

07/09/2024

1 REGULAR MEETING - ZONING BOARD OF APPEALS

2 CITY OF NOVI

3 Tuesday, July 9, 2024

4 Council Chambers/Novi Civic Center

5 41725 Novi Road

6 Novi, Michigan

7 BOARD MEMBERS:

8 Joe Peddiboyina, Chairperson  
9 W. Clift Montague, Member  
10 Mike Longo, Member  
11 Jay McLeod, Member  
12 Siddharth Mav Sanghvi, Member

11 ABSENT EXCUSED:

12 Member Thompson  
13 Member Krieger

13 ALSO PRESENT:

14 Alan Hall (Community Development Deputy  
15 Director)  
16 Beth Saarela (City Attorney)  
17 Sarah Fletcher (Recording Secretary)

16 REPORTED BY:

17 Melinda R. Womack  
18 Certified Shorthand Reporter  
19  
20  
21  
22  
23  
24  
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1 CHAIRPERSON PEDDIBOYINA: Good evening,  
2 and welcome to the Novi City Zoning Board of  
3 Appeals. Today is July 9th, 7 p.m. And I welcome  
4 you all. And roll call, call to the order, Pledge  
5 of Allegiance. Please stand up for the Pledge.

6 (Pledge of Allegiance recited)

7 CHAIRPERSON PEDDIBOYINA: Thank you.  
8 Please be seated. We need to follow the rules and  
9 guidelines. And please make your phones, cell  
10 phones on mute. If we call on the case-by-case,  
11 you need to be standing on the podium and you can  
12 explain and that. And before that, and if anybody  
13 in the audience, we have only three minutes time  
14 limit to make a note. And then go for the roll  
15 call. Sarah, roll call?

16 MS. FLETCHER: Chairperson Peddiboyina?

17 CHAIRPERSON PEDDIBOYINA: Yes, please.

18 MS. FLETCHER: Member Sanghvi?

19 MEMBER SANGHVI: Yes.

20 MS. FLETCHER: Member Thompson? Absent  
21 excused. Member Montague?

22 MEMBER MONTAGUE: Here.

23 MS. FLETCHER: Member Longo?

24 MEMBER LONGO: Here.

25 MS. FLETCHER: Member Krieger? Absent

1 excused. Member McLeod?

2 MEMBER McLEOD: Here.

3 MS. FLETCHER: Thank you.

4 CHAIRPERSON PEDDIBOYINA: Thank you so  
5 much. And as I mentioned, the public hearing and  
6 anything, we can move from there. And approval of  
7 agenda? Any changes on this agenda?

8 MR. HALL: Mr. Chairman, we would like  
9 to pull the first item, the Pickleball Novi to  
10 permanently take that off the agenda.

11 CHAIRPERSON PEDDIBOYINA: Okay. You  
12 want me to -- okay. Once I come back and we'll  
13 dismiss this case because this is the second  
14 they've not showed up or something.

15 MS. SAARELA: Well, they've requested  
16 to be removed from the agenda. So you can just  
17 make a motion to approve the agenda as amended  
18 without that case because they've requested it.

19 CHAIRPERSON PEDDIBOYINA: When I read  
20 the case, we can make agenda to motion on that.  
21 Okay. Any changes on the agenda apart from the  
22 first case? Okay.

23 MEMBER MONTAGUE: I move we accept the  
24 agenda with the deleted case.

25 MEMBER LONGO: I second that.

1 CHAIRPERSON PEDDIBOYINA: Okay. Say  
2 all in favor.

3 THE BOARD: Aye.

4 CHAIRPERSON PEDDIBOYINA: Any nays?  
5 Okay. Do I need to take any roll call for this?

6 MS. SAARELA: No.

7 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
8 you so much. And public remarks. As I mentioned  
9 we have only three minutes time limit for the  
10 public remarks. They can express, they can show  
11 your slides and the projector is there. Please  
12 spell your first and last name clearly for our  
13 secretary for the record. Coming back to, we  
14 have, apart from that one first case, we have  
15 total five cases. And going for the second case  
16 PZ24-0026 --

17 MR. HALL: Mr. Chairman?

18 MS. SAARELA: Before we jump into the  
19 cases, can I just point out to all the applicants,  
20 today we don't have a full board. In order to  
21 have any of your cases, your petitions approved,  
22 you'll have to get four votes out of the five. So  
23 if you want to come back when there's a full  
24 board, you have that option to come back when  
25 there's a full board to have more board members

1 hear your case.

2 CHAIRPERSON PEDDIBOYINA: Thank you.  
3 As our attorney mentioned, you have more chances.  
4 We have only five members. We need to get  
5 approval of four of them out of five. Usually we  
6 have seven board members. There's a lot of  
7 chances, you know, that's why she mentioned, and  
8 that's your choice. And if anything you would  
9 like to change your mind, please let us know  
10 before going to the case.

11 MR. JOHNSTON: Good evening. My name  
12 is Ronald Johnston, 32 --

13 MEMBER LONGO: Ronald, are you an  
14 attorney?

15 MR. JOHNSTON: No, sir.

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

18 MR. JOHNSTON: Absolutely.

19 MEMBER LONGO: Thank you.

20 MR. JOHNSTON: Ronald Johnston, 325  
21 South Lake Drive.

22 CHAIRPERSON PEDDIBOYINA: Okay. What  
23 do you want to do? You want to change your case  
24 to next month, or you want to continue?

25 MR. JOHNSTON: No. I'll go ahead.

1 CHAIRPERSON PEDDIBOYINA: Okay. Let me  
2 finish this case. Let me read the case.

3 MR. JOHNSTON: Okay.

4 CHAIRPERSON PEDDIBOYINA: Thank you so  
5 much.

6 MR. JOHNSTON: Yep.

7 CHAIRPERSON PEDDIBOYINA: PZ24- --  
8 okay. Looks like none of them they want to  
9 continue. That is what you are looking. Okay.  
10 Thank you. PZ24-0026 (Ronald Johnston) 325 South  
11 Lake Drive, on South Lake Drive, west of Thirteen  
12 Mile Road, Parcel 50-22-03-477-008. The applicant  
13 is requesting variances from the City of Novi  
14 Zoning Ordinance Section 3.32(10)A.ii.a for a  
15 117.25 sq. Ft. Shed (100 sq. Ft. Allowed, variance  
16 of 17.25 sq. Ft.); Section 3.32(10)A.ii.b to allow  
17 11.725% lot coverage (5% allowed, variance of  
18 6.725%). This variance would accommodate an  
19 addition to an accessory structure on lakefront  
20 property. This property is zoned One-Family  
21 Residential (R-4). Are you the applicant for this  
22 case, please?

23 MR. JOHNSTON: I'm sorry.

24 CHAIRPERSON PEDDIBOYINA: Are you the  
25 applicant for this case? Applicant.

1 MR. JOHNSTON: Applicant. Yes, I am.

2 CHAIRPERSON PEDDIBOYINA: Okay. Please  
3 go ahead, and I already mentioned, and proceed  
4 where we can help you tonight on this case.

5 MR. JOHNSTON: Okay.

6 CHAIRPERSON PEDDIBOYINA: Okay. You  
7 can present. Thank you.

8 MR. JOHNSTON: Thank you. I'm just  
9 requesting some additional space added to an  
10 existing building I have there now. This  
11 additional space will give me the extra room for  
12 my dock accessories and my boat accessories.  
13 Currently they're being stored outside in the  
14 yard. Kind of an eyesore. And I'd like to  
15 basically put those inside with this additional  
16 space, and that's what I'm requesting.

