

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

February 9, 2016

Proceedings taken in the matter of the ZONING BOARD OF APPEALS, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Tuesday, February 9, 2016

BOARD MEMBERS

Cindy Gronachan, Chairperson

Brent Ferrell, Secretary

Linda Krieger

David Byrwa

Jonathan Montville

Mav Sanghvi

ALSO PRESENT: Charles Boulard, Building Official

Beth Saarela, City Attorney

Coordinator: Stephanie Ramsay, Recording Secretary

REPORTED BY: Jennifer L. Wall, Certified Shorthand Reporter

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Novi, Michigan.

Tuesday, February 9, 2015

7:00 p.m.

** ** *

CHAIRPERSON GRONACHAN: Calling
the February 9 Zoning Board of Appeals
meeting to order.

Would you please rise for the
Pledge of Allegiance.

Ms. Ramsay, will you please
call the roll.

MS. RAMSAY: Member Ferrell?

MR. FERRELL: Here.

MS. RAMSAY: Member Krieger?

MS. KRIEGER: Present.

MS. RAMSAY: Member Sanghvi?

MR. SANGHVI: Here.

MS. RAMSAY: Member Byrwa?

MR. BYRWA: Here.

MS. RAMSAY: Member Montville?

MR. MONTVILLE: Here.

MS. RAMSAY: Member Reichert is
absent, excused.

And Chairperson Gronachan?

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CHAIRPERSON GRONACHAN: Here.

In the back of the auditorium there are a list of rules and that the Zoning Board of Appeals follows.

And I would like to ask everyone at this time to please shut off their cellphones during the meeting.

The next thing would be for any changes in the agenda for this evening.

Ms. Ramsay?

MS. RAMSAY: The first case is postponed until the March 15, 2016.

CHAIRPERSON GRONACHAN: That's Case No. PZ15-0045 is postponed until March 15.

MS. RAMSAY: Correct.

CHAIRPERSON GRONACHAN: Thank you. With that change, all those in favor of the agenda as it stands say aye.

THE BOARD: Aye.

CHAIRPERSON GRONACHAN: Any opposed?

(No audible responses.)

CHAIRPERSON GRONACHAN: None opposed. The agenda has been approved.

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Review of the minutes for
December 8 and January 12.

Are there any changes in the
minutes of those two?

Member Krieger?

MS. KRIEGER: Yes, for January
page 113, line nine, the unintelligible is
Wayne Wrobel, our council member.

CHAIRPERSON GRONACHAN: Anything
else?

Seeing that change, with that
change, other -- seeing none, all those in
favor of the minutes with that change, say
aye.

THE BOARD: Aye.

CHAIRPERSON GRONACHAN: None
opposed. The minutes for December 8 and
January 12 have been approved with that one
change.

At this time, if there is
anyone in the audience that wishes to make
comment other than what is before the board
this evening, can do so now and come to the
podium and state their concerns.

If there are none, we will

1 move right into the meeting.

2 Seeing none, we will go to
3 Case PZ15-0047, Robert Callison Architecture
4 on behalf of Nordstrom Rack.

5 Is the petitioner here? Come
6 on down to the podium.

7 MR. MONTVILLE: Madam Chair, may
8 I?

9 CHAIRPERSON GRONACHAN: Yes.

10 MR. MONTVILLE: I'd just like to
11 point out to my fellow board members, the
12 applicant is a colleague of mine from
13 college. There is no business or financial
14 relationship that we have.

15 I just wanted to point out
16 that he's a former friend and colleague.

17 CHAIRPERSON GRONACHAN: Okay.
18 Seeing that, Member Montville will not be
19 recusing himself this evening.

20 Thank you for that, Member
21 Montville.

22 Are you Mr. Callison?

23 MR. MEININGER: No. My name is
24 Cary Meininger. I'm with Nordstrom store
25 design and Rob Ryan is with Callison. He's

1 our architect.

