

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

TUESDAY, JANUARY 12, 2021, 7:00 P.M.

VIRTUAL MEETING VIA ZOOM

BOARD MEMBERS:

Joe Peddiboyina, Chairperson

Linda Krieger

Siddharth Mav Sanghvi

Clift Montague

Kevin Sanker

Ramesh Verma

Michael Thompson

Michael Longo

ALSO PRESENT:

Elizabeth Saarela, City Attorney

Lawrence Butler, Comm. Development, Dep. Director

Katherine Opperman, Recording Secretary

Reported by:

Darlene K. May, Certified Shorthand Reporter

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Novi, Michigan
Tuesday, January 12, 2021
7:00 p.m.

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CHAIRPERSON PEDDIBOYINA: Good evening and welcome to the Novi Zoning Board of Appeals. And Happy New Year 2021. Hopefully this year will give a good strength. And, everybody, you know, 2020 already happened. And hopefully the 2021 give good strength and good to everybody.

And welcome to Novi Zoning Board members and all attendees. Thank you. And today is Tuesday, January 12th, 7:00 p.m.

And the roll call, Katherine.

MS. OPPERMAN: Yes, of course.

Member Krieger?

MEMBER KRIEGER: Present.

MS. OPPERMAN: Member Longo?

(No response.)

MS. SAARELA: So now that we're into the new year, the new --

CHAIRPERSON PEDDIBOYINA: Yeah.

MS. SAARELA: -- regulation requires us to

1 say what state, county and city you are appearing in on
2 Zoom, each one of us when we check in.

3 CHAIRPERSON PEDDIBOYINA: Yup. Thank you.
4 Before I was about to tell you, you raised the hand.
5 Thank you so much.

6 Okay. Go ahead. Beginning, Katherine, can
7 you call the roll call again beginning.

8 MS. OPPERMAN: Yes. Linda, if you could,
9 since you already said you're present, state as Beth
10 said, your physical location, county, city and state,
11 please.

12 MEMBER KRIEGER: Novi, Michigan and Oakland
13 County.

14 MS. OPPERMAN: Member Longo?

15 MEMBER LONGO: Mike Longo. I'm present.
16 Novi was the city, Oakland, and the great state of
17 Michigan.

18 MS. OPPERMAN: Thank you.

19 Member Montague?

20 MEMBER MONTAGUE: I am here from Novi,
21 Oakland County, and Michigan.

22 MS. OPPERMAN: Thank you.

23 Chairperson Peddiboyina?

1 CHAIRPERSON PEDDIBOYINA: Yes, present. This
2 is Joe Peddiboyina. Novi in Oakland County, Michigan
3 state. Thank you.

4 MS. OPPERMAN: Member Sanker?

5 MEMBER SANKER: Here in Novi, Michigan,
6 Oakland County.

7 MS. OPPERMAN: Thank you.

8 Member Sanghvi?

9 You're still on mute, Member Sanghvi.

10 CHAIRPERSON PEDDIBOYINA: Yeah.

11 MEMBER SANGHVI: Can you hear me now?

12 MS. OPPERMAN: Yes.

13 MEMBER SANGHVI: Yeah. Okay. Novi, Oakland
14 County, state of Michigan.

15 MS. OPPERMAN: Thank you.

16 Member Thompson?

17 MEMBER THOMPSON: I am here in Novi, Michigan
18 in Oakland County.

19 MS. OPPERMAN: Thank you.

20 And Member Verma?

21 (No response.)

22 CHAIRPERSON PEDDIBOYINA: He might be on
23 mute. Can you check, please?

1 MS. OPPERMAN: There he is.

2 MEMBER KRIEGER: He said he was here a second
3 ago.

4 CHAIRPERSON PEDDIBOYINA: Yeah, he's there.
5 Member Verma?

6 MS. OPPERMAN: He's working on it.

7 CHAIRPERSON PEDDIBOYINA: Okay.

8 Member Verma, are you there?

9 MEMBER SANGHVI: He was there a minute ago.

10 MS. OPPERMAN: Looks like he was connecting
11 to audio.

12 CHAIRPERSON PEDDIBOYINA: I can see him that
13 he's there.

14 Okay. Let's come back and we'll see. Thank
15 you, Katherine. I appreciate your time. And I
16 think do you have quorum, enough quorum for today.

17 MS. OPPERMAN: Yes. We have a full board
18 today.

19 CHAIRPERSON PEDDIBOYINA: Okay. Sounds good.
20 Thank you so much. We have board enough for quorum.

21 And make sure your phones should be on mute.
22 And once you call in on our public hearing and we need
23 to call each person, whatever it is and they have to

1 spell your name and clearly and where you are living,
2 an address for the court record purpose. And if
3 anybody wants to, this is a Zoom call, you need to
4 raise your hand in the Zoom call so that they will
5 know. Our acting secretary Katherine can watch who all
6 is raising their hand.

7 Okay. And we have a television. There is a
8 link that people can come on the Zoom, you can talk and
9 also the people who are to state, as I said, spell your
10 first and last name and sworn by our secretary, acting
11 secretary. And we have a total number of cases is six,
12 I believe. Am I right?

13 MS. OPPERMANN: Um-hmm.

14 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.
15 And let's go for the approval of agenda for December.

16 Somebody can make a motion for the approval
17 of agenda for the last month meeting.

18 MEMBER KRIEGER: Motion to approve the agenda
19 for tonight's meeting.

20 MEMBER VERMA: Second.

21 CHAIRPERSON PEDDIBOYINA: Thank you both of
22 you.

23 Ramesh Verma is there. Thank you.

1 Okay. And approval --

2 MEMBER KRIEGER: All in favor?

3 CHAIRPERSON PEDDIBOYINA: In favor say "yes"

4 and --

5 THE BOARD: Aye.

6 CHAIRPERSON PEDDIBOYINA: Okay. Today's
7 meeting, any changes or anything you need to add or
8 anybody who wants to talk or anything, please let me
9 know at once so that way we can move apart from our
10 agenda.

11 Anything, Katherine, to add anything on this?

12 MS. OPPERMAN: No changes to the agenda, but
13 if I could have Member Verma now state his location so
14 we can have it for the record.

15 CHAIRPERSON PEDDIBOYINA: Okay.

16 MEMBER VERMA: Ramesh Verma from state of
17 Michigan, city Novi, county Oakland. Present.

18 MS. OPPERMAN: Thank you.

19 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

20 Okay. There's no changes. All in favor on
21 the agenda of today's meeting, say -- all in favor say
22 "aye."

23 THE BOARD: Aye.

1 CHAIRPERSON PEDDIBOYINA: Thank you.

2 Approval for today's meeting agenda.

3 Public remarks, anyone having any on this
4 other than these cases, something on the ZBA, you can
5 come. You can raise your hand. Anybody wants to in
6 the public, now is the right time to, you know, you can
7 raise your question before we move to the first case
8 for tonight.

9 MEMBER KRIEGER: What about the minutes?

10 CHAIRPERSON PEDDIBOYINA: I'm sorry?

11 MEMBER KRIEGER: The December minutes?

12 CHAIRPERSON PEDDIBOYINA: Yeah. You said
13 they approve, no? You were the first one, person who
14 approved.

15 MEMBER KRIEGER: Oh, I thought it was the
16 agenda.

17 But sure, do for the minutes too. For the
18 December meeting to approve?

19 CHAIRPERSON PEDDIBOYINA: Yeah, we did that
20 one, Linda.

21 MEMBER KRIEGER: All right.

22 MEMBER SANGHVI: Couple of corrections I
23 would like to point out.

1 MEMBER KRIEGER: Yep.

2 MEMBER SANGHVI: On page 93, line 2, it
3 should read other side of the street to the new
4 location. And on page 102, line -- what is that one?
5 You need to just change to number one line anyway.
6 102. Page 102.

7 CHAIRPERSON PEDDIBOYINA: 102.

8 MEMBER SANGHVI: Yeah.

9 CHAIRPERSON PEDDIBOYINA: Okay.

10 MEMBER SANGHVI: Thank you.

11 CHAIRPERSON PEDDIBOYINA: Thank you,
12 Mr. Sanghvi.

13 Okay. Now, we did the approval for last
14 month's meeting was done and also the approval of
15 agenda also done. Am I right, Katherine?

16 MS. OPPERMAN: I'm sorry. Could you repeat
17 that, Chairperson?

18 CHAIRPERSON PEDDIBOYINA: We did approval of
19 agenda meeting, last month approval, we just did now,
20 no?

21 MEMBER SANGHVI: I move to accept the agenda
22 as corrected.

23 CHAIRPERSON PEDDIBOYINA: Thank you.

1 Okay. And let's go ahead and the first case
2 for today and we can see.

3 The first case today PZ20-0053, Z. Joe Huang,
4 West of Old Novi Road and South of Thirteen Mile Road,
5 parcel number 50-22-10-228-018. The applicant is
6 requesting a variance from the Novi Zoning Ordinance
7 Section 3.1.5 for a proposed lot coverage of 27
8 percent, 25 percent required, variance of an increased
9 two percent. Section 3.6.2M for a watercourse setback
10 of ten feet, 25 feet minimum required, variance of 15
11 feet. This variance will accommodate the building of a
12 new home. This property is zoned Single Family
13 Residential, R-4.

14 This is a rehearing, the case was previously
15 before the Zoning Board on December 8, 2020.

16 Am I right, board members? This was last
17 month?

18 MEMBER KRIEGER: Yes.

19 CHAIRPERSON PEDDIBOYINA: Yep. Thank you.

20 Is the applicant is present?

21 MS. SAARELA: So let me just add to this that
22 we went through the entire hearing and -- public
23 hearing and ZBA discussion last month and what happened

1 was that the motion was voted on in error because we
2 had a full board and an alternate member. And the
3 alternate member mistakenly voted when we had a full
4 board and that caused there to be a tie and it impacted
5 the outcome of the motion. So the case is before you
6 again to redo the motion, to revote on the motion.

7 I don't know if you recall the full facts of
8 the case, if you need any refresher on the facts of the
9 case. But really all that is before you again at this
10 point is correcting the motion to be voted on by the
11 full board without the alternate member.

12 CHAIRPERSON PEDDIBOYINA: Okay, Beth. I
13 really appreciate bringing that, you know, last month's
14 meeting. I agree what you are saying exactly, that is
15 alternate member board member voted. I accepted that.
16 And now I want to go with the voting rather than going
17 over all the case. What do you say, Beth?

18 MS. OPPERMAN: If I could, please.

19 I do believe the applicant for this also has
20 his architect with him today so he may have additional
21 details to add to the case. We might want to check
22 with him first.

23 CHAIRPERSON PEDDIBOYINA: Okay. Sounds

1 good.

2 Okay. Is applicant present, please?

3 MS. OPPERMAN: Mr. Huang, it looks like
4 you're still on mute.

5 CHAIRPERSON PEDDIBOYINA: Oh, he's there.

6 MS. OPPERMAN: Yes.

7 CHAIRPERSON PEDDIBOYINA: Can you hear me,
8 sir?

9 (No response.)

10 CHAIRPERSON PEDDIBOYINA: Can you unmute,
11 please? Still, you're on mute.

12 (No response.)

13 CHAIRPERSON PEDDIBOYINA: No, no, no. You're
14 on -- please make unmute.

15 (Pause.)

16 CHAIRPERSON PEDDIBOYINA: I can see you're
17 not -- you're muted.

18 MS. OPPERMAN: It looks like he's working to
19 fix it.

20 CHAIRPERSON PEDDIBOYINA: Okay.

21 MR. HUANG: Can you hear me?

22 CHAIRPERSON PEDDIBOYINA: Yeah, yeah.

23 MS. OPPERMANN: Yes.

1 MR. HUANG: Okay. I apologize. Hello, good
2 evening. And I appreciate the time. And as a matter
3 of fact, I -- since last hearing, we -- I invited my
4 architect to come to join me today. His name is
5 Lombardo. And between him and I, we did some like --
6 we hear the neighbors and we did some, like, pretty --
7 like, based on the neighbor's input, we have some
8 changes. And the main important thing is, like, we
9 have make an alternative plan. Like -- that was in the
10 original, like, the variance request as well.

11 And if you may -- and I want to shift your
12 focus to a site plan and I can explain why we try to
13 change it.

14 CHAIRPERSON PEDDIBOYINA: Katherine, you want
15 to take a vote on this case before starting?

16 MS. SAARELA: Let me clarify what's going on
17 here today. Are we listening to a revised variance
18 request at this point?