17 What it would look like, I've got the  
18 existing building in the dark outline would be the  
19 additional space. So that's what the existing  
20 building looks like. And, of course, the darkened  
21 areas would be the addition. And just so that it  
22 would match, you know, the roof line would match,  
23 I just carried it across so it would look like it  
24 was part of the existing building.

25 CHAIRPERSON PEDDIBOYINA: Okay.



1 MR. JOHNSTON: If you want to see what  
2 it looks like on the survey, I can show that to  
3 you. And I don't have a garage either so, you  
4 know, it's just kind of hard for me to store  
5 things, especially with all the boat accessories  
6 and what have you. And it's just going to help me  
7 take those things that are outside and put them  
8 inside. I'm sure my neighbors would appreciate  
9 it, and they don't have any problem with me  
10 putting this on there. They both are -- the two  
11 that are next to me have no issues with it.

12 I mean I could show you some of the  
13 things that I kind of want to store, you know.  
14 Got your poles and your bumpers and what have you.  
15 Of course your ladders and other things that I  
16 have that are sitting outside. So those are the  
17 things I'd like to use that additional space for.

18 And then, of course, I think everybody  
19 realizes trying to carry things across the street  
20 lately on South Lake Drive, as you can imagine,  
21 has become a challenge. And, you know, I live in  
22 between the two parks as well, so we always get  
23 the back and forth traffic and the U-turns in the  
24 driveway and what have you. Sometimes you can  
25 wait a few minutes before you can even cross the

1 street, and I'm holding a big mat and I'm trying  
2 to get that across the street. It's really kind  
3 of a challenge.

4 So this thing's really going to help me  
5 out in storing those items across the street where  
6 they should be because that's where I use them and  
7 that's where we put things, you know. But, you  
8 know, this traffic has just become -- I'm not  
9 using this podium for traffic issues, but it is  
10 become an issue. And, you know, it's a challenge  
11 to get across the street. And when you're  
12 carrying something across the street, when you're  
13 dodging traffic, it becomes a safety issue.

14 In any case, those are my requests for  
15 that. Essentially it's not much over what the  
16 actual ordinance is. I think it's 15 square feet  
17 I'm asking for, and the percentage is like 6%, or  
18 something like that in the lot space. But I will  
19 make it look nice, and it will look part of the  
20 building, and it will be seamless. You won't even  
21 notice it. Did you guys have any questions?

22 CHAIRPERSON PEDDIBOYINA: Anything else  
23 you'd like to add?

24 MR. JOHNSTON: I don't think so, I  
25 think I covered everything.

1 CHAIRPERSON PEDDIBOYINA: Okay. From  
2 the city?

3 MR. HALL: Thank you, Mr. Chairman.  
4 You mentioned that the storage units can be for  
5 storage only?

6 MR. JOHNSTON: Yeah.

7 MR. HALL: There won't be any restrooms  
8 or changing areas in this building?

9 MR. JOHNSTON: Not at this juncture.  
10 Hopefully one of these days you guys change that  
11 ordinance down the road and maybe we can come back  
12 and talk about that.

13 MR. HALL: Okay. But not now.

14 MR. JOHNSTON: Not now.

15 MR. HALL: Okay. There's no lighting  
16 or any of that kind of stuff on the structure that  
17 would be a glaring issue, lighting, any kind of  
18 lighting that you're going to add to the outside?

19 MR. JOHNSTON: No. Whatever I got on  
20 there right now, it's just some LED lighting that  
21 just kind of shines down. It's nothing that's  
22 glaring or, you know. Whatever I have on there  
23 now. I'm not adding additional lighting to it or  
24 anything.

25 MR. HALL: Okay. So, Mr. Chairman, he

1 is asking for two variances tonight, one is to  
2 allow for a larger shed that's allowed. He's  
3 asking for a 17.25 square foot variance for that  
4 over the 100 square feet allowed. And for the lot  
5 coverage, which was already mentioned, it will be  
6 6.725% rather than a 5% that's allowed.  
7 Otherwise, we have no objections.

8 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
9 you so much. Secretary?

10 MEMBER LONGO: Yes. We mailed out 20  
11 notices, five were returned. There were no  
12 objections and there was one approval.

13 CHAIRPERSON PEDDIBOYINA: Okay. Good.  
14 Anybody from the public would like to speak on  
15 this before we go into the board? Looks like  
16 none. Yeah. Thank you for your presentation and  
17 the practical difficulty you already mentioned in  
18 crossing the road. It's a very hardship for you.  
19 I totally agree with you. And I have no objection  
20 and open to the board. Dr. Sanghvi.

21 MEMBER SANGHVI: Thank you, Mr. Chair.  
22 I came and visited your property on Sunday.

23 MR. JOHNSTON: Okay.

24 MEMBER SANGHVI: I have known this area  
25 for over 20 years and every single house there and

1 all of platting over there is so small like a  
2 postage stamp.

3 MR. JOHNSTON: Correct.

4 MEMBER SANGHVI: And you can't do any  
5 addition or improvement without variances.

6 MR. JOHNSTON: That's correct.

7 MEMBER SANGHVI: I recognize that fact.

8 MR. JOHNSTON: Yes.

9 MEMBER SANGHVI: I also recognize the  
10 fact that you need a space to store your boat and  
11 other things, which you use, and I have no  
12 difficulty in really agreeing with you and  
13 granting your request.

14 MR. JOHNSTON: Thank you.

15 CHAIRPERSON PEDDIBOYINA: Thank you,  
16 Dr. Sanghvi. Any other member, please? Okay.  
17 Looks like none. Okay. Yeah, as our city  
18 mentioned, please make sure no other than the  
19 restroom or anything please. Make a note. And I  
20 have no objection. And it's time for the motion.  
21 Dr. Sanghvi?

22 MEMBER SANGHVI: May I make a motion,  
23 sir?

24 CHAIRPERSON PEDDIBOYINA: Yeah, please.

25 MEMBER SANGHVI: Thank you. I move

1 that we grant the variance in Case No. PZ24-0026  
2 sought by Ronald Johnston, for the parcel  
3 50-22-03-477-008 at 325 South Lake Drive.  
4 Petitioner has shown practical difficulty which  
5 requires the need for this variance. Without the  
6 variance the Petitioner will be unreasonably  
7 prevented with respect to the use of this property  
8 because he needs storage space. The property is  
9 unique because it is a very small lot and no  
10 improvement or addition can be done without need  
11 or variances for this particular property.  
12 Petitioner did not create this condition because  
13 these lots were created almost 100 years ago.

14 MR. JOHNSTON: It was.

15 MEMBER SANGHVI: And things have  
16 changed and the ordinances have changed. The  
17 relief granted will not unreasonably interfere  
18 with the adjacent or the surrounding properties.  
19 And the relief is consistent with the spirit and  
20 intent of the ordinance because the wellbeing of  
21 the residence is the primary function of all city  
22 ordinances so I request that you join me in  
23 granting this request. Thank you.

