

MEETING - ZONING BOARD OF APPEAL

CITY OF NOVI

TUESDAY, MARCH 8, 2022 7:00 p.m.

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

BOARD MEMBERS:

Joe Peddiboyina, Chairperson

Clift Montague, Secretary

Linda Krieger

Siddharth Mav Sanghvi

Michael Thompson

Michael Longo

Jay McLeod

ALSO PRESENT:

Elizabeth Saarela, City Attorney

Lawrence Butler, Comm. Development, Dep. Director

Katherine Oppermann, Recording Secretary

Anita Sophia Wagner

Reported by:

Darlene K. May, Certified Shorthand Reporter

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Novi, Michigan

Tuesday, March 8, 2022

7:00 p.m.

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CHAIRPERSON PEDDIBOYINA: Good evening.

Today is March 8th, Tuesday, 7:00 p.m. Zoning Board of Appeals of Novi.

Pledge of Allegiance. Please all if you stand up and lead by Member Montague.

(Pledge of Allegiance.)

CHAIRPERSON PEDDIBOYINA: Thank you.

Roll call, Katherine?

MS. OPPERMANN: Certainly.

Member Krieger?

MEMBER KRIEGER: Present.

MS. OPPERMANN: Member Longo?

MEMBER LONGO: Present.

MS. OPPERMANN: Member McLeod?

MEMBER MCLEOD: Present.

MS. OPPERMANN: Member Montague?

MEMBER MONTAGUE: Here.

MS. OPPERMANN: Chairperson Peddiboyina?

CHAIRPERSON PEDDIBOYINA: Yes, please.

1 MS. OPPELMANN: Member Sanghvi?

2 MEMBER SANGHVI: Here.

3 MS. OPPELMANN: Member Thompson?

4 MEMBER THOMPSON: Here.

5 MS. OPPELMANN: And Member Copes is absent,  
6 excused.

7 CHAIRPERSON PEDDIBOYINA: Thank you,  
8 Katherine. And we have a board -- enough quorum and a  
9 full board is there, I think so.

10 Okay. Everybody, please, can you turn off  
11 your phones, muted. And you can see on the screens  
12 everything. And once we call the case, please come to  
13 the podium and tell your name first clearly -- first  
14 spell and clearly. And also, if you have any questions  
15 or anything, our board members will ask you, please  
16 wait for the audience once they say. And also, the  
17 audience, only we have three minutes of time, not more  
18 than that. Please utilize the time. Don't use the  
19 more than three minutes. That's mandated.

20 And -- okay. And also, you can see on our  
21 screens also what I mentioned earlier.

22 Thank you.

23 And approval of agenda? Any changes, any

1 additions?

2 MS. OPPERMANN: There are no changes to the  
3 agenda.

4 CHAIRPERSON PEDDIBOYINA: No changes and no  
5 additions. Okay.

6 Okay. If somebody can make a motion.

7 MEMBER KRIEGER: Move to approve the agenda.

8 CHAIRPERSON PEDDIBOYINA: Can somebody make a  
9 second, please?

10 MEMBER SANGHVI: Second.

11 CHAIRPERSON PEDDIBOYINA: Thank you. Motion  
12 passed.

13 And February meeting minutes, can somebody  
14 make a motion on that?

15 MS. SAARELA: We move to approve the agenda.  
16 Someone move to approve and then a second, but we still  
17 have to do a voice vote. All in favor --

18 CHAIRPERSON PEDDIBOYINA: Okay. All in favor  
19 say, "Aye."

20 THE BOARD: Aye.

21 CHAIRPERSON PEDDIBOYINA: Any nays? Any  
22 abstains?

23 Thank you. And coming to the next -- thank

1 you, Elizabeth.

2 And coming to the February meeting minutes,  
3 any changes, any modifications? Somebody can make a  
4 motion on that?

5 MEMBER KRIEGER: I move to approve the  
6 February 2022 minutes.

7 MEMBER SANGHVI: Second.

8 CHAIRPERSON PEDDIBOYINA: Thank you. Any  
9 nays? Anybody say aye?

10 THE BOARD: Aye.

11 MEMBER KRIEGER: In favor, aye.

12 CHAIRPERSON PEDDIBOYINA: In favor aye.

13 Okay. Any changes?

14 Okay. Thank you.

15 Public remarks?

16 This is the time, can you place the public  
17 remarks to add anything?

18 So it looks like none. Thank you.

19 Okay. And for today's first case, PZ22-0003,  
20 Pro Image Design/IEP Urgent Care, 27204 Beck Road A3,  
21 East of Beck Road and North of Grand River Avenue,  
22 Parcel 50-22-16-176-033. The applicant is requesting  
23 the variance from the City of Novi Code of Ordinance

1 Section 28-5 (b)(1)(a) for the installation of up to a  
2 34.50 square foot illuminated wall sign on the west  
3 elevation of the building, 32.5 square feet allowed,  
4 variance of two square feet. This property is zoned  
5 Office Service Technology, OST.