19 MR. HUANG: Yes and no. As a matter of fact,
20 that was in the original -- the plan -- in the
21 original, like, a variance request I submitted two, the
22 one main and one alternative. So both is on the form,
23 as a matter of fact. And as we working with the

1 architect and then we come to the conclusion, hey,
2 maybe the alternative plan seems will address all the
3 neighbors' concerns. So that's why we present it.

4 MS. SAARELA: Were the variances you're
5 requesting public noticed for this plan already? Were
6 they included in the public notice?

7 MR. HUANG: Yeah, it is. It is. It is in
8 the form. It's on the original form.

9 Yeah. In the original request, I request,
10 basically, one preferred, one alternate. And as we
11 discussed it and we found, like, the alternate makes
12 more sense and we should address all the neighbors'
13 concern, we think.

14 MS. SAARELA: Kate, were all those variances
15 posted as alternates in the public notices that went
16 out.

17 MS. OPPERMAN: I don't believe so. They are
18 on the application. I think it was advertised as the
19 original. Everything is on the online packet. The
20 ones that he's proposing as alternates are lesser than
21 the ones that were advertised.

22 MS. SAARELA: Okay. So as long as they're
23 lesser variances, you can grant lesser variances. I'm

1 just -- I'm speaking to the board now, but it should be
2 clarified. It sounds like we're looking at a different
3 plan with different variances than were previously
4 discussed.

5 MR. HUANG: If you allow me, like, a five
6 minutes I can explain. It's very straightforward, as a
7 matter of fact.

8 MS. SAARELA: Okay.

9 CHAIRPERSON PEDDIBOYINA: Okay. Before you
10 going into the case, Katherine, do you need to take a
11 vote on this before he starts the explanation?

12 MS. OPPERMAN: Sorry. Did I need to do what,
13 Joe?

14 CHAIRPERSON PEDDIBOYINA: A vote.

15 MS. SAARELA: So it's sound like he's
16 requesting that you hold off on a vote and hear an -- a
17 variant request for some reduced variances.

18 MS. OPPERMAN: In that case I think I should
19 then do his -- spelling his name and swearing in, and
20 then also his architect if his architect is going to
21 speak, correct?

22 CHAIRPERSON PEDDIBOYINA: Yeah. That's
23 right. Yeah. Please go ahead.

1 MS. OPPERMANN: If you could state your name
2 and spell it once more, Mr. Huang, and then swear or
3 affirm to tell the truth in the case before you,
4 please.

5 MR. HUANG: Okay. My name is Joe, last name
6 H-u-a-n-g.

7 MS. OPPERMANN: And then do you swear or
8 affirm to tell the truth in the case before you?

9 MR. HUANG: Yes. Nothing but the truth.

10 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

11 MEMBER KRIEGER: And the architect?

12 MS. OPPERMANN: Was your architect also
13 planning on speaking?

14 MR. HUANG: Yes. I think he standby as
15 needed basis. He educate me well enough. I think -- I
16 mean, we're getting to the technical stuff here, I
17 think he can jump in. His name is Lombardo. I saw him
18 on that. He's on mute.

19 MS. OPPERMANN: Okay. If he chooses to
20 speak, then I'll swear him in at that time.

21 MR. HUANG: Okay.

22 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
23 Katherine.

1 You can proceed.

2 MR. HUANG: Okay. I'll make it as quick as
3 possible. And you see the screen, I -- let me see.
4 Okay. There we go. Everybody see that?

5 Okay. This is the original plan we have.
6 And the problem is, like, the water line. That was the
7 original plan was, okay, I'm requesting a -- like a
8 20 -- a 15 feet, like, a variance.

9 And as one alternative we have, as a matter
10 of fact, what we tried to come up with is, we want to
11 move this thing a little bit further.

12 So we are asking as alternative, we are
13 asking ten feet variance on the front setback.

14 And as if it were the same building, of
15 course this is going to move around ten feet as well.
16 So this going to be -- this area is going to be located
17 around here. So within the water line. So one of the
18 neighbor biggest -- the next-door neighbor complaint
19 is, like, he's -- like, he's here. I notice -- I mean,
20 his house is built like a -- it's a pretty old house
21 that's more close to the road. And because of it, I
22 think his -- like, this structure is block his lake
23 view. And this like a little incompatibility between

1 the old and new zoning code. If you think about it, if
2 it's 30 feet like a -- like a setback, his house would
3 be somewhere around here, supposed to be.

4 But now because it is our house we build in
5 front of and we are following this like a front
6 setback. So we're going to put it back in a way it
7 block his water view.

8 Now, if we move two -- ten feet which is
9 about that distance, so we're within the water line
10 itself. So from next-door neighbor's perspective. So
11 this is going to be in compliance. So he view it is
12 like a just as if, like, this house will be built
13 within the water line with the zero variance.

14 Of course, because there's a little dent, if
15 you look at it, that's just the nature of the water
16 line itself. So it's a little dent over there. So as
17 a result, the water course is kind of a little curve
18 here. So I still ask a very minor like a five feet,
19 like a variance here. Just a little corner there we
20 have to cut it through.

21 So five foot variance here and then we push
22 this thing a bit, the ten feet itself so the whole
23 house will fit. That will address, like, most of

1 neighbors' concerns. And as, of course, he won't be
2 able to see it. He see just as if this house will be
3 in compliant.

4 And another thing is we can -- because we
5 working some, like, masses here and there, we believe
6 that we can fit into, like, a 25 percent variance.

7 So 27 variance that can be withdrawn. We no
8 longer need it.

9 So in summary, it's basically we have ten
10 foot -- we're asking ten foot front setback variance
11 and from original, like, 30, basically, it's become 20
12 feet front setback.

13 And five feet water course setback is from
14 original, like, a 25 feet to 20 feet water setback.
15 And no coverage -- lot coverage variance needed as
16 alternate, so forth.

17 So this is, basically, we come up with -- and
18 also, just if I may. Let me -- let me share with you
19 another screen. Hold on a second. There's another
20 quick screen I like to share with you setback.

21 Just a minute.

22 My screen froze for whatever reason. Just --
23 okay. Just bear with me a second.

1 Sorry. Technical -- some little minor
2 technical difficulties.

3 Setback.

4 (Pause.)

5 Okay. So this is the site line map. I show
6 that this is the Shawood Street. This is the lot we
7 intend to build. And so this the next-door neighbor
8 house and the next door, next door over there. So as
9 you can see, all of these houses it's, like, all built
10 beyond the 30 feet setback. So if you think about the
11 character of the neighborhood, really, I mean, if we
12 follow like a 30 feet, the house is kind of like a --
13 it's a little dent just like -- it's not like a --
14 because most of the houses are built very close to the
15 road. Think -- I mean, if ten feet -- this is, like,
16 30 feet, roughly. So if we are going to build it,
17 we're probably going to be just slightly, ten feet is
18 probably around here. So really you are not out of the
19 character of the neighborhood. I think it looks more
20 harmony -- in harmony with the neighborhood because
21 every house is kind of built close to the road and the
22 ten feet is, like, a fairly minimum.

23 And we -- I'm pretty sure that -- that if you

1 can accommodate that, I think it will make everybody
2 happy. The neighbor, my next-door neighbor had the
3 biggest concern, of course, and this way we won't block
4 his view anymore.

5 Just as like we fall, you know, within the
6 water line.

7 So that's in the -- basically, in the
8 highlight of what we have changed.

9 And this was the original -- in the original
10 variance request. That was on it as a matter of fact.
11 It's just like it never get presented. At the last
12 one, it was dragged too long so I never had a chance to
13 do it.

14 So there you have it.

15 CHAIRPERSON PEDDIBOYINA: Thank you, Joe.
16 Any other person who would like to speak before moving?

17 Joe?

18 (No response.)

19 CHAIRPERSON PEDDIBOYINA: Joe, can you hear
20 me? Hello?

21 MR. HUANG: Yeah.

22 CHAIRPERSON PEDDIBOYINA: Yeah, can you hear
23 me?

1 MR. HUANG: Yeah.

2 CHAIRPERSON PEDDIBOYINA: Would you like to
3 speak any other thing apart from that?

4 MR. HUANG: Me?

5 CHAIRPERSON PEDDIBOYINA: Yes.

6 MR. HUANG: No. That's all -- that's all I
7 have. I mean, basically, it would present an alternate
8 plan.

9 And also, one more thing. It's like,
10 Lombardo and I, we also going to lower the roof, the
11 house we have. And as a matter of fact, it's in
12 Livonia. As a matter of fact, I went actually to the
13 actual site, that house that was exist and we look at
14 it and we found that the roof was original roof is low
15 so we going to try to lower the roof about five feet.
16 We change the front elevation a bit. So the roof going
17 to be less than -- I would say five feet less.

18 So, in other words, it's like a -- it looks
19 more in harmony with the rest of neighborhood. So
20 that's the two things, basically, where we have on the
21 table.

22 CHAIRPERSON PEDDIBOYINA: Thank you. You
23 took ten minutes' time. Okay. That's fine.

1 Any other -- before going back, any other
2 audience would like to speak on this case?

3 MS. OPPERMAN: It looks like there's a
4 Mr. Urm I believe that wants to speak on it.

5 CHAIRPERSON PEDDIBOYINA: You there?

6 MR. URM: Can you hear me?

7 MS. OPPERMANN: Yes.

8 CHAIRPERSON PEDDIBOYINA: Yes.

9 MR. URM: Yes. I'm -- my name is Kalmer Urm
10 and I'm with my wife Kristi here. And we are neighbors
11 across the street to the east a little bit, right.
12 And, I mean --

13 CHAIRPERSON PEDDIBOYINA: Yeah. You have
14 three minutes to proceed, sir, and --

15 MR. URM: And Joe trying to throw us a curve
16 ball. You know, he wants to change the variance to the
17 other variance that he proposed. And I don't know how
18 he's going to be able to fit the same size house now
19 with that -- on a two percent less. But, you know,
20 maybe the math works out somehow. But the three points
21 I still want to make, you know, based on this original
22 proposal and it kind of fits to the same thing, this
23 house is still going to be in -- the way how it's

1 angled to the street, there's really -- he says he's
2 going to lower the roof, but I'm looking at 65 feet of
3 the side house which is -- and the 35 feet. So now
4 it's 35 feet height. And it's going to be visible
5 highly from coming from a street.

6 And I'm really concerned because there's
7 going to be two houses there. Where he's maxing out
8 that lot with the variances. He's going over the size.
9 So it's going to be -- still looking at out of place.
10 There's not going to be room to put the trees between
11 the houses so it's going to look like any other new
12 development we have because we are trying to preserve
13 the original nature of this neighborhood. And we have
14 trees in between houses. This is going to be an out of
15 place new development in our view, right.

16 And, you know, so my second point there
17 was -- oh, it appears like -- and Joe can correct me.
18 He has purchased both lots. So you already had a plan
19 B going on without the variance. Because he could not
20 possibly think this is going to be reheard again. So
21 he has another plan what he was probably, you know,
22 able to work with without getting any variance because
23 as far as I know, he has purchased the lots already.

1 The third thing is, that watercourse setback,
2 even if it's five feet should not be treated lightly.
3 Because as I was thinking about this more, that -- why
4 this 25 feet is so important. You know, we --
5 sometimes I actually have to kind of visualize to
6 myself, as we collecting all the dust and pollutants on
7 our roofs and then the rain hits, everything gets
8 washed down, right? If you are on the lakeside
9 property, if it doesn't hit the ground 25 feet from the
10 lake, it's going to wash to the lake. And this -- a
11 small lake that we have here, every five feet is kind
12 of, you know, important for us. We sometimes -- the
13 environmental rules we take it for granted, you know.
14 We want to be green, but we constantly with democracy
15 override these. Ah, it's five feet here and there.
16 It's no big deal.

17 So even though I like that Joe wants to make,
18 you know, these changes and he wants to be part of this
19 neighborhood, I'm still concerned about it because he's
20 talking about two lots and two oversize houses because
21 other house will be built, maybe two years, maybe five
22 years from now, but it's going to be there. And, you
23 know, environmental, you know, problems. And it's just

1 in the middle of -- and that's pretty much it.

2 I would like to address Joe purchasing the
3 lots and what was his plan B if it didn't have a sense
4 to revote on it again.