24 CHAIRPERSON PEDDIBOYINA: Thank you,  
25 Dr. Sanghvi. Roll call, please.

1 MEMBER LONGO: I second it.

2 MS. FLETCHER: Chairperson Peddiboyina?

3 CHAIRPERSON PEDDIBOYINA: Yes, please.

4 MS. FLETCHER: Member Sanghvi?

5 MEMBER SANGHVI: Yes.

6 MS. FLETCHER: Member Montague?

7 MEMBER MONTAGUE: Yes.

8 MS. FLETCHER: Member Longo?

9 MEMBER LONGO: Yes.

10 MS. FLETCHER: Member McLeod?

11 MEMBER MCLOED: Yes.

12 MS. FLETCHER: Thank you. Motion  
13 carries.

14 CHAIRPERSON PEDDIBOYINA:

15 Congratulations. Good luck.

16 MS. FLETCHER: Thank you very much. I  
17 appreciate it.

18 CHAIRPERSON PEDDIBOYINA: Thank you.

19 PZ24-0028 (Alan Wall) 24099 Heathergreene Court,  
20 south of Ten Mile Road, west of Haggerty Road,  
21 Parcel 50-22-25-202-004. The applicant is requesting a  
22 variance from the City of Novi Zoning Ordinance Section  
23 4.19.1.E.i for an increase in garage square foot  
24 coverage to 975 sq. Ft. (850 sq. Ft. Maximum, variance  
25 of 125 sq. Ft.) This variance would accommodate a garage

1 addition. This property is zoned One-Family Residential  
2 (R-4). Okay. Please go ahead. Your first and last  
3 name clearly spell it for the record, and my secretary  
4 will take the oath.

5 MR. WALL: My name is Alan Wall, A-L --

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

8 MR. WALL: No.

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

11 MR. WALL: Yes.

12 MEMBER LONGO: Thank you.

13 MR. WALL: The spelling is A-L-A-N,  
14 W-A-L-L.

15 CHAIRPERSON PEDDIBOYINA: Thank you,  
16 Mr. Wall. Please go ahead and where we can help  
17 you tonight in this case. You can present your  
18 case.

19 MR. WALL: Yes. Currently I have  
20 double garage. Most people do in our subdivision.  
21 The practicality is that, you know, with tools and  
22 equipment, it turns out to be a one-car garage.  
23 And I like working on vehicles. And currently  
24 been working on the driveway or in the garage,  
25 depending on the weather. And I'm looking to add



1 essentially a double garage on the back of the  
2 house, which will be accessed through the existing  
3 garage so I can more effectively do car projects  
4 and home projects I desire, and do them inside the  
5 garage and not on the driveway.

6           So the subdivision allows for a  
7 three-car garage, so I have amended the original  
8 plan to show a three-car garage with a  
9 workshop/hobby room area, which is essentially how  
10 things would be laid out sort of in a more  
11 formal -- formal manner. And so the current  
12 garage is on the -- on the small side, so I've  
13 asked for a larger garage on the back to give  
14 space to walk around the vehicle that I'm working  
15 on. So that building it, I can't tell you I need  
16 exactly the 975. But on the basis that when you  
17 have the doors open on the vehicle, you need lots  
18 of space to walk around. I'm asking for enough  
19 space to be able to do at that, to effectively  
20 work on projects.

21           The only variance is on the square  
22 footage. The area of the garage fits within all  
23 setback and requirements and is within lot  
24 coverage requirements, so the only variance is for  
25 the actual area of the garage.

1 CHAIRPERSON PEDDIBOYINA: Anything you  
2 would like to present for the audience what you  
3 are requesting? Do you have any pictures to show  
4 to the audience?

5 MR. WALL: It's the first time I've  
6 come to one of these. I wasn't aware that I was  
7 going to be presenting as I've submitted my packet  
8 to the city.

9 CHAIRPERSON PEDDIBOYINA: Yeah. We  
10 have the document, but you want to show to the  
11 city. That's what I'm asking.

12 MR. WALL: I'm happy to come back if  
13 you prefer that I come back with a full  
14 presentation of what I'd submitted.

15 CHAIRPERSON PEDDIBOYINA: It's okay.  
16 Would you like to add anymore?

17 MR. WALL: I've talked to numerous  
18 neighbors and they're in agreement. I think a few  
19 people have submitted their letters back. I don't  
20 know what they said. But I did go and talk to all  
21 our neighbors before I submitted my packet of  
22 package of information. Everybody was happy with  
23 the conceptual plan of what I was doing. So no  
24 objections. The person who lives behind the  
25 property is probably the person most affected, but

1 there is a treeline across the back of the  
2 property and so they essentially don't see, or  
3 won't be seeing the back of the garage. The  
4 person across the street, he will see the side of  
5 the garage. But at the moment we have a treeline  
6 where the garage will be, and actually the roof of  
7 the garage will be lower than the tree lines. You  
8 could argue you will get a better view than he has  
9 now. A different view. As he's looking west,  
10 he'll get more of the sunset than he currently  
11 gets.

12 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
13 you, Alan. From the city?

14 MR. HALL: Thank you, Mr. Chairman.  
15 Yes, he's asking us for one variance tonight.  
16 He's asking for 125 foot, square foot increase  
17 from the 850 square feet that's allowed. He does  
18 comply with setbacks and area lot coverage, so  
19 there's no objections there. And it is at the  
20 rear of the house, so it's not in the front. The  
21 height of the structure, that's not going to be  
22 higher than the existing garage. That will just  
23 be --

24 MR. WALL: It's a colonial house, two  
25 story, so the garage will be single story.

1 MR. HALL: And behind there.

2 MR. WALL: It will be the back of the  
3 garage. So from the front of the house you won't  
4 even know that it's there.

5 MR. HALL: With that, I have no  
6 objection. Thank you.

7 CHAIRPERSON PEDDIBOYINA: Thank you  
8 from the city. Secretary, any correspondence?

9 MEMBER LONGO: We sent out 31 mailings.  
10 One was returned. No objections and three  
11 approvals, to answer your question. Thank you.

12 CHAIRPERSON PEDDIBOYINA: Thank you.  
13 Any comments on the public? Okay. Looks like  
14 none. Alan, I saw there's a shed on the back of  
15 the house. Is it yours or your neighbor's?

16 MR. WALL: There's a shed in the back  
17 and that will go away when the garage is complete.

18 CHAIRPERSON PEDDIBOYINA: That's yours.

19 MR. WALL: Yes, it is mine. I have  
20 problems with groundhogs under the shed, so I'll  
21 be very happy if the garage is approved and I  
22 can --

23 CHAIRPERSON PEDDIBOYINA: On your  
24 application, there is a back side and there is a  
25 shed on that. Yeah. I see your practical

1 difficulty. Let's open to the board discussion,  
2 and we can get back and let's open to the board.  
3 Dr. Sanghvi.

4 MEMBER SANGHVI: Thank you, Mr. Chair.  
5 First of all, I want to commend you for a very  
6 nice application you created.

7 MR. WALL: Thank you.

8 MEMBER SANGHVI: And also very nicely  
9 presented here your case. I came and visited your  
10 property on Sunday. Yours is almost the corner  
11 lot there. Even though it's a cul-de-sac, doesn't  
12 mean much about your property. And I just like  
13 you to show me if you have any diagram where you  
14 are going to extend this on your property.

15 MR. WALL: I can quickly create a  
16 sketch.

17 CHAIRPERSON PEDDIBOYINA: Sarah. If  
18 you want, you can put iPad to there and they can  
19 see, if you want, or you can put your laptop.  
20 That's fine. Alan, you don't need to draw that  
21 one. We have a picture, and she can put it in the  
22 presentation so the public can also see what he's  
23 requesting. Alan, you can explain now.

