feet,
17 so I can safely say it's well over 50 feet from
18 grade in the rear.

19 This product was being developed under
20 the PD-2 option. It's zoned regional commercial,
21 but with the PD-2 overlay we were allowed to
22 propose and ultimately get approved this type of a
23 project.

24 And that brings us to today. We've
25 since gone a different direction. And a couple

1 months ago we received preliminary site plan
2 approval for a townhouse project tentatively known
3 as 12 Mile Towns on the property.

4 Here's kind of a general review. You
5 can see all the townhouses. This is obviously
6 significantly less dense in terms of the number of
7 units than the previously approved Uptown Place,
8 and it is also much less intensive. You can see
9 example of the elevations on the rear obviously
10 there's different clusters with different amounts
11 of units, but this is a rough idea of what the
12 fronts of the units will look like.

13 So the reason that we're here today is
14 to request the ZBA to amend that previous approval
15 to rescind the condition requiring us to place
16 that deed restriction on the adjacent property to
17 allow us to proceed with this plan as approved.

18 And we think that the 150 foot building separation
19 is no longer necessary for the following reasons.

20 First the idea of requiring 150 foot setback is
21 assuming that you would have 75 on either side,
22 right? So because the Waltonwood at 12 Oaks
23 shifted a little bit, you're still maintaining
24 artificial separation even though Waltonwood has a
25 deviation.

1 The old assumption no longer applies
2 though because the PD-2 option that Uptown Place
3 was being developed with has been amended since
4 2003, which allows us to build standalone lower
5 density multi-family developments such as 12 Mile
6 Towns. It's a reduced density, lower intensity
7 type of project that would not have been
8 anticipated in 2003 when that deed referred to
9 when it was required to have taken place. So in
10 essence, if we would have proposed 12 Mile Towns
11 in 2003, it would have been denied because it
12 wasn't what the city was looking for at the time.

13 Second, we've oriented the townhouses
14 to face the Waltonwood. The townhouses are rear
15 loaded so the garages face the street. So the
16 most visually appealing part of the buildings will
17 actually be facing on the Waltonwood at 12 Oaks.
18 And on top of that, they're being constructed with
19 high quality building material such as fiber
20 cement siding, manufactured stone and brick.

21 Additionally, in terms of the site plan
22 for 12 Mile Towns itself, we're required to
23 provide a 35 foot setback, and we've provided a 40
24 foot setback so we added a little bit of cushion
25 on top of what the ordinance requires there.

1 There's also an existing mature
2 landscaping buffer in place, and I highlighted the
3 existing trees, probably hard to see on this plan.
4 Kind of blew it up there a little bit. But all
5 those trees highlighting the arena are existing,
6 they're pretty mature. And on top of that, we are
7 proposing a pretty substantial additional buffer
8 with all of these proposed additional trees to
9 help with the transition.

10 And lastly, the neighbor most affected
11 by what we're proposing here today is going to be
12 Waltonwood at 12 Oaks. And I can assure you we
13 wouldn't be proposing this if we felt that it
14 would negatively impact the quality of life for
15 our residents. And we are very confident with the
16 reduced density, with the amended PD-2 option and
17 with the existing buffer and the additional buffer
18 that we're providing that it will not have any
19 negative impacts whatsoever. So with that, I
20 would thank you for your time, and I would love to
21 open it up for any questions.

22 CHAIRPERSON MONTAGUE: All right.

23 Anything else to add at this point?

24 MR. DELAPPA: No.

25 CHAIRPERSON MONTAGUE: Anyone in the

1 audience there? City.

2 MR. HALL: Thank you, Mr. Chairman. So
3 yes, they are seeking an amendment to a previous
4 ZBA case with their findings. I do have a
5 question, though. So the graphic that you have up
6 right now, this is a project you're going to
7 build, correct?

8 MR. DELAPPA: Correct.

9 MR. HALL: The first project that you
10 had up originally, the bigger building, how does
11 that relate to this drawing?

12 MR. DELAPPA: The subject for the
13 variance that was granted was for Waltonwood at 12
14 Oaks.

15 MR. HALL: Where does that fit in that?
16 Where is that so they understand where that is?

17 MR. DELAPPA: It's confusing. Here.
18 This is a good way to show it. So this is the
19 Waltonwood property that the variance was granted
20 for. The condition required us to put a deed
21 restriction on this property to the north, which
22 is a very unique condition. Only possible because
23 we owned both properties at the time.

24 MR. HALL: So this project's been
25 scrapped. We're going to the new plan.

1 MR. DELAPPA: Yes.

2 MR. HALL: Okay. I just wanted to make
3 sure I understand, because the graphics were kind
4 of confusing to me. So that's scrapped now. That
5 top part is going to have multi --

6 MR. DELAPPA: Townhouses.

7 MR. HALL: Townhouses and that kind of
8 stuff.

9 MR. DELAPPA: Correct.

10 MR. HALL: And the variance because the
11 building to the south has the 150 foot part that
12 you're saying that you want --

13 MR. DELAPPA: Yeah. So the townhouses
14 as proposed are not 150 feet away from Walton at
15 12 Oaks. And that's in a recorded deed
16 restriction that we put in place to comply with
17 the previous ZBA and approval.

18 MR. HALL: So then the original -- I
19 mean you're contending that the original ZBA
20 approval and that motion for this requirement is
21 now not germane to the project you're doing now.

22 MR. DELAPPA: Yes.

23 MR. HALL: With that, I have no further
24 questions. Thank you, sir.

25 CHAIRPERSON MONTAGUE: Correspondence.

1 MEMBER LONGO: We mailed out 13
2 notices. Two returned. There were no approvals
3 and no objections. Thank you.

4 MEMBER SAMONA: I have 11 questions.
5 I'm just kidding. It's actually just -- I just
6 want to be clear. The 150 foot separation
7 requirement, that was the requirement of the
8 city's approval back in 2023, correct, or was that
9 their proposal?

10 MR. HALL: That was part of the ZBA
11 approval then. The project's changed now and so
12 now they're looking for relief.

13 MEMBER SAMONA: Sure. What was the
14 requirement for the separate -- I guess what I'm
15 getting at is I have absolutely no issue with
16 this, but I guess what I'm getting at is if this
17 separation, given a hypothetical, if the
18 requirement the standard was 200 feet, and they
19 agreed to 150 feet, could it be considered, not
20 that I have an issue with it regardless, but could
21 it be considered a self-created issue? That's the
22 only thing I'm getting at.

23 MR. HALL: I think we'll let the
24 applicant answer that question.

25 MR. DELAPPA: Sure. Yeah. The 150

1 foot it's somewhat arbitrary because a building
2 separation requirement will only come into place
3 based on what you're building on the adjacent
4 property. So it's kind of a blanket ballpark
5 guess. We think you're going to build something
6 with high a intensity use that will require 75
7 feet away from the property line. And as I was
8 saying in my speech, because of the PD-2 option
9 that was amended to allow reduced to lower
10 intensity development, that couldn't have been
11 anticipated. So I think in hindsight the
12 condition somewhat makes sense, but now that we're
13 allowed to build reduced density product, they can
14 be closer to the property line, the additional
15 separation isn't justified.

16 MEMBER SAMONA: Got it. So if I
17 understand it correctly, and I'm probably
18 repeating exactly what you just said, but that was
19 a great explanation, is that the separation
20 distance would have been necessary if you were
21 maybe building two of the same things or whatever.
22 However, what you're building in any event, no
23 matter what it was, what you're going to be
24 building right now does not require this
25 separation buffer.

1 MR. DELAPPA: Correct.

2 MEMBER SAMONA: I get it. Thank you.

3 CHAIRPERSON MONTAGUE: Anybody else?

4 What's the height of the new structures?

5 MR. DELAPPA: 37 feet.

6 CHAIRPERSON MONTAGUE: 37 versus what

7 was the other one?

8 MR. DELAPPA: I don't have the exact.

9 These are 20 year old construction drawings. But
10 the average height of the building all the way
11 around is 47 feet 10 inches, but at the back, the
12 grade drops down to add an additional story, so my
13 best guess is it's well over 50 feet.

14 CHAIRPERSON MONTAGUE: Just wondering
15 about not having a relationship to setback line.

16 That's all.

17 MR. DELAPPA: There is a requirement
18 for setback is impacted by the building height,
19 and for the product that we're proposing, we are
20 in compliance with that.

21 MS. SAARELA: So before anybody makes a
22 motion, I just want to indicate that this isn't
23 really a question of a practical difficulty at
24 this point, it's a question of amending a prior
25 ZBA variance approval. So the motion would really

1 be to amend the prior ZBA approval, which looks
2 like it was amended 2003 ZBA approval for 14 foot
3 rear yard setback variance for Waltonwood at 12
4 Oaks case number 02-111 to remove the condition
5 requiring seeing the place and deed restriction on
6 the adjacent property requiring 150 foot building
7 separation from Waltonwood. And just say why.

8 Why. Because the new project proposed no longer
9 requires a 150 foot building separation due to the
10 change in density in the new project. So it's not
11 really a question of meeting practical difficulty
12 standards, it's a question of conditions having
13 changed and you're amending a prior motion.

14 MEMBER SAMONA: Got it. So it wouldn't
15 be an issue to amend the prior motion if it's not
16 the same border, right?

17 MS. SAARELA: It doesn't matter.

18 MEMBER SAMONA: Got it. Thank you.

19 CHAIRPERSON MONTAGUE: All right. What
20 she said. Who's going to do the amendment?

21 MS. SAARELA: So if you go to their
22 application you can read what I basically just
23 said.

24 MEMBER SAMONA: Can we just copy and
25 paste?

1 MS. SAARELA: You can adopt what I just
2 said if it's in the record.

3 MEMBER LONGO: It's in the record.

4 MR. HALL: It's going to be in the
5 application if you want to read it.

6 MEMBER PEDDIBOYINA: Somebody can read
7 that and I can continue with the motion, what she
8 mentioned?

9 MS. SAARELA: It's in the packet.

10 MEMBER SAMONA: You want me to read the
11 beginning part?

12 MEMBER PEDDIBOYINA: Yeah, the
13 beginning part, ZBA, what they mentioned.

14 MEMBER SAMONA: So you want me to read
15 number one. Just number one. Is that what you're
16 saying?

17 MR. HALL: Like little tan lines? Do
18 you see the tan graphic lines?

19 MEMBER THOMPSON: Do you want me to
20 read the motion first?

21 MEMBER PEDDIBOYINA: You can make a
22 motion.

23 MS. SAARELA: Well it's a motion to
24 amend the 2003 ZBA approval for a 14 foot rear
25 yard setback variance for Waltonwood at 12 Oaks,

1 case number 02111 to remove the condition
2 requiring seeing the place and deed restriction on
3 the adjacent property requiring 150 foot building
4 separation from Waltonwood because, and whatever
5 your reason is for agreeing to that.

