

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

April 12, 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, April 12, 2016

BOARD MEMBERS

Cindy Gronachan, Chairperson

Jonathan Montville, Secretary

Linda Krieger

David Byrwa

Brent Ferrell

Mav Sanghvi

Joe Peddiboyna

ALSO PRESENT: Charles Boulard, Building Official

Beth Saarela, City Attorney

Coordinator: Angela Pawlowski, Recording Secretary

Monica Dreslinski, Recording Secretary

REPORTED BY: Jennifer L. Wall, Certified Shorthand Reporter

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Novi, Michigan.

Tuesday, April 12, 2016

7:00 p.m.

** ** *

CHAIRPERSON GRONACHAN: I'd like to call the April 2016 Zoning Board of Appeals meeting to order.

Would you please all rise for the Pledge of Allegiance.

(Pledge recited.)

MS. PAWLOWSKI: Member Byrwa?

MR. BYRWA: Here.

MS. PAWLOWSKI: Member Ferrell?

MR. FERRELL: Here.

MS. PAWLOWSKI: Member Krieger?

MS. KRIEGER: Here.

MS. PAWLOWSKI: Member Sanghvi?

MR. SANGHVI: Here.

MS. PAWLOWSKI: Member Montville?

MR. MONTVILLE: Here.

MS. PAWLOWSKI: Member

Peddibonia?

MR. PEDDIBOYNA: Here.

MS. PAWLOWSKI: Chairperson

Gronachan?

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CHAIRPERSON GRONACHAN: Here.

This evening during the meeting I'm going to ask that everyone please shut off all cellphones during the meeting, so there is no interruptions.

During the time of public remarks, after the petitioner gives testimony, then we will call for anyone in the audience that wishes to make comment.

At that point, there will be a three minute time limit per resident, that wishes to make comment at that time.

Are there any changes to the agenda at this time?

MS. PAWLOWSKI: No.

CHAIRPERSON GRONACHAN: Seeing none, all those in favor of the agenda say aye.

THE BOARD: Aye.

CHAIRPERSON GRONACHAN: The agenda has been approved.

There is no minutes to be approved this evening. They were not part of the packet.

And with that we will see if

1 there is anyone in the audience that wishes
2 to make comment on any cases that are not
3 before us this evening.

4 Seeing none, we will move
5 right into our first case, Michigan Beer
6 Company PZ16-0003.

7 Are they here this evening?

8 MR. LINNEN: Yes.

9 CHAIRPERSON GRONACHAN: 42875
10 Grand River Avenue, south of Grand River west
11 of Main Street. The applicant is requesting
12 variances from the city to allow installation
13 of a new oversized sign. Please come on
14 down.

15 Are you the only person
16 that's going to be giving testimony this
17 evening?

18 MR. LINNEN: Yes.

19 CHAIRPERSON GRONACHAN: Would you
20 please state your name, and then raise your
21 right hand, be sworn in by our recording
22 secretary.

23 MR. LINNEN: My name is Daniel
24 Linnen, L-i-n-n-e-n.

25 CHAIRPERSON GRONACHAN: Please

1 raise your right hand and be sworn in.

2 MR. MONTVILLE: Do you promise to
3 tell the truth in the testimony that you are
4 about to provide?

5 MR. LINNEN: Yes, I do. As you
6 received in the package, what we're proposing
7 to do is replace really in effect what was
8 there before, that was approved back several
9 years in the Post Bar. It's slightly smaller
10 than what was there.

11 We have installed a temporary
12 sign there to -- hopefully you had a chance
13 to go by and see it. That's fairly
14 indicative of what the permanent sign will
15 be. Most people think it is a permanent
16 sign. So they come by and are complimenting
17 us on the sign, saying, oh, my goodness.
18 What a great sign, wait until it lights up.

19 So really what we are asking
20 for, I think from a standpoint of really
21 replacing what was there, but secondarily we
22 are trying to reenergize that Main Street
23 corridor, and various people in the city that
24 I had the opportunity to talk to, when they
25 come in the restaurant, and kind of show them

1 what we are trying to do by re-energizing it.

2 Out goal eventually is to
3 re-activate Main Street, to bring back the
4 festivals, bring back the Santa Claus parade,
5 bring back those types of things, of farmers
6 markets and whatnot.

7 It's definitely a crawl,
8 walk, run scenario at this point in time. It
9 starts basically with our core business,
10 which is the restaurant and beer garden,
11 trying to first off let people know that we
12 are there.

13 That building has been
14 challenged for several years, and we have the
15 investment, Rojo out front and now the beer
16 company in back, we really want to bring that
17 back to life, so that's why we are asking for
18 the variance.

19 CHAIRPERSON GRONACHAN: Okay.
20 Thank you. Is there anyone in the audience
21 that wishes to make a statement in regard to
22 this case?

23 (No audible responses.)

24 CHAIRPERSON GRONACHAN: Seeing
25 none, Building Department?

1 MR. BOULARD: Nothing to add.
2 Standby for questions.

3 CHAIRPERSON GRONACHAN: Thank
4 you. Mr. Secretary, are there any
5 correspondence?

6 MR. MONTVILLE: Fourteen letters
7 were mailed, one was returned, zero approval
8 and zero objections.

9 CHAIRPERSON GRONACHAN: Okay.
10 Board members, questions? Member Sanghvi.

11 MR. SANGHVI: I came and saw your
12 place a couple of days ago.

13 What you have got is the real
14 sign, it's not a mockup? What you have there
15 on the wall is the real sign, you are going
16 to put, right?

17 MR. LINNEN: No, that's not
18 correct.

19 MR. SANGHVI: This is a mockup?

20 MR. LINNEN: That's the mockup.
21 We had to put something up there that was
22 indicative of what it was permanently. There
23 is no way -- typically what we would have
24 done, if it was a flat sign today, we just
25 had a cutout and apply to the wall, but in

1 this case, really representative to you, you
2 know, it was a fairly expensive
3 demonstration, frankly it was --

4 MR. SANGHVI: It looks pretty
5 good by itself.

6 MR. LINNEN: Social media,
7 everybody comes back, oh, man, gorgeous sign.

8 I promise you if it's
9 approved, the permanent sign will look a lot
10 better, look more finished and more polished.

11 MR. SANGHVI: It looks pretty
12 good.

13 MR. LINNEN: Thank you.

14 MR. SANGHVI: I will support your
15 application.

16 MR. LINNEN: Thank you very much.

17 CHAIRPERSON GRONACHAN: Anyone
18 else? Member Montville?

19 MR. MONTVILLE: Would you say it
20 would be fair to say if you didn't have that
21 sign it would have negative impact on your
22 business?

23 MR. LINNEN: I tell you what,
24 already, you know, we've been open for three
25 months or so already, and it's one of those

1 things, as a business owner, you lose sight
2 of the little -- of course people are going
3 to know we're there.