24 MR. WALL: So as you can see here, the  
25 yellow piece is the garage that we're adding at

1 the back. And as you can see the lower view, the  
2 roof height is lower than the existing -- lower  
3 than the existing house. The door on the side,  
4 the patio side and ease of access. When you look  
5 at the front of the house, this sort of view, you  
6 can see access is through the existing garage. So  
7 not getting any additional garage doors. Sanghvi  
8 pointed out that Cranbrooke is up on this side, so  
9 as you go up and down Cranbrooke you will see the  
10 sides of the garage. The intent is to make siding  
11 and roofing and windows all to match the existing  
12 house. It will tie in.

13 MEMBER SANGHVI: Thank you. One more  
14 question. You don't have to answer if you don't  
15 want to. What's your profession?

16 MR. WALL: Retired engineer.

17 MEMBER SANGHVI: Thank you so much. I  
18 have no difficulty supporting your request. Thank  
19 you so much.

20 CHAIRPERSON PEDDIBOYINA: Thank you,  
21 Dr. Sanghvi. Thank you, Sarah for providing the  
22 laptop. Thank you for accommodating. Any other  
23 board member? Okay. Please go ahead, Michael.

24 MEMBER LONGO: Alan, I like retired  
25 engineer. Did you purchase this property or build

1 it?

2 MR. WALL: We purchased it in '95.

3 MEMBER LONGO: So the house was already  
4 on the lot.

5 MR. WALL: Yes.

6 MEMBER LONGO: And the garage. Okay.  
7 Thank you.

8 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
9 you so much. Any other board?

10 MEMBER MONTAGUE: Thank you. The  
11 property size is definitely big enough to  
12 accommodate this addition, and the lack of  
13 vehicular access makes it really unobtrusive, so I  
14 support your request.

15 CHAIRPERSON PEDDIBOYINA: I have a  
16 question. Thank you. How high is the garage?

17 MR. WALL: So essentially the walls are  
18 nine feet high, so that matches the ceiling height  
19 in the existing garage.

20 CHAIRPERSON PEDDIBOYINA: There's no  
21 attic. You're not building an attic.

22 MR. WALL: No.

23 CHAIRPERSON PEDDIBOYINA: Because you  
24 don't have space on the height.

25 MR. WALL: The windows on the back of

1 the existing house, we'll have to change one of  
2 them, but not the other one.

3 CHAIRPERSON PEDDIBOYINA: Okay. I have  
4 no objection. And it's time to motion. Michael?

5 MEMBER LONGO: Thank you. I really  
6 like the way you laid this out. I think it's  
7 really good for the neighborhood, that it's behind  
8 and so forth, and the neighbor behind has no  
9 problem with it. So I move that we grant the  
10 variance in Case No. PZ24-0028 sought by Alan Wall  
11 for the increase in garage coverage because the  
12 Petitioner has shown a practical difficulty  
13 requiring more space, more room for his current  
14 garage activities. Without the variance, the  
15 Petitioner would be unreasonably prevented or  
16 limited with respect to use of the property  
17 because the current garage is a small double  
18 garage. The property is unique because the home  
19 is centered on a lot. The Petitioner did not  
20 create the condition because the property already  
21 existed when he purchased it. The relief granted  
22 will not unreasonably interfere with adjacent or  
23 surrounding properties. It is in the rear. It is  
24 not very easy to see from the front. The relief  
25 is consistent with the spirit and the intent of



1 the ordinance because it is only slightly over the  
2 variance.

3 MEMBER SANGHVI: Second.

4 CHAIRPERSON PEDDIBOYINA: Thank you.

5 Roll call, please.

6 MS. FLETCHER: Member Sanghvi?

7 MEMBER SANGHVI: Yes.

8 MS. FLETCHER: Member Longo?

9 MEMBER LONGO: Yes.

10 MS. FLETCHER: Member McLeod?

11 MEMBER MCLOED: Yes.

12 MS. FLETCHER: Member Montague?

13 MEMBER MONTAGUE: Yes.

14 MS. FLETCHER: Chairperson Peddiboyina?

15 CHAIRPERSON PEDDIBOYINA: Yes, please.

16 MS. FLETCHER: Thank you. Motion

17 carries.

18 CHAIRPERSON PEDDIBOYINA:

19 Congratulations, Alan. Good job.

20 MR. WALL: Thank you.

21 CHAIRPERSON PEDDIBOYINA: Okay.

22 PZ24-0029 (Signs by Crannie INC) 44375 Twelve Mile  
23 Road G149, south of Twelve Mile Road, west of Novi  
24 Road, Parcel 50-22-15-200-112. The Applicant is  
25 requesting variances from the City of Novi Sign

1 Ordinance Section 28-5(b)(1)a. To allow a 148 sq.  
2 Ft. illuminated wall sign (65 sq. Ft. Allowed,  
3 Variance of 83 sq. Ft.); Section 28-5(a) to allow 2  
4 additional canopy signs at 40 sq. Ft. each (2 signs  
5 Allowed, variance of 2 additional signs). This property  
6 is zoned Regional Center (R-C). Okay. Please go ahead  
7 your first and last name very clearly to our record, and  
8 our secretary will take the oath.

9 MR. SAIDOO: Very good. Good evening.  
10 My name is Dave Saidoo, D-A-V-E, S-A-I-D-O-O. I  
11 am not an attorney.

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

14 MR. SAIDOO: Absolutely.

15 MEMBER LONGO: Thank you.

16 MR. SAIDOO: You bet.

17 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
18 you, Dave. Appreciate. And please you can  
19 explain your situation where we can help you  
20 tonight on this case.

21 MR. SAIDOO: Thank you. Yes, sir.  
22 Basically, essentially we're allowed 96 square  
23 feet and we would like to just take that 96 square  
24 feet and use it for the sign itself, the logo and  
25 the copy, Buffalo Wild Wings, 96 square feet.

1     However, with the code in the background, the back  
2     of the sign increases the square footage, which  
3     takes us over the allowable square footage. So  
4     we're asking for a variance for a black  
5     background. But the sign is within the 96 square  
6     feet. That's the wall sign. And then in regard  
7     to the logos on a couple of awnings, there are a  
8     couple of existing awnings there. Buffalo Wild  
9     Wings nationally is going through another logo  
10    change. Sign guys like that. So there's a new  
11    logo that needs to go onto the building and also  
12    onto the awnings. So we're not going to increase  
13    the size of the awnings, we're just going to  
14    re-cover them and put the new logo on there. No  
15    copy, just the Buffalo logo. Essentially the same  
16    that it is now. That's it in a nutshell.

17                   CHAIRPERSON PEDDIBOYINA: Okay. Do you  
18    have any picture to show to audience if you don't  
19    mind?

20                   MR. SAIDOO: I do.

21                   CHAIRPERSON PEDDIBOYINA: Thank you.

22                   MR. SAIDOO: This area right here, the  
23    logo and the sign, is 96 square feet. That black  
24    going around it takes us out of code. That's it.  
25    And then as far as the awnings go, here's the

1 existing awning. There's the new logo. Same  
2 awning, same frame, just new material. They're  
3 faded. They need to be replaced anyway, so good  
4 timing for that. And to put this one down here  
5 shows you the existing sign, and right across the  
6 way, this is right next door. This is the  
7 existing sign right now. So the new sign, as you  
8 can see, is the same sign. Just the copy is  
9 bigger. Any questions?