6 MEMBER THOMPSON: Can we just make a
7 motion to adopt what Ms. Saarela just said?

8 MS. SAARELA: Then you'd have to add to
9 it your because part, your facts.

10 MEMBER THOMPSON: Joe, if you're making
11 the motion, if you want, we make a motion to adopt
12 what Beth just said and then add onto it. If
13 someone wants to go ahead. I'm equally confused.

14 CHAIRPERSON MONTAGUE: Well, the motion
15 is to grant dimensional variance to remove the
16 previous -- previously approved condition
17 mandating 150 foot building separation from
18 Waltonwood in a previous approved ZBA hearing held
19 on June 3rd, 2023. This amendment seeks to align
20 the project with the current site conditions on
21 the adjacent property due to the changing in the
22 nature of the project, 2003.

23 MEMBER PEDDIBOYINA: Okay. I continue
24 with that motion. I move that we grant the
25 variance in the case PZ25-0059 Waltonwood at 12

1 Oaks. The applicant is requesting to amend, the
2 previous, approved. Variance for the property
3 located 27495 Huron Circle, zoned (RM-1)
4 Low-Density Multiple-Family residential. The
5 property previously received a variance from
6 section 3.6.2.B the City of Zoning Ordinance
7 permitting 14 foot rear yard setback, 75 foot
8 required variance of 61 foot approved with the
9 added condition requiring a 150 foot building
10 separation of existing two developments. And
11 Whereas the applicant is now requesting to move the
12 condition, Mandating the 150 foot building separation
13 while maintaining the previously approved setback
14 variance. Finding the facts The Zoning Board of appeals
15 makes the following finding based on the information
16 presented. Practical difficulties. The condition is
17 required 150 feet building separation is not
18 Standard ordinance. The properties maintaining this
19 condition created the practical difficulty prevents the
20 reasonable development the zoning district itself
21 created. The difficulty actually created a 150 feet
22 separation was imposed as a condition of the earlier
23 variance approval and not required by ordinance but
24 created for applicants. No determination of the health,
25 safety and welfare of the community. The condition will

1 not be determined. The spirit of intent of the
2 ordinance allow the multiple additional development.
3 The amendment maintains the appropriate setbacks and
4 ensured the capabilities with the surrounding uses.

5 MEMBER SAMONA: Second.

6 MS. NARDONE: Member Krieger?

7 MEMBER KRIEGER: Yes.

8 MS. NARDONE: Member Thompson?

9 MEMBER THOMPSON: Yes.

10 MS. NARDONE: Chairperson Montague?

11 CHAIRPERSON MONTAGUE: Yes.

12 MS. NARDONE: Member Samona?

13

14

15

16

17

18

19

20

21

22

23

24

25

1 MEMBER SAMONA: Yes.

2 MS. NARDONE: Member Peddiboyina?

3 MEMBER PEDDIBOYINA: Yes, please.

4 MS. NARDONE: Member Longo?

5 MEMBER LONGO: Yes.

6 MS. NARDONE: Thank you. Motion

7 carries.

8 MEMBER PEDDIBOYINA: Good luck.

9 CHAIRPERSON MONTAGUE: Any matters
10 anybody would like to bring up.

11 MEMBER SAMONA: I want to wish
12 everybody a Happy Thanksgiving coming up and
13 everyone be safe out there.

14 CHAIRPERSON MONTAGUE: Entertain a
15 motion to adjourn.

16 MEMBER PEDDIBOYINA: Motion.

17 MEMBER SAMONA: Second.

18 CHAIRPERSON MONTAGUE: All in favor
19 aye?

20 THE BOARD: Aye.

21 CHAIRPERSON MONTAGUE: Any opposed? If
22 you are, you're in trouble.

23 (The meeting was adjourned at 9:04 p.m.)

24

25

1 CERTIFICATE OF NOTARY

2

3 STATE OF MICHIGAN)

4) SS

5 COUNTY OF OAKLAND)

6

7 I, Melinda R. Womack, Certified

8 Shorthand Reporter, a Notary Public in and for the
9 above county and state, do hereby certify that the
10 above deposition was taken before me at the time
11 and place hereinbefore set forth; that the witness
12 was by me first duly sworn to testify to the
13 truth, and nothing but the truth, that the
14 foregoing questions asked and answers made by the
15 witness were duly recorded by me stenographically
16 and reduced to computer transcription; that this
17 is a true, full and correct transcript of my
18 stenographic notes so taken; and that I am not
19 related to, nor of counsel to either party nor
20 interested in the event of this cause.

21

Melinda R. Womack

22

23 Melinda R. Womack, CSR-3611

24 Notary Public, Jackson County

25 My Commission expires: 06-22-2032

Novi Zoning Meeting

11/18/2025

1

\$	1	2	3	4
\$2,000 63:8		19.6 74:20	3.1.5 52:24 68:6 74:16	
\$4,800 6:9		1930 55:8	3.1.5.D 53:5	
0		1930s 65:2	3.25 53:2	
0 52:20 53:13		1953 73:3	3.4 74:23	
02-111 97:4		1957 82:11	3.6.2.B 85:1 100:6	
02111 99:1		1970s 83:24	30 17:21 20:2,6,10,14 21:2,7, 21 22:11 23:11,19 25:13 26:1 27:18,23 28:8 29:4,19,24 30:3,4 72:14 74:19 76:20	
1		1973 78:7	300 83:10	
1 86:2		1997 85:25	30s 78:8	
1.5 53:7		1999 86:3	31 42:24	
10 52:23,25 53:6 68:8 74:23 96:11			31% 74:17	
10,000 53:8		2 85:22 86:6,7	32 46:21	
10.4 74:19		2.75 53:4 57:6	33 19:2	
106 45:11		20 13:10 33:4 55:18 96:9	33% 53:1	
10:00 14:15,18		200 94:18	34 37:5	
11 94:4		2003 85:23 87:13 90:4,8,11 97:2 98:24 99:22	35 74:21 90:23	
11.6 75:1		2023 36:25 94:8 99:19	36 71:14	
12 85:18,22,25 87:23 89:3,22 90:5,10,17,22 91:12 92:13 93:15 97:3 98:25 99:25		2292 56:22 57:8 64:13	360 31:10	
13 64:14 94:1		2294 65:18	37 96:5,6	
14 87:14 97:2 98:24 100:7		2296 53:4 57:13 64:13 65:15, 17 66:25	3rd 99:19	
14-feet 85:2		24 33:4		
150 87:19 89:18,20 93:11,14 94:6,19,25 97:6,9 99:3,17 100:9,12,17,21		25 68:11 73:7	4 52:22	
150-foot 84:23 85:4		25% 53:1 74:17	4.19.1.e.i 31:8	
16 42:25 45:19 55:19		26103 43:19	4.19.1.G 31:13 52:19 53:12	
16.5 68:9 73:5		27495 100:3	4.19.2.A 8:7	
1701 76:9 77:23		28-5(a) 42:20	40 75:1 90:23	
18 53:11 57:20		28-5(b)(2)a 42:23	40s 65:2 78:8	
18th 3:3		28.4 75:2	42 53:10	
		29.8 74:21	47 42:24 59:18 96:11	
			48 88:16	
		3		
		3 31:14,16 42:23 68:9 73:5		
		3,467 53:9 57:19		

Novi Zoning Meeting
11/18/2025

2

5

5 52:25
5.1.3 16:23
5.2 74:22
50 14:25 88:17 96:13
55 15:1
576 31:9

6

6 31:15 42:22 52:20,21,23
53:3,13,14
6% 74:18
6,533 53:8
6.6 74:24
61 85:3 87:13 100:8
65 83:1

7

7 68:7 73:4
75 85:3 87:12 89:21 95:6
100:7

8

8% 53:2 57:4
8.5 53:6 68:12 73:7
80 53:10
800 78:10 80:17
850 31:12
86 31:12 32:12 33:5,11 36:21
40:21

9

9-foot 42:21
90 86:10

90s 81:8

9:04 102:23

A

A-L-L-I-S-O-N 80:23
A101 11:11
abide 47:23
absent 3:10
absolutely 49:3,11 71:21
94:15
accept 26:25 30:9
acceptable 45:9 48:20
accepted 30:10
access 34:7 37:22 40:10,12
86:17,18
accesses 40:9
accessing 32:20
accessories 33:7
accessory 31:11 36:13,16,20,
23 40:20 52:19,22 53:3,12
57:7 58:18
achieve 44:13
acquired 43:18
action 23:18
activities 15:14
actual 61:15
add 7:18 12:9,13 53:12 69:4,5,
17 77:14 86:14 91:23 96:12
99:8,12
added 90:24 100:9
adding 36:19
addition 35:24 50:8 53:3
55:14,16 57:7 58:13 68:7
70:19 73:12 82:16
additional 6:9 27:3,4 58:24
77:4 91:7,8,17 95:14 96:12
101:2

Additionally 90:21

address 4:2 69:21 86:8

adds 50:8 51:2

adhere 26:1

adjacent 15:22 29:16 41:9
65:5 70:6 73:17 83:25 87:17
89:16 95:3 97:6 99:3,21

adjourn 102:15

adjourned 102:23

adjust 76:25

adjusted 67:4

adjustments 22:24

adopt 98:1 99:7,11

adverse 60:23

advise 65:20

aesthetic 44:6

affect 41:16 57:12 72:17

affected 91:10

affects 67:4

agenda 4:24 5:2

aggregate 31:11 40:21 68:10,
11 71:5 73:6,7 74:24 75:1

agree 69:8

agreed 94:19

agreeing 99:5

agreement 65:8

ahead 75:16 99:13

Alan 27:13 62:1 71:23

align 99:19

Allegiance 3:4,5

Allison 80:22,24

allowance 36:16 68:10 73:6

allowed 3:25 21:19 28:1 31:11
38:17 42:22 43:21 48:6 53:1
74:18 88:21 95:13

allowing 57:10

Novi Zoning Meeting

11/18/2025

3

altering 44:17
amazing 49:3
amend 30:1 41:22 89:14 97:1, 15 98:24 100:1
amended 30:13 90:3 91:16 95:9 97:2
amending 41:19 96:24 97:13
amendment 65:13 84:22 85:20 92:3 97:20 99:19 101:3
amount 10:24
amounts 89:10
and/or 17:21
animation 46:11
announcement 6:2,15
anomalies 6:22
anticipate 60:1,5
anticipated 90:8 95:11
anymore 36:3 55:3
apologies 70:10
apologize 41:23 63:18
apparently 6:8
appealing 90:16
appeals 3:2 7:15 100:14
appearance 82:16
appease 24:23
applaud 82:14
applicant 3:24 6:10 8:5,10 16:21 17:1 31:7,17 41:6,8 42:18 43:2 52:17 53:19 68:5 73:3 74:14 84:22 94:24 100:1, 11
applicants 6:7 46:9 100:24
application 66:25 97:22 98:5
applications 65:24
applies 90:1
approval 4:5 10:22 20:18 43:15 71:15,16 83:3 86:8