4 And I can't tell you -- the
5 temporary sign has been up all of maybe 10
6 days and already just people coming in, oh,
7 my goodness, we were waiting for you to open,
8 when did you open, last week, no, a few
9 months ago.

10 And it's just one of those
11 things you want to, you know, smack yourself
12 in the head, I didn't think it was that
13 important.

14 I will tell you that
15 unequivocally it's that important. Even for
16 that street to come back, and to -- when you
17 go down Grand River, you look to the right,
18 and you look down that corridor, should be
19 vibrant, should be lively, it should be --
20 that's Main Street, and it looks like it's a
21 closed pedestrian thoroughfare, it looks like
22 it's basically just a driveway, maybe it's
23 apartments or something, and we want to
24 change that.

25 We want to reenergize, not in

1 a nightclub way, not in that type of way.
2 You know, I think those that I have had the
3 pleasure of meeting in the restaurant and
4 explaining, you know, probably in -- they are
5 out for dinner, you know, with their spouses,
6 significant others and friends, taking the
7 opportunity to explain what we are trying to
8 do and it's something that is -- I think is
9 going to be a bonus, a benefit to them, that
10 Main Street corridor.

11 MR. MONTVILLE: Thank you. I
12 would agree. The location is unique, for
13 some positive and some negative reasons,
14 being setback in the corner like that, and
15 clearly with the turnover in that particular
16 spot, there is economic difficulty and I
17 would agree with the petitioner, I would be
18 in full support.

19 CHAIRPERSON GRONACHAN: Thank
20 you. Anyone else?

21 Welcome to Novi, first of
22 all. And I was driving home on Friday night
23 when I saw the sign, I was at Grand River and
24 right at that intersection, and went, wow,
25 that's an expensive mockup.

1 MR. LINNEN: I said the same
2 thing.

3 CHAIRPERSON GRONACHAN: I am sure
4 you did. When I drove around a little bit,
5 because, you know, when you come in front of
6 the Zoning Board, it's important to state why
7 a variance.

8 And as you so eloquently
9 stated about the identification, but I think
10 it's because of the layout of that Main
11 Street that it's so important to have a sign
12 as unique as this.

13 The height is important
14 because of the flat layout of the buildings.
15 As you said, you can't put a flat sign on
16 that building. It wouldn't you do any good,
17 there wouldn't be any identification. To
18 bring back that corner, to let people know
19 there is nothing there again, I am in full
20 support of the uniqueness of this sign,
21 because of the uniqueness of the corner.

22 MR. LINNEN: I appreciate that.
23 We are going to do everything we can to
24 reenergize that, that Main Street.

25 CHAIRPERSON GRONACHAN: All

1 right. Let's see if we can get you on your
2 way here. Is there a motion? Member
3 Krieger.

4 MS. KRIEGER: In Case No.
5 PZ16-0003, sought by Michigan Beer Company, I
6 move to grant the request.

7 The variance for the -- will
8 not unreasonably prevent or limit with
9 respect to the property because as stated the
10 street itself is difficult to see and draw
11 attention to this place is open or not open.
12 In that it's unique and did not create the
13 condition because the layout of the streets
14 themselves.

15 The relief granted will not
16 unreasonably interfere with adjacent
17 surrounding properties, will probably enhance
18 and draw attention to businesses and thrive
19 or be reenergized as stated.

20 And relief is consistent with
21 the spirit and intent of the ordinance
22 because they reduce the size of the sign and
23 it is in that way in the spirit of the
24 ordinance.

25 MR. BYRWA: Second.

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CHAIRPERSON GRONACHAN: It's been
moved and second. Any further discussion?

(No audible responses.)

CHAIRPERSON GRONACHAN:

Ms. Pawlowski, please call
the roll.

MS. PAWLOWSKI: Member Byrwa?

MR. BYRWA: Yes.

MS. PAWLOWSKI: Member Ferrell?

MR. FERRELL: Yes.

MS. PAWLOWSKI: Member Krieger?

MS. KRIEGER: Yes.

MS. PAWLOWSKI: Member Sanghvi?

MR. SANGHVI: Yes.

MS. PAWLOWSKI: Member Montville?

MR. MONTVILLE: Yes.

MS. PAWLOWSKI: Member
Peddiboyna?

MR. PEDDIBOYNA: Yes.

MS. PAWLOWSKI: Chairperson
Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MS. PAWLOWSKI: Motion passes
seven to zero.

CHAIRPERSON GRONACHAN:

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Congratulations. Your motion has been granted.

MR. LINNEN: Thank you so much.

CHAIRPERSON GRONACHAN: Our next case, PZ16-0008, at 319 Elm Court. The petitioner here? Please come on down.

The applicant is requesting variances --

MS. SAARELA: Madam Chair, may I just point out something before we go forward.

Since we have all regular members present today, Mr. Peddiboyna can't vote because he is the alternate. He has to be here (unintelligible), but he can't vote. We are missing someone?

MR. BOULARD: Yes, we are.

MS. SAARELA: Okay.

CHAIRPERSON GRONACHAN: We were confused as well.

There is a full board.

The applicant is requesting variances to allow construction on the second floor addition and attached garage with reduced sideyard setbacks, and reduced front

1 yard setbacks.

2 Good evening. Sorry for the
3 interruption.

4 And please are you both going
5 to be giving testimony?

6 MR. SESSIONS: I'm the contractor
7 partner half. If she has questions, she is
8 going to help out.

9 CHAIRPERSON GRONACHAN: Then
10 would you please both state your names, spell
11 it for the recording secretary, and then both
12 raise your right hands and be sworn in by our
13 secretary.

14 MS. LEE: My name is Cora Leah
15 Lee, C-o-r-a hyphen L-e-a-h, L-e-e.

16 MR. SESSIONS: My name is Artmio
17 Sessions, A-r-t-m-i-o, S-e-s-s-i-o-n-s.

18 CHAIRPERSON GRONACHAN: Raise
19 your hands to be sworn in.

20 MR. MONTVILLE: Do you promise to
21 tell the truth in the testimony that you are
22 about to provide?

23 MS. LEE: Yes.

24 MR. SESSIONS: Yes.

25 CHAIRPERSON GRONACHAN: You may

1 proceed.

2 MR. SESSIONS: We purchased a
3 piece of property at 319 Elm. If you look at
4 the survey, I don't know if you guys have it,
5 but the survey shows that the existing house
6 is five or six feet and nine inches off of
7 the property line.

8 We are not proposing to
9 change that, what it is the house is already
10 an existing two story home. The back of it
11 has a slant and we are just asking to give --
12 raise it up, keeping the same parameters of
13 the wall going up.

14 So that we would a true two
15 story instead of (inaudible).

16 I believe we are actually
17 going to meet all the requirements for the
18 setbacks, so we are not really asking for
19 anything there.

20 We are going to move it back
21 further, so that it's 30 feet from the street
22 line and 30 feet from the water, 40 from the
23 water actually. That's about all we have.