2 CHAIRPERSON GRONACHAN: So all
3 three of you giving testimony this evening?

4 MR. MEININGER: Well, we
5 certainly can. This is Ross Gallentin from
6 Ramco Gershenson.

7 CHAIRPERSON GRONACHAN: Why don't
8 you come on down, gentlemen, so we can swear
9 you in.

10 None of you are attorneys?

11 MR. RYAN: No.

12 MR. MEININGER: No.

13 MR. GALLENTIN: No.

14 CHAIRPERSON GRONACHAN: Would you
15 please state your names for the record first,
16 and then we will swear you in.

17 MR. RYAN: Robert Patrick Ryan.

18 MR. MEININGER: Cary Meininger,
19 M-e-i-n-i-n-g-e-r.

20 MR. GALLENTIN: Ross Gallentin,
21 G-a-l-l-e-n-t-i-n.

22 MR. FERRELL: Do you swear to
23 tell the truth in the testimony you are about
24 to give in this case?

25 MR. MEININGER: Yes.

1 MR. RYAN: Yes.

2 MR. GALLENTIN: Yes.

3 CHAIRPERSON GRONACHAN: Please
4 proceed.

5 MR. MEININGER: So, like I said,
6 I'm the representative of Nordstrom store
7 design.

8 We're here to, I guess, talk
9 to you guys and explain the fact that
10 Nordstrom is excited to come to Novi and open
11 up a retail store.

12 And you know, we want to, you
13 know, do a great business here in the city
14 and we are requesting, you know, signage on
15 our store front and on the west and north
16 elevation of our building, and hopefully we
17 were able to provide you guys with color
18 renderings and descriptions of what we're
19 doing and hopefully we can get that approved.

20 CHAIRPERSON GRONACHAN: Do you
21 have your renderings with you this evening?

22 MR. MEININGER: I do have a hard
23 copy with me, yes.

24 CHAIRPERSON GRONACHAN: If you
25 wouldn't mind putting it up on the overhead

1 so the people that are at home can see it as
2 well, if you don't mind. Thank you.

3 So I understand that you're
4 looking for 189 square feet on the east
5 elevation. The building in front of -- the
6 picture in front of us now faces the east
7 elevation?

8 MR. MEININGER: That's correct.

9 CHAIRPERSON GRONACHAN: And
10 you're also looking for an additional wall
11 sign of 65.5 square feet on the north and
12 west elevations of the store.

13 MR. MEININGER: That's correct.

14 CHAIRPERSON GRONACHAN: You're
15 only allowed one. That's what the challenge
16 is for tonight?

17 MR. MEININGER: Yes.

18 CHAIRPERSON GRONACHAN: Do you
19 have anything else to offer, gentlemen?

20 MR. MEININGER: You know, this
21 store front elevation is a rack logo. You
22 know, the ACM. The big box, the lettering is
23 residing on a metal finished detailed sign
24 that is synonomous with The Rack stores
25 across the nations. It's considered a

1 company logo.

2 You know, the other two
3 elevations are -- they're smaller and, you
4 know, for retailers, you know, exposure and
5 being able to be seen, you know, it's a
6 huge -- it's a huge element for a retailer.
7 And I know that I'm always challenged as I go
8 across the country building stores that, you
9 know, the merchants are always saying, where
10 is our signage, you know, how come we are not
11 there, how come we are not here, and can we
12 see that the idea is to be seen, you know, as
13 much as they can.

14 CHAIRPERSON GRONACHAN: Okay. Is
15 there anyone -- anything else, gentlemen,
16 that you would like to add?

17 MR. GALLENTIN: Ross Gallentin,
18 Ramco Gershenson.

19 One thing to keep in mind is
20 Nordstrom Rack store, how far off it is Novi
21 Road. It's not right up against it. We are
22 not 50 feet off. We're close to 1,000 feet
23 back. If you look at Gander Mountain that
24 was done and got the variance for the big
25 signs back and front.

1 So it's really important for
2 us people to know where Nordstrom Rack is off
3 of Novi Road. Therefore, that's one of the
4 reasons we are asking for the signage on the
5 size.

6 CHAIRPERSON GRONACHAN: Is there
7 anyone in the audience that wishes to make
8 comment on this case?

9 (No audible responses.)

10 CHAIRPERSON GRONACHAN: Seeing
11 none, Mr. Secretary is there any
12 correspondence?

13 MR. FERRELL: Yes, Madam Chair.
14 Seventeen letters sent, zero letters
15 returned, zero approval letters received,
16 zero objection letters received.

17 CHAIRPERSON GRONACHAN: Building
18 department?

19 MR. BOULARD: Nothing to add,
20 other than the fact that I did have a
21 conversation with the gentlemen regarding the
22 requirement for the mock sign.