87:16 89:2,14 93:17,20 94:8, 11 96:25 97:1,2 98:24 100:23
approvals 13:13 19:4 37:7 41:10 46:23 59:20 94:2
approve 4:6 5:2,4 14:8 28:7 35:18 39:25 60:11,12 67:9
approved 34:14 60:7,15,17 62:20 84:25 85:3,22,25 87:24 88:1,22 89:7,17 99:16,18 100:2,8,13
approximately 10:21
arbitrary 95:1
architects 9:8 55:21
area 20:23 27:8 37:21 42:24 44:18 53:8 55:17 57:19
areas 12:5 14:23
arena 91:5
arrangements 33:16
artificial 89:24
assigned 65:16
assisted 86:15,25
assume 7:7 49:8 71:23
assuming 89:21
assumption 90:1
assure 91:12
attached 41:5
attain 51:21
attend 6:9
attention 27:14 50:16,19
attorney 8:24 9:13,23 17:6 31:21,23,24 35:9,11 43:7 53:23 68:18 70:1 75:21 77:25 79:21 80:25 85:10
audience 4:1 5:24 6:5 12:19 18:10 35:3 36:8 45:14 69:21 77:21 79:16 92:1
Austin 53:4 56:22 57:8,13 64:13

authentic 6:19
Auto 7:25 36:4
automotive 7:9 8:17 39:20
average 88:15 96:10
avoid 72:1
aware 6:22
aye 102:19,20

B

B-3 8:10
B-O-E-H-M 31:20
B-R-O-W-N 79:19
back 11:24 12:1 14:1 15:13 17:15,19,21 18:3 19:13,15,16 20:2,6,10,14 21:2,6,8,20 22:5, 11,15,25 23:7,9,10,15,19 24:11,17,19,24 25:6,15,18,22, 24 26:23 27:11,17,20,23 28:9 29:4,10,19,24 30:5,7 34:7,20 37:20 38:19,23 39:14 40:3,7 43:18,20 44:16 49:13 58:25 85:23 86:8 88:12,15 94:8 96:11
backs 40:13
backyard 24:10
bad 26:24
ballpark 95:4
based 33:1 87:25 95:3 100:15
basic 44:13
basically 37:15 46:14 86:22 97:22
basis 51:17
bat 10:7
bathroom 33:12
beautiful 35:19 79:12
beautify 79:14
bedrooms 69:10 72:20

Novi Zoning Meeting
11/18/2025

4

begin 75:4
beginning 98:11,13
belongs 54:17
Bertha 18:1 19:13
Beth 60:20 99:12
big 5:24 18:1,3 19:13 35:25
44:19 47:3 62:22
bigger 92:10
bikes 22:6
bill 6:12,25
billing 6:18
bit 21:8 47:19 48:12 54:7 62:7
76:11 87:10 88:10 89:23
90:24 91:4
blacktop 39:2,3
bland 50:15
blanket 95:4
blew 91:4
blockage 15:18
blue 10:16,17
board 3:2 4:2 7:15,19 13:15
19:6 20:20 22:18 37:9 43:4
59:22 82:13 83:4,7 100:14
102:20
Boehm 31:6,19,20,24 32:2,6
33:22 34:3 35:1 36:15,25
37:14 38:7,15,21 39:2,7,16
40:5,20
border 97:16
bottom 10:16
bought 47:14,15
braking 44:24
breath 53:17
brick 90:20
bright 47:1
brightness 47:4,21
bring 45:3 65:10 102:10

brings 88:24
brother 43:17
Brown 79:18,22,25 80:2,8,12,
15 81:10,13,17,19 83:3
buffer 91:2,7,17 95:25
build 37:11 62:4,15,19,20 63:7
86:5 90:4 92:7 95:5,13
builder 68:16 70:9
building 10:10,12,13,20 11:2,
7,15,17,18,23,24 12:1,2,5,11,
17 14:1 15:14 33:3 37:11 40:1
52:20 53:13 54:11 55:17
61:17,19 62:8,9 63:1,13,25
64:5 71:20 72:3 76:23 77:1
78:14 84:24 86:10 87:3,9,19
88:14,16 89:18 90:19 92:10
93:11 95:1,3,21,22,24 96:10,
18 97:6,9 99:3,17 100:9,12,17
buildings 64:20 90:16
built 33:10 54:7,24 55:8,9
61:12 62:21,22 63:10,25 65:2
78:7
burdensome 25:20
business 8:9 13:18 14:19
44:5,18 47:12,14 49:6,17
72:11
businesses 49:7
buy 33:14

C

C-A-S-T-A-N-E-D-A 17:4
C-H-R-I-S 9:11 53:20
calculation 14:21
calculations 58:8
call 3:1 6:11,23
called 3:24 72:11
calling 50:23 63:22
capabilities 101:4
car 15:19 39:16

care 70:8 86:16,25
carries 4:22 5:19 16:17 31:2
42:14 52:13 67:23 74:11
84:19 102:7
carrying 39:15
cars 7:11 35:25 36:2 38:19
39:13
case 3:25 6:23 7:4 8:1,4,11
9:2,16 10:1 12:20 15:10 16:20
17:9 18:10 26:19 29:2 31:5
32:1 34:25 35:4,13 40:19
42:17 43:10 44:21 45:14
51:13 52:17 54:1 56:7,14
58:21 64:12 68:4,21 69:21
70:4 73:2 74:13 75:24 78:3
79:24 81:3 83:14 84:21 85:13
92:4 97:4 99:1,25
cases 4:2 5:23 6:6 57:10
Castaneda 16:21 17:2,3,7,10,
13 18:8,19,22 19:10 20:9,22
21:3 22:2,13 23:3,6,25 24:6,
11,16,22 25:3,21 26:2,7,10,14
31:3
cell 3:23
cement 62:21 63:10 90:20
center 12:12 43:1,17 44:23
centers 44:7
Chair 26:5 37:25 40:18 43:3
46:24 70:14
Chairman 4:25 6:1 12:22
18:12,24 36:9 41:18 45:16
56:17 82:21 92:2
chairperson 3:1,8,9,21 4:17,
18,23 5:1,8,9,20 6:3 7:2,20
8:3,13 9:5,9 10:4 11:8 12:8,18
13:9,14 14:10 15:4,7 16:6,7,
19 17:11 18:6,9 19:1,5 21:11
23:14,20,23 24:1,9,14,18 25:1
26:15 30:18,19 31:5 32:4
33:20,24 34:24 35:2 36:6
37:4,8 38:1 40:16 41:25
42:11,12,17 43:12 45:13
46:19,25 50:21 51:10 52:2,3,
16 53:18 54:4 56:4,6,9,13

58:4,17 59:12,17,21 63:17
64:2,7 67:12,13,24 68:3
69:16,20 70:12 71:8,12 72:24
74:2,3,13 75:15 77:16,20
79:15 80:19 81:18,20 82:1,4,
12,17,25 83:6,11 84:9,10,20
91:22,25 93:25 96:3,6,14
97:19 99:14 101:10,11 102:9,
14,18,21

challenge 32:20

change 11:1 12:13 13:21
26:21 33:17 46:8 70:23 97:10

changed 62:6 94:11 97:13

changing 60:2 62:9 70:21
99:21

character 44:6,17 77:12 79:13

charge 7:25

charm 77:13 79:13

chart 42:20

checked 22:19

Chevrolet 8:5 15:11

child 81:8

chosen 32:17

Chris 9:7,12 53:20,22 64:12

chucked 23:7

Circle 86:20 100:3

circulation 87:3

circumstances 27:5,9

circumvent 86:20

cities 44:8

city 8:6 12:21 16:22 17:20
18:11 21:19 27:7 31:7 36:8
42:19 45:15 47:24 52:18
54:10 56:15 58:11,14 59:8
60:8 61:15,25 62:25 65:22
66:1,3 68:5 70:13 74:15 81:25
82:20 85:1 86:8 90:12 92:1
100:6

city's 58:12 94:8

Cityscape 9:8

clarify 6:12

cleaned 81:21

clear 11:14,19,20 20:13 94:6

client 76:8

close 22:14 23:8,11 25:8 59:5

closer 32:21 36:11 44:14
87:10 95:14

club 18:1

clusters 89:10

code 27:12 43:16 45:7

codes 47:10

colleagues 25:11

color 38:6 50:18

comfortable 40:2

commenced 87:25

comment 21:12 40:5 56:14

comments 5:21,24 26:16 37:9
64:10 71:16 83:7

commercial 88:20

Commission 6:21

community 10:13 77:15
100:25

compadre 9:5

company 78:16

competitive 44:17

complained 29:17

complaints 28:14 69:9

compliance 41:6 96:20

complicated 63:20 64:8

comply 93:16

computer 76:3

concerns 6:24

concrete 10:25 21:4

concur 7:22

concurrently 70:20

condition 15:20 29:13 56:18
65:3 73:15 83:23 84:23 85:4
87:15 89:15 92:20,22 95:12
97:4 99:1,16 100:9,12,16,19,
22,25

conditional 14:18

Conditioned 30:6

conditions 41:4,7 97:12 99:20

confident 91:15

conforming 84:4

confused 99:13

confusing 92:17 93:4

consideration 58:2 61:1

considered 50:11,20 94:19,21

consistent 15:25 29:18 41:13
65:8 73:19 84:2

construct 76:14 77:1,4,9,11

constructed 86:3 90:18

construction 31:9 71:24,25
72:16 74:16 80:4,7 83:17
87:25 96:9

contending 93:19

contingent 28:7,8 65:17

continuation 71:11 73:8

continue 17:18 70:18 77:14
79:1,14 98:7 99:23

continuing 73:4

contractor 61:11 72:9,10

control 61:10

convenient 19:8,11 20:19

conversation 15:1

conversations 14:24

conveyed 66:10

copy 46:8 69:11 97:24

corner 8:8 10:13,21 11:18
12:2 76:20 83:22

**Novi Zoning Meeting
11/18/2025**

6

correct 6:11 10:15,17 23:22,
25 24:19 36:14,18,23 38:15
40:4 48:18 49:21 67:3 70:24,
25 72:2 92:7,8 93:9 94:8 96:1
correction 10:6
correctly 60:3 75:9,12 95:17
Correspondence 13:9 19:1
37:4 46:20 59:17 71:12,13
82:25 93:25
corridor 44:6,14
corridors 87:5
cottage 80:17
cottages 79:10
council 11:10
country 68:16
couple 19:7 26:24 27:1 78:19
81:15 88:25
cover 77:17
coverage 53:1 57:5 74:17
covered 18:14
covers 77:19
cracks 61:14,18
crazy 7:3 63:15
create 15:20 21:25 29:13 41:6
51:4 65:3 73:14 83:22 86:18
created 65:4,6 100:19,21,24
crew 71:25
crisis 87:7 88:2
cross 76:22
crowd 5:24
cruise 77:8 79:9
cry 33:14
current 43:16 65:10 84:4
99:20
cushion 90:24
cut 55:24 86:22