5 Thank you. That's it.

6 CHAIRPERSON PEDDIBOYINA: Thank you.

7 Any other person? Can you see, Katherine?

8 MS. OPPERMAN: Yes. There's also a
9 Mr. Doulaveris.

10 CHAIRPERSON PEDDIBOYINA: Can you unmute,
11 please.

12 MS. OPPERMAN: I believe they're still
13 getting him set up to speak.

14 CHAIRPERSON PEDDIBOYINA: Okay.

15 (Pause.)

16 CHAIRPERSON PEDDIBOYINA: Or else you can
17 call somebody -- we can call later this person.

18 MEMBER KRIEGER: I think Beth had something
19 to say.

20 MS. SAARELA: I just was checking since you
21 are rehearing additional, different evidence if you are
22 going to reopen the public hearing and you did. So I
23 don't have anything else.

1 MR. DOULAVERIS: Here you go. Can you guys
2 hear me now?

3 MEMBER KRIEGER: Yep.

4 MS. OPPERMAN: Yes.

5 CHAIRPERSON PEDDIBOYINA: Yep.

6 MR. DOULAVERIS: All right. Thank you. So I
7 kind of wanted a clarification because I'm really not
8 sure what we're doing here. If we're revisiting the
9 initial item or are we actually looking at the new
10 modifications, it wasn't clear. But that was one of
11 the things I want to talk about. And I guess since I
12 jumped in, I want to wish everybody a Happy New Year by
13 the way.

14 But I met with Joe and we discussed
15 beforehand on this and we were supposed to get together
16 and go over this just because I offered to get the
17 three neighbors together, at least that are directly
18 impacted, and that never happened. So we weren't able
19 to even look at the stuff. But I do appreciate him
20 lowering the pitch of the roof line. It may make it a
21 little less intrusive. But, you know, I think what's
22 happened, maybe he's -- he doesn't need a 25 percent
23 variance because he's going to split the -- buy the two

1 lots. If that's the case, that's definitely a
2 direction we wanted to go. I think the only other
3 thing that's open is, like -- Kal was saying, because
4 it's such a big house and it's coming in from the side,
5 I mean, the thought was it would actually put it more
6 in the middle of the two lots. That was the thought
7 process.

8 But what I'm going to ask the team members
9 here -- and I got Member Sanghvi, Member Longo, Member
10 Verma and Member Sanker, they're the ones that, you
11 know, are okay with the variances, what we're asking
12 here is whether or not there's a hardship and whether
13 he can't build. And the question is that's what you
14 guys got to answer truthfully. Otherwise, I mean, the
15 facts are there. I didn't really have a chance to look
16 at the changes. I would have preferred to have seen
17 this and gotten the three neighbors together to go over
18 it. But seeing as we haven't, I'm not a hundred
19 percent going to say this meets everybody's concerns
20 over here. If it's a concern to you guys, I don't
21 know. But that's all I really want to say at this
22 point in time.

23 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

1 MR. DOULAVERIS: And one more though, I want
2 to understand, who's the alternate so I don't make the
3 mistake here? Who's the alternate on this that's not
4 going to vote on this motion here? And if you guys can
5 identify, that would be good.

6 MS. OPPERMAN: Member Longo is our alternate
7 this evening and he's already been appraised of the
8 issue of last meeting so there should not be having
9 that issue again.

10 MR. DOULAVERIS: So it would have failed
11 anyways, obviously, this variance. It's just a
12 formality. Now, we went back and are rehearing this
13 thing. 'Cause the original one was just to approve
14 this motion. But I'll let it to you guys to figure it
15 out.

16 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

17 MR. DOULAVERIS: Thank you.

18 CHAIRPERSON PEDDIBOYINA: Any other audience
19 would like to speak, Katherine? Is anybody raising
20 their hand?

21 MS. OPPERMAN: (No verbal response.)

22 CHAIRPERSON PEDDIBOYINA: Katherine, are you
23 there?

1 MS. OPPERMAN: My apologies. Yes. There's
2 also a Mr. John Karakian, I believe is his last name.

3 CHAIRPERSON PEDDIBOYINA: Okay. Mr. John,
4 are you there?

5 MR. KARAKIAN: Hello, can you hear me?

6 CHAIRPERSON PEDDIBOYINA: Yes, sir.

7 MS. OPPERMAN: Yes.

8 MR. KARAKIAN: Okay. Yeah. Sorry about
9 that. I'm opposing the variance request being
10 increased forward. This was ruled upon on December 8,
11 2020 and the application rejected, and I believe we
12 should stick to the vote. I want to stick to the
13 regulation that states you can't build beyond the 25
14 percent lot coverage all the way around. I'm opposed
15 to the requested increase in lot coverage because I
16 believe it would devalue my property and I believe we
17 should stick to the rules. This is tight corner on
18 this end of Shawood Drive. And I believe the increase
19 in brick and mortar structure size will create a
20 feeling of pressure because by allowing the applicant
21 to unnecessarily expand forward like he says now, it
22 puts potential hardships upon me and others. Why place
23 any potential hardship upon us when the applicant can

1 freely build the way the lot is properly regulated for
2 at 25 percent all around and within?

3 On December 8, one of the zoning board
4 officers suggested the applicant move his proposed home
5 onto the other -- move it over on the other lot in
6 order to take up room on that other side, but the
7 applicant said no. Well, that says it all right there.
8 That was a possible good idea to solve the problem, but
9 the applicant said no. So why stick us with the
10 encroachment of such a close and large brick and mortar
11 structure and possibly hurt all of us just to make one
12 applicant happy, who for all intents and purposes could
13 build just fine within the 25 percent regulation all
14 the way around and within. Or move his proposed
15 project to the south a little bit upon the other lot so
16 we can all have some elbow room and still keep the
17 beautiful view of the lake which we believe we have the
18 right to continue to enjoy. Maybe in that way we can
19 all be happy. But the applicant said no way.

20 Therefore, I'm opposed to the applicant's
21 noncompromising request or we present homeowners could
22 be hurt in the process.

23 Thank you, Zoning Board.

1 CHAIRPERSON PEDDIBOYINA: Thank you, John.

2 Okay. Katherine, any other in the audience?

3 MS. OPPERMAN: No. There's no other audience
4 members raising their hand.

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

7 And I would like to ask the city. Larry, any
8 correspondence city, Larry?

9 MR. BUTLER: No. I have no comment at this
10 time. It's up to the board to make their decision.

11 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

12 At this moment, Katherine, do you need to go
13 call for the correspondence or no?

14 MS. OPPERMAN: We need to go over it, yes.
15 Nineteen letters mailed out, one letter returned, two
16 objections received at this time. Both from neighbors
17 who have already spoken, Mr. Urm, as well as Mr.
18 Karakian. No approvals.

19 CHAIRPERSON PEDDIBOYINA: Okay. Thank you
20 very much, Katherine.

21 And let me put it on the board, anybody who
22 would like to speak on this case? The board members,
23 it's your time to talk.

1 MEMBER KRIEGER: I have a question.

2 CHAIRPERSON PEDDIBOYINA: Yeah, please go
3 ahead, Linda.

4 MEMBER KRIEGER: Joe, do you own the two
5 properties? I misunderstood that.

6 MR. HUANG: I own both land, if I may --

7 MEMBER KRIEGER: Two?

8 MR. HUANG: There's Lot 18. I call Lot 18.
9 The last digit it's like L18. And the next lot, Lot
10 17, 017. Seventeen I call it.

11 MEMBER KRIEGER: Okay. Two lots.

12 MR. HUANG: Yes.

13 MEMBER KRIEGER: And you're going to put the
14 one house on -- the previous discussion, the Lot 17 was
15 going to be left alone and then you're building only on
16 Lot 18?

17 MR. HUANG: That is correct. And think of
18 this, like, again, the owner, the previous two owner is
19 related. I mean, when we design the house, we all --
20 we did all the soil tests and everything. We intend --
21 originally intend to just buy 18 and they really want
22 to sell 17 as well. Believe it or not, my wife and I
23 took us five minute to decide to take it. Reason is we

1 both environmentalist. We like preserve and it's next
2 to the -- like a beautiful, like, a Lakeshore Park and
3 we went -- we walk there every day.

4 And, again, I'm not in the -- I never buy and
5 sell real estate other than my home ever. I never own
6 any commercial real estate. Never own the land. I'm
7 lucky enough in the high-tech industry. I'm a small
8 business owner and I just don't see myself never ever
9 going to get into real estate or would build anything
10 on it. So we're not interested. Our kids are east
11 coast and west coast of the country. They never going
12 to get back to Detroit, so we don't need two house to
13 live. We just need one house. The other house we just
14 save it -- just like a classic car if you think about
15 it. I mean, we in Motown. A lot of people want to
16 spend tons of money on classic cars just for
17 noneconomic reason. And here we go. We just enjoy the
18 land and we want to restore it and save it as a park in
19 the --

20 MEMBER KRIEGER: So Lot 17 would be like a
21 large side yard?

22 MR. HUANG: Not really.

23 MEMBER KRIEGER: Even --

1 MR. HUANG: Half of Lot 17 is all like wild
2 beautiful. Like, it's a marshland. It's just like a
3 part of a Lakeshore Park. And we fall in love with it.
4 I mean, like, we would hate to destroy it. I mean,
5 it's like -- just like a natural beauty of a Lakeshore
6 Park itself. And the frontal part has a beautiful
7 woods as well and we're going preserve that as well,
8 definitely. It's a beautiful -- there's many beautiful
9 trees there, so forth. So the one that facing the
10 street, like Shawood itself. So like think it's an L.
11 It's a beautiful land. I mean, we just don't want to
12 destroy it so forth. And we have enough money. I
13 mean, like, again, this is our classic car. We don't
14 have much hobbies and we build our retirement home
15 here. That's it. We're not going to move anywhere.
16 My wife promise me that. So ...

17 CHAIRPERSON SANGHVI: Okay.

18 MEMBER KRIEGER: I appreciate the effort and
19 even though this was a voting misunderstanding, that
20 you came back with a reduction request and lowering the
21 roof which, does impact the neighbors. And since this
22 is your -- the lot that you've bought that as the
23 homeowner it would be a practical difficulty to build

1 the house on -- because it's on the water -- closer to
2 the water side along the same street. And that the --
3 that you see the harmony, as you were saying and the --
4 with the neighborhood streets, that I would be able to
5 support your request.

6 CHAIRPERSON PEDDIBOYINA: Thank you. Any
7 other board member who would like to speak, please?

8 MEMBER MONTAGUE: Yes, I would like to.

9 CHAIRPERSON PEDDIBOYINA: Yeah. Mr. --
10 Member Montague, go ahead, sir.

11 MEMBER MONTAGUE: Yes. I'm just kind of
12 disturbed because we've got two things written on the
13 request and a third thing talked about and I don't
14 know, do we vote on things that are just verbally
15 presented at this meeting and not advertised? That
16 troubles me and I don't know what the protocol is.

17 MS. SAARELA: Well, the protocol is you
18 can -- the board always has the discretion to grant a
19 lesser variance than what is originally posted in the
20 notice. So the -- what the applicant is proposing is
21 to reduce the size of the original variances that were
22 noticed to a lesser variance. So that is within the
23 board's discretion to vote on a lesser variance without

1 renoticing it.

2 CHAIRPERSON PEDDIBOYINA: Thank you, Beth.

3 MEMBER MONTAGUE: But the advertisement then
4 was for something else or how is that -- how does that
5 work? I mean, somebody -- these people are as confused
6 as I am I think.

7 MS. SAARELA: What I'm trying to explain is
8 that once you -- once a variance is posted, a variance
9 request is posted, the applicant can't come in and
10 request something more, but they can come in and
11 request something less. And that's what he's doing.
12 He's indicated he's waiving the request for a 27
13 percent lot coverage. That variance is gone. He's
14 moving the variance out of the -- the rear setback
15 closer to the front. So what he's doing is requesting
16 a lesser variance than what was originally posted.
17 That is permissible. He cannot come in though,
18 however, and say I want ten feet more than I originally
19 asked for. That would have to be renoticed.

20 MEMBER MONTAGUE: Okay. Thank you.

21 CHAIRPERSON PEDDIBOYINA: Thank you, Beth.
22 Thank you, Member Montague.

23 Any other board member who would like to

1 speak, please?