10 CHAIRPERSON PEDDIBOYINA: No. Is there  
11 anything you would like to add?

12 MR. SAIDOO: No, there isn't. That's  
13 very straightforward.

14 CHAIRPERSON PEDDIBOYINA: Thank you for  
15 the presentation. From the city?

16 MR. HALL: Thank you, Mr. Chairman.  
17 Yes, he is correct. The little history on it,  
18 that the sign has already had a previous variance  
19 approved on this. It was 65 square feet and it  
20 was a variance approved to increase it to 96  
21 square feet. With the background, as he  
22 suggested, it has gone large in asking for another  
23 variance for the background for that. And then  
24 the round sign on the side, I guess is going to  
25 face change on the round sign?

1 MR. SAIDOO: Just the sign isn't going  
2 to change, just the face, change of logo.

3 MR. HALL: Then he's got two awning  
4 signs that they're asking for. Your plans did  
5 show some LED border, some LED lighting border.  
6 That's prohibited in the facade ordinance, so we  
7 won't be able to allow that.

8 MR. SAIDOO: Yeah. For Novi, we're  
9 doing several around the state. Novi, there's no  
10 LED border allowed here. We know that.

11 MR. HALL: Yep. It was just on the  
12 plans. I just want to clarify that wouldn't be  
13 allowed.

14 MR. SAIDOO: Not a part of the program.

15 MR. HALL: With that, we have no  
16 objections. Thank you.

17 CHAIRPERSON PEDDIBOYINA: Thank you,  
18 city. Secretary, any correspondence, please?

19 MEMBER LONGO: So there were 37 mailed  
20 out. No returns, no objections, and no approvals.

21 MR. SAIDOO: How exciting.

22 CHAIRPERSON PEDDIBOYINA: Okay. Time  
23 for the public hearing. Anybody like to speak on  
24 this case, please? Okay. Looks like none. Yeah,  
25 most of our people visit Buffalo Wild Wings in

1 Novi City, everybody, including myself. You have  
2 the sign and the changing, everything. I have no  
3 objection to improve your business in the City of  
4 Novi. Look like increase the more business in the  
5 City of Novi for getting revenue aspect to the  
6 City, and definitely we need you. And thank you  
7 so much. And from the board, anybody would like  
8 to speak? Dr. Sanghvi.

9 MEMBER SANGHVI: Thank you, Mr. Chair.  
10 I have known the Fountain Walk area. It was  
11 developed, and I know your place.

12 MR. SAIDOO: Very good.

13 MEMBER SANGHVI: I'm a vegetarian and I  
14 don't eat those kind of things. We got less --  
15 you need to promote more because the circumstances  
16 have changed since pandemic. And I understand  
17 that you want to have different signs that make it  
18 more modern looking keeping with the modern City  
19 of Novi.

20 MR. SAIDOO: Yes, sir.

21 MEMBER SANGHVI: And in many other  
22 ways, I think you are doing a good improvement in  
23 that area and I can support your request. Thank  
24 you.

25 MR. SAIDOO: Thank you very much.

1 CHAIRPERSON PEDDIBOYINA: Thank you,  
2 Dr. Sanghvi. Anybody would like to speak on this  
3 case from the board. Okay. As our city  
4 mentioned, there's no LED light.

5 MR. SAIDOO: Correct.

6 CHAIRPERSON PEDDIBOYINA: Make sure.  
7 And apart from that, I think it's time for the  
8 motion. Jay?

9 MEMBER MCLOED: Sure. I move that we  
10 grant the variance in Case No. PZ24-0029, sought  
11 by Signs by Crannie Inc, for pretty much what was  
12 listed, 148 sq ft wall sign, which is a variance  
13 of 83 sq ft, and the additional two signs in the  
14 form of awnings. Because the Petitioner has shown  
15 practical difficulty though the sign not quite the  
16 right fit for the building and modernization of  
17 the current logo requiring more visibility on the  
18 basis of the following. The request is based upon  
19 circumstances or features that are exceptional and  
20 unique to the property and do not result from  
21 conditions that exist generally in the city that  
22 are self-created including multiple building  
23 fronts on the building of the giant parking lot,  
24 as well as being in a strip mall as it is. That  
25 the failure to grant relief will unreasonably

1 prevent or limit the use of the property and will  
2 result in substantially more than mere  
3 inconvenience or inability to attain a higher  
4 economic or financial return because customers  
5 will certainly appreciate the focal points and  
6 navigation around the parking and finding where  
7 they want to be. The grant of relief would be  
8 offset by other improvements or actions, such as  
9 increased setbacks or increased landscaping, such  
10 that the net effect will result in an improvement  
11 of the property or the project, in this case in  
12 modernizing the look and feel of the property to  
13 be in line with the chain nationwide. The  
14 construction of a conforming sign would require  
15 the removal or significant alteration of natural  
16 features on the property. I'm not sure if this  
17 one really applies, but a smaller sign on the  
18 property would be very difficult to identify for  
19 customers in finding the shop. And the grant of  
20 relief will not result in a use or structure that  
21 is incompatible with or unreasonably interferes  
22 with adjacent or surrounding properties, will  
23 result in substantial justice being done to both  
24 the applicant and the adjacent surrounding  
25 properties, and is not inconsistent with the



1 spirit and intent of this chapter because the sign  
2 will be in line with the other business in the  
3 same strip mall area. I would like to add the  
4 variance be -- the variance granted be subject to  
5 the additional signs approved be limited to just  
6 the awnings as presented as opposed to throwing  
7 other signs onto the building.

8 MEMBER SANGHVI: Second.

9 CHAIRPERSON PEDDIBOYINA: Thank you.  
10 Roll call, please.

11 MS. FLETCHER: Member Longo?

12 MEMBER LONGO: Yes.

13 MS. FLETCHER: Member Montague?

14 MEMBER MONTAGUE: Yes.

15 MS. FLETCHER: Member Sanghvi?

16 MEMBER SANGHVI: Yes.

17 MS. FLETCHER: Chairperson Peddiboyina?

18 CHAIRPERSON PEDDIBOYINA: Yes, please.

19 MS. FLETCHER: Member McLeod?

20 MEMBER MCLOED: Yes.

21 MS. FLETCHER: Thank you. Motion

22 carries.

23 CHAIRPERSON PEDDIBOYINA: Good luck.

24 Thank you.

25 MR. SAIDOO: Thank you very much. Well

1 said. I like that.

2 CHAIRPERSON PEDDIBOYINA: PZ24-0030  
3 (Eric Colthurst) 1725 Paramount Street, north of  
4 Thirteen Mile Road, west of Novi Road, Parcel  
5 50-22-02-381-022. The applicant is requesting  
6 variances from the City of Novi Zoning Ordinance  
7 Section 3.1.5 for a front yard setback of 22.8 ft.  
8 (30 ft. Required, variance of 7.2ft.); Section  
9 3.1.5 for an exterior side yard setback of 14.5  
10 ft. (30 ft. Required, variance of 15.5 ft.);  
11 Section 3.1.5 for a 29% lot coverage (25% allowed,  
12 variance of 4%); Section 4.19.1.E.i for a 974 sq.  
13 Ft. Garage (850 sq. Ft. Allowed, variance of 127 sq.  
14 Ft.). These variances would accommodate a garage  
15 addition. This property is zoned One-Family Residential  
16 (R-4). Thank you. Okay. Are the applicant, sir.  
17 Please go ahead. And tell your first and last name  
18 clearly. And you're not an attorney, my secretary will  
19 take an oath.