24 CHAIRPERSON GRONACHAN: Okay. Do
25 we have anything to add?

1 MS. LEE: I just feel that it's a
2 good opportunity to enhance the community
3 there, and actually increases the square
4 footage of the living area, seeing that most
5 homes are a minimum of about 14, 1,600, so we
6 need that opportunity to be able to make it a
7 full family home.

8 CHAIRPERSON GRONACHAN: Okay.
9 Thank you. Is there anyone in the audience
10 that wishes to make comment in regard to this
11 case? Please come on down.

12 If you could step aside so he
13 can --

14 MR. DUBERON: My name is Terry
15 Duberon, D-u-b-e-r-o-n.

16 I'm the owner two doors down
17 at 313 Elm Court, and I love that these guys
18 are doing this project. We fully support the
19 project.

20 CHAIRPERSON GRONACHAN: Okay.
21 Thank you. Is there anyone else?

22 (No audible responses.)

23 CHAIRPERSON GRONACHAN: Seeing
24 none, Building Department?

25 MR. BOULARD: Nothing to add.

1 Other than the fact that this is just the
2 existing footprint, but it's because of the
3 existing building, it is very close to the
4 property line that there is a requirement for
5 the variance because the volume of the
6 non-conformity (inaudible). I just want to
7 make sure so you're comfortable, you don't
8 need -- you can get the garage -- another
9 11 feet?

10 MR. SESSIONS: Yes, correct.

11 MR. BOULARD: We don't need that
12 part. Better to advertise for too much than
13 not enough.

14 I will stand by for
15 questions. Thank you.

16 CHAIRPERSON GRONACHAN:

17 Mr. Secretary, is there any
18 correspondence?

19 MR. MONTVILLE: Yes, there was 35
20 letters mailed, eight were returned. There
21 was one approval letter from Robert and Judy
22 Thompson.

23 CHAIRPERSON GRONACHAN: Thank
24 you. Board members? Mr. Sanghvi.

25 MR. SANGHVI: Good evening. I

1 came and visited your place a couple days
2 ago. Pretty small.

3 MS. LEE: It's a very small lot.

4 MR. SANGHVI: I don't think you
5 can do anything very much without variances,
6 and the variances you requested are quite
7 reasonable. I am quite happy to support your
8 application.

9 CHAIRPERSON GRONACHAN: Anyone
10 else? Mr. Boulard.

11 MR. BOULARD: I have one
12 question.

13 Are you -- do you know where
14 the boundary of the flood plane is for the
15 home?

16 MR. SESSIONS: Actually I do. I
17 don't have the survey with me. I do know
18 where the flood plane is.

19 MR. BOULARD: I want to make sure
20 that -- I mean, whatever -- if the board were
21 to approve the request, it would still be
22 subject to -- the construction still be
23 subject to any requirements of the flood
24 plane.

25 MR. SESSIONS: Correct.

1 MR. BOULARD: Just wanted to
2 clarify that. Thank you very much.

3 CHAIRPERSON GRONACHAN: Any other
4 board members? Member Montville.

5 MR. MONTVILLE: I agree with
6 Member Sanghvi. I am support of the variance
7 request. It's a non-conforming lot, it's on
8 an existing footprint, previous structure,
9 they are going to build, so like I said, I am
10 in support.

11 CHAIRPERSON GRONACHAN: Okay.
12 Thank you.

13 Pretty quiet group tonight.
14 So it is unique up there because the lot is
15 non-conforming. The actual residence is
16 non-conforming and we are not negatively
17 impacting anyone by doing this. You're just
18 going up, you're not going really out. So
19 that's why the variances are needed, just for
20 any of you that are listening in. I am in
21 full support.

22 So if anyone would like to
23 make a motion, we can move along.

24 Member Ferrell.

25 MR. FERRELL: Thank you, Madam

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Chair.

I will move that we grant the variance in Case No. PZ16-0008, sought by the petitioner for the construction of the second floor addition to the house.

The petitioner has shown practical difficulty requiring the variance due to the size of the lot, and non-conformity of the lots in the area.

Without the variance, the petitioner is unreasonably prevented or limited to respective use of the property.

The property is unique because it is set along with the non-conformity.

The petitioner has not created the condition. The relief granted will not unreasonably interfere with adjacent or surrounding properties, due to the construction actually going up and not to the sides.

It is consistent with the spirit and intent of the ordinance due to the property's non-conforming lot, and also add that this would be subject to -- still

1 subject to the requirements of the flood
2 plane.

3 MR. SANGHVI: Support.

4 CHAIRPERSON GRONACHAN: It's been
5 moved and second. Is there any further
6 discussion?

7 (No audible responses.)

8 CHAIRPERSON GRONACHAN:

9 Ms. Pawlowski, will you
10 please call the roll.

11 MS. DRESLINSKI: Member Byrwa?

12 MR. BYRWA: Yes.

13 MS. DRESLINSKI: Member Ferrell?

14 MR. FERRELL: Yes.

15 MS. DRESLINSKI: Member Krieger?

16 MS. KRIEGER: Yes.

17 MS. DRESLINSKI: Member Sanghvi?

18 MR. SANGHVI: Yes.

19 MS. DRESLINSKI: Member
20 Montville?

21 MR. MONTVILLE: Yes.

22 MS. DRESLINSKI: Member
23 Peddiboyna?

24 MR. PEDDIBOYNA: Yes.

25 MS. DRESLINSKI: Chairperson

1 Gronachan?

2 CHAIRPERSON GRONACHAN: Yes.

3 MS. DRESLINSKI: Motion passes
4 seven to zero.

5 CHAIRPERSON GRONACHAN: Your
6 variances have been granted. I'm sure you
7 will be in touch with the Building
8 Department, good luck.

9 Moving right along. We are
10 going to our next case, Riverbridge
11 Condominium Homeowners Association,
12 PZ16-0009, east of Novi Road and north of
13 Eight Mile.

14 The applicant is requesting
15 to allow installation of two new neighborhood
16 signs, within 10 feet of the city
17 right-of-way.

18 Good evening and you are?

19 MR. MCCURE: Randall McCure,
20 R-a-n-d-a-l-l, M-c-c-u-r-e.

21 CHAIRPERSON GRONACHAN: Would you
22 please raise your right hand and be sworn in
23 by our secretary.

24 MR. MONTVILLE: Do you promise to
25 tell the truth in the testimony you are about

1 to give?

2 MR. MCCURE: I do. One
3 technicality, we are only requesting for a
4 the variance of the north sign. The south
5 sign lies 17 feet off the curb, so I do not
6 believe -- we're requesting the variance
7 because the north sign will lie within the
8 right-of-way easement, and it will be off of
9 our property. That doesn't really apply, or
10 it does not apply to the south side. So we
11 have permission from the parks department for
12 the south sign in writing.