23 And due to the fact there was
24 no building to put it on, they provided the
25 color rendition and substitute.

1 Other than that, I will stand
2 by for questions. Thank you.

3 CHAIRPERSON GRONACHAN: I noticed
4 that when I went out. Thank you.

5 Board members?

6 MR. BYRWA: I got a question.
7 Are these going to be illuminated signs?

8 MR. MEININGER: Yes, sir, LED
9 illuminated.

10 MR. BYRWA: I think the size is a
11 good size. It's probably less than
12 10 percent of the overall elevation of the
13 building. You're not overpowering the
14 building with signage. I would be voting for
15 it. It looks good.

16 CHAIRPERSON GRONACHAN: Anyone
17 else?

18 MR. MONTVILLE: Madam Chair, if I
19 could?

20 CHAIRPERSON GRONACHAN: Yes,
21 Member Montville?

22 MR. MONTVILLE: For the
23 additional size of the 189 square feet, it
24 seems like a good amount for professional due
25 diligence went in to come up with that

1 number.

2 Can you spend a second or two
3 to give us some bullet points on where you
4 got 189, why you didn't want to go
5 potentially smaller or bigger?

6 MR. RYAN: I can help with that.

7 So the answer to that
8 question, is the ribbons you see that goes
9 vertically right where the Rack is, is the
10 Rack sits square between the ribbons and
11 whatever that is, it pulls and stretches to
12 make it just the 189.

13 MR. MONTVILLE: Thank you. I
14 appreciate that.

15 Given the visibilty of the
16 west point of the building, Donaldson Drive,
17 I have no problem with the variance that they
18 have requested at this point.

19 CHAIRPERSON GRONACHAN: Thank
20 you. Anyone else for comment?

21 Would the board like to
22 entertain a motion?

23 MR. MONTVILLE: I'm prepared to
24 make a motion at this time, Madam Chair.

25 CHAIRPERSON GRONACHAN: Go ahead,

1 Member Montville.

2 MR. MONTVILLE: In Case
3 PZ15-0047, submitted by Nordstrom Rack,
4 specifically, Robert Ryan on behalf of
5 Callison Architecture, the architect on the
6 project, I move that we grant the variances
7 sought by the petitioner for the following
8 reasons: The signage and the size of the 189
9 square feet on the east side of the building
10 is required in order to get proper visibility
11 for the business, a smaller sign would
12 potentially have a negative economic impact
13 for the business. Additionally, to the north
14 and west exposures of the building.

15 There is a unique aspect of
16 this particular unit, within the development,
17 having that exposure, which is a unique
18 circumstance relative to the other tenants
19 within the building.

20 The relief is consistent with
21 the spirit of the ordinance, given the due
22 diligence and professionalism that would go
23 into the signs and they are the minimum size
24 for the requested variance, as reflected by
25 the applicants and the process they put into

1 the design of the three signs.

2 So with that said, I move
3 that we grant the variances as requested.

4 MS. KRIEGER: Second.

5 CHAIRPERSON GRONACHAN: It's been
6 moved and seconded. Any further discussion?

7 (No audible responses.)

8 CHAIRPERSON GRONACHAN: Seeing
9 none, Ms. Ramsay, would you please call the
10 roll.

11 MS. RAMSAY: Member Ferrell?

12 MR. FERRELL: Yes.

13 MS. RAMSAY: Member Krieger?

14 MS. KRIEGER: Yes.

15 MS. RAMSAY: Member Sanghvi?

16 MR. SANGHVI: Yes.

17 MS. RAMSAY: Member Byrwa?

18 MR. BYRWA: Yes.

19 MS. RAMSAY: Member Montville?

20 MR. MONTVILLE: Yes.

21 MS. RAMSAY: Chairperson

22 Gronachan?

23 CHAIRPERSON GRONACHAN: Yes.

24 MS. RAMSAY: Motion passes six to
25 zero.

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CHAIRPERSON GRONACHAN:

Congratulations. Your variance has been granted. Good luck and welcome to Novi.

MR. MEININGER: We are excited.

CHAIRPERSON GRONACHAN: We are excited to have you. When will you be open?

MR. MEININGER: September 1st.