20 MR. COLTHURST: My name is Eric  
21 Colthurst. Is this working? Okay. I am an  
22 attorney, but I'm not acting as one tonight. So  
23 does that make a difference?

24 MEMBER LONGO: No.

25 MR. COLTHURST: My wife's here, Susan,

1 and my son's here. He's going to be operating the  
2 projector. Why don't you put the first slide in.

3 CHAIRPERSON PEDDIBOYINA: Yeah. Please  
4 go ahead and present your case.

5 MR. COLTHURST: You can see that is  
6 like this. That's a picture of our house. We  
7 moved here about three years ago. We've been  
8 improving this house ever since. We both are --  
9 my wife and I and our family, we've lived around  
10 lakes all our life. And my daughter and her  
11 husband, Audrey and Gordy Wilson, they live on  
12 East Lake Drive. And so we decided a couple years  
13 ago to go ahead and buy a boat, and have had that  
14 boat for two years. And for that two years, I've  
15 stored it at the dealers. That costs around  
16 \$1,300 a year, and then another \$300 to get it  
17 there and back. It's 30 miles away. And so I'm  
18 trying to reduce that cost. I've been trying to  
19 figure out a way where I could store that cheaper,  
20 so the first thought I had would be that I'd store  
21 it behind the house. If you look there at the  
22 garage, in the back of the house there's the  
23 garage is 24 feet wide and the back of the house  
24 extends ten feet beyond that garage. So I could  
25 move the boat and the trailer back there for the

1 winter and put an awning over it and that would  
2 be, you know, cheap and efficient. And I was all  
3 for it and everybody else thought it would look  
4 kind of shabby. So I abandoned that idea and  
5 started looking around the lot and decided that I  
6 could extend the garage to the right. And if you  
7 can see it in the picture there, if you see where  
8 that orange rope is? You want to point to it  
9 Andy? If you see that orange rope, that's an  
10 outline where the garage would be. At first I  
11 started thinking I'd have a two-car garage and  
12 quickly decided not to do that. So then I went  
13 down to 16 feet by 24 feet and filed that with the  
14 city and set this up for a variance. And then I  
15 had to get a survey.

16           During the time it took to get the  
17 survey, I started thinking about this more, and  
18 the 16 feet would be nice, but the boat and the  
19 trailer is ten feet wide and this chair takes  
20 about 30, 24 to 30 inches. So if I went down to  
21 14, 14 feet, I'd be able to get the boat in there  
22 on a 12-foot. And although it won't happen very  
23 often, I'd be able to move around the boat with  
24 the wheelchair if I ever wanted to wax it or do  
25 maintenance on it. So I thought if I reduced it

1 to 14 feet, then I could also have greater  
2 visibility on the road for the cars going by  
3 because this really is a corner lot. Even though  
4 it's a curve, I think you'd have to consider it a  
5 corner lot. So I thought if I went down to 14  
6 feet, then the cars would be able to see better  
7 coming around that curve and the 14 feet would be  
8 enough for me, so that would be fine.

9 So then I made it 14 feet wide, but I  
10 decided to go 28 feet deep to handle the length of  
11 the boat, but also what that allows me is in the  
12 back of the house, in the back of that garage,  
13 there's a man door on the existing garage, and if  
14 I go back four feet, I can put the man door on the  
15 garage addition, and that way I've got a common  
16 area there that I can cement and use as a walkway.  
17 And it also allows me to have the two outside  
18 walls uninterrupted just to be without doors or  
19 windows or anything. So I would have the man door  
20 in the back perpendicular to the man door that  
21 exists there now, and then I would have the garage  
22 extend out that 14 feet. The siding would be the  
23 same. The shingles would be the same. This is  
24 number one. So the shingles would be the same.  
25 The roof lines would be symmetrical.

1           So if you'll notice on the house,  
2   that's ten inches higher than the existing garage.  
3   So the new garage would be ten inches higher also  
4   than the existing garage because the new garage  
5   has to have an eight foot door or a seven feet  
6   nine inches because the existing garage has a  
7   seven foot door and that's not high enough to get  
8   the boat through. If I could get the boat through  
9   the original, this garage, I would, but it's not  
10  going to work that way. There's too much height  
11  on the boat. So anyways, that's, that's how I  
12  looked at this thing and how I designed it to try  
13  to accommodate the least amount of width that  
14  would interfere with anything else and then I  
15  could still use to put the boat in.

16           So now if you go to picture number two.  
17  So you got a packet there. Maybe put two and  
18  three beside each other. So Andy and I didn't go  
19  over this before we got here. So this shows the  
20  amount of space that you have from the 14 foot  
21  garage out to the road, which is quite a bit. And  
22  the reason that exists that way is because the lot  
23  here is -- is -- doesn't come to the road.  
24  There's a lot of grass and area between the lot  
25  lines and the road. And the reason for that is

1 that the road is platted as 50 feet wide. It was  
2 platted in the '20s and they only used 20 feet of  
3 it. So all the grass grows up to the road. By  
4 the way, there's big trees on this road also. And  
5 so that allows it to have that open space between  
6 the lot line and the road. If I didn't have that  
7 open space, if I had houses next to me or  
8 something, then I wouldn't try to do this because  
9 it be too close to the adjoining stuff. So you  
10 can see in this picture that that 14 feet only  
11 takes less than half of what it takes to get out  
12 to the road. So that's why this makes this thing  
13 feasible.

14 So this shows, if you look at the red  
15 car there and then the white truck, I take these  
16 pictures where a driver would be if they were in  
17 their car on the road. And I took it each way.  
18 One is southwest -- no. One is northwest and one  
19 is southeast. So this is where if you were in a  
20 car coming around this curve, this is the first  
21 thing you would see where -- this is the closest  
22 the other car could get when you see them. So if  
23 they were farther away, you couldn't see them, but  
24 they are close enough now that you can see them  
25 past that orange rope on the garage. And the

1 reason I taped this is to show that there's plenty  
2 of visibility around this curve. It's 25 miles an  
3 hour, and plus, you have to slow down for the  
4 curve. So that picture is to indicate that the  
5 new garage will not interfere with any traffic,  
6 bikes or people. If you were walking there it  
7 would be the situation, except you'd be even more  
8 safe.

9           So this is an aerial map provided by  
10 the City of Novi on their maps site on their  
11 website. And I've whited out some of the boundary  
12 numbers that don't mean anything for tonight's  
13 discussion, but I've left the ones that show  
14 generally this lot. And this gives you an  
15 indication what I'm talking about where you can  
16 see how far the road is from the actual house,  
17 both on the front and on the side. And so I guess  
18 I'm calling the front where the driveway is at.  
19 So you can see going out to the road is 41 feet  
20 and then on the other side, I'd have to look at  
21 that, but I think it's 29 feet at one point and  
22 then 35 feet at another point. It shows the  
23 amount of distance that is going to be between  
24 this addition and the road. So that's the purpose  
25 of that aerial view.



1 I looked at this in different ways.  
2 I've had an architect draw it up. I have his  
3 drawings with me if you want to see them. But I  
4 think this is the -- this is the least amount of  
5 interference that there can be and still put a  
6 garage addition on there. I think in this  
7 neighborhood there's so many boats and RVs stored  
8 outside that this will only be an improvement.  
9 It's certainly an improvement storing it behind  
10 the house under the awning, but that's a lot  
11 cheaper. But anyways, this is the least amount of  
12 interference I can cause to anybody and still use  
13 the property the way it should be used.