13 So for the north sign, we're
14 doing the sign project. We are replacing the
15 north and south signs. We applied for a
16 beautification project. And on the north
17 side, we looked at a location that was on our
18 property and out of the right-of-way, it
19 didn't work very well.

20 In Riverbridge the road kind
21 of curves through and we don't have a true
22 entranceway like a lot of neighborhoods, the
23 road just kind of runs through it and it
24 curves through it. And there is no really
25 nice place to put it on our property.

1 So the north -- so we just
2 propose and are requesting to leave the north
3 sign right where it is right now as it has
4 been for about 15 years. We just don't want
5 to move it. It's a good location. It's very
6 easy to see, and we're going to -- we are
7 doing a great way design, which is required
8 of the sign.

9 We are meeting the
10 requirements for the square footage of the
11 sign, and it will just be a nice, new modern
12 colorful artistic looking sign north and
13 south, identical one to the north end and
14 south end. So we are simply requesting a
15 variance for the location of the north sign
16 to remain where it is.

17 CHAIRPERSON GRONACHAN: Okay.
18 Thank you. Building department?

19 MR. BOULARD: I will standby for
20 questions. I just want to clarify one. So
21 both signs are indeed not on your property?

22 MR. MCCURE: Correct.

23 MR. BOULARD: That's one of the
24 reason they require a variance, they're both
25 (inaudible).

1 CHAIRPERSON GRONACHAN: Is there
2 anyone in the audience that wishes to make
3 comment on this case?

4 (No audible responses.)

5 CHAIRPERSON GRONACHAN: Seeing
6 none, correspondence?

7 MR. MONTVILLE: There were 31
8 letters mailed, one was returned and four
9 approvals.

10 All four approvals, just
11 reiterate they're in support. Nothing in
12 addition.

13 CHAIRPERSON GRONACHAN: Board
14 members? Member Sanghvi.

15 MR. SANGHVI: I drove around
16 yesterday a very winding road. And it's very
17 hard to locate anything to be visible there
18 when you drive.

19 So I can understand your
20 difficulty in getting a different location
21 for your sign. You have an old sign there.
22 This one is much better looking.

23 MR. MCCURE: Thank you.

24 MR. SANGHVI: I think you are
25 doing a great job of creating a better sign.

1 Thank you.

2 CHAIRPERSON GRONACHAN: Okay.

3 Anyone else? Member Krieger.

4 MS. KRIEGER: I always thought
5 that your sub was part of Chase Farms when I
6 went through that road, so to go by and then
7 see the signs again for -- appreciate it.
8 And I am also in support of the signage.

9 MR. MCCURE: Thank you very much.

10 CHAIRPERSON GRONACHAN: Anyone
11 else?

12 (No audible response.)

13 CHAIRPERSON GRONACHAN:

14 Is there a motion?

15 MR. MONTVILLE: I'm prepared to
16 make a motion.

17 CHAIRPERSON GRONACHAN: Member
18 Montville.

19 MR. MONTVILLE: I move that we
20 grant the variance requested in Case No.
21 PZ16-0009, sought by the Riverbridge
22 Homeowners Association for the installation
23 of two signs on both north and south ends.

24 This particular instance,
25 petitioner has shown practical difficulty for

1 the following reasons, without the variance
2 request the petitioner and homeowners
3 association will have difficulty identifying
4 and providing signage for their neighborhood.

5 The property is unique for a
6 couple of different reasons. The curvature
7 of the preexisting road, the bridge on the
8 north entrance, the waterfront and also the
9 trees and the forest, provided difficulty to
10 try to find the location to put these signs,
11 hence the request for the variances.

12 The petitioner did not create
13 the pre-mentioned feature of the landscape
14 and the relief granted with these requests
15 will not interfere with the surrounding
16 properties and the relief is consistent with
17 the spirit and intent of the ordinance, as
18 the signs are professionally esthetically
19 designed and appealing.

20 MS. KRIEGER: Second.

21 CHAIRPERSON GRONACHAN: It's been
22 moved and second. Any further discussion?

23 (No audible responses.)

24 CHAIRPERSON GRONACHAN: Seeing
25 none, Ms. Pawlowski, will you please call the

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roll.

MS. PAWLOWSKI: Member Byrwa?

MR. BYRWA: Yes.

MS. PAWLOWSKI: Member Ferrell?

MR. FERRELL: Yes.

MS. PAWLOWSKI: Member Krieger?

MS. KRIEGER: Yes.

MS. PAWLOWSKI: Member Sanghvi?

MR. SANGHVI: Yes.

MS. PAWLOWSKI: Member Montville?

MR. MONTVILLE: Yes.

MS. PAWLOWSKI: Member

Peddiboyna?

MR. PEDDIBOYNA: Yes.

MS. PAWLOWSKI: Chairperson

Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MS. PAWLOWSKI: Motion passes

seven to zero.

CHAIRPERSON GRONACHAN: Thank you
very much. Your variance has been granted.
Congratulations and good luck.

Our next case is PZ16-0010,
1075 East Lake Drive, Ehlers. Come on down.

The applicant is requesting

1 variances to allow construction of a second
2 floor addition to an existing non-conforming
3 residence, with reduced sideyard setbacks and
4 an aggregate sideyard setback.

5 Good evening. Would you
6 please state your name, spell it for the
7 secretary and then be sworn in.

8 MR. EHLERS: My name is Gary
9 Ehlers and that's E-h-l-e-r-s.

10 CHAIRPERSON GRONACHAN: Raise
11 your right hand to be sworn in.

12 MR. MONTVILLE: Do you promise to
13 tell the truth in the testimony that you are
14 about to provide?

15 MR. EHLERS: Yes.

16 CHAIRPERSON GRONACHAN: You may
17 proceed.

18 MR. EHLERS: Let's see. Where do
19 I begin.

20 We bought this cottage in
21 2011, as a cottage, and we moved into it in
22 '13.

23 And in 2014 we decided we
24 wanted to come to you and have a deck put on
25 the front of the cottage, which is across the

1 road, from where we also own property across
2 the road, which we came in front of you in
3 2014. And that was a very good thing, and I
4 think it really was -- added some value, and
5 last year we came to you for another variance
6 asking to put a second bedroom on the back of
7 the house, you know, and a full bathroom. I
8 mean, we had a half bath up there, which
9 turned out to be exceptional. And we are
10 coming today because the first bedroom near
11 the -- I guess you will call it the deck on
12 the second floor, is a shrunken actually
13 bedroom, it's actually three feet to the
14 windows, and then goes up in the corner.

15 You know, had I been smarter
16 I would have said, I should have done -- the
17 deck -- the second bedroom about the height
18 of the second bedroom to the first, but all
19 I'm trying to do now -- I got a visual
20 picture, if that helps, sometimes the
21 drawings are a little tougher. But all I'm
22 actually trying to do is a little bedroom
23 because it's three feet in some spots -- you
24 can't get a -- I was trying to raise the
25 back. I should have done it all at once, if

1 I was smart, but, you know --

2 CHAIRPERSON GRONACHAN: I think
3 with the amount of time that you spent here
4 coming to see us every year, we do have an
5 opening on the board, maybe you should think
6 about applying.