CHAIRPERSON GRONACHAN: Moving right along.

Our second case of the evening, Infinity of Novi. Case No. PZ15-0049.

Stanley Tkacz, I believe, of Studio Design on behalf of Infinity of Novi, 24355 Haggerty Road, west of Haggerty and south of Grand River.

The applicant is requesting a variance for the City of Novi to allow installation of additional signage in form of a five foot square foot brand sign on the three existing wall signs. Each are currently approved and installed through a previous variance, previous ZBA cases for signage.

1 Good evening. And you are?

2 MR. TKACZ: Good evening, ladies
3 and gentlemen.

4 I am Stanley Tkacz, Studio
5 Design, representing the Suburban Collection
6 here this evening as related to the request
7 for the sign variance.

8 CHAIRPERSON GRONACHAN: Would you
9 please spell your last name and be sworn in
10 by our secretary.

11 MR. TKACZ: T, as in Tom, K as in
12 kangaroo, A, as in apple, C as a Charlie, Z
13 as in zoo loo.

14 MR. FERRELL: Do you swear to
15 tell the truth in the case -- testimony you
16 are about to give in this case?

17 MR. TKACZ: Yes, sir.

18 MR. FERRELL: Go ahead and
19 proceed.

20 MR. TKACZ: I believe you have in
21 front of you a little brochure that was
22 handed to you with everything on it, the
23 drawings. It's very self-explanatory.

24 What this request is relating
25 to is that in completing the new facility,

1 Infinity, like all automobile manufacturers
2 have, corporate identities requested in their
3 graphics program.

4 The one that we have not put
5 in is this little five foot sign that is
6 adjacent directly to the main entrance, only
7 five foot off the floor line or the ridge
8 line in the process.

9 It is a stainless steel
10 non-illuminated element. That's why we here
11 this evening.

12 CHAIRPERSON GRONACHAN: Would you
13 mind putting your renderings on the overhead
14 for everyone to see, please.

15 MR. TKACZ: Where the sign would
16 go is adjacent to this door, in this location
17 here.

18 This is a -- it's similar to
19 a facility that we have installed in Troy, it
20 has the sign adjacent to the side door.

21 CHAIRPERSON GRONACHAN: Is there
22 anything else that you would like to add to
23 your testimony in this evening?

24 MR. TKACZ: No, ma'am.

25 CHAIRPERSON GRONACHAN: Is there

1 anyone in the audience that wishes to make
2 comment at this time?

3 (No audible responses.)

4 CHAIRPERSON GRONACHAN: Seeing
5 none, building department?

6 MR. BOULARD: Nothing to add. I
7 will stand by for questions.

8 CHAIRPERSON GRONACHAN:

9 Mr. Secretary, is there any
10 correspondence?

11 MR. FERRELL: Yes, Madam Chair.
12 Twenty-two letters were sent, two letters
13 returned, zero objection letters received.

14 One approval letter received
15 from the property management company. It
16 states, "Zoning Board of Appeals regarding
17 above case, please note that we have no
18 objection to the request for a sign variance.
19 Please note for the record, that greater
20 leniency in sign policies for the City of
21 Novi are well appreciated by Novi tenants or
22 affected by a more liberal policy with their
23 neighbors in Farmington Hills. Thank you for
24 your consideration, N.A. Fayz, F-a-y-z,
25 landlord, Faith Makki, M-a-k-k-i, property

1 manager."

2 CHAIRPERSON GRONACHAN: Okay.

3 Board Members? Member Sanghvi.

4 MR. SANGHVI: Thank you. How
5 long have you been there at that Infinity
6 dealership there, at this location?

7 MR. TKACZ: We just renovated the
8 store two years ago, but the store itself has
9 been there for 14 years, 1992, since '92.

10 MR. SANGHVI: I thought you had
11 been there a long time.

12 My question is, what is going
13 to add -- how are you going to add anything
14 by putting this logo there?

15 MR. TKACZ: It's what goes with
16 the corporate image that when you see it
17 driving down the street, when you park your
18 car, you see it, when you walk up with the
19 front door, you see it.

20 It's that perpetual graphic
21 program, again, all automobile manufacturers
22 have them. They have got to be stuck in
23 front of your nose no matter what you do.

24 MR. SANGHVI: Thank you.

25 CHAIRPERSON GRONACHAN: Anyone

1 else? Member Montville?