2 MEMBER SANGHVI: Mr. Chair?

3 CHAIRPERSON PEDDIBOYINA: Yeah, please, go
4 ahead, Member Sanghvi.

5 MEMBER SANGHVI: Thank you. I just have a
6 question for the city attorney. Is the ownership of
7 the other lot, is it relevant to this particular
8 discussion?

9 MS. SAARELA: I mean, it really -- unless
10 he's asking for a variance on that lot, it isn't.

11 MEMBER SANGHVI: And there is no variance
12 needed on the other lot so it doesn't matter that he
13 owns it or not?

14 MS. SAARELA: That's correct.

15 MEMBER SANGHVI: I think that has been
16 muddling everybody's mind with the other lot available.
17 And this is the lot we are talking about, these are the
18 variances he's asking.

19 Now, he's asking reduce variances. I have no
20 problem. I'm quite willing to support his application.
21 Thank you.

22 CHAIRPERSON PEDDIBOYINA: Thank you, Member
23 Sanghvi. Thank you, Beth.

1 Any other board member would like to speak
2 tonight?

3 MEMBER SANKER: Yeah. I'd just like to say a
4 quick comment, too. And I also am in support of it and
5 primarily because this is exactly what a board is
6 intended to do. If you look, the water cuts into his
7 lot making it smaller than the other ones around it and
8 so it's difficult for him to meet the variance
9 requirements. And the variance -- the variances are
10 designed to govern, you know, broadly all kinds of
11 land. And so this land clearly has some lake impinging
12 on it and that's precisely what the board is designed
13 to grant variances for.

14 And because the variance is so small and that
15 he made it even smaller tonight, I'm still in support
16 of it.

17 CHAIRPERSON PEDDIBOYINA: Thank you, Member
18 Sanker.

19 Okay. Any other member before going?

20 Okay. Looks like seeing none. I have no
21 objection and considering all this and, you know, the
22 applicant is requesting a variance also changes and
23 also the board members already mentioned. I don't want

1 to repeat. And also the attorney. Thank you so much.
2 And, Katherine, our secretary also in this case. And
3 we are bringing to the second time on this case.

4 Okay. And this is the time to motion. And
5 Linda, or anybody can make a motion on this one,
6 please.

7 MEMBER KRIEGER: Okay --

8 MEMBER MONTAGUE: I can -- oh, go ahead.

9 MEMBER KRIEGER: You want to do it?

10 MEMBER MONTAGUE: Yes, I can do it.

11 CHAIRPERSON PEDDIBOYINA: Yeah. Go ahead,
12 Montague. Member Montague, go ahead.

13 MEMBER MONTAGUE: Okay. Thank you.

14 CHAIRPERSON PEDDIBOYINA: Yeah. I'm sorry.
15 Go ahead, sir.

16 MEMBER MONTAGUE: That's all right. I move
17 that we grant the variances in case number PZ20-0053
18 sought by Z. Joe Huang. And the variances -- without
19 the variance, the petitioner would be prevented from
20 using his property because of the nature of the lot.
21 We are granting a variance for a five-foot watercourse
22 setback and a ten foot variance on the front yard.
23 Those are the two variances that we are -- that I'm

1 motioning that we accept.

2 The property is unique because of its
3 location. There's a watercourse. The size and the
4 configuration of the lot make it difficult to build
5 upon and meet all of the requirements. The petitioner
6 did not create the situation because the lot was
7 created that he purchased.

8 The relief granted I don't believe would
9 unreasonably interfere with the adjacent properties
10 because he's done a nice job of revising the layout
11 such that it impinges upon -- doesn't impinge upon, I
12 should say.

13 And the relief is consistent with the spirit
14 and intent of the ordinance because the quality of the
15 house will be an asset, I think, to the neighborhood.

16 MEMBER KRIEGER: Second.

17 CHAIRPERSON PEDDIBOYINA: Thank you, Member
18 Montague and Linda.

19 Okay. And any other discussion?

20 Seeing none.

21 Okay. Katherine, can you please call roll
22 call?

23 Beth, you would like to speak anything on

1 that before roll call?

2 MS. SAARELA: No. I think you're -- that was
3 good.

4 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
5 Beth, I appreciate.

6 And, Katherine, can you please roll call?

7 MS. OPPERMAN: Certainly.

8 CHAIRPERSON PEDDIBOYINA: Thank you.

9 MS. OPPERMAN: Chairperson Peddiboyina?

10 CHAIRPERSON PEDDIBOYINA: Yes, please.

11 MS. OPPERMAN: Member Krieger?

12 MEMBER KRIEGER: Yes.

13 MS. OPPERMANN: Member Montague?

14 MEMBER MONTANA: Yes.

15 MS. OPPERMANN: Member Sanghvi?

16 MEMBER SANGHVI: Yes.

17 MS. OPPERMANN: Member Sanker?

18 MEMBER SANKER: Yes.

19 MS. OPPERMAN: Member Thompson?

20 MEMBER THOMPSON: Yes.

21 MS. OPPERMAN: Member Verma?

22 MEMBER VERMA: Yes.

23 MS. OPPERMAN: Motion passes.

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MEMBER KRIEGER: Best wishes.

CHAIRPERSON PEDDIBOYINA: Thank you.

MR. HUANG: Thank you very much for everyone,
for your time.

CHAIRPERSON PEDDIBOYINA: Okay. Thank you
everybody. Thanks on this case and appreciate.

All right. And this brings to our next case
for tonight. Okay. That case number PZ20-0054, Coy
Construction, 23403 Mystic Forest Drive, West of Novi
Road and South of Ten Mile Road, parcel number
50-22-27-427 -- sorry, 429-006. The applicant is
requesting a variance from the Novi Zoning Ordinance
Section 3.1.5 for a proposed 30-foot rear yard setback,
35 feet required, variance of five feet. This variance
will accommodate the building of a new deck and
sunroom. This property is zoned Single Family
Residential, R-4. This case was tabled from the
December 8, 2020 meeting.

The applicant is there?

(No response.)

MS. OPPERMAN: I can see that Mr. McCoy is
there, yeah.

MR. McCOY: Hi, can you hear me?

1 MS. OPPERMAN: Yes.

2 MR. McCOY: Hi, Kate.

3 CHAIRPERSON PEDDIBOYINA: Okay. Please go
4 ahead and say your first and last name and be sworn by
5 our secretary for the court record purpose.

6 MR. McCOY: Mike McCoy. I'm the owner of Coy
7 Construction. And I live in Oakland County.

8 MS. OPPERMAN: And do you swear or affirm to
9 --

10 MR. McCOY: And I've been before your board a
11 number of times before for the same kind of variance
12 and I'm here to answer any questions that you might
13 have.

14 Can I -- should I just start off by -- I've
15 never done this Zoom before so it's a little new to me.

16 MS. OPPERMAN: I will need you to still swear
17 or affirm to tell the truth in the case before you.

18 MR. McCOY: I swear to tell the truth.

19 MS. OPPERMAN: Thank you.

20 CHAIRPERSON PEDDIBOYINA: Thank you, Mr.
21 Mike.

22 MR. McCOY: You're welcome.

23 CHAIRPERSON PEDDIBOYINA: And please go ahead

1 and present your case.

2 MR. McCOY: Yes. The homeowner has a huge
3 deck that's about 700 square feet that we're completely
4 removing. It's poorly designed, poorly built and way
5 bigger than it needs to be. So the proposed new deck
6 that we already have a permit for is, basically, about
7 40 percent smaller than the existing deck that they
8 have.

9 Now, because of the angled lot line in the
10 rear and the pond in the back, there's just a lot of
11 mosquitoes there and the homeowner now would like to
12 put a very modestly sized screened-in porch on top of
13 this deck that requires a basically in total about a 40
14 square foot variance. On the one corner of the twelve
15 foot screen porch, it doesn't require a variance at all
16 but because the angle -- the lot angles, it requires a
17 five-foot variance on the other side.

18 I think the plans that I submitted explain
19 that pretty clearly.

20 CHAIRPERSON PEDDIBOYINA: Okay. Any other
21 thing you would like to add on this case tonight?

22 MR. McCOY: We've done about five or six or
23 seven screen porches on top of existing decks in that

1 subdivision that we've built, Mystic Forest. And I
2 think we needed variances on two or three of them and
3 received them in the past. And this is probably the
4 smallest variance we've requested on a screened-in
5 porch of the last 10 or 12 that we've done.

6 You guys have always been very cooperative
7 and reasonable and I think it's a very fair -- it's
8 a -- we're not asking for a very large screened-in
9 porch. It's only coming out twelve feet.

10 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
11 Mr. McCoy.

12 Okay. Any -- Katherine, can you see any
13 other audience raising their hand or anything?

14 MS. OPPERMAN: No. There's no audience
15 raising their hand for this case.

16 CHAIRPERSON PEDDIBOYINA: Okay. Sounds good.
17 And city Larry, any correspondence on this?

18 MR. BUTLER: No comments at this time,
19 standing by for questions.

20 CHAIRPERSON PEDDIBOYINA: Okay. Thank you so
21 much.

22 And acting secretary, Katherine, can you tell
23 me any correspondence on this case?

1 MS. OPPERMAN: Yes. For this case there were
2 29 letters sent, no returns, no objections and no
3 approvals.

4 CHAIRPERSON PEDDIBOYINA: Thank you so
5 much.

6 Okay. And, Coy, thank you for coming and you
7 presented what you.

8 And let's go now to my board and let me just
9 see what they say.

10 MR. McCOY: If I could just -- could I
11 interrupt for just a second? Can you hear me?

12 CHAIRPERSON PEDDIBOYINA: Yeah, please, go
13 ahead for one minute.

14 MR. McCOY: Yeah. I just wanted to apologize
15 for last week. I'm not -- I'm very technology
16 challenged and last week I was on the -- or last month
17 on the agenda and the first -- we were number two and
18 the first one lasted about an hour and then I tried to
19 connect with you and I -- you guys couldn't hear me.
20 So I apologize for that inconvenience, but here I am
21 again and I think we've got it working this time.
22 Thank you.

23 CHAIRPERSON PEDDIBOYINA: Thank you so much,

1 Coy. This is -- 2020 is a bad year. 2021 is a
2 good year.

3 MR. McCOY: Yeah. I hope you're right.

4 CHAIRPERSON PEDDIBOYINA: Thank you so much.

5 Okay. And let's open for the board members
6 and please raise your voice and speak out on whatever
7 you want and let me open to the board, please.

8 MEMBER SANGHVI: Mr. Chair?

9 CHAIRPERSON PEDDIBOYINA: Yeah, please,
10 Mr. -- Member Sanghvi, please go ahead, sir.

11 MEMBER SANGHVI: Thank you. I went and
12 visited the site last month and looked around and
13 they're asking for a very minimal variance. And there
14 is a pond behind it and I understand their need to
15 cover it up. So I have no problem with granting this
16 variance to this -- for this property. Thank you.

17 CHAIRPERSON PEDDIBOYINA: Thank you, Mr. --
18 Member Sanghvi.

19 And any other board member would like to
20 speak?

21 Okay. Mr. Montague -- Member Montague,
22 please go ahead, sir.

23 MEMBER MONTAGUE: Yes. Yes, sir. I went by

1 last month, too, and there's really not -- it's not
2 infringing upon the neighbor. There's a pond behind so
3 I'm fully in support of this variance.

4 CHAIRPERSON PEDDIBOYINA: Thank you, Member
5 Montague.

6 Any other board member, please?

7 Okay. Looks like seeing none.

8 Okay. And I heard a lot of thing about Coy
9 Construction. I know in the last month they
10 difficulties. And I visited this place. And what you
11 said, Member Montague, the same issue. And I have no
12 objection on this case. And somebody can make a
13 motion.

14 Before that, Kevin, would you like to make a
15 motion on this, Mr. Sanker -- Member Sanker?

16 MEMBER SANKER: Sure. Be happy to do that.

17 CHAIRPERSON PEDDIBOYINA: Thank you, sir.

18 MEMBER SANKER: I move we grant the variance
19 in case number PZ20-0054 sought by the petitioner for a
20 30-foot rear yard setback, which is a variance of five
21 feet. Because petitioner has shown a practical
22 difficulty requiring the variance. Without the
23 variance, the petitioner will be unreasonably prevented

1 or limited with respect to the use of the property
2 because he will not be able to enjoy his backyard. The
3 property is unique because it has a pond in the back
4 and an angled lot line which results in a lot of
5 mosquitoes. Petitioner did not create the condition
6 because they purchased the property in its uniquely
7 situated lot at the time of purchase. They didn't
8 alter the lot when they purchased it.