14 You know, none of these lots are big  
15 enough because they were platted in the 1920s. We  
16 are next to a lake and everybody's got stuff to  
17 store, so that's why I did it. Thanks for letting  
18 me share it.

19 CHAIRPERSON PEDDIBOYINA: Okay. A good  
20 presentation. And from the city.

21 MR. HALL: Thank you, Mr. Chairman.  
22 Did you say you had an architectural drawing you  
23 can show the front elevation?

24 MR. COLTHURST: It may take us a minute  
25 to get it on there because we have to unfold it.

1 Can you read that?

2 MR. HALL: I can. So it's going to  
3 have the same profile as your house right now.  
4 The new roof will be kind of a mirror of the  
5 existing house to the garage, and it's just going  
6 to have -- it's complementary I think is the idea.

7 MR. COLTHURST: It's really just going  
8 to be an extension. The roof line is the same.  
9 Garage door is going to be the same. Siding is  
10 the same. There will be no -- there's no driveway  
11 to the road because this is not going to be used  
12 for that. Anybody that -- when I put my boat in  
13 there, even in the future, people aren't going to  
14 use this garage really for anything other than  
15 storage because you've got the two-car garage next  
16 to it. This house is 1500 square feet. So it  
17 would be rare to find that many people in one  
18 house that they would need to be driving three  
19 cars every day. So the idea is that this thing  
20 will be used to store a boat or a car, in this  
21 case, my car -- or a boat, and get in and out of  
22 it twice a year, once in the spring and once in  
23 the fall. When I'm done, I'm going to put --  
24 let's see. Want to put number one back up? When  
25 I'm done, if you look you can see the three Rose

1 of Sharon bushes that are inside the rope right  
2 now. I'm going to move those a couple feet.  
3 That's all it takes to get them outside the rope,  
4 and then they're also going to be indented enough  
5 to go this way so it doesn't interfere with any of  
6 the traffic coming from that way. And then on the  
7 front of the garage, I'm going to have three pine  
8 trees in pots that go about six feet high, and  
9 they're going to be there all the time except when  
10 I move them out of the way twice a year. And  
11 they'll match the three pine trees on the left  
12 side of the house. The place is called the Three  
13 Pines Ranch, so what the heck.

14 CHAIRPERSON PEDDIBOYINA: Okay.

15 MR. HALL: So you're not planning on  
16 putting a driveway to the garage door?

17 MR. COLTHURST: Not really. I don't  
18 think I need it. I'm going to have the same  
19 access from the road. I don't want to increase  
20 the access onto Paramount Street for this boat. I  
21 don't need to. I can just roll it on this  
22 driveway. It's going to have an eight-foot apron  
23 in front of it, and just roll it onto that apron,  
24 roll it into the garage.

25 MR. HALL: All right. So Mr. Chairman,

1 he is asking for four variances tonight. He's  
2 going to ask for a 7.2 foot front yard variance,  
3 and I guess a 15.5 exterior side yard variance  
4 would be the other corner lot, the other side  
5 there. A lot coverage of 4% increase, and the  
6 garage is allowed to be 850 square feet, it's  
7 going to go for 127 square feet larger than that.  
8 And you're not going to have any exterior lighting  
9 that you're going to put on this for security or  
10 something that might be a glare to the road.

11 MR. COLTHURST: No. Only if it's  
12 required by code.

13 MR. HALL: No. Just making sure we're  
14 not going to glare on the road.

15 MR. COLTHURST: No.

16 MR. HALL: With that, I have no  
17 objections. Thank you.

18 CHAIRPERSON PEDDIBOYINA: Thank you.  
19 Correspondence secretary?

20 MEMBER LONGO: There were 74 notices  
21 mailed out, nine returned. There were no  
22 objections and one approval.

23 MR. COLTHURST: Okay. Great.

24 CHAIRPERSON PEDDIBOYINA: Good. Thank  
25 you. Wonderful presentation. Appreciate the

1 presentation. You covered the visibility. You  
2 covered the traffic and everything. You're an  
3 attorney. You know everything. So as our city  
4 mentioned, you need to have four variances. Okay.  
5 And no objection on that. And it's open to the  
6 board. Dr. Sanghvi.

7 MEMBER SANGHVI: Thank you. First of  
8 all, I want to commend you. What a wonderful  
9 application, and even more exceptional  
10 presentation.

11 MR. COLTHURST: Thank you.

12 MEMBER SANGHVI: Thank you, sir. I  
13 wish people would do like what you could do.  
14 Thank you so much for doing what you just did. I  
15 came and visited your street last Sunday I entered  
16 from the south side and went all the way to the  
17 end. And I realize that even though there is a  
18 bend of almost 90 degrees right near your property  
19 in the street, and it's almost like a corner lot.  
20 And something that impressed me more is that you  
21 have drawn a demarcation and put a rope all around  
22 for me to understand where you are going to extend  
23 your garage. That's even more impressive. All I  
24 can say is I was so impressed. I have no doubt  
25 whatsoever in my mind in supporting your

1 application. You've done a wonderful job. Thank  
2 you very much.

3 MR. COLTHURST: Thank you.

4 CHAIRPERSON PEDDIBOYINA: Thank you,  
5 Dr. Sanghvi. Any other board member, please?

6 MEMBER MONTAGUE: Thank you, yes, for  
7 the presentation. I was out there and drove and  
8 looked exactly at what you were talking about.  
9 The visibility, and I agree, it does the way you  
10 have minimized the size of it keeps good  
11 visibility for traffic safety. So thank you.

12 MR. COLTHURST: Thank you.

13 CHAIRPERSON PEDDIBOYINA: Thank you.  
14 Any other board member, please? Okay. Motion  
15 time. Michael?

16 MEMBER LONGO: I also think you did a  
17 very good job. Therefore, I move that we grant  
18 the variance for the Case No. PZ24-0030 sought by  
19 Eric Colthurst for four variances for space and  
20 size because Petitioner has shown practical  
21 difficulty requiring storage, a boat storage.  
22 Without the variance the Petitioner will be  
23 unreasonably prevented or limited with respect to  
24 use of the property because the boat storage in  
25 the yard would be unsightly and/or spend a lot of

1 money to store it. The property is unique because  
2 of the lot size and because of the road curve that  
3 goes around the garage area. The Petitioner did  
4 not create the condition because the existing  
5 garage is not high enough to store a boat, at  
6 least his boat. The relief granted will not  
7 unreasonably interfere with adjacent or  
8 surrounding properties because the variances while  
9 four, are minor. The relief is consistent with  
10 the spirit and the intent of the ordinance because  
11 its only slight variances and it is not adjacent  
12 to another home.

13 MEMBER SANGHVI: Second.

14 CHAIRPERSON PEDDIBOYINA: Thank you.

15 Roll call, please.

16 MS. FLETCHER: Member Montague?

17 MEMBER MONTAGUE: Yes.

18 MS. FLETCHER: Member McLeod?

19 MEMBER McLEOD: Yes.

20 MS. FLETCHER: Member Sanghvi?

21 MEMBER SANGHVI: Yes.

22 MS. FLETCHER: Chairperson Peddiboyina?

23 CHAIRPERSON PEDDIBOYINA: Yes, please.

24 MS. FLETCHER: Member Longo?

25 MEMBER LONGO: Yes.

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

3 CHAIRPERSON PEDDIBOYINA: Thank you.  
4 Good luck. Today's final case. PZ24-0031  
5 (Johnson Sign Company) 41441 Nine Mile Road,  
6 southwest corner of Nine Mile and Meadowbrook  
7 Road, Parcel 50-22-35-228-001. The applicant is  
8 requesting a variance from the City of Novi Sign  
9 Ordinance Section 28-5(g)(6) to allow a  
10 changeable-copy ground sign within 150 ft. of a  
11 residential use. This variance would accommodate  
12 a new ground sign on the northeast corner of lawn.  
13 This property is zoned One-Family Residential  
14 (R-1). Okay. Are you the Applicant, sir?