2 MR. MONTVILLE: If I could, just
3 to confirm I got the impression that that
4 design also complimented the interior design
5 in your front lobby, which obviously was a
6 pretty expensive build-out, and would it be
7 fair to say that that's part of the branding
8 that all would be -- the branding package in
9 full of what you're trying to present?

10 MR. TKACZ: That's correct, sir.
11 That's part the branding package.

12 Open it up to my fellow board
13 members.

14 CHAIRPERSON GRONACHAN: Thank
15 you.

16 Member Ferrell?

17 MR. FERRELL: Madam Chair, thank
18 you.

19 I just don't see how adding a
20 symbol by the door is really going to impact
21 their business, make it any different. They
22 already have three signs.

23 MR. SANGHVI: I'm having a hard
24 time hearing you.

25 MR. FERRELL: I will speak up for

1 you.

2 I don't see how adding that
3 sign by the door is really going to make that
4 much of a difference to their business, when
5 they already have three signs. If you are in
6 the parking lot, you know why you are there.
7 You know what the business is.
8 Unfortunately, I don't think I'd be
9 supporting this sign.

10 CHAIRPERSON GRONACHAN: I have a
11 question for you.

12 So on the building and the
13 picture that you have before us, there is an
14 Infinity brand sign in the upper right-hand
15 corner of the picture.

16 So how does that differ from
17 what you're putting at the door or is that
18 sign -- are any of these other signs coming
19 down that we granted variances for?

20 MR. TKACZ: No. This is an
21 additional sign from the perspective, from a
22 personal level elevation as you approach the
23 main building entrance. But it's the
24 Infinity emblem with the word Infinity
25 underneath it. That's a stainless steel,

1 non-illuminated, flat mounted to the wall.

2 CHAIRPERSON GRONACHAN: I have a
3 hard time with this. I understand what
4 corporates want. And I can appreciate, you
5 know, we want to support all the businesses,
6 but I don't know that -- my feeling is that
7 it doesn't serve a purpose, it doesn't meet
8 the criteria. That's my concern.

9 When I was reviewing this, I
10 could see it, but then it wouldn't be the
11 right thing to do, but if the Infinity sign
12 wasn't up in the corner of that building,
13 then you would need something to say
14 Infinity, I agree, however, I don't see where
15 that's going to add to -- it's not for
16 identification from a distance. It's not
17 that the business can't be identified.

18 For me, it doesn't meet the
19 criteria for a variance at this time. That's
20 my personal opinion. I will wait for the
21 other board members to echo their comments.

22 Member Krieger?

23 MS. KRIEGER: I agree with that,
24 but I also see from the business side of it,
25 that people on iPhones all the time, once

1 they grab your attention and you're entering
2 the building, or the place where the building
3 is at, you see Infinity, here I am, and then
4 as you're walking in, you could be on your
5 phone and look up and why am I here, and
6 there is nothing on the door, so that emblem
7 confirms or draws the person in, and there is
8 Infinity written there, but it's smaller so
9 it's more the emblem as the sign than
10 verbiage. It's a minimal sign, so I'm okay
11 with it. Thank you.

12 CHAIRPERSON GRONACHAN: Thank
13 you. Anyone else?

14 MR. MONTVILLE: Madam Chair, if I
15 may.

16 One factor, given the small
17 size, and it is unique, it's not on the main
18 exterior of the building, but it's part of
19 the entrance, I am confident this isn't going
20 to have any negative impact on any
21 surrounding areas while still having a
22 positive economic impact to the business,
23 again from a branding perspective.

24 Infinity is selling their
25 product to -- they're competing with other

1 elevated brands, whether it be Mercedes Benz
2 or Jaguar, there is an element of appeal and
3 if you look at the interior of the building,
4 the way they built it out, obviously on the
5 exterior there is a lot of due diligence,
6 professionalism financing that went into
7 that, for a five foot sign I think is not
8 going to have a negative impact, but have a
9 potential strong potential positive impact
10 into Member Krieger's point, a lot of the
11 online -- as they see -- even when you are
12 checking in on Google maps, whatnot,
13 identifying the front door of businesses.

14 Keeping that in mind, they
15 don't have any signage at the front main
16 entrance of their business. I think that's
17 something else to consider.