9 The relief granted will not unreasonably
10 interfere with adjacent or surrounding properties
11 because it's a minimal variance request and the deck is
12 actually 40 percent smaller than the -- the new deck is
13 40 percent smaller than the current existing deck. And
14 the relief is consistent with the spirit and intent of
15 the ordinance because the petitioner will improve their
16 home with a minimal variance needed.

17 MEMBER KRIEGER: Second.

18 CHAIRPERSON PEDDIBOYINA: Thank you. Thank
19 you, Member Linda and Member Sanker.

20 Okay. And say "aye" all in favor?

21 MEMBER KRIEGER: Roll call.

22 CHAIRPERSON PEDDIBOYINA: Okay. Please,
23 Katherine, can you roll call, please?

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MS. OPPERMAN: Member Verma?

MEMBER VERMA: Yes.

MS. OPPERMANN: Member Thompson?

MEMBER THOMPSON: Yes.

MS. OPPERMAN: Member Sanker?

MEMBER SANKER: Yes.

MS. OPPERMAN: Member Sanghvi?

MEMBER SANGHVI: Yes.

MS. OPPERMAN: Member Montague?

MEMBER MONTAGUE: Yes.

MS. OPPERMAN: Member Krieger?

MEMBER KRIEGER: Yes.

MS. OPPERMAN: And Chairperson Peddiboyina?

CHAIRPERSON PEDDIBOYINA: Yes, please.

MS. OPPERMAN: Motion passes.

CHAIRPERSON PEDDIBOYINA: Okay.

Congratulations, Mr. Coy Construction. And good luck.

MR. McCOY: Thank you. Thank you, board.

CHAIRPERSON PEDDIBOYINA: Thank you.

And for the next today's case number three, PZ20-0056, JB Donaldson and Lineage Logistics, 46500 Humboldt, H-u-m-b-o-l-d-t, Drive, West of West Park

1 Drive and North of Twelve Mile Road, parcel number
2 50-22-09-176-019. The applicant is requesting the
3 variance from the Novi Zoning Ordinance Section
4 4.19.1.J for the quantity of accessory buildings, two
5 permitted by code, 34 carports proposed. This property
6 is zoned General Industrial, 1 dash -- L-2, not I dash.
7 Okay. Thank you.

8 And the applicant is present?

9 MS. OPPERMAN: That would be Mr. Wickline, I
10 believe.

11 CHAIRPERSON PEDDIBOYINA: Yeah. JB
12 Donaldson.

13 MR. WICKLINE: Yeah, I'm here.

14 CHAIRPERSON PEDDIBOYINA: Oh, okay. Good.
15 Go ahead, sir, and present your case. And before that,
16 state your first and last name for the secretary for
17 the court record.

18 MR. WICKLINE: I'm Christopher Wickline with
19 JB Donaldson, 37610 Hills Tech Drive, Farmington Hills.
20 I swear to tell the truth.

21 I'm presenting this on behalf of the building
22 owner. They are looking to add the accessory
23 structures in the back parking lot that we just

1 completed for them. They're doing this to, you know,
2 give their new employees protection for their vehicles.
3 And this back lot will also be -- is built to have
4 future car charging stations. So they're looking to,
5 you know, have car charging stations and then covered
6 parking for, you know, a vast percentage of their
7 employees.

8 CHAIRPERSON PEDDIBOYINA: Katherine, are you
9 there?

10 MS. OPPERMANN: Yes.

11 CHAIRPERSON PEDDIBOYINA: I need you to take
12 the vote on for this case.

13 Okay. Anything you want to add, Chris, for
14 tonight on this case?

15 MR. WICKLINE: No. I think that covers it.
16 You know, the plans that we submitted kind of show the
17 location and the design of the carports that we're
18 looking for.

19 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

20 Any other audience or any of the board
21 members -- sorry. Any other audience on this case to
22 speak on this, Katherine?

23 MS. OPPERMANN: There's no one raising their

1 hands for this case.

2 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

3 Okay. And before going on to the board, I
4 visited this property and I have nothing to say on
5 this, the carports. And it's open for the board.

6 MEMBER KRIEGER: And Larry?

7 CHAIRPERSON PEDDIBOYINA: Yeah. Please,
8 Member Krieger.

9 MEMBER KRIEGER: Anything from Larry and the
10 city?

11 CHAIRPERSON PEDDIBOYINA: Oh. From the city,
12 anything from the city?

13 MR. BUTLER: No comments. I just wanted to
14 mention one thing to Chris. Could you kind of explain
15 to the board a little bit of the makeup of the
16 carports, just structurewise so the board members can
17 understand exactly what's going in?

18 CHAIRPERSON PEDDIBOYINA: Chris, are you
19 there?

20 MR. WICKLINE: Yeah. Yeah. It's a single
21 post carport, kind of like a commercial industrial
22 style carport covered structure, where it's a single
23 pitch roof with a single column near the front of the

1 carport which would in the future house the car
2 charging stations along that column.

3 CHAIRPERSON PEDDIBOYINA: Okay.

4 MR. BUTLER: Thank you, Chris.

5 CHAIRPERSON PEDDIBOYINA: Thank you, Larry.

6 And thank you, Chris.

7 And correspondence. Secretary, any other
8 correspondence on this case?

9 MS. OPPERMAN: For this case there were 25
10 letters sent, one letter returned, no objections and no
11 approvals.

12 CHAIRPERSON PEDDIBOYINA: Okay. Thank you so
13 much, Katherine.

14 Chris, I have a quick question. Do you have
15 any diagram or any layout on the -- you can share or
16 you don't have?

17 MR. WICKLINE: Yeah, I can show that.

18 CHAIRPERSON PEDDIBOYINA: Please, go ahead.
19 So the board members can see what exactly and what kind
20 of so they can see this commercial; how big is those.

21 MR. WICKLINE: So here's the existing
22 building right now, right there, or if you can -- if
23 you guys can see my cursor.

1 MEMBER KRIEGER: Yep.

2 CHAIRPERSON PEDDIBOYINA: Yeah.

3 MR. WICKLINE: Okay. And then in red I've
4 marked where the carport locations are going to go.
5 This is a new parking lot that we just installed. And
6 if you can see, we've kind of anticipated or hoped that
7 we'd be able to build the carports. We've created
8 walking paths in between the vehicle parking so that
9 once the carports are installed, this would create, you
10 know, a nice walking path for the employees with the --
11 you know, with the covered parking. And then I can
12 scroll down here and kind of show you the design.

13 MEMBER KRIEGER: Will they be lit for this
14 time of year?

15 MR. WICKLINE: They will have -- there is a
16 new photometric so there will be lights underneath the
17 parking structure.

18 This kind of gives you an idea of what the
19 parking structures look like. So it's a single post
20 design. You know, the park -- the walking path would
21 be underneath the front edge of this parking space,
22 right about here. So there would be two of those back
23 to back with a walking path in between the cars.

1 CHAIRPERSON PEDDIBOYINA: How many carports
2 on this, Chris?

3 MR. WICKLINE: So the total spaces would be
4 208.

5 CHAIRPERSON PEDDIBOYINA: 208. Okay. Thank
6 you, Chris. I appreciate your presentation.

7 And the board members can speak on this case,
8 please.

9 MEMBER SANGHVI: Mr. Chair?

10 CHAIRPERSON PEDDIBOYINA: Yeah, please,
11 Member Sanghvi. Please go ahead, sir.

12 MEMBER SANGHVI: Thank you. I came and
13 visited this property a couple of days ago. There's an
14 enormous parking lot in the back of the building over
15 there and they are planning to cover it and also
16 provide facility for charging the future electric cars.
17 I think in every way this is a great idea and I have no
18 difficulty in supporting that request for variance.
19 Thank you.

20 CHAIRPERSON PEDDIBOYINA: Thank you, Member
21 Sanghvi.

22 Any other board member would like to speak on
23 this case, please?

1 MEMBER KRIEGER: Oh, question. Does it
2 matter if the car is electric or not to be able to park
3 under there?

4 MR. WICKLINE: No, it does not.

5 MEMBER KRIEGER: Okay.

6 CHAIRPERSON PEDDIBOYINA: Thank you. Thank
7 you, Member Krieger.

8 Any other -- anybody would like to speak?

9 Okay. Looks like none.

10 Okay. This is the time to motion. Linda,
11 can you make a motion on this case, please? Member
12 Krieger?

13 MEMBER KRIEGER: In this case I move that we
14 grant the use -- the variance request for PZ20-0056
15 sought by the petitioner. That they established a
16 practical difficulty or unnecessary hardship because of
17 the future in auto being -- going to electric. That
18 they'll need car places summer or winter to have a
19 vehicle plugged in. So having a carport would be very
20 helpful.

21 Petitioner is not -- did not use the property
22 as permitted in the district because -- cannot use the
23 property as permitted -- oh, I don't -- in this

1 district.

2 The unique circumstances of the property
3 consisting of its location is light industrial, I
4 believe, and prevents the --

5 CHAIRPERSON PEDDIBOYINA: General
6 industrial.

7 MEMBER KRIEGER: General industrial.

8 The physical condition of the property
9 consisting of neighboring with similar industrial
10 buildings and parking structures.

11 The condition is not a personal or economic
12 hardship. The using the property for parking the
13 vehicles could be either electrical or non with the
14 structure in this zoning will not alter the essential
15 character of the area because of the similarity in the
16 associated business subdivision. The petitioner and
17 his predecessors did not create the need for this
18 variance because of the anticipation of futures in
19 vehicles. And the variance is granted.

20 And that's it. Yes.

21 CHAIRPERSON PEDDIBOYINA: Thank you.

22 MS. SAARELA: Yes. So I'm reading the
23 variance request as being for a dimensional variance,

1 being an increased number of accessory buildings and it
2 looks like the standards down there for unnecessary
3 hardship are for a use variance. This would be the
4 typical if this is for dimensional variance and
5 increased number of buildings. This should be for a
6 practical difficulty, not an unnecessary hardship.

7 MEMBER KRIEGER: So I can find one -- the one
8 that's got practical difficulty?

9 MS. OPPERMAN: My apologies. I misunderstood
10 that to be a use variance so I included that particular
11 criteria.

12 MEMBER KRIEGER: Start over?

13 CHAIRPERSON PEDDIBOYINA: Thank you.

14 MS. SAARELA: They're requesting additional
15 accessory structures so it's permitted, correct.

16 MEMBER KRIEGER: It would just be the roof
17 over a parking lot.

18 MS. OPPERMAN: Correct. Yes. Additional
19 parking structures or accessory structures.

20 MS. SAARELA: You can just use the same
21 standards that were in the -- the first packet item
22 that we had.

23 MEMBER KRIEGER: Practical difficulty?

1 All right. So I move that we grant the
2 request in case number PZ20-0056 sought by the
3 petitioner. Without the variance, the petitioner will
4 be unreasonably prevented or limited with respect to
5 the use of the property because of their future use
6 with vehicles that are auto electrical. The property
7 is unique because it's in an industrial area. That
8 neighboring subdivision -- or industrial subdivision
9 would create the uniqueness for this area. The
10 petitioner did not create the condition because he
11 purchased this property in an industrial area.

12 The relief granted will not unreasonably
13 interfere with adjacent or surrounding properties
14 because of -- the use would be not as increased
15 building structure. It is for parking. The relief is
16 consistent with the spirit and intent of the ordinance
17 because it's a minimum request for the parking.

18 MEMBER SANGHVI: Second.

19 CHAIRPERSON PEDDIBOYINA: Thank you, Member
20 Krieger.

21 And thank you, Member Sanghvi.

22 Okay. Katherine, can you please roll call?

23 MS. OPPERMAN: Yes.

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Chairperson Peddiboyina?

CHAIRPERSON PEDDIBOYINA: Yes, please.

MS. OPPERMAN: Member Krieger?

MEMBER KRIEGER: Yes.

MS. OPPERMAN: Member Montague?

MEMBER MONTAGUE: Yes.

MS. OPPERMAN: Member Sanghvi?

MEMBER SANGHVI: Yes.

MS. OPPERMAN: Member Sanker?

MEMBER SANKER: Yes.

MS. OPPERMANN: Member Thompson?

MEMBER THOMPSON: Yes.