D

D-E-L-A-P-P-A 85:8
D-O-N 79:18
D-O-U-G 9:21
daily 38:24
damage 69:2
darrell 68:4 73:2
dash 54:19,20
date 65:10
daughters 78:18
day 10:25 48:25
dead-end 87:5
deal 56:10 63:18 67:25
dealing 59:13
dealt 59:24
Dean 56:1
decent 86:16
decibels 12:7 14:25
decided 69:3 76:10
decision 20:20 61:3
decisions 44:24
deck 70:20
decoration 51:3
decrease 12:6
deed 65:17 87:17 89:16 90:8
92:20 93:15 97:5 99:2
Defendant 8:12
defer 19:19
deficiency 85:2
degrees 86:10
Delappa 85:7,8,11,14,16
91:24 92:8,12,17 93:1,6,9,13,
22 94:25 96:1,5,8,17
delivered 24:17

delivery 29:11
demand 86:16
denied 90:11
dense 89:6
density 90:5,6 91:16 95:13
97:10
deny 26:18
department 6:13 33:3 40:2
61:19 63:13
depend 44:1
depending 49:7
depends 13:21
design 75:19 77:13 78:16,17,
23 79:6 87:4
designed 86:6
designer 51:3 75:18
determination 100:24
determined 101:1
develop 76:11 87:20
developed 88:19 90:3
development 10:14 85:17
87:22 95:10 100:20 101:2
developments 90:5 100:10
deviation 87:14 89:25
diagram 18:17 56:9
dialogue 20:11
difficult 51:23
difficulties 100:16
difficulty 15:13 26:12,21 29:5
40:23 51:16 64:16 83:17
96:23 97:11 100:19,21
dig 48:4 76:17
dimension 20:1
dimensional 12:23 18:13
36:10 45:17 70:15 82:22
83:15 99:15

Novi Zoning Meeting

11/18/2025

7

dimensions 29:6 62:6 78:23,
25
dips 48:12
direct 34:11,12
direction 49:7 88:4,25
directions 14:22
directly 35:17
discrete 34:16
discussed 65:7 66:14
discussion 13:16
displaying 51:16
disrupt 72:4
distance 44:4 57:1 95:20
distances 87:6
distressed 6:10
district 42:21 100:20
document 67:5
documentation 34:13
Don 79:18,20 83:3
door 11:2 12:12 15:18 23:2
37:13,14 81:13
doors 12:13 23:8 37:21 81:16
doozy 35:8
dot 41:6
dotted 34:9
Doug 9:19,20,22
Douglas 71:16
drawing 92:11
drawings 11:11 96:9
dream 38:7
drive 12:11 23:9 29:14 34:3
48:24 50:1 53:4 56:22 57:8,14
63:21 64:13,14 73:3 76:9,19
77:6,23 78:9 79:9 82:12 86:24
drivers 43:22 44:22
driveway 25:8 34:4 38:18

39:3,4 45:22 63:8,9 72:17
driving 38:23 39:19 50:13
drop 20:24 23:2,7 88:12
drops 96:12
due 32:15,18 97:9 99:21

E

earlier 44:23 100:22
early 20:11
Earth 39:13
easier 37:17
easily 20:9,11 26:2 86:18
east 32:10 34:12 76:9,19 77:5,
8,23 78:9 79:9
Eastpointe 55:22
economic 51:22
effect 60:22
eight-by-ten 33:6
elderly 86:24
electrical 32:15
elevation 88:7
elevations 89:9
else's 24:12
emergency 86:17,19 87:1
end 22:8 24:7
ended 54:17 55:10 86:12
87:12 88:2
ends 88:12
enforce 83:4
engineering 55:22 59:24
engineers 55:21
enlarged 88:11
ensured 101:4
entails 66:13
entertain 5:1 15:8 26:16 64:10

102:14
entire 36:22
entrance 86:15
entrusting 78:16
envelope 76:23
environment 79:14
equally 99:13
equipment 33:7 37:12
escape 37:13
essence 90:10
essentially 86:9
evacuation 87:6
evening 8:16 17:2 43:3 77:22
85:7
event 95:22
everybody's 14:18
exact 96:8
exceeds 40:20
excessive 44:2
excited 48:23
exciting 50:1
Excuse 31:22 33:20 75:20
77:24
excused 3:11
exercise 14:14 49:2
exist 27:7 77:10,13 79:11
existing 15:21 31:10 36:13,19
41:2,5 45:20 54:15,19,20,24
56:18 57:10,18,23 68:7 69:6
73:8 77:1,2,11 78:22 79:5
80:10 81:11 91:1,3,5,17
100:10
exists 76:12 77:5 78:24
exit 11:2 12:16
expansion 54:11
expensive 11:4

**Novi Zoning Meeting
11/18/2025**

8

expired 61:20
explain 54:5
explanation 95:19
explanations 6:18
extended 55:18
extent 7:11
exterior 10:12 74:25 79:7
extremely 22:2
eyesore 34:21

F

F-L-E-T-C-H-E-R 9:21
F-R-E-E 9:11
fabric 77:15
face 90:14,15
Facebook 7:10
facility 86:1,3,12,16 87:1
facing 90:17
fact 28:7,8
facts 99:9 100:14
failure 51:18
fair 7:17 49:23
family 16:25 78:7
farther 15:24 44:15
father 54:24
fault 61:21
favor 26:3 61:3 102:18
feasible 41:2
feasibly 18:5
features 27:5,9
fee 69:6
feel 7:17 26:24 32:17
feet 10:21 13:6 17:21 20:2,10,
14 21:2,7,21 22:11,16 23:11
26:1,22,24 27:1,18,24 28:8

29:4,20,24 30:4 31:12,13,14,
15,16 32:9,11,21,22 33:5,11
36:12 40:21,22 42:22,23 43:1
48:9 52:20,21,22,23,25 53:3,
4,6,7,8,9,10,11,13,14 55:18,
19 63:11 68:8,9,11,12 73:5,7
74:19,20,21,22,23,24 75:1,2
76:20 78:10 85:3 87:12,13
88:16,17 93:14 94:18,19 95:7
96:5,11,13 100:17,21
feet allowed 42:25
feldman 7:9,13 8:5,17 15:11
fell 61:14,18
felt 91:13
fence 16:2 36:1,2,22 37:1
38:22 40:7,8,9 41:12
fencing 13:2
fiber 90:19
figure 55:23 64:5
fill 65:24
filled 49:16
filling 65:15
financial 7:12,16 51:22 88:2
find 48:19 51:1 56:12
finding 100:14,15
findings 92:4
fine 7:22 75:10,12,13
fire 40:2
fit 48:14 92:15
fits 77:5
fitting 32:24 44:5
Fletcher 9:20,21,24 10:2
flipping 86:13
floor 70:24
flow 43:21
flower 51:4
flowing 47:21

flows 48:15
follow 47:7
foot 20:6 23:19 25:13 30:3
31:9,10 32:12 33:4 36:11,21
45:18,19,20 53:2 56:23,24
57:1,3,6,17,19,20,22,23 68:7,
9 71:2,4 73:4,6 80:17 87:14,
19 89:18,20 90:23,24 93:11
94:6 95:1 97:2,6,9 98:24 99:3,
17 100:7,8,9,12
footage 32:13
footprint 70:23 77:2 78:10,24
79:11
form 65:16
format 3:22
forward 43:2 79:1
found 38:8 54:14 76:18
foundation 69:6
frame 71:20
franchises 44:20
fraud 6:6,13
free 7:25 9:7,11,14,17 10:11
11:10,21 13:6
freeing 15:13
frequently 40:11
friends 7:10
front 11:23 16:24 17:23,24
18:3,14 19:12,15,16 20:1,5
21:22 23:18,21 24:3,12 25:10,
14,19 26:1 27:16,19,22 28:4
29:3,10 30:2 32:7 34:5 37:17
55:15,16 63:18 68:24 72:15
74:19 76:21
frontage 76:18,21
fronts 28:4 89:12
frustrating 62:13 63:5
frustration 62:17
frustrations 63:19 64:9
full 11:21 14:19

Novi Zoning Meeting

11/18/2025

9

function 11:1 12:13 44:25

functional 44:3

future 12:14 15:14,18 33:16
49:15 54:10

G

garage 24:17 31:10 34:5 36:19
37:16,19,20 38:13 41:5,7
54:11,15,16,23 55:2,3,4,6,10,
14,16 56:10,25 57:1 58:1,9,11
59:3,4,6,13 61:20 62:4,14,15,
18,19 63:4,7,10,11,25 64:5
68:25 69:2,3 71:3,9 80:9,13,
14,16 81:8

garages 90:15

gas 32:15

gasoline 37:12

general 5:21 8:9 61:11 89:4

generally 27:7

generate 14:12

generator 8:8 10:7,11,23 11:4,
12 12:16,24 13:1,3,18 15:12,
17,24

generators 14:16

germane 93:21

give 43:22 62:2 65:20 88:5

giving 63:23

Glad 52:16

goal 33:8 34:15,22 44:25

golf 18:1

good 8:16 16:18 17:2 21:15
22:20 23:1 31:4 34:2 35:23
38:2,4 42:16 43:3 47:12 49:13
70:8,9 77:22 83:9 85:7 87:8
92:18 102:8

Google 39:12 50:2

grab 50:16

grabs 50:19

grade 48:4 55:23 88:12,14,16,
18 96:12

Grand 11:22

grant 15:9 29:1 30:1 40:19
51:12,18 64:11 66:19 73:1
83:13 99:15,24

granted 15:21 29:15 30:4
65:4,14 73:16 83:24 85:21
87:15 92:13,19

graphic 92:5 98:18

graphics 93:3

grass 34:8 39:1,5,7

gravel 39:1

great 21:15 63:12 70:7 82:15
95:19

ground 42:22 45:10

Group 7:9 8:18

guess 21:6 25:19 33:13 34:15
59:23 61:5 82:14 83:12 94:14,
16 95:5 96:13

guidance 33:2

guy 63:12

guys 11:19 16:18 45:11 51:6
60:11,12 63:1,6,21 77:8

H

H-O-U-B-B-A 43:5

half 21:16 57:17 71:4

Hall 4:25 6:1,4 7:22 12:22
13:4,7,20 14:2 18:12,21,24
19:19,22,25 20:16 21:22
23:17,22 24:20 27:15,19 36:9,
18 37:2 40:4 41:18 45:16
46:5,7,11,14,17 56:17 58:8,
15,20 59:4,9,14 62:5 66:12,21
67:3 70:14 71:1,10 72:2 75:9
82:21 92:2,9,15,24 93:2,7,10,
18,23 94:10,23 98:4,17

hand 39:14

Hang 34:24 64:7

happened 78:9 82:3

happy 44:8 102:12

hard 88:10 91:3

harmony 62:10

He'll 47:9

headed 50:25

heads 86:6

health 100:24

hear 27:2

heard 57:11

hearing 7:19 57:11 75:11
99:18

hearings 7:4

heavily 44:1

heavy 20:23 22:7

height 41:15 42:21 43:21 44:1,
16 45:18 48:5,11 49:22 51:14
88:13,15 96:4,10,18

held 61:4 99:18

helps 11:14 35:20 44:4

hey 17:21

high 13:4 45:19 90:19 95:6

higher 43:16 45:10 51:22

highlighted 91:2

highlighting 91:5

hill 21:5

hindsight 95:11

hit 25:7

HOA 21:18 41:11

hobbies 37:19

hobby 39:19

holds 33:6

home 6:5 21:20 28:2 32:21
68:7 70:6 71:21 74:17 76:12,
13,14 77:2,5,9,11 78:14,22,24
79:5,8,12 80:10,11 83:17