18 So with that said, I would
19 concur with Member Krieger. At this point I
20 am in favor of the request.

21 CHAIRPERSON GRONACHAN: All
22 right. Anyone else?

23 Would anyone like to make a
24 motion? Member Krieger.

25 MS. KRIEGER: I move that we

1 grant the variance in Case No. PZ15-0049,
2 sought by the petitioner for Infinity.

3 That the petitioner has shown
4 a practical difficulty, requiring attraction
5 to their business that they have renovated
6 and they do have minimum signage instead of
7 all three signs, having signs as I drove by,
8 that it is -- as minimum as they can do it.

9 And without the variance,
10 petitioner will unreasonably prevent it,
11 limit it with respect to the use of their
12 property for their due diligence and justice
13 to have signage at their entrance and not
14 over their door on the Haggerty side.

15 That property is unique
16 because of its location and the other three
17 businesses on the neighboring sites.

18 The petitioner did not create
19 the condition because of its location
20 already.

21 The relief granted will not
22 unreasonably interfere with adjacent or
23 surrounding properties because it's a minimum
24 emblem that will not cause injustice to the
25 neighbors.

1 The relief is consistent with
2 the spirit and intent of the ordinance
3 because they are intent on being minimal in
4 their addition, rather request to the city,
5 and the intent is to make Novi be beautiful.

6 That's it.

7 CHAIRPERSON GRONACHAN: It's been
8 moved. Is there a second?

9 MR. MONTVILLE: Second.

10 CHAIRPERSON GRONACHAN: Is there
11 any further discussion?

12 Ms. Ramsay, would you please
13 call the roll.

14 MS. RAMSAY: Member Ferrell?

15 MR. FERRELL: No.

16 MS. RAMSAY: Member Krieger?

17 MS. KRIEGER: Yes.

18 MS. RAMSAY: Member Sanghvi?

19 MR. SANGHVI: Yes.

20 MS. RAMSAY: Member Byrwa?

21 MR. BYRWA: Yes.

22 MS. RAMSAY: Member Montville?

23 MR. MONTVILLE: Yes.

24 MS. RAMSAY: Chairperson

25 Gronachan?

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CHAIRPERSON GRONACHAN: No.

MS. RAMSAY: Motion passes four
to two.

CHAIRPERSON GRONACHAN: Your
variance has been granted. Congratulations.
Good luck on your new building.

MR. TKACZ: Thank you very much.

CHAIRPERSON GRONACHAN: That
concludes our cases for this evening.

We have other matters this
evening. We have election of officers. Even
though we don't have Member Reichert this
evening, moving forward with the elections,
under the circumstances.

So I'm opening up the floor
for discussion or for nominations. There is
for chair, vice chair and for secretary.

Member Sanghvi?

MR. SANGHVI: I think you have
done a great job, if you are willing to
continue, I would like to propose your name
as the chairperson for the next year.

MR. BYRWA: I second it.

CHAIRPERSON GRONACHAN: I am
being bamboozled.

1 I agree. Thank you from this
2 end of the room.

3 Is there any other --

4 MR. SANGHVI: This is my
5 proposal. I have proposed and it has been
6 seconded.

7 CHAIRPERSON GRONACHAN: I accept.
8 All those in favor of me continuing as chair,
9 say aye.

10 THE BOARD: Aye.

11 CHAIRPERSON GRONACHAN: All
12 right. Another year of fun.

13 All right. That takes us
14 onto our vice chair.

15 Do we have any nominations?

16 I have a nomination for vice
17 chair. I can make a nomination, can't I?

18 MS. SAARELA: Sure.

19 CHAIRPERSON GRONACHAN: I
20 nominate Member Sanghvi.

21 MR. SANGHVI: I make that one,
22 too.

23 MR. FERRELL: I second.

24 CHAIRPERSON GRONACHAN: It's been
25 moved and second, all those in favor of Mav

1 Sanghvi as vice chair say aye.

2 THE BOARD: Aye.

3 CHAIRPERSON GRONACHAN: None
4 opposed. I won't be here for the next four
5 meetings. So we have the new the same chair
6 and now for your secretary. Nominations?