6 Okay. Please go ahead and tell your first  
7 and last name clearly for our court record.

8 MS. DURGAN: Susan Durgan, D-u-r-g-a-n.

9 CHAIRPERSON PEDDIBOYINA: And our secretary,  
10 can you take the oath on that?

11 MEMBER MONTAGUE: Are you an attorney?

12 MS. DURGAN: I am not.

13 MEMBER MONTAGUE: And do you swear to tell  
14 the truth in this case?

15 MS. DURGAN: Yes.

16 CHAIRPERSON PEDDIBOYINA: Okay, ma'am.  
17 Please go ahead where we can help you today on this  
18 case.

19 MS. DURGAN: So we are here today --

20 COURT REPORTER: Speak up just a little.

21 MS DURGAN: Sorry. We're here today  
22 requesting --

23 MS. OPPERMANN: It'll take just a second to

1 load.

2 MS. DURGAN: Okay.

3 CHAIRPERSON PEDDIBOYINA: I'm sorry. Go  
4 ahead.

5 MS. DURGAN: I don't think it's projecting.

6 MS. OPPERMAN: There it goes.

7 MS. DURGAN: There we go.

8 (Document displayed.)

9 MS. DURGAN: Requesting the variance for this  
10 sign. We built the sign to a 27 foot -- 27 lineal  
11 frontage. So we thought the max was 33.75. And it  
12 actually should be built to 26. The measurements  
13 changed. So it's 32.5. So we're requesting a variance  
14 of 1.08 square feet.

15 And we actually used -- so we replaced this  
16 sign and we actually used the measurements that this  
17 sign was approved for, the 27. And I think we had  
18 confirmed that with the city and then when they -- when  
19 there was additional measurements that they came out  
20 and measured, it was actually 26. So we were off a  
21 foot.

22 And then here is a sign with its neighbor  
23 tenants. So we think it's keeping with, you know, the

1 scale and the design of the frontage.

2 And I will -- the only other thing I will  
3 point out is our space actually goes to here. So I  
4 think when the first person had -- from our team had  
5 measured, they actually measured us at 28.41 because  
6 they were looking at the full lineal frontage. So I  
7 think there was just some confusion in how we measure  
8 and what the actual measurements were.

9 CHAIRPERSON PEDDIBOYINA: Okay. Any other  
10 thing you want to -- would like to add?

11 MS. DURGAN: I think that was it. I don't  
12 know if anyone had any questions.

13 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.  
14 Okay. From the city?

15 MR. BUTLER: No comments from the city at  
16 this time. Standing by for questions.

17 CHAIRPERSON PEDDIBOYINA: Thank you, Larry.  
18 Correspondence, secretary?

19 MEMBER MONTAGUE: There were 13 letters sent,  
20 two letters returned, no approvals, no objections.

21 CHAIRPERSON PEDDIBOYINA: Thank you.

22 Okay. Any public -- anybody who would like  
23 to speak on this case this is the time. Public?



1 Looks like none.

2 Okay. Yeah, I saw that. I visited your  
3 place and where you are looking on that. And I open to  
4 the board to speak on this case.

5 Okay. Dr. Sanghvi, please go ahead.

6 MEMBER SANGHVI: Thank you. Good evening.

7 MS. DURGAN: Hello.

8 MEMBER SANGHVI: I have two questions. What  
9 does IEP mean?

10 MS. DURGAN: It stands for Independent  
11 Emergency Physicians.

12 MEMBER SANGHVI: Okay. Are you open 24 hours  
13 a day?

14 MS. DURGAN: We are not at the urgent care,  
15 but we actually are a team of local physicians. We  
16 lead emergency medicine at the Ascension Novi and  
17 Southfield and that is open 24/7. We also lead  
18 emergency medicine at St. Joe's in Pontiac, and Henry  
19 Ford Allegiance Health in Jackson.

20 MEMBER SANGHVI: Thank you. I have no  
21 problem. Thank you very much.

22 CHAIRPERSON PEDDIBOYINA: Thank you, Dr.  
23 Sanghvi.

1 Any other board member?

2 CHAIRPERSON PEDDIBOYINA: Okay. Please go  
3 ahead.

4 MEMBER MONTAGUE: Yes. I went by. And in  
5 this case, sometimes signs can be a distraction to  
6 traffic, but I think in this case where it is, it's a  
7 help because you can see -- if you're going there, you  
8 can see where it is. And it's certainly in the same  
9 vein as the signs there. So I'm in favor of it.

10 MS. DURGAN: Thank you.

11 CHAIRPERSON PEDDIBOYINA: Any other board  
12 member?

13 Okay, Member Longo?

14 MEMBER LONGO: Yeah, I've been a patient  
15 there a couple of times and I think a big sign would  
16 really help out because I knew kind of where I was  
17 going. It's a very busy intersection so you can't just  
18 motor around slowly, or you shouldn't. So I think  
19 while it's a little bit larger, the distance you are  
20 from Beck would suggest that you need a big sign. So  
21 I'm in favor of this.

22 MS. DURGAN: Thank you.

23 CHAIRPERSON PEDDIBOYINA: Thank you. Any

1 other board member?

2 Okay. Looks like none.

3 Yeah. Yeah. When you need urgent care,  
4 anybody would like to see the board and all. I have no  
5 objection on this.