Novi Zoning Meeting
11/18/2025

10

homeowner 61:11
homes 73:13,18 77:10 84:4
hook 25:4,23
hope 45:11
hoping 76:2 77:9 78:12
Houbba 43:3,4,8,11,14 46:4,6,
10,13,16 47:3,6,15,18,23
48:2,6,13,18,21 49:12,23 50:6
51:2,8
house 18:21 24:13 26:6 34:6,
17 37:17 38:13 39:6,8,10,25
40:13 52:22 54:7,8,12 55:9,15
56:12 57:2,4,18 59:6 61:10,
12,13 69:10 70:17,23 71:10
72:20 73:12 77:3 78:6,13
80:18 81:7,10,13,15
houses 21:17 33:12 73:15
78:8
Huron 86:20 100:3
husband 35:18
hypothetical 94:17
hypothetically 61:3

I

idea 89:11,20
ideal 19:14
identifiable 86:18
identify 43:22
illegally 63:3
illuminated 42:22 46:1,3,15
illumination 47:5
image 11:13,19
images 11:9 79:3
imagine 60:13
immediately 70:6
impact 72:1 91:14
impacted 12:6 96:18

impacts 91:19
impartial 7:17
impede 12:15
impeding 72:17
important 50:3,7,8
imposed 100:22
improve 44:22
Improvement 82:13
improves 87:3,4
inability 51:21
inches 45:11 96:11
inclined 28:10
included 11:11
including 27:6 41:4
inconvenience 23:5 25:13
27:1 51:21
inconvenient 22:10 25:15
incorporate 66:18
increase 36:21 44:2,12,16
45:18 49:9 57:5
increasing 69:7
independent 86:2,11
individual 21:16 51:1
information 51:17,23 64:16
100:15
initially 10:22
input 36:7
inside 46:2,4,5
inspector 22:3,22 24:23
inspectors 22:18
installed 11:5 14:16
installing 10:23 11:25
intended 44:2
intending 48:20
intensity 90:6 95:6,10

intensive 89:8
intent 16:1 29:19 41:13 65:9
73:20 84:3 101:1
intentionally 51:3
interest 7:12,16
interfere 15:22 29:16 41:9
65:5 73:17 83:25
interrupting 75:14
introduce 8:14 9:6 35:4 80:20
intrusive 44:12
investment 82:15
issue 25:10 64:8,24 71:22
72:7 94:15,20,21 97:15
issued 61:21
issues 29:11 65:10
items 39:15 58:21,23,24 59:14

J

J-O-S-H 75:17
Jay 7:9,13
job 38:4
Joe 99:10
Josh 75:17
June 99:19
justice 45:6
justified 95:15
juts 24:13

K

K-N-O-S-T 75:18
Kem-tec 55:22 59:25 66:11
68:1
key 86:14
kicking 23:10
kidding 51:9 53:17 94:5

Novi Zoning Meeting

11/18/2025

11

kids 50:1**kind** 18:4 32:7,24 37:12 39:9
46:12 48:24 50:17,19 61:14
62:6,13 88:11 89:4 91:4 93:3,
7 95:4**kinds** 63:14**Knost** 75:17,22,25 76:2 77:18
78:21 79:4 80:6,10**Krieger** 3:17,18 4:13,14 5:16,
17 14:6 16:4,5 29:21 30:9,12,
14,15 37:10,24 42:7,8,15
48:3,8,16,19 52:8,9,14 61:22
62:1 64:11 66:15,18,22 67:20,
21 69:11 73:1 74:8,9 84:6,15,
16 101:6,7

L

L-E-I-N-E-K-E 53:21**laid** 49:4**lake** 65:1 73:3,14 76:9,19
77:6,8,23 78:9 79:9 82:12,13
84:1**land** 20:23,24 22:7**landscaping** 91:2**Lane** 43:19 45:4**Laplatt** 74:14 76:8 77:22,23
78:1,4,6 83:15**large** 44:11**larger** 48:14**lastly** 87:2 91:10**layout** 32:25 41:2,8**leases** 49:16**leave** 17:18 20:18 21:8 22:20
25:2 34:19 69:3**left** 24:18 25:25 78:22 79:4**legal** 27:22,23 65:20**Leineke** 53:20,24 54:2,6 56:5,
8,11 58:6,10 59:2,7 60:4,7,10,
18 61:7,24 62:12 63:21 64:4,
13 66:8 68:2**letter** 6:8**level** 21:6**liable** 61:5**life** 91:14**light** 46:2**limit** 51:19**limitations** 41:15**limited** 15:16 29:7 40:25 64:22
73:10 83:19**limits** 41:5**linda** 74:14 75:18 76:8 77:22,
24 83:15**lines** 60:2 98:17,18**lining** 71:3**lion's** 19:12**listed** 56:20**literally** 25:5 63:8**live** 35:17 62:25 78:12 81:25**lived** 78:17,19**living** 86:1,2,11,15,25**Livonia** 47:8**load** 22:12 25:18**loaded** 22:11,25 90:15**locate** 8:7 12:24**located** 11:16 12:25 13:21
31:14 32:16 54:15 76:9 100:3**locating** 10:11**location** 10:24 11:12,15 13:20
32:19 45:20**locations** 41:4**logical** 32:18**logo** 6:19**long** 6:18 26:6,8 50:7 54:20**longer** 89:19 90:1 97:8**Longo** 3:4,15,16 4:8,11,12
5:14,15 8:2,19,23 9:1,4,12,15,18,22,25 10:3 13:10 15:9
16:14,15,18 17:5,8 19:2 28:25
30:24,25 31:22,25 32:3 35:9,
12,15 37:5 42:5,6 43:6,9
46:21 51:12 52:6,7,15 53:22,
25 54:3 59:18 67:18,19 68:17,
20,23 69:25 70:3 71:13 74:6,7
75:20,23 76:1 77:24 78:2,5
79:20,23 80:1,24 81:2,5 82:9
83:1 84:17,18 85:9,12,15 94:1
98:3 102:4,5**looked** 50:12 58:20,21**loosely** 48:23**lot** 15:19 24:15,16 27:6 29:5
34:8,18 52:20 53:1,8,10,13
54:8,21 55:5,24 56:24 57:5,9,
19,21,23 60:16 71:25 74:17
76:9,17,20 78:24 79:13 82:23
83:22 86:23 87:4**lot's** 41:1**lots** 29:13 64:20**loud** 60:21**love** 50:3 91:20**Lover's** 43:19 45:4**Low-density** 85:5 100:4**lower** 49:14 90:4,6 95:9**luck** 16:18 31:4 42:16 102:8**Lyon** 78:13

M

M-A-T-T 85:8**M-I-K-E** 43:4 68:15**M-I-L-L-A-R** 69:24 82:8**made** 5:22 28:7**mailed** 13:10 19:2 37:5 46:21
59:18 71:13 83:1 94:1**Main** 39:19**maintain** 14:17 33:9 35:19,21
44:4

Novi Zoning Meeting**11/18/2025****12**

maintained 34:17
maintaining 33:8 89:23
 100:13,18
maintains 41:15 101:3
Maisano's 49:2 51:7
major 63:4
make 5:3 6:2,14 20:13 22:24
 23:18 27:21 30:2 33:15 34:16
 43:23 44:23 45:19 61:2 65:12
 93:2 98:21 99:6,11
makes 30:5 32:17 50:24 95:12
 96:21 100:15
making 40:15 76:19 99:10
mall 86:22
manage 71:25
manageable 78:15
managing 7:8
mandated 84:23
mandating 85:4 99:17 100:12
manufactured 90:20
married 78:20
match 38:8 76:25 78:23 79:11
matches 77:2,9,11
matching 38:9
material 63:7 90:19
materials 38:9,19
Matt 85:8,9
matter 23:10 26:25 29:23
 95:23 97:17
matters 102:9
mature 91:1,6
maximum 40:21 42:22
meaning 76:22
meantime 49:15 56:13
measured 22:16
measures 71:23

meeting 3:2 4:7 6:9,15 97:11
 102:23
Megan 6:12
Member 3:4,6,7,10,11,12,13,
 14,15,16,17,18 4:6,8,9,10,11,
 12,13,14,15,16,19,20 5:3,5,6,
 7,10,11,12,13,14,15,16,17
 7:6,23 8:2,19,23 9:1,4,12,15,
 18,22,25 10:3 13:10,17,25
 14:4,6,11 15:3,5,9 16:3,4,5,8,
 9,10,11,12,13,14,15,18 17:5,8
 19:2,7,18,23 20:8,12 21:1,10,
 13,24 22:9,23 23:4,13 25:9,25
 26:3,5,8,11,17 27:13,25 28:5,
 6,11,14,16,20,23,25 29:1,21,
 22 30:8,9,11,12,13,14,15,16,
 17,20,21,22,23,24,25 31:4,22,
 25 32:3 35:9,12,15 36:4 37:5,
 10,25 38:2,10,11,16,25 39:4,
 12,23 40:14,18 41:22,24 42:1,
 2,3,4,5,6,7,8,9,10,15,16 43:6,
 9 46:21,24 47:1,4,11,17,20,25
 48:10,16,19,22 49:19,25
 50:10,11 51:6,9,12,24,25
 52:1,4,5,6,7,8,9,10,11,14,15
 53:16,22,25 54:3 59:18,23
 60:5,9,14,20 61:2,22 62:1
 64:11 65:12,21 66:2,6,22,23
 67:8,10,11,14,15,16,17,18,19,
 20,21,25 68:17,20,23 69:11,
 25 70:3 71:13,17 72:6,8,19,23
 73:22,23,24,25 74:1,4,5,6,7,8,
 9 75:4,13,20,23 76:1 77:24
 78:2,5 79:2,20,23 80:1,24
 81:2,5,23 82:9 83:1,9,13 84:6,
 7,8,11,12,13,14,15,16,17,18
 85:9,12,15 94:1,4,13 95:16
 96:2 97:14,18,24 98:3,6,10,
 12,14,19,21 99:6,10,23 101:5,
 6,7,8,9,12 102:1,2,3,4,5,8,11,
 16,17
members 7:8
memory 86:16,25
mention 14:20 51:2
mentioned 6:16 32:8 38:3,5
 47:14 98:8,13
mere 25:13 51:21