7 MR. SANGHVI: I nominate John. I
8 call him John, actually Mr. Montville.

9 CHAIRPERSON GRONACHAN: So Member
10 Montville as secretary, do you accept the
11 position?

12 MR. MONTVILLE: I do.

13 CHAIRPERSON GRONACHAN: Is there
14 a second?

15 MR. BYRWA: Second.

16 CHAIRPERSON GRONACHAN: It's been
17 seconded. All those in favor?

18 THE BOARD: Aye.

19 CHAIRPERSON GRONACHAN:
20 Congratulations on those who
21 were just appointed.

22 Moving on.

23 I am waiting for the company.
24 Company car, are you guys working on that?
25 Driving around to all those places. Next

1 month it's eight cases.

2 So the next matter is a
3 training session and the department has
4 offered March 22nd or March 29th and the city
5 attorney will be present and what they're
6 going to be working on, if I recall, is our
7 motion making to be stronger, to define the
8 ZBA a little more.

9 Even no matter how many years
10 you sit on the bored, every year is a better
11 year when you go through training and they
12 point something out because you can't
13 remember it all.

14 We all have jobs during the
15 day, so this is our part-time hobby, so to
16 speak, so it's just to help us serve the city
17 better.

18 Does anybody -- do any of
19 you -- are all of you open for the 22nd? How
20 about I put it that way. It's a Tuesday.
21 The meeting would be --

22 MR. BOULARD: We don't have to
23 decide tonight.

24 We want to put a couple dates
25 out and let everybody check their calendars,

1 if you want to email us, too, that would be
2 fine, whatever works the best.

3 What we have done in the
4 past, what our intention would be is to again
5 was to have dinner brought in, make a time,
6 and gather at the library or here or
7 somewhere, and have dinner brought in and
8 then have a program that's concise.

9 MR. FERRELL: It's free dinner,
10 so I will be there.

11 CHAIRPERSON GRONACHAN: Just for
12 simplicity, does everybody know what your
13 dates are in March yet?

14 MR. BYRWA: I don't have any
15 plans.

16 CHAIRPERSON GRONACHAN: So we can
17 pencil the 22nd in right now?

18 MR. FERRELL: I am good with
19 that.

20 CHAIRPERSON GRONACHAN: It's a
21 month and that way they can work around their
22 schedules, would that be okay with everybody?
23 So we are going to pick the 22nd.

24 MR. BOULARD: If I might, is
25 there a time that allows everyone to make it

1 here at a reasonable pace?

2 MR. FERRELL: Six.

3 MR. BYRWA: Six is good.

4 MR. FERRELL: Is that good with
5 the city?

6 MR. BOULARD: Will be here at
7 6:00.

8 CHAIRPERSON GRONACHAN: Can we
9 have it here?

10 MR. BOULARD: At city hall. We
11 will try to find room.

12 CHAIRPERSON GRONACHAN: So the
13 22nd of March, 6:00 p.m. Member Byrwa is
14 cooking and the vice chair is bringing
15 dessert.

16 Is there any other issues or
17 matters that are open for discussion?

18 Seeing none, I would like
19 to -- is there a motion to adjourn this
20 meeting?

21 MR. FERRELL: No moved.

22 CHAIRPERSON GRONACHAN: All those
23 in favor.

24 THE BOARD: Aye.

25 CHAIRPERSON GRONACHAN: The

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meeting for this evening is adjourned.

(The meeting was adjourned at 7:30 p.m.)

** ** *

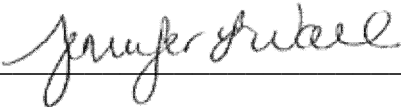
1 STATE OF MICHIGAN)
 2) ss.
 3 COUNTY OF OAKLAND)

4 I, Jennifer L. Wall, Notary Public within and for the
 5 County of Oakland, State of Michigan, do hereby certify that the
 6 witness whose attached deposition was taken before me in the
 7 above entitled matter was by me duly sworn at the aforementioned
 8 time and place; that the testimony given by said witness was
 9 stenographically recorded in the presence of said witness and
 10 afterward transcribed by computer under my personal supervision,
 11 and that the said deposition is a full, true and correct
 12 transcript of the testimony given by the witness.

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

17 IN WITNESS THEREOF, I have hereunto set my hand at the
 18 City of Walled Lake, County of Oakland, State of Michigan, this
 19 2nd day of March 2016.

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