MS. OPPERMAN: And Member Verma?

MEMBER VERMA: Yes.

MS. OPPERMAN: Motion passes.

CHAIRPERSON PEDDIBOYINA: Thank you.

Congratulations.

And brings to the next case tonight.

PZ20-0063, Power Home Remodeling, 41370 Bridge Street, East of Meadowbrook Road and North of Eleven Mile Road, parcel number 50-22-13-351-020. The applicant is requesting the variance from the City of Novi Code of Ordinance Section 28-5(d) for a proposed 35.83 square

1 feet wall sign on the east elevation of the building.

2 This property is zoned Light Industrial, L-1.

3 Is applicant present?

4 Hello?

5 MS. TOMASETTI: Hi, my name is Michelle
6 Tomasetti. I am representing Power Home Remodeling.
7 I'm the executive operating administrator. I also have
8 our co-founder, Adam Kaliner on the line, and our
9 building owner Chris Davis.

10 CHAIRPERSON PEDDIBOYINA: Okay. Before
11 proceeding I would like to bring my secretary for the
12 oath on this case.

13 Katherine, can you please take it.

14 MS. OPPERMAN: So anyone that's going to be
15 speaking here in the case needs to spell their name and
16 then also swear or affirm to tell the truth in the
17 case.

18 MR. DAVIS: Chris Davis, I'm the building
19 owner. I swear to tell the truth.

20 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
21 both of you, Chris. And you can proceed with your case
22 and you can present what we can help you on this.

23 MS. TOMASETTI: Am I --

1 MS. OPPERMAN: You would also need to state
2 and spell your name, Ms. Tomasetti, as well.

3 MS. TOMASETTI: Great. My name is Michelle
4 Tomasetti. It's M-i-c-h-e-l-le, T-o-m-a-s-e-t-t-i and
5 I swear to tell the truth.

6 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
7 Michelle. And you can proceed and you can present what
8 you can.

9 MS. TOMASETTI: Okay. Great.

10 CHAIRPERSON PEDDIBOYINA: Go ahead.

11 MS. TOMASETTI: Got it. Thank you.

12 We are leasing the property here from the
13 owner, Chris Davis. And there are signs on -- there's
14 a sign on the -- it's the east side.

15 MR. DAVIS: One is the north. One is kind of
16 the north.

17 MS. TOMASETTI: Okay. So a sign that is
18 positioned. The front of the building, that's where
19 the number one is. That is kind of the front of the
20 building and that's where the main sign goes and that
21 sign is there and installed. However, it's only
22 visible from Highway 275. The entrance that you use to
23 get into the building from Meadowbrook and Bridge

1 Street, the sign is not visible there. So we're
2 requesting -- we have positioned another sign above our
3 front doors that's on this side of the building where
4 the number two is and we're requesting approval to keep
5 that sign. So that when we have the -- our interview
6 candidates and visitors come to the building, they're
7 able to recognize the building and enter the facility.

8 CHAIRPERSON PEDDIBOYINA: Okay. Michelle,
9 any other you would like to add on this case?

10 MS. TOMASETTI: And just additionally, we are
11 kind of a growth company so we're constantly hiring and
12 interviewing new candidates. So there's probably about
13 three to four new visitors to the building per day. So
14 obviously you can see that confusion would add up.

15 CHAIRPERSON PEDDIBOYINA: Okay.

16 Anybody would like to speak on this before we
17 proceed?

18 MR. DAVIS: Yeah. This is Chris Davis. I'm
19 the building owner. My company used to be in that
20 building and when the new owners moved to Troy, I
21 leased it to Power Home. I will tell you when it was
22 my company for seven years, it was very difficult to
23 tell which building was which in that office park.

1 Michigan Milk was the first one and you could see their
2 sign, I think, from Meadowbrook, not Bridge, and my
3 building and my sign was where their current sign is
4 and I didn't have as many visitors or people coming in
5 for training. So adding a sign at number two from my
6 perspective wouldn't take away from any of the owner's
7 buildings or signs and it's not unsightly for anyone
8 else in the park.

9 I happen to be the president of the
10 association for Meadowbridge right here. I also own
11 the LabCorp building which is second one from the end
12 next to Rathsburg. And fortunately, those buildings'
13 front door and entrance is at the front of the building
14 where their sign is so it's easy to recognize where
15 you're going. My building where Power Home Remodeling
16 is, it's just difficult to tell what building it is as
17 people come off Meadowbrook onto Bridge Street. And
18 technically, you see where Bridge Street is, you
19 actually have to pull into the office and drive back to
20 the building.

21 So anyway. That's all.

22 CHAIRPERSON PEDDIBOYINA: Thank you, Chris.

23 Thank you so much.

1 Any other in the audience, Katherine, raising
2 their hand? Anybody?

3 MS. OPPERMAN: There's no audience members
4 raising their hand.

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

7 From the city, Larry?

8 MR. BUTLER: No comments from the city.
9 Standing by for questions.

10 CHAIRPERSON PEDDIBOYINA: Thank you so much,
11 Larry.

12 And correspondence, acting secretary,
13 Katherine, can you please tell the correspondence,
14 please?

15 MS. OPPERMAN: Of course.

16 CHAIRPERSON PEDDIBOYINA: Thank you.

17 MS. OPPERMAN: There were 11 letters mailed,
18 two returned, no objections and there was one approval
19 by Kelly Kerrigan representing Michigan Milk Producers.

20 CHAIRPERSON PEDDIBOYINA: Thank you so much,
21 Katherine.

22 Okay. Please, Michelle, I really appreciate
23 in your presentation and also I visited your property

1 and I know you have been in this, as you said, several
2 years, and I know this sign is very important for the
3 business and any business. I have no objection. I
4 want to open to my board and let them speak out and we
5 can move from there.

6 So open to the board.

7 MEMBER KRIEGER: I have two questions.

8 CHAIRPERSON PEDDIBOYINA: Yeah. Please, go
9 ahead, Member Krieger.

10 MEMBER KRIEGER: For the sign number two,
11 would people be able to enter that as well as where
12 sign number one is or number one is the main entrance?

13 MS. TOMASETTI: They can only -- they can
14 actually only enter the building where sign number two
15 is. So sign number one, there's no entrance to the
16 building on that side. I don't know if you can see up
17 here.

18 MEMBER KRIEGER: Okay. And then, so the
19 request for a second sign is because it's larger than
20 what our ordinance asks for?

21 MS. TOMASETTI: It's because it's a second
22 sign.

23 MEMBER KRIEGER: Okay. Thank you.

1 I agree that finding your -- if you have just
2 the one sign facing 275, it's very difficult to -- as
3 soon as I saw the Power sign, it was very helpful. So
4 I can understand your request and I can support it.
5 Thank you.

6 CHAIRPERSON PEDDIBOYINA: Thank you, Member
7 Krieger.

8 Any other board member?

9 MEMBER SANGHVI: Yes, Mr. Chair.

10 CHAIRPERSON PEDDIBOYINA: Yeah, Mr. Sanghvi.
11 Go ahead, sir.

12 MEMBER SANGHVI: Thank you. Yeah. I came
13 and visited this site here. It's not very easy to find
14 it best of times. It's right in the back of the
15 building, it's nowhere visible on the front side of any
16 roads and only way they can find where is the entrance
17 is by putting this new sign. And I think it is
18 required for the business identification for people to
19 get into this particular business. So without this, it
20 is very hard. So I have no problem supporting their
21 request for this sign over their door.

22 Thank you.

23 CHAIRPERSON PEDDIBOYINA: Thank you, Member

1 Sanghvi.

2 Any other board member would like to speak?

3 Okay. Looks like seeing none. And it's the
4 time to make a motion.

5 Michael?

6 MEMBER LONGO: I move that we grant the
7 variance in case PZ20-0063 sought by Power Home
8 Remodeling because the petitioner has shown practical
9 difficulty requiring the sign variance.

10 Without the variance, the petitioner would be
11 unreasonably prevented or limited with respect to use
12 of the property because there is not a door under the
13 first sign where they want people to go. They want
14 people to go where the second sign is for training and
15 interviewing.

16 The property is unique because they're trying
17 to show their company name along 275, but still
18 directing people to the right place when they get to
19 the site. The petitioner did not create the condition.
20 Just because of the way the park was laid out.

21 The relief granted will not unreasonably
22 interfere with adjacent or surrounding properties
23 because it is zoned light industrial. If anything, it

1 would probably help some other properties with people
2 knowing where to go rather than driving around the
3 park. The relief is consistent with the spirit and
4 intent of the ordinance.

5 I don't know how to word that correctly. The
6 relief is consistent with the spirit and the intent of
7 the ordinance.

8 MEMBER KRIEGER: Minimal request?

9 MEMBER LONGO: Because of -- yeah.

10 MEMBER KRIEGER: Minimum request.

11 CHAIRPERSON PEDDIBOYINA: Minimum request.

12 MEMBER LONGO: There you go.

13 CHAIRPERSON PEDDIBOYINA: Okay. Any other
14 thing, Michael, you want to add or that's all?

15 MEMBER LONGO: No. I think that's a good
16 idea.

17 MEMBER KRIEGER: All right. Second.

18 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
19 Member Krieger. Thank you, Michael.

20 And any other discussion on this case?

21 Seeing none.

22 Okay. Katherine, can you please roll call?

23 MS. OPPERMAN: Certainly.

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MS. TOMASETTI: Thank you very much.

MS. OPPERMAN: Member Verma?

MEMBER VERMA: Yes.

MS. OPPERMAN: Member Thompson?

MEMBER THOMPSON: Yes.

MS. OPPERMANN: Member Sanker?

MEMBER SANKER: Yes.

MS. OPPERMAN: Member Sanghvi?

MEMBER SANGHVI: Yes.

MS. OPPERMAN: Member Montague?

MEMBER MONTAGUE: Yes.

MS. OPPERMAN: Member Krieger?

MEMBER KRIEGER: Yes.

MS. OPPERMAN: Chairperson Peddiboyina?

CHAIRPERSON PEDDIBOYINA: Yes, please.

Thank you and good luck, Chris and Michelle.

Thank you.

MS. TOMASETTI: Thank you very much.

MR. DAVIS: Thank you. Have a good night.

CHAIRPERSON PEDDIBOYINA: Thank you.

Next, going to case number PZ20-0064. Erik Laird, L-a-i-r-d, 23437 West LeBost Drive, East of Meadowbrook Road and South of Ten Mile Road, parcel

1 number 50-22-25-153-012. The applicant is requesting a
2 variance from the City of Novi Zoning Ordinance Section
3 5.11 to allow the installation of a fence in the front
4 yard setback of a corner lot. Fence shall not extend
5 toward the front of the property nearer than the
6 minimum front yard setback distance by code. This
7 property is zoned Single Family Residential, R-4.

8 Is the applicant present?

9 MR. LAIRD: Yes, present.

10 CHAIRPERSON PEDDIBOYINA: Oh. Thank you.

11 Thank you. I know you both are watching since
12 beginning. I saw that 6:50 both of you on the call.

13 MR. LAIRD: Yes. Thank you.

14 CHAIRPERSON PEDDIBOYINA: Please spell your
15 first and last name for our court record and the
16 secretary.

17 And, Katherine, can you please take it?

18 MR. LAIRD: My first name is Erik, E-r-i-k,
19 Laird, L-a-i-r-d. And this is my wife Stephani Laird.

20 MS. OPPERMAN: Do you both swear or affirm to
21 tell the truth in the case before you?

22 MR. LAIRD: Yes.

23 MS. LAIRD: Yes.

1 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
2 both of you. And you can proceed and you can present
3 what you want and the board can hear on this.

4 MS. LAIRD: So we're looking to keep our
5 fence where it is. It -- the current fence -- we put
6 in a privacy fence and the current fence actually
7 replaced the original fence that was there when we
8 purchased the home. It follows the same exact line.
9 We got approval from both our neighbors from behind and
10 next to us. They were for the fence. We got approval
11 from our HOA for it. And, you know, we went through
12 all of the residential fence requirements. We met all
13 of them and then we got hit with a variance.

14 MR. LAIRD: We thought we had our ducks in a
15 row.

16 MS. LAIRD: We thought we had everything in a
17 row. And so we're just looking to keep our fence where
18 it is instead of having to move it or remove it,
19 really.