6 And Member Thompson, can you make a motion on  
7 this?

8 MEMBER THOMPSON: I move that we grant the  
9 variance in case -- I move that we grant the variance  
10 in case PZ22-0003, sought by Pro Image Design and IEP  
11 Urgent Care for the sign variance because the  
12 petitioner has shown particular (sic) difficulty  
13 requiring installation of a sign 34.5 square feet.  
14 Without the variance, the petitioner will be  
15 unreasonably prevented or limited with respect to the  
16 use of the property because it is in the commercial  
17 area and it does match the neighbor's signs.

18 The property is unique because it's off of  
19 Beck Road and does have a setback. The petitioner did  
20 not create the condition because the ordinance does not  
21 take in the vehicle speed at a busy intersection like  
22 Beck Road right there.

23 The relief granted will not unreasonably

1 interfere with adjacent or surrounding properties  
2 because it is only two square feet and it fits in with  
3 the neighbors.

4 The relief is consistent with the spirit and  
5 intent of the ordinance because it's a reasonable  
6 request and it does match the surroundings.

7 MEMBER SANGHVI: Second.

8 CHAIRPERSON PEDDIBOYINA: Thank you.

9 Okay. Say all in favor. Okay. I mean,  
10 Katherine, take roll call, please.

11 MS. OPPERMANN: Yes.

12 Chairperson Peddiboyina?

13 CHAIRPERSON PEDDIBOYINA: Yes.

14 MS. OPPERMANN: Member Krieger?

15 MEMBER KRIEGER: Yes.

16 MS. OPPERMANN: Member Longo?

17 MEMBER LONGO: Yes.

18 MS. OPPERMANN: Member McLeod?

19 MEMBER MCLEOD: Yes.

20 MS. OPPERMANN: Member Montague?

21 MEMBER MONTAGUE: Yes.

22 MS. OPPERMANN: Member Sanghvi?

23 MEMBER SANGHVI: Yes.

1 MS. OPPERMANN: And Member Thompson?

2 MEMBER THOMPSON: Yes.

3 MS. OPPERMANN: Motion passes.

4 CHAIRPERSON PEDDIBOYINA: Thank you. Good  
5 luck.

6 MS. DURGAN: Thank you very much.

7 CHAIRPERSON PEDDIBOYINA: Okay. Coming to  
8 the -- today's second case, PZ22-0004, Meridien Homes  
9 Construction, 29906 Brush Park Court, West of West Park  
10 Drive and South of South Lake Drive, Parcel  
11 50-22-04-451-028. The applicant is requesting a  
12 variance from the City of Novi Zoning Ordinance Section  
13 3.1.3 for a rear yard setback of 29.26 feet, 35 feet  
14 minimum required, a variance of 5.74. This variance  
15 will accommodate the construction of a new home. This  
16 property is zoned Residential Acreage, RA.

17 Okay. Is the applicant is there?

18 Okay. Go ahead and tell your first and last  
19 name clearly for our court record.

20 MR. KARANA: Sorry?

21 CHAIRPERSON PEDDIBOYINA: Yeah. Please go  
22 ahead and tell your first and last name.

23 Can you come to the mic, please?

1 MR. KARANA: I'm not understanding what  
2 you're saying, sorry.

3 MR. KRISHNASWAMI: Your first and last  
4 name.

5 MR. KARANA: Oh, my first and last name.

6 CHAIRPERSON PEDDIBOYINA: Can you come to the  
7 mic, please?

8 MR. KRISHNASWAMI: You have to stand here.

9 MR. KARANA: Basil Karana. Meridien Homes  
10 Construction, LLC. I'm a builder.

11 CHAIRPERSON PEDDIBOYINA: Can you spell first  
12 and last name, clearly, please? Can you hear us?

13 MR. KARANA: I'm having difficulty hearing  
14 you, sir.

15 MS. OPPERMANN: If you can please spell your  
16 first and last name, please.

17 MR. KARANA: Yeah. B-a-s-i-l K-a-r-a-n-a.

18 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.  
19 Secretary, can you take the oath on this?

20 MEMBER MONTAGUE: Are you a lawyer?

21 MR. KARANA: No. I'm a builder.

22 MEMBER MONTAGUE: Do you swear to tell the  
23 truth in this case?

1 MR. KARANA: Yeah, I swear.

2 MEMBER MONTAGUE: Thank you.

3 MR. KARANA: Thank you.

4 CHAIRPERSON PEDDIBOYINA: Thank you. Please  
5 go ahead on what we can help you on today.

6 Can you present your case, please?

7 MR. KRISHNASWAMI: Can you present your case?

8 MR. KARANA: Yeah. My client purchased a lot  
9 in the subdivision called West Park Place subdivision,  
10 in the intention of building a house for him and his  
11 family. The design was made and then we hired a  
12 surveyor, plotted the house on the property. And  
13 considering the setbacks, there is an encroachment in  
14 the left setback on the side that is considered as  
15 rear. But we got, like, 200 feet of sideline  
16 setback -- sideline, property line that is considered  
17 rear and this created this encroachment and we're  
18 asking you to allow us to build the house.

19 It's a typical house that's been built many,  
20 many times. And the property is .41 of an acre. It's  
21 a good size property. And still we have the difficulty  
22 because of the shape and considering the three sides as  
23 rear. And that created this issue. And that's why we

1 are here asking your permission to allow us to build  
2 it.

3 Actually, the area of the encroachment  
4 compared to the size of the property is very, very  
5 little. It doesn't amount to a size of a floor mat. A  
6 door mat. So we're asking you to allow us to build it  
7 this way.