Michigan 55:22
middle 32:23

Mike 43:4,6,12 48:1 63:12
 68:14,17

Mile 40:7,10,13 64:14 89:3
 90:5,10,22

Millar 69:23,24 70:2,5 82:7,11

mind 41:19

minimal 73:20

minimum 52:23,24 53:6 74:24

minute 21:15 44:25

minutes 3:25 4:4,5,7 62:25

miscellaneous 17:17

miscommunication 62:23

mishap 41:23

mixed 87:21

modest 44:1,12

modified 38:22

modify 33:16

mom 44:19

Monday 14:15,18

money 10:24 27:3 34:18,20

Montague 3:1,8,9,21 4:17,18,
 23 5:1,8,9,20 6:3 7:2,20 8:3,
 13 9:5,9 10:4 11:8 12:8,18
 13:9,14 14:10 15:4,7 16:6,7,
 19 17:11 18:6,9 19:1,5 21:11
 23:14,20,23 24:1,9,14,18 25:1
 26:15 30:18,19 31:5 32:4
 33:20,24 34:24 35:2 36:6
 37:4,8 38:1 40:16 41:25
 42:11,12,17 43:12 45:13
 46:19,25 50:21 51:10 52:2,3,
 16 53:18 54:4 56:4,6,9,13
 58:4,17 59:12,17,21 63:17
 64:2,7 67:12,13,24 68:3
 69:16,20 70:12 71:8,12 72:24
 74:2,3,13 75:15 77:16,20
 79:15 80:19 81:18,20 82:1,4,
 17,25 83:6,11 84:9,10,20
 91:22,25 93:25 96:3,6,14

Novi Zoning Meeting

11/18/2025

13

97:19 99:14 101:10,11 102:9,
14,18,21

month 71:19

months 89:1

Monticello 76:18

monument 43:15 45:8

monumental 15:8

motion 4:5,21 5:2,3,18 15:8
16:16 26:16 28:6,18,19,21,24
31:1 40:17 41:19,22 42:13
51:11 52:12 53:16 64:10
66:13 67:8,22 72:25 74:10
83:12 84:19 93:20 96:22,25
97:13,15 98:7,20,22,23 99:7,
11,14,24 102:6,15,16

motorcycles 17:16

mouthful 54:6 55:20 57:24

movable 78:11

move 11:16 12:1 13:23 15:9
21:2 22:1,10 25:4 26:18,22
27:11 29:1 40:18 51:12 54:22
64:11 73:1 83:13 99:24
100:11

moved 17:14,22 22:25 23:15
24:23 27:17

moving 22:15 27:1 46:12 55:6

multi 93:5

multi-family 90:5

multiple 101:2

Multiple-family 85:6 100:4

multiple-story 87:21

N

N-O-A-H 31:19

NARDONE 3:6,8,10,13,15,17,
19 4:9,11,13,15,17,19,21 5:6,
8,10,12,14,16,18 16:4,6,8,10,
12,14,16 30:14,16,18,20,22,
24 31:1 42:1,3,5,7,9,11,13
51:25 52:2,4,6,8,10,12 67:10,

12,14,16,18,20,22 69:14
73:23,25 74:2,4,6,8,10 84:7,9,
11,13,15,17,19 101:6,8,10,12
102:2,4,6

narrow 19:14 29:14

naturally 44:14

nature 41:15 99:22

necessarily 25:9 27:8 48:14
50:17

necessity 65:10

needed 64:16

negative 91:19

negatively 41:16 91:14

neighbor 35:17 38:3 41:11
54:23 55:2 62:10 67:7 70:5,7
91:10

neighbor's 34:8 54:16,17
55:9,11 58:1

neighborhood 12:4 77:12

neighboring 73:18

neighbors 15:24 17:18 28:15
29:17 34:11 56:1,14 65:6 69:8

newlywed 78:18

Nice 5:24

nicely 44:9

nicer 40:15

night 84:21

Noah 31:6,19,22 35:19 40:20

Noah's 35:16

noise 12:7 14:21

nonconforming 48:17

normal 15:1

north 24:8 87:18 88:8 92:21

noted 22:22

nothing's 78:9

notice 75:11

noticeable 14:20

noticed 86:21

notices 13:11 19:3 37:6 46:22
59:19 71:14 83:2 94:2

notification 70:11

notified 6:13

November 3:2

novi 8:6 13:19 14:17 16:22
31:8 33:3 42:18,19 43:19,20
44:9 45:23 47:13,17,22 50:4,
23 51:4,14 52:15,18 62:25
64:14 68:6 72:14 74:15 85:1

Novi's 21:16

number 8:4 15:10 16:20 31:6
32:14 51:13 57:2,4,5 64:12
73:2 89:6 97:4 98:15 99:1

nutshell 55:25

O

Oaks 33:13 42:18 50:24 51:14
84:22 85:18,22,25 87:23
89:22 90:17 91:12 92:14
93:15 97:4 98:25 100:1

Oakwood 34:3

object 48:7

objection 26:12 47:22 48:1
83:2,3

objections 13:12 19:4 37:7
46:23 59:20 71:15 94:3

occupancy 49:10 62:16,20

oddly 17:23 19:17 21:25 22:3
27:6

office 6:12,24 15:2

offset 17:21

offsite 26:24

One-family 31:17 53:15 68:12
75:2

onset 61:17

Novi Zoning Meeting**11/18/2025****14**

open 13:15 18:15 19:5 20:16
22:5 25:3 37:8 38:22 59:22
91:21

opens 40:11

operation 86:4,21 87:8

operational 11:5 14:12

operators 85:17

opposed 102:21

opposing 22:8 24:7

opposite 38:12 64:20 74:25

option 12:15 24:23 88:20 90:2
91:16 95:8

options 41:3

order 3:1 75:7

ordinance 8:7 13:22 16:1,22
18:15 20:7,16 26:22 27:22
29:19 31:8 41:14 42:20 45:7
52:19 65:9 68:6 73:20 74:15
84:3 85:1 90:25 100:6,18,23
101:2

ordinances 72:4 83:5

orientation 50:22

oriented 90:13

original 66:13 71:10 85:24
87:4,11 93:18,19

originally 71:9 92:10

out/sign 65:24

outdoor 70:20

overage 32:12

overlay 88:21

overly 25:19

oversize 45:20

oversized 42:24

owned 76:9 92:23

owner 49:9 65:22 72:11 77:23

owner's 8:17

owners 65:23 85:17

ownership 64:19 65:20

owns 76:8

P

P-A-N-A-G-I-O-T-A 35:6

p.m. 102:23

package 29:11

packages 24:17

packet 11:10 33:18 37:23
65:21 69:12 71:15 98:9

pad 10:25

pages 6:17

paid 60:19

Panagiota 35:6

panel 40:8 46:7

parcels 65:23

pardon 32:8 80:15

part 14:2,4 20:6 25:14 30:3
47:19 50:5 58:2,5,6,13 61:13,
17 66:8,9 86:2 90:16 93:5,11
94:10 98:11,13 99:9

partially 62:22

parts 46:12

paste 97:25

Pat 56:1

path 38:21,25 39:3,8

pay 26:23 27:3 28:12 29:9
55:23

PD-2 88:20,21 90:2 91:16 95:8

Peddiboyina 3:13,14 4:6,9,10
5:5,12,13 14:11 15:3 16:12,13
26:5,8,11 30:11,22,23 31:4
37:25 38:2,10 41:24 42:3,4
46:24 47:1,4,11,17,20,25
52:4,5 67:16,17 72:8,19,23
74:4,5 84:13,14 98:6,12,21
99:23 102:2,3,8,16

people 29:12 47:12 49:10

50:15 62:24 82:18

people's 35:21 50:16

perimeter 39:10 70:21

period 39:22

permit 72:3

permits 47:7

permitted 85:2

permitting 100:7

perpendicular 86:11

person 62:24 79:16

person-to-person 15:1

personally 33:25

petition 73:4

petitioner 15:12,15,19 26:20
29:4,6,12 40:23,25 51:15
64:15,21 65:2 73:9,14 83:16,
18,22

Phase 85:22 86:2,6,7

phone 63:2

phones 3:23

photo 79:8

photos 77:7

picture 38:5 39:11 61:23

pictures 37:22

pie 18:3

pine 18:20 20:24 21:6 22:7
25:5

place 19:11 20:19 48:25 71:23
73:16 87:22 88:7 89:7,15
90:2,9 91:2 93:16 95:2 97:5
99:2

placement 32:17 41:3

places 45:23 50:13

placing 12:15 32:19 45:24

plan 14:3,5 33:15,17,24 34:1
39:13 54:10 56:11 58:2,13,16,
18 63:11,13 70:6 85:24 87:12

Novi Zoning Meeting**11/18/2025****15**

89:1,17 90:21 91:3 92:25
planned 87:23
planning 6:21 87:20
plans 55:15 58:12 79:7 87:11
platform 32:8
plaza 42:18 43:19 44:5 45:4,5
47:15 48:25 49:4,13,20 50:3,
18,24 51:14
plazas 49:14
pledge 3:4,5
plenty 72:16 79:9
podium 3:24 8:14
point 22:25 34:6 39:17 49:13
62:14,18 86:19 91:23 96:24
police 6:13
pop 44:19
portion 18:4 60:16 65:18
position 73:18
possession 60:24
possibly 17:22 30:1 39:16
poster 81:24
posters 82:5
pouring 10:24
Powerpoint 76:5
practical 15:13 19:11 26:12,21
40:23 51:16 64:15 83:16
96:23 97:11 100:16,19
PRE 65:16
precedence 71:18
predate 41:8
preliminary 89:1
prepared 55:21
present 3:24 4:1 8:10
presentation 38:3 76:5
presented 34:25 66:17 100:16
pretty 6:19 22:14 34:25 39:24