7 MR. EHLERS: I know Angie and
8 Chris Webber very well.

9 If you can look, it's a
10 little cottage only 30-foot, but the last
11 2015, in the summer, the back end is where
12 the second bedroom went on, if you look
13 straight ahead, you can see the deck on the
14 first floor, right near the road, you want to
15 get off the road and have a deck, but the
16 first bedroom right there has only got three
17 feet. If you want to put a dresser or you
18 want to put a bed in there, there is no room.
19 Had I been smarter, I would have said, let's
20 just take it there, go all the way to the
21 front.

22 However, last year when I
23 made this decision, we were in California for
24 three months, so I wasn't there to watch it,
25 otherwise, I would have said it. We had our

1 first grandkid out there. I'm just asking.

2 Is there any motions? I'm
3 tired of coming in front of you.

4 It will bring the value up.
5 I mean, really. What we have done on it, I
6 think it would enhance the value. Actually
7 the property owners around us are starting to
8 pay attention to themselves.

9 CHAIRPERSON GRONACHAN: Okay.
10 Thank you. Is there anyone in the audience
11 that wishes to make comment?

12 (No audible responses.)

13 CHAIRPERSON GRONACHAN: Seeing
14 none, Building Department?

15 MR. BOULARD: Nothing to add,
16 just increase -- raising the roof, increase
17 the volume, and all the work they have done
18 so far looks really good. I would standby
19 for questions.

20 CHAIRPERSON GRONACHAN: Member
21 Montville, correspondence?

22 MR. MONTVILLE: There were 41
23 letters mailed, two returned, one objection.
24 Noting a disagreement with the addition
25 upstairs.

1 CHAIRPERSON GRONACHAN: Can you
2 read that.

3 MR. MONTVILLE: This is from Amy
4 Weston, W-e-s-t-o-n, at West 1715 Paramount.

5 CHAIRPERSON GRONACHAN: Okay.
6 Board members? Member Sanghvi.

7 MR. SANGHVI: Thank you. I
8 remember coming to your place two years ago.

9 MR. EHLERS: Sorry to drag you
10 guys out.

11 MR. SANGHVI: It's very new
12 looking as it is now. How big are you going
13 to do your new bedroom?

14 MR. EHLERS: Actually it's not
15 going to be any bigger. It's just the walls
16 are going to go straight up. It's just that
17 when you are in that room, if you want to put
18 anything in there, a desk or whatever the
19 case may be, because of the size of the wall
20 are three feet, and they go up like this, we
21 are just going to raise it straight up like
22 we did in the back, straight up on the same
23 foundation.

24 Like I said, I should have
25 done this -- you know, should have come and

1 did all of this once last year when I did the
2 back. You know, it just wasn't there,
3 things -- other things were going on now
4 we're ready to finish it off. Hopefully got
5 more room to do anything.

6 MR. SANGHVI: You will be able to
7 stand up, right?

8 MR. EHLERS: Yes.

9 MR. SANGHVI: With the new
10 bedroom? It will be a bedroom?

11 MR. EHLERS: It will have an
12 office, a rec room, it will have two
13 bedrooms, and full bath and I think it's now
14 very useable.

15 MR. LINNEN: Very good. Good
16 luck to you. You're doing a good job of
17 extending it up.

18 MR. EHLERS: Thank you.

19 CHAIRPERSON GRONACHAN: Anyone
20 else? Member Montville.

21 MR. MONTVILLE: Just as far as
22 the professional design of it, I would
23 imagine just if you can confirm or maybe
24 deny, the design esthetically would match the
25 previous layout of the house and the

1 design --

2 MR. EHLERS: It's going to match
3 the roof and same siding. More than likely
4 have the same contractor do it that did it
5 this past summer. That is the savings in the
6 whole thing. Should have convinced me to do
7 the first time.

8 MR. MONTVILLE: I understand.

9 MR. EHLERS: I was preoccupied.

10 MR. MONTVILLE: I am in support
11 of the request.

12 CHAIRPERSON GRONACHAN: Is that a
13 motion?

14 MR. MONTVILLE: It can be.

15 I move that we grant the
16 variance requested in Case No. PZ16-0010,
17 sought by Gary Ehlers at 1705 East Lake
18 Drive.

19 The petitioner has shown a
20 practical difficulty due to the existing
21 footprint of the house and the existing
22 non-conforming nature of the lot.

23 The variance being granted in
24 this particular case is not an additional
25 variance request. It's from the pre-existing

1 request of the original construction.

2 This particular variance
3 request is not self-created and due to the
4 non-conforming lot, the addition will be a
5 value added to the market value of the
6 property, will maintain the esthetic appeal
7 of the neighborhood as currently is designed,
8 will not have a negative impact on
9 surrounding properties.

10 For those reasons, I move
11 that we grant the variance as requested.

12 MS. KRIEGER: Second.

13 CHAIRPERSON GRONACHAN: It's been
14 moved and second. Any further discussion?

15 (No audible responses.)

16 CHAIRPERSON GRONACHAN: Seeing
17 none, Monica, would you please call the roll.

18 MS. DRESLINSKI: Member Byrwa?

19 MR. BYRWA: Yes.

20 MS. DRESLINSKI: Member Ferrell?

21 MR. FERRELL: Yes.

22 MS. DRESLINSKI: Member Krieger?

23 MS. KRIEGER: Yes.

24 MS. DRESLINSKI: Member Sanghvi?

25 MR. SANGHVI: Yes.

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MS. DRESLINSKI: Member
Montville?

MR. MONTVILLE: Yes.

MS. DRESLINSKI: Member
Peddibonya?

MR. PEDDIBOYNA: Yes.

MS. DRESLINSKI: Chairperson
Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MS. DRESLINSKI: Motion passes
seven to zero.

CHAIRPERSON GRONACHAN:
Congratulations. Your
variance has been granted.

MR. EHLERS: Thank you.

CHAIRPERSON GRONACHAN: Our final
case for this evening is Case No. PZ16-0011,
for Primanti Brothers. Are they here this
evening?

MR. SMITH: Yes, ma'am.

CHAIRPERSON GRONACHAN: Are you
the only one giving testimony this evening?

MR. SMITH: To my knowledge.

CHAIRPERSON GRONACHAN: Would you
please spell it for our recording secretary

1 and be sworn in.