8 And these homes on this cul-de-sac, they are  
9 separated by distance, especially the house to the  
10 left. And we were allowing only 24 feet side entry  
11 garage allowance to make it feasible so we can use the  
12 property the best way.

13 I'm a builder. I built seven or eight homes  
14 in this subdivision and built hundreds of homes, and I  
15 see that there is some difficulty here and hopefully  
16 you can allow us to build it this way. We tried. The  
17 design was made and it's a cul-de-sac lot so it's like  
18 a pie shape. It's narrow in the front so we have to  
19 put the house in the back. A typical floor plan, but  
20 we're having difficulty putting it on the property.

21 The house to the left, you see from the  
22 drawing, there is a big distance. And the encroachment  
23 is here only. This small triangular, yeah, small



1 triangular shape.

2 CHAIRPERSON PEDDIBOYINA: Okay. Would you  
3 like to talk any more?

4 Do you want to present -- you want to talk  
5 also?

6 MR. KRISHNASWAMI: Yes, please.

7 CHAIRPERSON PEDDIBOYINA: Okay. Please go  
8 ahead and tell your first and last name clearly.

9 MR. KRISHNASWAMI: My name first is  
10 Ramnarain, R-a-m-n-a-r-a-i-n. Last name Krishnaswami,  
11 K-r-i-s-h-n-a-s-w-a-m-i.

12 First of all, good evening, Chairperson and  
13 members of the committee.

14 I am the owner of this property. I -- my  
15 wife and I would like to build a house in this  
16 property. We chose this property because of the  
17 location and we liked it. The lot, as the builder  
18 said, as Mr. Karana said, is in a cul-de-sac. And it  
19 is an odd shaped lot. It's got multiple sides to it,  
20 plus the front is narrow given that it is in the top of  
21 a circle here.

22 And given that, if we were to locate --  
23 relocate this house a little bit further, it encroaches

1 into the front setback. And our understanding is that  
2 a driveway -- effective width of a driveway should be  
3 about 24 feet. Anything smaller is likely not  
4 preferred given that you are having problem with  
5 turning radius and other quality, safety type issues.

6 So given that, this is multiple sides to the  
7 lot on how it is coming. It basically has three rear  
8 corners. And it is this edge that is considered to be  
9 within about six feet of the rear setback, while  
10 there's plenty of space in and around. Alternatively,  
11 if this was a curved lot, this side would become the  
12 side of the property and you need only 14 feet while we  
13 have 29 feet here.

14 So shifting the house and moving it further  
15 encroaches other attributes that are deemed necessary  
16 by the building department.

17 Thank you. Any questions?

18 CHAIRPERSON PEDDIBOYINA: Thank you, Ram.

19 Okay. From the city?

20 MR. BUTLER: No comments from the city at  
21 this time.

22 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

23 Correspondence, secretary?

1 MEMBER MONTAGUE: 27 letters sent, zero  
2 letters returned, two approvals, and one objection. An  
3 Ezio Mascueelli.

4 (Court reporter requests spelling.)

5 MEMBER MONTAGUE: E-z-i-o  
6 M-a-s-c-u-e-e-l-l-i, I believe. It's hard to -- just  
7 an approval.

8 Ammar Miktto, A-m-m-a-r M-i-k-t-t-o. It's  
9 hard to read the handwriting. Sorry. Just an  
10 approval. Circled approval.

11 Aaron Boulee, A-a-r-o-n B-o-u-l-e-e. Just  
12 circled objection. And that's it.

13 CHAIRPERSON PEDDIBOYINA: Thank you.

14 From the audience, anybody would like to  
15 speak on this case? This is the time you can, please.

16 Okay. Looks like none.

17 Okay. Thank you for the presentation Ram and  
18 Ko. Yeah, I saw your property. There is the odd shape  
19 on the uniqueness of the property that you are  
20 requesting. And apart from that, I have no objection  
21 on this case and I'm open to the board.

22 Dr. Sanghvi?

23 MEMBER SANGHVI: Thank you.

1 I came and visited your lot a couple of days  
2 ago and drove around. I have a couple of questions  
3 about this. How big is this house going to be? What  
4 kind of house is it?

5 MR. KARANA: The house will be 3,800 square  
6 feet.

7 3,800 square feet, Colonial, two story.

8 MEMBER SANGHVI: So it's going to be a  
9 two-story house?

10 MR. KARANA: Two story, yeah. With all  
11 bedrooms upstairs.

12 MEMBER SANGHVI: Second question is: Do you  
13 have any plans to build a deck in the back?

14 MR. KARANA: We built similar homes in that  
15 subdivision same size.

16 MEMBER SANGHVI: Okay. Thank you.

17 CHAIRPERSON PEDDIBOYINA: He asked the  
18 question deck.

19 MR. KRISHNASWAMI: Yeah. You had a question  
20 of a deck. No.

21 MEMBER SANGHVI: Because you won't have much  
22 room there if you want to build a deck.

23 MR. KRISHNASWAMI: Correct. So, no, we will

1 not be building a check. It will be a patio to the  
2 other corner.

3 MEMBER SANGHVI: I have no other problem with  
4 your request, but I would like to put a little rider  
5 that no deck will be permitted. Thank you.