56:6 69:18 77:16,18 91:6,7
prevent 21:4 51:19
prevented 15:16 29:7 64:22
73:10 83:19
prevents 100:19
previous 48:17 64:20,23
65:10 73:12 89:14 92:3 93:17
99:16,18 100:2
previously 64:17 65:3 73:8
80:9 84:25 89:7 99:16 100:5,
13
pride 44:7
primary 76:15
printed 88:10
prior 70:11 96:24 97:1,13,15
privacy 36:1 37:1 40:6 41:12
problem 17:19 63:4 72:15
87:9
problems 36:2 86:5,9
proceed 7:3 89:17
product 88:19 95:13 96:19
programmable 14:14
project 9:8 35:18 61:17 70:9
85:22 87:24 88:6,23 89:2 90:7
92:6,9 93:21 97:8,10 99:20,22
project's 92:24 94:11
projects 37:18
promise 9:1,15,25 17:8 31:25
35:12 43:9 53:25 68:20 70:3
75:23 78:2 79:23 81:2 85:12
proof 20:6
proper 64:19
properties 15:23 19:17 29:16
41:10 56:19 57:10,12,16
59:15 65:5 66:21,22 67:5
73:17 84:1 92:23 100:18
property 8:8,9 10:8,18 15:17,
18,20 16:24 17:22,23,25 18:2,
16 19:12 21:25 22:8,24 23:23
27:5,9 29:8,9 31:11,15,16
32:10,22,24 33:8 34:9 35:19,
21 36:22 41:1,3 43:1 51:20
53:14 54:14,16,18,19,20,22
55:3,5,7,11 56:2,3,21 57:8,13,
15,18,20,22,25 58:1,22 60:2,
22,23 62:3,7 63:20,24 64:18,
23,24 65:20 66:9 67:4 68:12
70:8 72:4 73:11,13 75:2 76:13
79:5,19 80:4 81:16 82:6
83:20,21,23 84:24 85:5 87:17,
21 89:3,16 92:19,21 95:4,7,14
97:6 99:3,21 100:2,5
property's 83:20
proposal 81:25 94:9
propose 88:22
proposed 10:12 11:12 13:2
52:21 55:13 58:13 61:8 65:13
78:22 79:6 90:10 91:8 93:14
97:8
proposing 54:21 91:7,11,13
96:19
provide 90:23
provided 33:18 34:12 90:23
providing 91:18
public 5:22 7:4 75:11
published 59:1,10 75:9
pull 22:11 23:1 25:4,15,17,23
pulled 22:19
purchased 83:23
purpose 12:17
push 20:10 25:15,18
pushed 20:2,6,14 27:20 29:19
pushing 27:23
put 3:23 7:7 11:2 18:14 19:11,
15 20:3 21:3 33:21 36:25 40:8
45:21 48:20 50:1 75:5,8 76:11
79:12 86:6 87:16 92:20 93:16
putting 14:7 36:13 39:13
47:13

Novi Zoning Meeting**11/18/2025****16****PZ-250053** 26:19**PZ25-0052** 8:5 15:10**PZ25-0053** 16:20 29:2**PZ25-0054** 31:6 40:19**PZ25-0055** 42:18 51:13**PZ25-0056** 52:17 64:12**PZ25-0057** 68:4 73:2**PZ25-0058** 74:13 83:14**PZ25-0059** 84:21 99:25**Q****qualities** 77:13**quality** 77:10 90:19 91:14**question** 13:17 19:19 27:15
39:24 41:19 45:25 66:24
71:22 92:5 94:24 96:23,24
97:11,12**questions** 6:24 13:8 18:25
19:8 21:14 34:22 46:18 56:3
59:16 71:6 82:24 91:21 93:24
94:4**quick** 56:12**quiet** 15:2**quieter** 14:23**quorum** 3:20**R****R-3** 31:17**R-4** 16:25 53:15 68:13 75:3**R-I-C-H-A-R-D** 17:3**R4** 57:20,21**read** 51:23 55:21 97:22 98:5,6,
10,14,20**reading** 53:17**real** 56:12 61:8,12**realignment** 64:18**realized** 10:25 86:4**rear** 8:8 10:20 11:2,16,24
17:22,24 19:20,23 20:4 31:14
36:12 40:22 41:20 74:20 85:2
87:10 88:7,18 89:9 90:14 97:3
98:24 100:7**reason** 20:22 49:1 70:16 89:13
99:5**reasonable** 100:20**reasons** 54:25 86:14 89:19**received** 6:7 89:1 100:5**receiving** 70:11**recently** 22:21 43:18 76:10**recited** 3:5**recognize** 43:23**recognized** 4:3**record** 7:5,7 75:5,8 98:2,3**recorded** 60:1,8,13 93:15**recreated** 57:9**rectify** 56:18 57:24**rectifying** 62:7**red** 34:9**redesign** 87:2**redesigned** 86:7**reduced** 40:22 53:10 57:3,6,
17,20 90:6 91:16 95:9,13**reducing** 44:24**reduction** 53:8 56:23 57:19,22**reel** 50:17**referred** 90:8**regional** 88:20**regulation** 45:24**relate** 92:11**related** 7:11**relating** 27:10**relationship** 96:15**relief** 15:21,25 29:15,18,23
51:18 65:4,8 73:16,19 83:24
84:2 94:12**relocate** 10:19 11:4,6**relocated** 16:2**relocating** 15:11**remain** 7:19**remained** 25:18**remaining** 47:12**remains** 41:14**remedy** 55:12**remember** 59:25 71:21**remodel** 47:18**removable** 40:9**remove** 84:23 97:4 99:1,15**removing** 36:12 40:14**Renate** 68:2**rendering** 45:2**renovate** 70:7**rep** 8:17**repair** 69:2,4**repaired** 68:25**repeat** 79:2**repeating** 95:18**report** 10:14**represent** 72:12 75:18**representing** 67:6**reputable** 47:9**request** 11:6 14:8 27:10 41:8
43:15 44:11 73:21 85:19
89:14**requested** 56:21 57:14 66:20**requesting** 8:6 16:21 31:7
42:19 52:18 68:5 74:14 82:22
85:20 100:1,11**requests** 32:9,18

require 95:6,24
required 31:15 36:20 41:15
 52:21,23,25 53:3,7,9,11,14
 68:8,10 70:17 74:19,21,23
 75:1 85:3 87:11,16 90:9,22
 92:20 100:8,17,23
requirement 93:20 94:7,14,18
 95:2 96:17
requires 90:25 97:9
requiring 26:21 40:24 51:16
 64:16 83:17 87:19 89:15,20
 97:5,6 99:2,3 100:9
rescind 28:20,23 65:15 89:15
research 33:2,22 34:13
residence 54:9 76:15
residential 12:5 14:23 16:25
 31:17 41:14 53:15 68:13 75:3
 100:4
residents 14:21 86:24 91:15
respect 15:16 29:8 64:22
 73:10 83:19
respond 4:4
restrict 41:2
restriction 87:17 89:16 92:21
 93:16 97:5 99:2
restrictions 13:22
result 51:20
resurveying 60:16
retire 78:12
retired 78:15
return 51:22 71:14
returned 13:11 19:3 37:6
 46:22 59:19 83:2 94:2
review 75:6 89:4
reviewed 69:15
revision 54:22 55:5
Rich 22:20
richard 16:21 17:3,5 26:19

29:2
rid 23:15
riding 24:2
risk 21:9
River 11:22
RM-1 85:6 100:3
road 11:23 21:7 23:12 25:5
 29:4 40:13 43:19,20 44:14
 45:23 48:4 55:19 64:14 86:24
roads 72:1
Robertson 68:4,15 70:7 73:3
roll 23:7 88:2
rollback 21:9
rolling 21:4
rolls 22:7
room 27:11 72:16
rotate 86:10
rotating 34:1
rotting 63:8,9 68:25
rough 89:11
roughly 21:17 33:11
rounds 87:6
Rules 3:22
running 82:18
runs 18:3

S

S-A-L-T-Z 8:22
S-T-E-V-E-N 8:21
S-T-R-E-H-L 68:15
Saarela 27:17,21 28:3,17,22
 30:6 60:25 61:6 65:19,25
 66:4,16 75:11 96:21 97:17,21
 98:1,9,23 99:7,8
safe 43:23 44:4 102:13
safely 88:17

safer 50:24
safety 41:16 44:22,25 87:4
 100:25
Saltz 8:16,17,21,25 9:3,19
 10:6,18 11:13 12:10 14:13
Samona 3:6,7 4:15,16 5:3,10,
 11 7:6,23 15:5 16:3,8,9 19:7,
 18,23 20:8,12 21:1,10 25:9,25
 26:3 27:13 28:6,14,20 29:22
 30:8,13,16,17 36:4 40:18
 41:22 42:9,10 48:10,22 50:11
 51:6,9,24 52:10,11 53:16
 59:23 60:5,9,14,20 61:2
 65:12,21 66:2,6,23 67:8,10,
 11,25 71:17 72:6 73:22,25
 74:1 75:4,13 79:2 81:23 83:9
 84:11,12 94:4,13 95:16 96:2
 97:14,18,24 98:10,14 101:5,
 12 102:1,11,17
Sanghvi 3:10
SATLZ 11:22 13:2 14:9
scale 11:21 88:5
scheme 50:18
scrapped 92:25 93:4
screen 12:25 18:17 33:21,25
 36:23 76:6
screened 13:24 41:11
screening 13:5 14:8
secondary 38:17
seconded 30:11,12,13
section 8:7 16:23 31:8,13
 42:20,23 52:19,24 53:5,12
 68:6 74:16 84:25 100:6
seeking 20:17 36:10 70:15
 76:24 84:22 87:13 92:3
seeks 99:19
self-created 27:10 94:21
selling 78:13
senior 86:1
sense 32:18 95:12

Novi Zoning Meeting**11/18/2025****18**

sentence 10:15
sentimental 54:25
separate 94:14
separation 57:1 84:24 85:4
 87:19 89:18,24 94:6,17 95:2,
 15,19,25 97:7,9 99:4,17
 100:10,12,17,22
September 43:18 47:16
service 12:11
services 32:15
set 14:5 21:20 23:19 29:3 30:7
 81:18
setback 16:24 18:14 19:20,24
 20:2,4 21:23 30:3 36:11 40:22
 41:20,21 52:24 53:2,6 56:24
 57:3,6,23 68:8,10 71:2,5
 72:14 73:5,6 74:19,21,23 85:3
 87:10,12 89:20 90:23,24
 96:15,18 97:3 98:25 100:7,13
setbacks 76:21,22,25 101:3
sets 71:17
shape 83:21
shaped 17:23 19:17 22:3 27:6
share 19:12
shared 21:25
Shawood 65:1
she'd 76:11
shed 33:6,9 36:13,17 37:10,16
 38:11,16 54:24 55:1,7 57:24
sheet 11:11
shelved 88:3
shifted 89:23
shining 46:2
shocked 80:3
shop 38:20
shopping 43:17 44:7
shops 44:19