2 MR. SMITH: Daniel Smith with
3 Foremark Real Estate, 8235 Douglas Avenue,
4 Suite 945, Dallas, Texas.

5 MR. MONTVILLE: Do you swear to
6 tell the truth in the testimony that you are
7 about to provide?

8 MR. SMITH: Yes, sir.

9 CHAIRPERSON GRONACHAN: Proceed.

10 MR. SMITH: Charles, was there by
11 chance -- do we have the presentation put up?

12 As I mentioned just a second
13 ago, Daniel Smith with Foremark, representing
14 Primanti Brothers.

15 Primanti Brothers is going
16 into Novi Town Center.

17 First of all, I just wanted
18 to let you guys know how excited Primanti
19 Brothers is to come to the State of Michigan.

20 This particular location is
21 kind of competing currently with the other
22 location in Taylor, Michigan at Southland
23 Mall. We got a work crew out there right
24 now. They started construction earlier this
25 week. And this one in Taylor is kind of

1 going side-by-side, which one is going to
2 actually kind of get that golden ticket as
3 the first Primanti Brothers Michigan.

4 The concept was borne out of
5 Pittsburgh in the strip district. Joe
6 Primanti started selling sandwiches at
7 3:00 a.m -- from 3:00 a.m. to 3:00 p.m. to
8 truck drivers that were driving really late
9 at night, so it has been around during the
10 great depression.

11 So that particular piece of
12 the concept is what makes it particularly
13 unique for most of the locations that
14 Primanti Brothers pursues.

15 It is a casual sitdown full
16 service restaurant. It is not a bar or a
17 nightclub. There are 36 locations currently
18 in seven states. Some of those are under
19 construction. There will be a total of 36
20 locations in the near future.

21 This concept was actually
22 featured on Man Versus Food, the first
23 season, so you can go back and watch it.

24 It's pretty neat. Also it is
25 the number one rated concession at three

1 professional sports arenas.

2 The Primanti concept is
3 unique also in that the particular sandwich
4 that makes them famous in the City of
5 Pittsburgh is a sandwich that's in between
6 fresh Italian bread with french fries and
7 coleslaw. So the fact that it has french
8 fries and coleslaw makes it particularly
9 unique.

10 There is no other concept
11 like this in the City of Novi. Again, this
12 could be first or second location in the
13 State of Michigan.

14 This site address is 43335
15 Crescent Boulevard, it's east of Novi Road,
16 north of Grand River Avenue. I'm sure you're
17 all familiar with it. It's 4,700 square foot
18 within a 7,000 square foot two tenant
19 building, that is the location of the
20 building, if you're not familiar. It's the
21 west side of that particular part of the town
22 Center.

23 This is the sign package. I
24 believe each one of you has a copy of the
25 front view. That's the west elevation facing

1 Novi Road.

2 So I will focus a little bit
3 on this particular slide, because this is the
4 basis of the variance that we are requesting
5 today.

6 So the east -- I will start
7 with the west facade. The west facade faces
8 Novi Road. When you approach this space from
9 a visibility perspective from the south and
10 the north, it is extremely difficult to see
11 that particular side of the building.

12 When I was out here, and
13 currently the building actually -- when I was
14 out here, I took pictures, it was extremely
15 hard to see based off the mature trees that
16 exist along the roadway. There also in a
17 setback difficulty as well, in addition to
18 the visibility difficulty. That's
19 approximately 350 to 375 depending on where
20 you measure from Novi Road.

21 That particular sign is
22 extremely important to Primanti, mainly due
23 to the fact that that is -- Primanti's
24 advertisement to the motorists along Novi
25 Road.

1 When you enter into the
2 center, that's not the main reason why we
3 need that sign. The main reason why we need
4 that sign is to advertise to people along
5 Novi Road.

6 The fact that this is a
7 restaurant, I'm sure each one of you are
8 familiar with it, signage for restaurants is
9 extremely important from a functional and
10 economic perspective, it help drives traffic
11 to the restaurant, helps drive sales as well.

12 So switching over to the east
13 side, there is an even greater setback
14 difficulty in visibilty from within the
15 center. So if you enter from the south or
16 from the north you will notice that these
17 kind of light blue lines indicate 780 foot
18 visibility angled and a 760 visibility angle
19 from as you approach that part of the center,
20 once you get passed the corners of each one
21 of those buildings. So if anybody comes in
22 goes to Wal-mart and drives past the
23 restaurant a 65-foot sign is going to be
24 extremely difficult for any motorist to see
25 from within the center as well as along Novi

1 Road.

2 Another difficulty is the
3 fact that we're not -- Primanti pursues panel
4 opportunities and free standing signage in
5 any jurisdiction that they can get it in.
6 This particular case, we cannot get a panel
7 sign, and we are not allowed a free standing
8 sign, so that makes it extremely difficult
9 for us as well.

10 So with that, I don't really
11 have anything else to really address. I will
12 open it up to any questions.

13 CHAIRPERSON GRONACHAN: Is there
14 anyone in the audience that wishes to make
15 comment on this case? Okay. Building
16 Department?

17 MR. BOULARD: I just want to
18 point out one point. There is some
19 discrepancy in the way that the area of the
20 sign was measured. And typically the way
21 that the city measures signs draw rectangles
22 around those.

23 In this case, I think you
24 come up with a hexagon that kind of shows the
25 lesser area. I think the size of the -- you

1 know, how the area is measured was not as
2 important as if the board is inclined to
3 grant the variance, for this kind of unique
4 location, that the variance refer -- any
5 variance referred to this configuration of
6 signs. Other than that, I will standby for
7 questions.

8 CHAIRPERSON GRONACHAN: Thank
9 you. Member Montville, is there any
10 correspondence?

11 MR. MONTVILLE: Yes, 78 letters
12 were mailed, 12 were returned, zero
13 approvals, zero objections.

14 CHAIRPERSON GRONACHAN: Okay.
15 Could you go back in your presentation to the
16 actual signage itself. Clarification, if you
17 don't mind.

18 Thank you. Would you again
19 for clarification purposes explain which
20 signs and what sizes they are for each
21 elevation, if you don't mind.

22 MR. SMITH: So this is the
23 entrance, this particular sign they're both
24 the exact same size, so the way -- the reason
25 why we measured this the way we did, the

1 reason the variance request that was mailed
2 out to everybody reads the way it did,
3 because we went back and looked at the
4 definition of the sign area, within code.

5 On the first page, code
6 section 28-1 under definition defines the
7 area of the sign as the entire area within
8 the small circle, triangle, parallelogram
9 or -- this is the key phrase -- other
10 geometric shape. A hexagon is considered a
11 polygon, which is considered a geometric
12 shape, as noted within the sign code.

13 We wanted to make sure that
14 we weren't asking for too much signage, so it
15 would get approved. So this -- I'm sorry,
16 this sign area of this particular slide is
17 the exact same size. The size of that sign
18 is the same size as the original submittal we
19 made with 139 square foot sign area as noted
20 within the variance that was mailed out to
21 everybody. So the actual -- the actual
22 surface area of the sign itself is not
23 changed. It's just the way that we measured
24 it.

25 CHAIRPERSON GRONACHAN: So this

1 sign is on the east?