6 CHAIRPERSON PEDDIBOYINA: Thank you,  
7 Dr. Sanghvi. Good point. And I saw the property. The  
8 same question I have, but you asked the question.  
9 Thank you.

10 Any other board member?

11 Member Krieger?

12 MEMBER KRIEGER: I have a question with the  
13 trees surrounding. Is that woodland or wetland in  
14 there or is it just strictly the topography of the  
15 shape of the lot?

16 MR. KRISHNASWAMI: It's just the shape of the  
17 lot. It's -- because there are older homes on West  
18 Park Drive that are out there and they are placed all  
19 over the place. I do not see any wetland adjacent to  
20 the property.

21 MR. KARANA: No. It's dry.

22 MEMBER KRIEGER: Thank you.

23 CHAIRPERSON PEDDIBOYINA: Thank you, Member

1 Krieger.

2 Any other board member?

3 Looks like none.

4 Member Montague, please go ahead.

5 MEMBER MONTAGUE: I move that we grant a  
6 variance in case number PZ22-004 for a rear yard  
7 setback variance of 5.74 feet. Without the variance,  
8 the petitioner will be unreasonably limited or  
9 prevented with respect to use of this property because  
10 the site creates housing -- the lot creates a house  
11 siting issue. The property is unique because of its  
12 lot shape. It is also a very large lot.

13 The petitioner did not create because it's an  
14 existing lot that he wants to build a house on. The  
15 relief granted will not unreasonably interfere with  
16 adjacent properties because it is a large lot and it's  
17 truly only a corner that sticks out. It's not even a  
18 whole face of the building. And it is consistent with  
19 the spirit and intent of the ordinance because it  
20 allows the homeowner to build his property.

21 The variance would like to be granted subject  
22 to that no deck will be added to the rear of the house.

23 MEMBER SANGHVI: Second.

1 CHAIRPERSON PEDDIBOYINA: Thank you.

2 Okay. Katherine, can you please call the  
3 roll call?

4 MS. OPPERMANN: Yes.

5 Chairperson Peddiboyina?

6 CHAIRPERSON PEDDIBOYINA: Yes, please.

7 MS. OPPERMANN: Member Krieger?

8 MEMBER KRIEGER: Yes.

9 MS. OPPERMANN: Member Longo?

10 MEMBER LONGO: Yes.

11 MS. OPPERMANN: Member McLeod?

12 MEMBER MCLEOD: Yes.

13 MS. OPPERMANN: Member Montague?

14 MEMBER MONTAGUE: Yes.

15 MS. OPPERMANN: Member Sanghvi?

16 MEMBER SANGHVI: Yes.

17 MS. OPPERMANN: And Member Thompson?

18 MEMBER THOMPSON: Yes.

19 MS. OPPERMANN: Motion passes.

20 CHAIRPERSON PEDDIBOYINA: Congratulations.

21 Good luck.

22 MR. KRISHNASWAMI: Thank you.

23 MR. KARANA: Thank you very much.

1 CHAIRPERSON PEDDIBOYINA: Okay. Today's  
2 final case, PZ22-0006, Johnson Sign Company and Varsity  
3 Lincoln, 49251 Grand River Avenue, East of Wixom Road  
4 and South of Grand River Avenue, Parcel  
5 50-22-17-101-017. The applicant is requesting a  
6 variance from the City of Novi Code of Ordinance  
7 Section 28-5(g) to update a sign previously approved by  
8 the Zoning Board of Appeals on April 5th, 1994, in case  
9 number 94-035. To convert the existing monument sign  
10 to a digital changeable copy sign. The size and  
11 location of the existing sign will not be altered.  
12 This property is zoned General Business, B-3.

13 Okay, sir. Go ahead. How are you, sir?

14 MR. LANDRY: Good evening. My name is David  
15 Landry, L-a-n-d-r-y. I represent Varsity Lincoln. I  
16 am an attorney so I don't think you need to swear me  
17 in.

18 CHAIRPERSON PEDDIBOYINA: We know you,  
19 Landry.

20 MR. LANDRY: But I'm happy to if you like.

21 CHAIRPERSON PEDDIBOYINA: Thank you.

22 MR. LANDRY: We are here tonight because we  
23 really want to change a sign from static to changeable



1 copy because the ordinance changed which allows it now.

2 In 1994, ZBA approved a sign package for  
3 Varsity Lincoln, several signs back when the dealership  
4 opened. And over the years, those signs have remained.  
5 They've been refreshed and painted and changed a little  
6 bit. And since the ordinance changed, Varsity would  
7 like to convert one of the signs to a changeable copy.  
8 We do not intend to change the location or the size or  
9 the dimensions. Just change it from static to  
10 changeable copy. The sign ordinance allows that.

11 We submitted an application to the city and  
12 they've indicated that it's approvable with respect to  
13 location and size and the changeable copy. However,  
14 because it was originally approved as part of the  
15 package in 1994, they requested we come back before the  
16 ZBA and get your approval so that all the I's are  
17 dotted and the T's are crossed.

18 With respect to location, we have Grand River  
19 and Wixom. The sign is located here. It is a static  
20 sign with respect to preowned vehicles. You can see it  
21 right there. What we would like to do is change it to  
22 a changeable copy. And you can see we don't intend to  
23 change -- we still have the stone base. The dimensions

1 of the sign will remain the same, just a part of it  
2 we're requesting to make changeable copy.