shortened 87:5
shortly 82:2
show 7:25 11:9 18:16 36:4
 50:17 55:6 56:10 61:23 77:7
 92:18
shown 15:12 26:21 29:5 40:23
 51:15 55:14 58:1 64:15 83:16
shows 11:12 45:23
side 10:20 11:1,7,17,18 12:3,
 5,16 13:23 17:15 22:1 24:4,6,
 8 29:14 32:10,14,16 34:8
 36:11 38:12 39:5,8,25 41:20
 52:24 53:5 56:23 57:3,6,17,22
 64:19 68:8,10 71:2,4 73:4,6
 74:22,25 81:24 82:16 89:21
sideline 10:9
sides 71:5
siding 38:5,6 90:20
sign 42:19,22,24 43:15 44:3,
 12,21 45:2,6,8,19,20,21 46:12
 47:2,8,13 48:14,17 49:16
 50:15 51:3,14
signed 65:17 67:1,5
significantly 20:25 43:20 89:6
signs 44:13 49:5,6 51:1
silent 3:23
Silly 13:17
similar 79:10 86:12
Simms 71:16
simply 19:8 54:21
Singh 85:16
single-family 68:7 74:17
sir 9:24 10:2 19:6 32:2 46:25
 53:24 54:2 80:18 85:14 93:24
site 58:15,18 71:25 89:1 90:21
 99:20
sits 22:21 24:13 43:19 44:15
 49:13
sitting 63:7

situation 57:25 64:25
six-foot 41:12
size 29:5 33:12 40:21 41:7
 45:1 51:15 69:7 86:12 88:5
slightly 43:16 44:21 45:9
slopes 20:23
small 39:9 44:16
smaller 41:5
sooner 44:24
sophisticated 6:17
sort 38:18 48:13 50:21 53:19
sought 15:10 26:19 29:2,24,
 25 40:19 51:13 83:14
south 14:22 17:15 24:6 64:14
 93:11
southwest 10:12
space 19:9 33:9 49:22 77:4
 78:11
speak 9:6 12:20 18:10 35:3
 45:14
speaking 9:19 40:6
spec 88:14
speech 95:8
speed 43:21
spell 8:14,19 9:9 31:18 69:22
spelled 66:10
spirit 16:1 29:18 41:13 65:9
 73:19 84:3 101:1
spoken 7:13 32:7 34:11
spot 18:4 19:13,14
square 31:9,10,12,13 32:12,13
 33:5,11 36:21 40:21 42:24,25
 53:8,9 57:19 78:10 80:17
staff 10:14
standalone 90:4
standard 33:3 75:6 94:18
 100:18

Novi Zoning Meeting

11/18/2025

19

standards 97:12
standing 79:16 88:8
stare 15:5
started 10:22 62:14 76:17
starts 20:24
State 69:22
stated 14:7
statement 10:16
stay 28:1 44:16
staying 26:6 71:20
stays 39:22
step 8:13 43:2 69:21
Stephanie 68:1
Steve 8:16,19
Steven 8:23
stone 90:20
stop 27:23
stopping 60:11
storage 26:20 29:9 37:20
store 17:14,16 18:5 21:18,19
28:12 49:5
stored 16:23 26:23
stores 49:6 50:22 51:1
stories 88:12,13
story 80:8,11 96:12
straight 12:11
strange 24:14
street 21:17 34:4 35:21 76:19
84:2 90:15
streets 23:24 28:4 76:21
Strehl 68:14,19,22,24 69:13,
18 70:25 72:10,21 74:12
structure 31:9,14 32:19 33:4
34:2 36:17,20,24 38:17 40:20
41:14 52:22 53:5 56:25 57:2
69:8

structures 31:12 36:14 41:2
58:19 96:4
struggling 25:13
stuff 17:17 39:14 63:2 93:8
style 77:5
styles 79:10
subdivision 21:16,17 41:17
65:1
subject 30:4 65:15 92:12
submit 63:11,13
submitted 54:10 58:11 86:7
submitting 70:10
substantial 10:23 91:7
substantially 10:10 51:20
sudden 44:24
suggest 14:15
super 14:20
support 49:11 51:24 70:9
supports 21:4
surface 49:22
surprising 63:5
surrounding 15:23 29:13,16
41:9 65:5 73:17 84:1 101:4
survey 54:13 61:8,15
surveyed 54:14 61:9
surveying 60:19
swing 14:19

T

T-I-N-A 69:24 82:7
tailgate 22:6
takes 70:8
taking 21:14 82:14
talk 24:24 51:8 62:24 63:1
talked 6:4 22:18 24:21 63:12

talking 60:21 66:9
tall 63:11
taller 44:21
tan 98:17,18
TC 42:20 43:1
teaching 49:25
technicality 29:23 39:24
ten 3:25 10:21 13:6 44:7 62:25
tenant 51:17,23
tenants 43:23,25 45:5 48:15
50:9
tentatively 89:2
terms 89:6 90:21
texted 7:11
Thanksgiving 102:12
thing 6:11 7:24 25:16 29:22
38:4 39:9 50:22 62:13,17
94:22
things 33:7,16,17 34:21 37:18
49:9 56:20 87:8 95:21
thinking 40:8 65:14 80:18
Thompson 3:11,12 4:19,20
5:6,7 13:17,25 14:4 16:10,11
21:13,24 22:9,23 23:4,13
26:17 27:25 28:5,11,16,23
29:1 30:20,21 38:11,16,25
39:4,12,23 40:14 42:1,2,16
49:19,25 50:10 51:25 52:1
67:14,15 73:23,24 83:13 84:7,
8 98:19 99:6,10 101:8,9
thought 11:3 24:2 50:6 81:24
tickets 8:1 36:5
tight 25:6 39:24 82:23
time 5:21 7:1 14:12,14 25:22
27:4 34:19 39:19,22 40:17
43:22 51:7,11 54:25 55:10,13
61:9 65:11 72:25 79:3 87:6,20
88:1 90:12 91:20 92:23
timeless 77:13

Novi Zoning Meeting

11/18/2025

20

times 24:16 59:25 72:13
Tina 69:23,25 82:7,10
tired 83:8
title 6:20
TK 75:19 78:16
today 20:15,21 24:21 43:14
69:15 77:14 78:25 83:10
87:18 88:24 89:13 91:11
told 61:19 62:15,19 63:6,23
tomorrow 63:22
tonight 4:24 5:25 6:9 10:5
12:24 16:20 17:12 20:3 24:25
36:10 45:18 58:23 59:13
60:12 62:17 70:15 82:23
85:18
top 45:11 50:5 70:19 88:15
90:18,25 91:6 93:5
topographic 54:13
tore 54:7
torn 55:1,2
total 51:14 57:15
town 43:1 72:11
townhouse 89:2
townhouses 89:5 90:13,14
93:6,7,13
Towns 89:3 90:6,10,22
Township 78:13
traffic 43:21 47:21,22 48:15
72:1,18 86:23
trailer 16:23 17:14 18:14,18
19:9,24 21:18,20 25:7 26:9,20
27:16 28:1 29:3,24 30:2,4,7
transferring 65:17
transfers 6:23
transition 91:9
traveled 40:11
treated 44:9

tree 20:24 22:7
trees 91:3,5,8
triangles 45:22
tricky 26:17
trouble 102:22
truck 25:7 40:3
trusses 63:9 72:17
truth 9:2,3,16 10:1 17:9 32:1
35:13 43:10 54:1 68:21 70:4
75:24 78:3 79:24 81:3 85:13
tucked 18:19
turn 3:22 43:23
turned 61:15 63:4 88:3
turning 21:14
turns 44:25
Twelve 84:22
Twenty-three 26:7
two-bedroom 69:9
two-car 38:13
two-phase 86:1
two-story 54:9 57:4 80:12
type 21:17 33:4 88:22 90:7
Typically 14:14

U

ultimately 87:15,24 88:3,22
unable 29:14
understand 60:3 92:16 93:3
95:17
understanding 36:15
unfold 11:21
unique 15:18 27:6 29:10 41:3
64:25 73:13,14 83:21 85:19
92:22
units 89:7,11,12
unreasonably 15:15,22 29:7,

15 40:25 51:19 64:22 65:4
73:9,16 83:19,25

unrelated 5:23

upload 22:12

upper 69:8

Uptown 87:22 88:7 89:7 90:2

usable 76:23

usual 32:11

utility 41:1,4,7

V

vacancies 49:16

variance 8:6 12:23 13:11,19
15:10,11,15 16:22 18:13
26:19 27:10,24,25 29:2,6,25
30:3 31:12,16 33:5 36:21
41:12 42:23,25 45:19 51:13,
15 52:21,23,25 53:2,4,7,9,11,
14 56:24 57:1,3,11,17,21,22
59:2 61:16 62:3,5 63:24
64:12,21 66:19 68:9,11 70:16
71:1,2,5,9 73:2,5,7 74:18,20,
22,23 75:1 76:24 80:3 83:14,
18 84:25 85:20,21 87:14
92:13,19 93:10 96:25 97:3
98:25 99:15,25 100:2,5,8,14,
23

variances 31:7 36:10 40:19,24
42:19 45:17 52:18 56:22 57:7,
14 59:5 61:16,19 62:2 65:7
66:13,16,19 67:1 68:5 70:15,
18 73:11,12 74:15 82:22
83:15

vehicle 86:17

vehicles 86:19 87:1

verify 66:12

version 88:11

versus 96:6

viability 44:4

Village 33:13

Novi Zoning Meeting

11/18/2025

21

vinyl 13:6
violation 18:15 20:17 22:22
23:15
visibility 44:1,13,15
visible 88:13
vision 45:22
visually 90:16
Vital 47:8
voicing 62:16

W

W-E-A-B-E-R 80:23
W-O-L-S-T-E-N-C-R-O-F-T
35:7
wait 51:7
waited 63:6
walk 39:9
walking 87:5
walkway 39:9
Walled 82:13
walls 62:21 63:10 71:3
Walton 93:14
waltonwood 84:21,24 85:5,18,
21,25 87:23 88:8 89:22,24
90:14,17 91:12 92:13,19 97:3,
7 98:25 99:4,18,25
wanted 10:14 34:19 86:14,17,
20 93:2
Waze 50:2
Weaber 80:14,16,22 81:1,4,6,
12,15 82:3,6
website 75:7
wedding 82:2
wedge 18:4
weekly 14:13
welfare 41:16 100:25

west 8:8 14:22 32:14 34:12
35:17 64:14 73:3,13 82:12
whatnot 7:12 50:19 60:17
whatsoever 70:22 91:19
whichever 7:16
white 13:6
whomever 59:24
wide 55:19 76:20
width 53:10 57:21
wire 6:23
wired 11:5
wiring 10:24
wiser 25:12
wishes 4:1 42:15 52:14
withdraw 66:6
Wolstencroft 35:5,6,7,10,14,
16
wondering 50:4 82:1 96:14
worded 25:11
work 14:19 23:16 37:16 39:20
49:14 81:6
worked 81:14
working 9:8 35:24,25 49:9
72:13
workshop 37:20
world 7:2
worth 63:8
Wow 15:7 53:17
writing 70:10
wrong 80:18
wrote 32:6

Y

yard 16:24 18:14 19:20,23
20:1,4,5 21:23 23:18,21
24:11,12,19 25:10,14,19 26:1