20 CHAIRPERSON PEDDIBOYINA: Okay. Would you
21 like to add anything, Erik?

22 MR. LAIRD: No. I just -- I just think that
23 it replaced the fence that was there and I just don't

1 see a problem with it. That's it.

2 CHAIRPERSON PEDDIBOYINA: Okay. Sounds good.

3 Okay. Katherine, any in the audience raising
4 their hands from this case?

5 MS. OPPERMAN: There's no audience member
6 raising their hand for this case.

7 CHAIRPERSON PEDDIBOYINA: Okay. Thank you so
8 much, Katherine.

9 And city, Larry?

10 MR. BUTLER: Yes. I have a question.
11 Your -- I would like to ask. If you're on a corner lot
12 and are you trying to keep in the safety of the
13 children or pets or something there?

14 MR. LAIRD: Future children definitely and --

15 MS. LAIRD: Yeah.

16 MR. LAIRD: -- family members.

17 MS. LAIRD: We plan to raise a family here
18 and since it's right off of Meadowbrook or pretty close
19 to Meadowbrook and we're right off of the main entrance
20 of our subdivision, we feel it would be the best to
21 utilize as much of our property for when we have
22 children and stuff.

23 MR. BUTLER: Thank you.

1 CHAIRPERSON PEDDIBOYINA: Thank you, Larry.

2 And correspondence, acting secretary,

3 Katherine, can you please tell me?

4 MS. OPPERMAN: Yes. There were 33 letters
5 mailed for this case, one returned letter, one approval
6 and one objection. The approval is from Robert and
7 Susan Redmond. They live directly across the street
8 from Erik and Stephani Laird. They are constantly
9 working to make the appearance of their home and are a
10 welcome change considering what the home looked like
11 before being purchased by them. All improvements have
12 been advantageous to the neighborhood. We do not
13 object to the location of the fence. And they say no
14 additional fee should be charged.

15 Disapproval is from Mr. Darryl Stewart. It
16 says -- this is a little bit long. "To the Zoning
17 Board of Appeals, please note my objection to the
18 requested variance. I live directly north of the fence
19 in question.

20 "I would like to say that I totally respect
21 my neighbor's right to ensure their families safety and
22 security, but I differ with them on how to go about
23 doing that. From my vantage point (the front of my

1 house) the six foot solid fence/wall that has been
2 installed looks ugly. The four foot non solid fence
3 that originally existed was barely noticeable by
4 itself."

5 He says he will respond to some of the
6 standards they responded to. "Safety and security of
7 the family, I have lived in this neighborhood for many
8 years and the four foot tall non solid fence rule has
9 kept 99 percent of all the families safe in the
10 neighborhood as far as he knows. The neighbor directly
11 behind Erik has young children that play in their
12 backyard with only a four foot tall non solid fence."

13 It says the example of the house on Woodland
14 Creek Drive has a six foot privacy fence that is much
15 farther back from the edge of the street and does not
16 have a house facing them.

17 And the example of the house on Broquet Drive
18 has a six foot privacy fence that is nearly 50 feet off
19 the edge of the street and has no house facing the
20 fence at all, i.e., nobody looks out their front window
21 and sees a solid fence.

22 Then he says that he doesn't think that the
23 fence would have an affect on Laird property value, but

1 it may affect his from the vantage point of his house.

2 And that the neighbor that did approve of the
3 fence lives directly across the street does not have
4 the best viewpoint, that they can only see ten feet of
5 the fence on each side of the house. And he says if he
6 had that vantage, he would not complain.

7 And additional comments. I can tell you that
8 the kind -- he had no idea what kind of fence was going
9 up and where it would be located until he saw the posts
10 being cemented into the ground the day installation
11 started.

12 And he would like to stress again that he
13 totally respects the neighbor's desire to keep the
14 family safe and secure, only differing in the opinion
15 on what type of fence would achieve that.

16 CHAIRPERSON PEDDIBOYINA: Thank you so much,
17 Katherine. I appreciate the long letter you read, you
18 know. Thank you.

19 Okay. And coming to the board.

20 MS. LAIRD: Can we jump in real quick?

21 CHAIRPERSON PEDDIBOYINA: I'm sorry?

22 MS. LAIRD: Could we just jump in --

23 MR. LAIRD: I would like to add a couple of

1 things if that's all right?

2 CHAIRPERSON PEDDIBOYINA: Yeah. Please, go
3 ahead. This is the last. Okay. Go ahead.

4 MR. LAIRD: First I would just like to add
5 that the fence is unstained as of now because it was
6 installed right before winter and you have to let
7 pressure treated wood dry out before you can stain or
8 seal it. And then it sounded like his complaint is
9 not -- he said about how long it is, but the variance,
10 that's allowed. The variance is what I believe we're
11 arguing is the 30 feet to the house which is where the
12 old fence was.

13 So that's all.

14 CHAIRPERSON PEDDIBOYINA: Okay. Thank you so
15 much both of you.

16 Okay. And let's open to the board. Go ahead
17 board members who would like to speak on this case.

18 MEMBER KRIEGER: Two questions --

19 MEMBER THOMPSON: Unless I'm --

20 MEMBER KRIEGER: Oh.

21 MEMBER THOMPSON: Go ahead.

22 CHAIRPERSON PEDDIBOYINA: Member Thompson, go
23 ahead.

1 MEMBER THOMPSON: So I see the old one. I
2 don't see -- unless I'm missing it, I don't see any
3 pictures of the new one.

4 MS. LAIRD: Yeah. There aren't any pictures
5 of the new one. I wasn't sure whether -- that we
6 needed to add the new ones in there, but it basically
7 follows the same line of that old fence. It just is a
8 privacy fence.

9 MR. LAIRD: It does go farther up which is
10 allowed according to the City's website.

11 MS. LAIRD: It goes to about five feet past
12 the back of our house.

13 MR. LAIRD: Yeah. The violation is the 30
14 feet past the house where the old fence was.

15 MEMBER THOMPSON: Okay.

16 CHAIRPERSON PEDDIBOYINA: Thank you, Member
17 Thompson?

18 MEMBER KRIEGER: I have a question about
19 the -- is it because it's on a corner lot that it's
20 regarded -- the side yard is regarded as a second front
21 yard?

22 MR. LAIRD: Correct.

23 MS. OPPERMAN: Yes, it is.

1 MEMBER KRIEGER: So that would be the
2 question --

3 MS. OPPERMAN: Would be considered a exterior
4 side yard, yeah.

5 MEMBER KRIEGER: And then you're going to be
6 maintaining the fence and maybe some shrubbery?

7 MR. LAIRD: Absolutely.

8 MS. LAIRD: Absolutely. I mean, if you could
9 see from the photos that we sent in of the previous
10 fence that it replaced, I mean, the back yard was in
11 shambles and it was completely overgrown and, I mean,
12 we -- I mean, this fence improved just that alone. So
13 ...

14 But, yeah, we're going to maintain it. We
15 plan to stain it a nicer color. Obviously, we're
16 waiting for winter to be over.

17 MEMBER KRIEGER: Okay. I drove by and I can
18 understand the request and you've got approval from the
19 homeowners association and some of the neighbors. So
20 ...

21 And you put it right where the previous fence
22 was and it's in compliance with the City's request
23 about fences, so I would be able to support the

1 request.

2 CHAIRPERSON PEDDIBOYINA: Thank you, Member
3 Krieger.

4 Member Thompson, would you like to speak any
5 other thing? Member Thompson?

6 MEMBER KRIEGER: No.

7 CHAIRPERSON PEDDIBOYINA: Okay.

8 MEMBER THOMPSON: No. I'm sorry. I was
9 stuck on mute. No. That answers it being a corner
10 lot.

11 CHAIRPERSON PEDDIBOYINA: Yeah. Because you
12 were talking and I did not hear you that's why I called
13 you back.

14 MEMBER THOMPSON: Got you.

15 CHAIRPERSON PEDDIBOYINA: Thank you.

16 Any other board member who would like to
17 speak, please?

18 Okay. Looks like seeing none.

19 MS. SAARELA: You're on mute, Member
20 Sanghvi.

21 CHAIRPERSON PEDDIBOYINA: Member Sanghvi,
22 you -- oh. I do not watch him.

23 Okay. Mr. Sanghvi. Yeah. Go ahead, Member

1 Sanghvi.

2 MEMBER SANGHVI: I just wanted to add, I went
3 and saw this place the other day. They had just
4 replaced the old fence with a new fence. And that's
5 the only difference. Otherwise there is no change in
6 what used to exist before. And a lot of the discussion
7 is I think superficial in their sense. And I have no
8 difficulty in supporting their request to just change
9 the old link fence into a really a better looking fence
10 this would be. And it is probably a little higher than
11 what it used to be, but these kind of things come in
12 set heights and that's what you buy and that's what you
13 put in. Thank you.

14 MS. LAIRD: Thank you.

15 CHAIRPERSON PEDDIBOYINA: Thank you, Member
16 Sanghvi. And thank you so much Erik and Stephani on
17 the presentation. What all you presented. And I have
18 no objection. And I drove by your site and I have
19 no. -- and also, your subdivision people support it and
20 all and I have no objection on this. And it's time to
21 motion.

22 MEMBER SANKER: Well, wait. I just have one
23 question.

1 CHAIRPERSON PEDDIBOYINA: Oh, please go
2 ahead.

3 MEMBER SANKER: Yeah. So I see the outline
4 of the fence. And according to the variance, where
5 would the fence line be? It would help with the
6 motion.

7 MR. LAIRD: You mean, where the City's
8 telling me?

9 MEMBER SANKER: Yeah. Like, based on the
10 variances.

11 MR. LAIRD: The lady who stopped and came and
12 explained to me, they wanted the fence to go all the
13 way back to the house.

14 MS. LAIRD: So off of Malott Drive they're
15 saying it needs to be 30 feet in from where it is.

16 MR. LAIRD: Which I would lose -- I would
17 lose 30 feet from where the old fence was. I didn't
18 really understand that.

19 MEMBER SANKER: So the -- on this --

20 MR. LAIRD: On the north side --

21 MEMBER SANKER: -- where it says 72 feet,
22 that should be smushed in towards this house. Is that
23 what you're saying?

1 MR. LAIRD: Yeah. On the 72 side, that's the
2 north side. They want that all the way to the -- it
3 can't go past the house she said.

4 MEMBER SANKER: Oh, okay.

5 MR. LAIRD: For some reason. I guess because
6 the front yard and the 30 feet. But like I said,
7 that's exactly --

8 MEMBER SANKER: And that's because the side
9 yard is considered the front yard. Okay. Thanks.

10 All right. I'm ready to motion.

11 CHAIRPERSON PEDDIBOYINA: Okay. Go ahead,
12 Mr. Sanker -- Member Sanker.

13 MEMBER SANKER: I move we grant the variance
14 in the case number -- case number PZ20-0064 sought by
15 petitioner for, let's see, the installation of a fence
16 in the front yard setback of a corner lot.

17 Does that accurately define the variance?

18 (No response.)

19 MEMBER SANKER: Okay.

20 CHAIRPERSON PEDDIBOYINA: Okay. Go ahead.

21 MEMBER SANKER: For placing the fence in the
22 front yard setback because the petitioner has shown a
23 practical difficulty requiring the variance.

1 The variance -- without the variance, the
2 petitioner will be unreasonably prevented or limited
3 with respect to the use of the property because the
4 yard would be substantially smaller and it would not
5 adequately protect kids or pets from the front
6 entrance.

7 The property is unique because it's a corner
8 lot and the side yard is considered the front yard
9 which makes the zoning ordinances difficult to follow
10 on a corner lot. The petitioner did not create the
11 condition because they bought the property as a corner
12 lot.

13 And the relief granted would not unreasonably
14 interfere with adjacent or surrounding properties
15 because the fence essentially replaces the old fence
16 that was there. And the relief is consistent with the
17 spirit and intent of the ordinance because it allows
18 the owners to enjoy the yard with a relatively minimum
19 variance and certainly a normal fence shape around the
20 house.