3 So with that, the criteria were all approved  
4 in 1994. We didn't create the condition. It was  
5 determined that these wayfinding signs, there's a  
6 number of people come to buy new cars, used cars, to  
7 get work done on their cars. This a preowned used car  
8 vehicle's sign. And so all of those criteria were  
9 addressed in 1994. We think they still apply and we  
10 would ask for permission to do so.

11 CHAIRPERSON PEDDIBOYINA: Thank you so much,  
12 David Landry.

13 And any other things you would like to add?  
14 You would like to talk any more on this?

15 MR. LANDRY: No. I'm all done.

16 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.  
17 Good presentation.

18 I visited your property and this was in 1994  
19 the sign, maintaining well. That's nice. And thank  
20 you so much. And just you're asking for a digital one.

21 And I visited your property also and it's a  
22 good business and very good business you guys are  
23 doing. And apart from that, I have no objection on

1 this. Given the latest technology improved on this  
2 situation and clearly -- I don't know. But times  
3 change. And I have no objection on this.

4 And it's open to the -- okay. Not only that.  
5 And let me go to Larry, city?

6 MR. BUTLER: No comments from the city.

7 CHAIRPERSON PEDDIBOYINA: Okay. And what  
8 about correspondence?

9 MEMBER MONTAGUE: There were 23 letters sent,  
10 four letters returned and one objection.

11 CHAIRPERSON PEDDIBOYINA: Yeah. Please go  
12 ahead.

13 MEMBER MONTAGUE: Objection from Siewhiang  
14 McCreight, S-i-e-w-h-i-a-n-g M-c-c-r-e-i-g-h-t.

15 "We would be staring at a digital sign every  
16 time we look out our backyard." And that, "no one  
17 would want that."

18 And they're afraid it would depreciate their  
19 property value.

20 THE COURT: Okay. Thank you. And public,  
21 would like to speak, please come up to the podium.

22 MR. McCREIGHT: Hello. Good evening. My  
23 name is Hugh McCreight. And that is my wife Siewhiang

1 who wrote in the letter. M-c-c-r-e-i-g-h-t is the last  
2 name.

3 So we live right across the street in the  
4 Berkshire Point subdivision. And the sign, although it  
5 is low, if it is lit up, it is very visible from our  
6 back deck. It also -- worried about light pollution.  
7 You know, our bedroom actually faces that same  
8 direction as the sign so if it's lit up at all times,  
9 it's going to be very, very bright. We do know the  
10 Lincoln dealer has a sign further up the road where the  
11 Sam's Club is that is a changeable sign, but it's not  
12 visible from our house so it doesn't have the same  
13 concern that this sign would have.

14 CHAIRPERSON PEDDIBOYINA: Okay. Would you  
15 like to speak any other thing? That's it?

16 MR. McCREIGHT: That's really about it. I  
17 just -- you know, we'd prefer not to see it looking out  
18 my deck every day.

19 CHAIRPERSON PEDDIBOYINA: Thank you. Okay.

20 MR. LANDRY: Could I address that?

21 CHAIRPERSON PEDDIBOYINA: Yeah, please.

22 MR. LANDRY: Here's a map of the vicinity.

23 CHAIRPERSON PEDDIBOYINA: I was about to ask

1           you.

2                       MR. LANDRY: The sign would be located up  
3 here. The nearest house is 490 feet to the south.  
4 Directly across is a woodland and a pond retention  
5 area. So the closest house, I don't know if this  
6 gentleman lives here, but that's what we're talking  
7 about. A sign up here. We're not talking about a sign  
8 across the street. It's way down here. That's the  
9 closest house, assuming that's where he lives.

10                      Thank you.

11                      MS. SAARELA: Can I just clarify something  
12 between the 1994 variance --

13                      CHAIRPERSON PEDDIBOYINA: Yes, please.

14                      MS. SAARELA: So the changeable copy aspect  
15 of this request is permitted under the sign ordinance.  
16 We're not deciding whether changeable copy is allowed.  
17 You're just deciding whether you're reaffirming the  
18 location and size variance that was previously granted  
19 for this new sign. So the whole question of whether he  
20 can have changeable copy or not is not a question. The  
21 ordinance allows it. We can't prohibit a changeable  
22 copy sign. What you're deciding is, are you  
23 reaffirming the size and location variance from 1994.

1 CHAIRPERSON PEDDIBOYINA: Okay. I have a  
2 question, Mr. Landry.

3 MR. LANDRY: Yes.

4 CHAIRPERSON PEDDIBOYINA: Is it the digital  
5 sign is a blinkable or it's consistent and staying on,  
6 the sign?

7 MR. LANDRY: Is it the same size?

8 CHAIRPERSON PEDDIBOYINA: No, no. Is it a  
9 blinking?

10 MR. LANDRY: No. No, no, no. Your ordinance  
11 doesn't allow that.

12 CHAIRPERSON PEDDIBOYINA: That's what I  
13 wanted to ask.

14 MR. LANDRY: It only allows a static. And I  
15 think it only changes four times a minute. State law  
16 is eight times a minute. This only allows four times a  
17 minute and no scrolling, no flashing, none of that.  
18 It's just a static image on the sign.