2 MR. SMITH: Yes, ma'am, that's on
3 east side.

4 CHAIRPERSON GRONACHAN: That's
5 what I wanted is clarification. Because when
6 you're driving around your building it is
7 very confusing the fact that there is two
8 tenants.

9 So this is the east side,
10 which means you're coming from down Crescent
11 Boulevard heading towards Novi Road, do I
12 have that correct?

13 MS. KRIEGER: Or is it north?

14 CHAIRPERSON GRONACHAN: Are you
15 going north?

16 MR. SMITH: If you notice here,
17 on the upper left-hand corner of this
18 picture, some people will enter in this way,
19 and entering from along Town Center Drive, go
20 west, then come down south along Crescent
21 Boulevard.

22 This particular sign is
23 crucial for those motorists as well as those
24 that enter in the center over by Wal-mart.
25 So that is -- yes, you're correct, that is

1 the east side, east facade.

2 CHAIRPERSON GRONACHAN: Then the
3 north sign is the same size that you're
4 requesting -- no, it's a little smaller, is
5 that correct?

6 MR. SMITH: There is no sign on
7 the north facade.

8 CHAIRPERSON GRONACHAN: Where is
9 the second?

10 MR. SMITH: The second is on the
11 west side, on this particular plan south
12 facing Novi Road.

13 CHAIRPERSON GRONACHAN: Can you
14 go back to that sign as well. I'm sorry.

15 MR. SMITH: That's the east sign,
16 that's our entrance, facing to the interior
17 part of the center. This is the west facade,
18 that is facing Novi Road.

19 CHAIRPERSON GRONACHAN: Okay.

20 MR. SMITH: They're both the same
21 exact size sign.

22 CHAIRPERSON GRONACHAN: Board
23 members? Member Sanghvi?

24 MR. SANGHVI: Thank you. I
25 visited your place a few days ago. The only

1 sign I saw was in the windows, Primanti
2 Brothers. I didn't see any mockup or
3 anything. Is it on or not. Anyway that's
4 beside the point now.

5 If you take away the
6 hamburger, there is no way of knowing the
7 restaurant. And so with the hamburger and
8 the name and everything when you combine, you
9 require a lot of area to be visible.

10 So I can understand the size
11 of the sign you want. And I don't know, you
12 want this size, it would be visible from Novi
13 Road. Because the location is at an angle
14 there from Novi Road. But I wish you luck.
15 Thank you.

16 CHAIRPERSON GRONACHAN: Anyone
17 else? Member Krieger?

18 MS. KRIEGER: I had a question,
19 which was the -- how was the building
20 divided? You have two tenants? I'm sort of
21 confused. I thought you were the north side
22 versus the south, so that you were looking
23 for a north side and east, but now it looks
24 like --

25 MR. SMITH: At one point early on

1 in the process we asked for a small sign for
2 the north facade --

3 MS. KRIEGER: You have the whole
4 building?

5 MR. SMITH: No, we have the north
6 portion of the site. I will go back to this.

7 MS. KRIEGER: On Crescent
8 Boulevard you're driving by, you do have the
9 sign. So you're already coming in from Novi
10 Road coming south, if you're coming from out
11 of town, usually you come 96 down Novi Road
12 into Crescent Boulevard, and that's where you
13 would see the sign on the west, so for
14 sure -- you will need it there.

15 And then if you're -- if you
16 are looking for customers from Wal-mart who
17 are looking for lunch or dinner, then to go
18 from the east, so the size of the -- I guess
19 because it's two separate -- is it going to
20 be two separate signs?

21 MR. SMITH: It's considered an
22 oversized sign.

23 MS. KRIEGER: But the back facade
24 will be open to the brick? You can see the
25 wall?

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MR. SMITH: Yes, ma'am.

MS. KRIEGER: Considering the difficulty of the amount of the traffic going in there, and the other distractions, I will be able to support this.

CHAIRPERSON GRONACHAN: Member Byrwa.

MR. BYRWA: Yes, it appears that we are talking, there is two signs, advertising a name of the business and two signs that show the graphics of the burger or whatever.

And the signs to me are independent of each other, they're not -- yeah, they're in the same general area, but we still have the ability to grant, you know, a variance for four signs, which I think would more accurately describe what's going on, rather than just two, and you're grouping them together.

CHAIRPERSON GRONACHAN: City Attorney, please.

MS. SAARELA: We only advertised for two signs. The ordinance reads you put a geometric shape around them, they can

1 constitute one -- you know, one size for two
2 pieces.

3 MR. BYRWA: But they're not even
4 touching each other. They're independent,
5 they will probably go up independent of each
6 other. You know, I'm all in favor of calling
7 a spade a spade here. To me it's four signs
8 that we have.

9 MR. BOULARD: I think the -- if I
10 could.

11 I think the challenge is that
12 you probably would -- either of them -- would
13 either of them function without the other?
14 They're kind of independent, so what we would
15 get if we go down that road, we would have
16 asked -- advertised for three signs, three
17 additional signs, with one being allowed by
18 right.

19 So three additional signs and
20 that they can be in the area individually.
21 So just like we do when we call a -- when you
22 channel letters, we build a box around them.

23 MR. BYRWA: I guess the question
24 would be, when it's being constructed, they
25 would go up independently. It's not all on

1 one sign board or --

2 MR. SMITH: They will be erected
3 at the same time. All four signs are going
4 to be fabricated at the same time and erected
5 at the same time.

6 MR. BYRWA: Well, I know what you
7 are saying, but they will still go up
8 independently. They're independent signs.
9 They would go up, one would go up, then maybe
10 name of the company would go up and five
11 minutes later the graphics of the burger
12 would go up.

13 But they're -- to me they're
14 independent signs. They're not on one sign
15 board or there is nothing joining them
16 together, that would -- to me that would
17 physically make it one sign.

18 MS. SAARELA: I'm not sure how
19 that's relevant to the standards, how does
20 that relate to the standards for the
21 practical difficulty?

22 MR. BYRWA: Well, it kind of
23 clouds the accuracy of the variance that's
24 being applied for. I think --

25 MR. SMITH: That's the way the

1 code reads. The code reads that an oversized
2 sign is determined by the boundary that's
3 within that sign area.

4 So regardless of whether it's
5 one sign or it's two signs, that boundary
6 that dictates the sign area, that determines
7 whether or not that's two signs, or in this
8 particular case, four signs.

9 MR. BYRWA: Who is the other
10 tenant?

11 MR. SMITH: It was going to be
12 Chipotle, but they backed out.

13 MR. BYRWA: My understanding, the
14 intent of that was that if you had Primanti
15 Brothers, one underneath the other, then you
16 would put a box around them and that would be
17 one sign.