21 CHAIRPERSON PEDDIBOYINA: Thank you.

22 MEMBER KRIEGER: Second.

23 CHAIRPERSON PEDDIBOYINA: Thank you, Member

1 Krieger.

2 And thank you, Member Sanker.

3 Okay. Any other discussion?

4 Seeing none.

5 Okay. Katherine, can you do the roll call?

6 MS. OPPERMAN: Yes. Chairperson Peddiboyina?

7 CHAIRPERSON PEDDIBOYINA: Yes, please.

8 MS. OPPERMAN: Member Krieger?

9 MEMBER KRIEGER: Yes.

10 MS. OPPERMANN: Member Montague?

11 MEMBER MONTAGUE: Yes.

12 MS. OPPERMANN: Member Sanghvi?

13 MEMBER SANGHVI: Yes.

14 MS. OPPERMAN: Member Sanker?

15 MEMBER SANKER: Yes.

16 MS. OPPERMAN: Member Thompson?

17 MEMBER THOMPSON: Yes.

18 MS. OPPERMAN: Member Verma?

19 MEMBER VERMA: Yes.

20 MS. OPPERMAN: Motion passes.

21 MS. LAIRD: Thank you very much.

22 CHAIRPERSON PEDDIBOYINA: Congratulations.

23 Good luck. Thank you.

1 MS. LAIRD: Thank you for your time.

2 CHAIRPERSON PEDDIBOYINA: Thank you.

3 And this is today's last case for today.

4 PZ20-0065, Stephen and Catherine Beasley, 1254 East

5 Lake Drive, West of Novi Road and South of Fourteen

6 Mile Road, parcel number 50-22-02-151-017. The

7 applicant is requesting a variance from the City of

8 Novi Zoning Ordinance Section 5.11 to allow hedge row

9 shrubs in the area between the house and the lake.

10 This property is zoned Single Family Residential, R-4.

11 Is the applicant present, Katherine?

12 MS. BEASLEY: Yes.

13 CHAIRPERSON PEDDIBOYINA: Okay. Oh. Thank
14 you.

15 Stephen and Catherine, okay. Please go ahead
16 and spell your first and last name for our court record
17 for our secretary, acting secretary.

18 Katherine, can you take this, please?

19 MS. BEASLEY: Okay. Yeah. My name is
20 Catherine Beasley, C-a-t-h-e-r-i-n-e, Beasley,
21 B-e-a-s-l-e-y.

22 MR. BEASLEY: And Stephen -- good evening.

23 Stephen Beasley. Stephen with a S-t-e-p-h-e-n. I'm

1 the same spelling as Beasley.

2 MS. OPPERMAN: And do you both swear or
3 affirm to the tell the truth in the case before you?

4 MR. BEASLEY: We do.

5 MS. BEASLEY: Yes. Swear to tell the truth.

6 MR. BEASLEY: Happy New Year.

7 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
8 Katherine.

9 And go ahead, please. Proceed in your case.
10 You can present how all we can help you on this case
11 tonight.

12 MS. BEASLEY: Sorry. What was that?

13 CHAIRPERSON PEDDIBOYINA: Yeah. Please, go
14 ahead. Present your case.

15 MS. BEASLEY: Okay. Yeah. So, basically,
16 we -- our landscaping was damaged by our next-door
17 neighbors new house build. That's been going on for
18 about two and a half years. And we finally got around
19 to putting in some trees. We picked slow growing, very
20 slim trees. We don't want to create a hedge row
21 because we already have a bit of a fence there and we
22 also love the lake view. So we don't want to block the
23 view or anything.

1 So we just -- we feel that we've just put
2 nice, neat trees there and we've tidied up the area
3 and, you know, it's been damaged for the last two years
4 due to -- as I say, due to the house build next door.
5 So, hopefully, we've just made it look nice and it
6 looks better for the lake and the community.

7 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.
8 Any other thing you would like to add?

9 MS. BEASLEY: No, I don't think so. I think
10 you have all the details. Unless there's any
11 questions.

12 CHAIRPERSON PEDDIBOYINA: Sounds good. Thank
13 you so much.

14 And -- okay. Let me see what's going on on
15 the public. Anybody is raising their hands, Katherine,
16 on this case?

17 MS. OPPERMAN: No. No one is raising their
18 hand on this case.

19 CHAIRPERSON PEDDIBOYINA: Okay. Public
20 remarks, none.

21 Okay. And let's go for the city.

22 MR. BUTLER: Yeah. The only question I had
23 was, what is the height of the shrub and trees that are

1 going to be on the lake and that would prevent --
2 anything that would prevent the neighbors from
3 searching across and having a straight line of view to
4 the waters?

5 MS. BEASLEY: Well --

6 MR. BEASLEY: There's no straight line view
7 to the lake, actually.

8 MR. BUTLER: Okay.

9 MR. BEASLEY: It's right elevation. And they
10 are around six foot. Six or seven foot in height only.
11 And the reason we created that space was if you refer
12 to our drawings, they're four foot apart so it was
13 again reasonable to assume from our side that we were
14 just making the edging of the garden clean and tidy and
15 presentable.

16 MR. BUTLER: Okay. Thank you.

17 CHAIRPERSON PEDDIBOYINA: Thank you, Larry.

18 Okay. And correspondence, secretary -- our
19 acting secretary, Katherine, any correspondence on this
20 case, please?

21 MS. OPPERMAN: Yes. There were 27 letters
22 mailed, none returned, one objection, no approvals.
23 The objection is from Ms. J.T. Harris. She's submitted

1 a somewhat long and, too, though she said it would be
2 fine for me to summarize it for the purposes of the
3 case.

4 She is concerned that the plants will grow
5 into a hedge row. That would then block her view of
6 the lake. She's concerned that because the plants she
7 says are arborvitaes, that they will naturally grow
8 into each other forming more of a hedge row situation
9 that would block her view on the -- on the north end of
10 the lake from her patio and yard, thereby disturbing
11 the panoramic view of the lake for her.

12 CHAIRPERSON PEDDIBOYINA: Thank you,
13 Katherine.

14 Okay. It's time to open to the board. And
15 board, can you go ahead, please. Would anybody like to
16 speak on this case?

17 MEMBER SANGHVI: Yes.

18 CHAIRPERSON PEDDIBOYINA: Member Sanghvi,
19 please, go ahead, sir.

20 MEMBER SANGHVI: Thank you. I went and
21 visited this property a couple of days ago and when I
22 pulled in in front of the house, the property owner was
23 in the garage. And so I talked to him and I went down

1 the gradient and looked at the particular shrubbery
2 that they have planted. They are all small shrubs
3 which are about three, four feet apart. And there
4 being a gradient going down to the water side. They
5 are not very, very tall. It looks like that what they
6 are trying to do is just beautify their side of the
7 property. And considering the presentation they have
8 made and the photographs they have sent with the
9 application, it looks like that this is a win/win
10 situation in beautifying this property. It used to be
11 relatively ugly looking before this was done. And in
12 my opinion, this is a win/win situation for everybody
13 including the property owner and the neighborhood. And
14 I have no difficulty in supporting them. Thank you.

15 CHAIRPERSON PEDDIBOYINA: Thank you, Member
16 Sanghvi.

17 Any other board member who would like to
18 speak tonight on this case, please?

19 MEMBER MONTAGUE: Yes. I have a question.

20 CHAIRPERSON PEDDIBOYINA: Yes, Mr. Montague,
21 please, go ahead, sir.

22 MEMBER MONTAGUE: Thank you. What is the
23 mature height and width? Are these trees going to grow

1 together and are they going to get taller or do you
2 know the mature dimensions of these bushes here?

3 MR. BEASLEY: Yes. The trees actually,
4 according to the documentation or the correspondence we
5 had with the grower, explained to us that they would
6 grow tall and thin or taller and thin. And if you
7 actually pitch them around two foot together, they
8 would over six -- five to six years grow together.
9 That's not our intention. We pitched them four feet
10 apart and we intend to maintain them to just make the
11 area more presentable and so that we can see through
12 them. If you refer to the pictures, they were designed
13 to see through. So we've got from our side a view of
14 the lake and from the neighbor's side, their view of
15 the lake. So it was as I say a win for us and a win
16 for them.

17 MS. BEASLEY: Can I also just say that we
18 already have a fence there, so we're not trying in any
19 way to create a hedge row that we can't see through.
20 The area, the property line was damaged because of the
21 house build and so it's been like that for a couple of
22 years and we finally got around to thinking, yeah,
23 let's just put something nice and minimalist and neat

1 there. So, yeah, we're not trying to create in any
2 way -- and we're going to maintain them to make sure
3 that we don't create in any way a hedge.

4 MEMBER MONTAGUE: Yeah. I applaud the layout
5 because it does allow that view through. So the layout
6 as it sits now looks really well and I think I can
7 support your variance.

8 MS. BEASLEY: Thank you.

9 CHAIRPERSON PEDDIBOYINA: Thank you, Member
10 Montague.

11 And other board member before I close in this
12 case, please?

13 MEMBER KRIEGER: Yeah. I agreed the
14 arborvitaes, you can always prune them or top them
15 and -- or replace them so to maintain the effect that
16 you want for the greenery. So I would be able to
17 support their endeavor.

18 CHAIRPERSON PEDDIBOYINA: Thank you, Member
19 Krieger.

20 Any other board member?

21 CHAIRPERSON PEDDIBOYINA: Okay. Seeing none.

22 I think I have no objection and considering
23 all my board members what they mentioned about the

1 trees and all and I have no objection, it's the time to
2 motion. And Mr. -- Member --

3 MEMBER SANGHVI: May I make a motion?

4 CHAIRPERSON PEDDIBOYINA: Yeah, Member
5 Sanghvi, please, go ahead. Make a motion, sir.

6 MEMBER SANGHVI: I move that we grant the
7 variance in case number PZ20-0065 sought by Stephen and
8 Catherine Beasley for 1254 East Lake Drive, Novi.
9 Because the petitioner has shown practical difficulty
10 requiring the need for a variance from the City
11 Ordinance, Section 5.11 to allow them to have the
12 shrubbery planted on the south side of the property
13 line.

14 There is a gradient there and it is not
15 likely to obstruct anybody's view. And it will give
16 them the privacy they need and they deserve and on both
17 sides of the fence. And they have shown in their
18 application with the photographs that this
19 plantation -- planting of the shrubbery is going to
20 enhance the beauty of that area and their property.
21 This petitioner did not create this condition.

22 And the relief granted will not unreasonably
23 interfere with the adjacent or surrounding property

1 because it does not alter the current condition and
2 does not interfere with surrounding properties.

3 The relief is consistent with the spirit and
4 intent of the ordinance. In fact, also, it really
5 enhances the property value in the surrounding
6 neighborhood. Thank you.

7 CHAIRPERSON PEDDIBOYINA: Thank you, Member
8 Sanghvi.

9 MEMBER KRIEGER: Second.

10 CHAIRPERSON PEDDIBOYINA: Second, Member
11 Krieger. Thank you so much.

12 Okay. Any other discussion on this case?
13 Seeing none.

14 Okay. Our acting secretary, Katherine, can
15 you please roll call?

16 MS. OPPERMAN: Yes. Chairperson Peddiboyina?

17 CHAIRPERSON PEDDIBOYINA: Yes, please.

18 MS. OPPERMAN: Member Krieger?

19 MEMBER KRIEGER: Yes.

20 MS. OPPERMAN: Member Montague?

21 MEMBER MONTAGUE: Yes.

22 MS. OPPERMAN: Member Sanghvi?

23 MEMBER SANGHVI: Yes.

1 MS. OPPERMAN: Member Sanker?

2 MEMBER SANKER: Yes.

3 MS. OPPERMAN: Member Thompson?

4 MEMBER THOMPSON: Yes.

5 MS. OPPERMAN: And Member Verma?

6 MEMBER VERMA: Yes.

7 MS. OPPERMANN: Motion passes.

8 CHAIRPERSON PEDDIBOYINA: Thank you. Thank
9 you, Katherine.

10 And thank you for -- good luck to all the
11 applicants.

12 MR. BEASLEY: Thank you.

13 MS. BEASLEY: Thank you.

14 CHAIRPERSON PEDDIBOYINA: Okay. This brings
15 to our, you know, final cases and all for tonight. The
16 motion before adjourn, I want to -- we have a motion
17 and anybody can make a second for this adjourning this
18 case of this --

19 MEMBER VERMA: Yes. Second.

20 CHAIRPERSON PEDDIBOYINA: Okay. Say " aye "
21 everybody all in favor?

22 THE BOARD: Aye.

23 CHAIRPERSON PEDDIBOYINA: Nay?

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Seeing none.

Okay. Motion is adjourned. Thank you.

(At 8:45 p.m., matter concluded.)

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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 one hundred twelve (112) 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

January 24, 2021
(Date)