19 CHAIRPERSON PEDDIBOYINA: Okay. Is it 24/7  
20 it's on?

21 MR. LANDRY: I'm sorry?

22 CHAIRPERSON PEDDIBOYINA: Is it a 24/7? You  
23 know, 24 hours a day it's on?

1 MR. LANDRY: Yeah. The sign will be lit 24  
2 hours a day, just like any other -- just like the  
3 ordinance allows. But, again, no scrolling, nothing  
4 like that.

5 CHAIRPERSON PEDDIBOYINA: Okay. Thank you so  
6 much for clarifying.

7 Okay. It's open to the board.

8 Dr. Sanghvi?

9 MEMBER SANGHVI: Thank you. Good evening,  
10 Mr. Landry.

11 MR. LANDRY: Good evening, Doctor.

12 MEMBER SANGHVI: Some of you don't know him,  
13 he's former mayor of the city. But besides that, how  
14 many hours a day do you think this sign will be lit up?

15 MR. LANDRY: Well, I anticipate that the sign  
16 will be lit and there will be an image on it 24 hours a  
17 day. But the way these digital signs work is when it  
18 gets dark, they dim down. They have an automatic  
19 dimmer on them. All digital signs do. So during the  
20 day when it's daylight, they're brighter. And they dim  
21 down at night.

22 MEMBER SANGHVI: Okay. Thank you very much.  
23 I have no problem. Thank you.

1 CHAIRPERSON PEDDIBOYINA: Any other board  
2 member?

3 MEMBER LONGO: Yes.

4 CHAIRPERSON PEDDIBOYINA: Oh. Go ahead, sir.

5 MEMBER LONGO: Mr. Landry, do you know, what  
6 is the benefit of having a changeable sign versus a  
7 static sign?

8 MR. LANDRY: Well, the changeable sign, as  
9 the ordinance recognizes, is you can obviously change  
10 the image on the sign. And this is a sign that  
11 indicates preowned vehicles and can indicate what's  
12 available on the lot. And they're many different  
13 models. What's available, where you go. And that's  
14 the benefit of any changeable sign is what the product  
15 is that you're selling.

16 MEMBER LONGO: Thank you.

17 CHAIRPERSON PEDDIBOYINA: Thank you so much.

18 Any other board member?

19 Okay. Linda, go ahead.

20 MEMBER KRIEGER: For the brightness, like  
21 when we're driving down Ten Mile at night and they have  
22 the city light, I don't know if -- it's going to be lit  
23 like you say, but, like, if it's -- and it's down the



1 street but, like, how bright and how dim?

2 MR. LANDRY: Well, I don't know the lumens of  
3 the sign.

4 MEMBER KRIEGER: Right.

5 MR. LANDRY: But keep in mind, this is a car  
6 dealership. They're all lit up. There's white lights  
7 that shine down on car dealerships. They're not --  
8 it's not a dark parking lot. So you're going to have a  
9 sign inside of an already lit which that in and of  
10 itself, the ambient light from the overhead is going to  
11 make this sign not as bright as if it were on a dark  
12 street.

13 MEMBER KRIEGER: And they probably have the  
14 date, time and temperature on one of their --

15 MR. LANDRY: No, I don't think it's going to  
16 do that.

17 MEMBER KRIEGER: Oh. They're just wanting --  
18 okay.

19 MR. LANDRY: No, it's not going to do that.

20 MEMBER KRIEGER: Okay. Thank you. I  
21 appreciate it.

22 CHAIRPERSON PEDDIBOYINA: Okay. Any other  
23 board member?

1                   Okay. Looks like none.

2                   I have no objection on this.

3                   And let's go to the motion. Member Longo?

4                   MEMBER LONGO: Yes. I move that we grant the  
5 variance in case number PZ22-0006 sought by Varsity  
6 Lincoln to changeable copy sign in the same dimensions  
7 as the sign has been. Because the petitioner has shown  
8 a practical difficulty of changing the sign -- size of  
9 the sign.

10                  Without the variance, the petitioner would be  
11 unreasonably prevented or limited with respect to use  
12 of the property because the sign already exists in the  
13 dimensions that it is.

14                  The property is unique because it is a large  
15 car dealership at the corner of a busy intersection,  
16 capital, BUSY intersection.

17                  The petitioner did not create the condition  
18 because the sign and location and size has existed  
19 since 1994.

20                  The relief granted does not unreasonably  
21 interfere with the adjacent or surrounding properties  
22 because it is the same size and changeable copy is  
23 permitted by Novi. The relief is consistent with the

1 spirit and intent of the ordinance because there are a  
2 variety of businesses with signage in the area.