18 But when you have an
19 independent item that's not physically
20 attached to it is what I have a problem with.

21 MS. KRIEGER: There is a
22 restaurant --

23 MS. SAARELA: At this point this
24 is how it was advertised. I don't think it
25 makes a difference one way or the other of --

1 all you're really asking for is that be
2 readvertised a different way. I don't think
3 it really impacts the standards.

4 CHAIRPERSON GRONACHAN: Anyone
5 else?

6 I spent quite an amount of
7 time driving around your building. And this
8 is going to be a first for me. I have been
9 doing this for a long time. I don't think
10 these signs are going to be big enough.
11 That's a big statement.

12 And the reason why I say
13 that, I'm not going to think you should make
14 them bigger, but I think you have quite a
15 challenge in this building. We have been
16 waiting for a long time for this building to
17 get finished, we have been out there. It's a
18 shame there was no mockups. When I was out
19 there, there weren't any either.

20 I wish they would have put
21 them up because I think it would clarify a
22 lot of this misconception when you're driving
23 around.

24 When you're coming in from
25 Novi Road, or if you're coming down Crescent,

1 but the biggest part that I think that you
2 have a challenge on, is when you're in the
3 parking lot, driving from the other
4 locations, and I think that's going to be a
5 challenge.

6 So having said that, given
7 the uniqueness of the building, the
8 uniqueness of the layout of your location,
9 that this is not -- everything is at an
10 angle. I hope everybody understands what I
11 mean by that. This building is not dead on
12 anything. The roads are at an angle, coming
13 in and out is at an angle, so you have -- you
14 definitely, if anybody, has a unique
15 situation here for signage.

16 And I'm going to be in
17 support of this. When I first looked at it,
18 I thought perhaps the size should go down,
19 but when I went back out there and looked, I
20 don't think from Crescent, I don't think from
21 Wal-mart, I don't think coming from Town
22 Center and coming down, I think you're going
23 to have a very unique challenge.

24 I think that you did an
25 excellent job in your presentation. I am

1 full in support of this, be it three or four
2 signs or whatever -- how we advertised it. I
3 wish you all the luck when you get here. I
4 hope that Novi is first.

5 MR. SMITH: Thank you.

6 CHAIRPERSON GRONACHAN: Having
7 said that, would anyone like to make a motion
8 or anything else additional to add?

9 Member Krieger.

10 MS. KRIEGER: In Case No.
11 PZ16-0011, for Primanti Brothers I move to
12 grant the request.

13 The petitioner has shown a
14 practical difficulty just by the nature --
15 the layout of the roads and the layout of the
16 buildings. The variance -- this is what
17 makes it extremely unique. And they did not
18 create this condition, and the relief will
19 not unreasonably interfere with adjacent or
20 surrounding properties.

21 It will enhance by attracting
22 attention and other revenues to the city.

23 The relief will be consistent
24 with the spirit and intent of the ordinance,
25 that it is -- the sign has been carefully

1 considered.

2 MR. FERRELL: Second.

3 CHAIRPERSON GRONACHAN: It's been
4 moved and second. Is there any further
5 discussion?

6 (No audible responses.)

7 CHAIRPERSON GRONACHAN: No
8 further discussion.

9 MS. DRESLINSKI: Member Byrwa?

10 MR. BYRWA: Yes.

11 MS. DRESLINSKI: Member Ferrell?

12 MR. FERRELL: Yes.

13 MS. DRESLINSKI: Member Krieger?

14 MS. KRIEGER: Yes.

15 MS. DRESLINSKI: Member Sanghvi?

16 MR. SANGHVI: Yes.

17 MS. DRESLINSKI: Member

18 Montville?

19 MR. MONTVILLE: Yes.

20 MS. DRESLINSKI: Member

21 Peddibonya?

22 MR. PEDDIBOYNA: Yes.

23 MS. DRESLINSKI: Chairperson

24 Gronachan?

25 CHAIRPERSON GRONACHAN: Yes.

1 MS. DRESLINSKI: Motion passes
2 seven to zero.

3 CHAIRPERSON GRONACHAN:
4 Congratulations. Welcome to
5 Novi.

6 MR. SMITH: This is just the
7 approved square footage, approved the sign
8 area, is it approved as --

9 CHAIRPERSON GRONACHAN: As
10 advertised.

11 MR. BOULARD: Yes, the way I
12 understood it, was approved as advertised.
13 As requested, the drawing that you requested,
14 that's what's approved.

15 MR. SMITH: Perfect. Thank you.

16 CHAIRPERSON GRONACHAN: Thank
17 you. Are there any other matters for
18 discussion this evening?

19 Member Sanghvi.

20 MR. SANGHVI: I'd like to propose
21 a vote of thanks to the City Attorney and the
22 staff for hosting the training session, doing
23 such a good job. Thank you very much.

24 CHAIRPERSON GRONACHAN: For those
25 at home, the Zoning Board met two weeks ago,

1 and we had our own training session. Our
2 city attorney Beth Saarela oversaw that
3 training session, which was extremely
4 beneficial and I think that we all -- I'm
5 speaking for everybody I'm sure, we all feel
6 this way, that we learned a lot and it was
7 very enlightening, and we appreciate the
8 support from the city and always the city
9 attorney to our left, when she will keep us
10 out of trouble for sure. That's a good
11 thing. Thank you. Dinner was excellent,
12 Charles, you did a great job of cooking.

13 We look forward to at least a
14 brush up once in a year.

15 I would like to take a moment
16 to welcome our newest member, and before I --
17 I want to take the pleasure of being able to
18 say it, so Joe Peddibonya is our newest
19 alternate to the board. He was appointed by
20 City Council. This is his first meeting. We
21 welcome you and wish you all the best. We
22 are very happy to see you and I hope that you
23 learned a lot tonight.

24 MR. PEDDIBOYNA: Thank you.

25 CHAIRPERSON GRONACHAN: There is

1 still an opening. We did lose -- Member
2 Reichert resigned due to a work commitment.
3 So there is still an opening. I know that
4 the city clerk is posting that position.

5 So having said that, is there
6 anything further? Member Ferrell?

7 MR. FERRELL: I would like also
8 to introduce our new recording secretary,
9 Monica Dreslinski, welcome to the board.

10 MS. DRESLINSKI: Thank you.

11 CHAIRPERSON GRONACHAN: Anything
12 else?

13 (No audible responses.)

14 CHAIRPERSON GRONACHAN: Seeing
15 none, is there a motion to adjourn?

16 MR. SANGHVI: Move to adjourn.

17 CHAIRPERSON GRONACHAN: All those
18 in favor?

19 THE BOARD: Aye.

20 CHAIRPERSON GRONACHAN: Meeting
21 adjourned.

22 (The meeting was adjourned at 8:00 p.m.)

23 ** ** *

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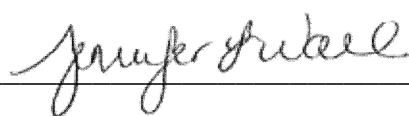
25

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 16TH day of May 2016.

20
 21
 22 



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

25