3 MEMBER SANGHVI: Second.

4 CHAIRPERSON PEDDIBOYINA: Thank you.

5 Please, Katherine, can you roll call?

6 MS. OPPERMANN: Certainly.

7 Chairperson Peddiboyina?

8 CHAIRPERSON PEDDIBOYINA: Yes, please.

9 MS. OPPERMANN: Member Krieger?

10 MEMBER KRIEGER: Yes.

11 MS. OPPERMANN: Member Longo?

12 MEMBER MONTAGUE: Yes.

13 MS. OPPERMANN: Member McLeod?

14 MEMBER MCLEOD: Yes.

15 MS. OPPERMANN: Member Montague?

16 MEMBER MONTAGUE: Yes.

17 MS. OPPERMANN: Member Sanghvi?

18 MEMBER SANGHVI: Yes.

19 MS. OPPERMANN: And Member Thompson?

20 MEMBER THOMPSON: Yes.

21 MS. OPPERMANN: Motion passes.

22 CHAIRPERSON PEDDIBOYINA: Thank you, Mr.

23 Landry. Congratulations.

1 MEMBER LONGO: Mr. Landry, it's deja vu  
2 seeing you in here.

3 MR. LANDRY: Yes, it is. Thank you.

4 CHAIRPERSON PEDDIBOYINA: Okay. That's all  
5 today. It's looks like it's 7:37 only. I would like  
6 two things. Recently we had a training session. I  
7 would like to thank you to the -- who all attended for  
8 the training session. Our new secretary was there.

9 Katherine, can you help her name, please?

10 MS. OPPERMANN: Our new secretary is Anita  
11 Sophia Wagner.

12 CHAIRPERSON PEDDIBOYINA: Anita?

13 MS. OPPERMANN: Uh-huh.

14 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,  
15 Anita. Welcome to the team. Thank you so much.

16 And also, Larry was there. Larry took care  
17 of the food and all. Thank you so much.

18 And also, our attorney, Elizabeth was there  
19 and other attorney, Chuck was there.

20 MEMBER KRIEGER: Schultz. Mr. Schultz.

21 CHAIRPERSON PEDDIBOYINA: Mr. Schultz was  
22 there.

23 MEMBER KRIEGER: Schultz. Tom Schultz.

1 CHAIRPERSON PEDDIBOYINA: Thank you.

2 And today's Women's Day, International  
3 Women's Day. All women, Happy Women's Day.

4 MEMBER KRIEGER: Women's Day?

5 CHAIRPERSON PEDDIBOYINA: Yeah, today. Okay.  
6 Thank you. And I would like to motion, you know, done  
7 for the day -- I'm sorry. Go ahead, Member Sanghvi.

8 MEMBER SANGHVI: May I make a motion to  
9 appreciate and thank the city attorney for our  
10 wonderful presentation for the training.

11 CHAIRPERSON PEDDIBOYINA: Exactly. Please go  
12 ahead, sir. Make a motion.

13 MEMBER KRIEGER: I second that.

14 CHAIRPERSON PEDDIBOYINA: Thank you, motion.

15 MEMBER SANGHVI: Thank you.

16 MS. SAARELA: You're all welcome. I'm glad  
17 it was helpful.

18 MEMBER KRIEGER: Yeah.

19 CHAIRPERSON PEDDIBOYINA: No, no. It was so  
20 nice and helpful and nice dinner. We had -- everybody  
21 had a good time. And also, the city -- other  
22 department, planning commission was there. And we have  
23 good interaction and we all know what them and we had a

1 good conversation also.

2 And we would like to bring every quarterly  
3 organize session, that will be nice session to learn  
4 more. Everybody, you know, new members and board  
5 members and we all know each other, too. Thank you so  
6 much for that. And for that, any other questions or  
7 anything before I make a motion?

8 MEMBER KRIEGER: I have a question.

9 CHAIRPERSON PEDDIBOYINA: Yeah, please go  
10 ahead.

11 MEMBER KRIEGER: For -- when we have, like,  
12 meetings and that before, if we're waiting for a  
13 motion, that we have to wait. And then other times you  
14 assign. Is it okay to assign like we do, that's being  
15 done?

16 MS. SAARELA: Yeah. You can assign motions.  
17 As long as you guys aren't talking to each other about  
18 the cases ahead of time. So if the Chair wants to send  
19 out an E-mail that says, this is who I want to do the  
20 motions, that's fine.

21 MEMBER KRIEGER: All right.

22 MS. SAARELA: Just don't reply all. You can  
23 reply individually to him.

1 CHAIRPERSON PEDDIBOYINA: Yeah. We used to  
2 do in the pandemic time, I used to do that. We sent an  
3 E-mail. Now, I'm not sending the preplanned motion,  
4 who wants to do and that's why we did it.

5 Okay. Thank you so much. And I can  
6 entertain a motion?

7 MEMBER SANGHVI: I make a motion to adjourn  
8 the meeting for today, Mr. Chairperson.

9 CHAIRPERSON PEDDIBOYINA: Okay. Any second?

10 MEMBER KRIEGER: Second.

11 CHAIRPERSON PEDDIBOYINA: Say all in favor  
12 aye.

13 THE BOARD: Aye.

14 CHAIRPERSON PEDDIBOYINA: Any objection?

15 No.

16 Meeting adjourned.

17 (At 7:40 p.m., meeting adjourned.)

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C E R T I F I C A T E

STATE OF MICHIGAN)

) ss

COUNTY OF OAKLAND)

I, Darlene K. May, Notary Public within and for the County of Oakland, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the above-entitled matter at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of forty (40) typewritten pages, is a true and correct transcript of my said stenographic notes.

/s/Darlene K. May  
Darlene K. May, Notary Public  
Oakland County, Michigan  
My commission expires: 01-13-2024

March 10, 2022  
(Date)