15 MR. WOZNIAK: My name is Robert  
16 Wozniak. I'm the property chairman for the  
17 church.

18 MEMBER LONGO: Can you spell your name,  
19 please?

20 MR. WOZNIAK: Robert, and it's  
21 W-O-Z-N-I-A-K. And I'm a retired engineer.

22 MEMBER LONGO: So you're not an  
23 attorney. You promise to tell the truth in this  
24 case?

25 MR. WOZNIAK: Yes, I do.



1 MEMBER LONGO: Thank you, Robert.

2 CHAIRPERSON PEDDIBOYINA: Please,  
3 Robert, you can proceed where we can help you  
4 tonight on this case.

5 MR. WOZNIAK: I'm also here represented  
6 with Steve Ames who can answer some of the  
7 technical questions.

8 CHAIRPERSON PEDDIBOYINA: You can also  
9 come on podium and you can spell your last name  
10 and first name clearly.

11 MR. AMES: My name is Steve Ames,  
12 S-T-E-V-E, A-M-E-S.

13 MEMBER LONGO: Steve, are you an  
14 attorney?

15 MR. AMES: No, I am not.

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

18 MR. AMES: Yes.

19 MEMBER LONGO: Thank you.

20 CHAIRPERSON PEDDIBOYINA: Thank you.  
21 And Robert, you can proceed, and you can explain  
22 the case clearly to the audience and the board.

23 MR. WOZNIAK: So our church desires to  
24 install a new LED sign or digital sign, and the  
25 requirements are that Novi have to be 150 feet

1 from a residence, and there are residences around  
2 us. So we're asking for a variance to allow us to  
3 put this perpendicular to 9 Mile Road where our  
4 research has said there's more traffic on 9 Mile  
5 Road than on Meadowbrook Road, and we need a  
6 variance to allow us to do this. The sign will be  
7 used for -- that's the proposal. It will be a  
8 two-sided sign so we can see from both directions,  
9 and we're replacing a old sign that's a mechanical  
10 sign that's there currently. We'll be able to  
11 better display references on our church  
12 activities. For example, we do like a Trunk or  
13 Treat on Halloween for the community and they come  
14 in for that. Our church is also a voting  
15 precinct. We'll be able to identify it as a  
16 voting precinct in the future.

17 CHAIRPERSON PEDDIBOYINA: Okay.

18 MR. WOZNIAK: One more technical point  
19 here. So our facility is here. The sign proposal  
20 will be right here, perpendicular to 9 Mile here.  
21 This is Meadowbrook. And there are residences  
22 within 150 feet of our facility.

23 CHAIRPERSON PEDDIBOYINA: Okay. Steve,  
24 would you like to add anything?

25 MR. AMES: Pardon me?

1 CHAIRPERSON PEDDIBOYINA: Steve.

2 MR. AMES: Nothing in particular.

3 CHAIRPERSON PEDDIBOYINA: Nothing.

4 Okay. Anything you would like to add, Robert?

5 MR. WOZNIAK: We need to do something.

6 Our old sign is kind of deteriorating and we want  
7 to modernize it.

8 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
9 you. From the city?

10 MR. HALL: Thank you, Mr. Chairman.  
11 Yes, they are looking for a variance for the 150  
12 foot distance from residential. That would be  
13 residential from the north end to the east of the  
14 property for that. I do have a question for you.  
15 It says it a changeable-copy ground sign. Could  
16 you explain what that means?

17 MR. AMES: Yes. This is an electronic  
18 message center, and the messaging is controlled by  
19 software. It can be changed. We can set it --  
20 we'll hit all the ordinances in terms of what  
21 digital frequency is allowed within the city  
22 ordinance. And so does that answer the question?

23 MR. HALL: It does. Are you going to  
24 have like animations, or visual graphics, or kind  
25 of speed graphics, flashing lights?

1 MR. AMES: No, nothing like that. Only  
2 static messages of content from the church and  
3 other civic functions, for instance, on during  
4 voting days and even leading up that it's a voting  
5 precinct. Everything will be relevant to programs  
6 conducted at the church.

7 MR. HALL: So when it changes the  
8 screen it be like a ten-second delay and then it  
9 will change?

10 MR. AMES: It will be an instantaneous  
11 change, and it will be a static message.

12 MR. HALL: So no page rolls or any kind  
13 of animation stuff.

14 MR. AMES: No scrolling. No  
15 animations. Static messages instantaneously  
16 changing.

17 MR. HALL: And there's no light shining  
18 on the sign. The sign will emit light, is that  
19 correct?

20 MR. AMES: Correct. Internally lit.

21 MR. HALL: Is it very bright? How many  
22 lumens do you think? It can be a distraction I  
23 guess because of the size. Would it too bright?

24 MR. AMES: It will be very comparable  
25 to other EMCs in the area. I'm thinking the

1 church right down the road, Meadowbrook  
2 Congregational Church also has a sign very  
3 comparable. The illumination is measured in  
4 knits. And the max brightness is 7000 knits. It  
5 automatically dims down to 50% brightness at  
6 nighttime, and I know that the Applicant would be  
7 willing to even shut the EMC down between, say, 10  
8 p.m. and 6 a.m., if that helps.

9 MR. HALL: So it's dimmable?

10 MR. AMES: It's totally dimmable. It  
11 can be low as 15% of max brightness. So it can  
12 dim quite low.

13 MR. HALL: Thank you. No objections.  
14 Thank you.

15 MR. AMES: And that's all within the  
16 software.

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

19 MR. WOZNIAK: I just want to add  
20 another thing. There's also a street light here,  
21 and here, and here. So it's a bright corner to  
22 begin with.

23 CHAIRPERSON PEDDIBOYINA: Thank you.

24 MEMBER LONGO: There were 46 mailings  
25 sent out. No returns. There were no objections,

1 and there were no approvals.

2 CHAIRPERSON PEDDIBOYINA: Okay.

3 Anybody in the audience would like to speak on  
4 this case? Okay. Looks like none. Yep. Steve,  
5 I have a couple of questions, and a wonderful  
6 presentation. And nowadays everybody's changing  
7 their signs, old signs to new ones for more  
8 attraction. The light illuminating the bulb, what  
9 kind of bulb that is brightness?

10 MR. AMES: Well, like I say, the max  
11 brightness would be 7000 knits.

12 CHAIRPERSON PEDDIBOYINA: Okay.

13 MR. AMES: And that's how these signs,  
14 that's how the brightness is measured.

15 CHAIRPERSON PEDDIBOYINA: And also  
16 you -- my city manager asked a question about  
17 the -- I'm also concern, I don't know about -- is  
18 it the light is 24 by 7?

19 MR. AMES: It's capable of going 24/7.  
20 I'm sorry? What was your question, Chairman?

21 CHAIRPERSON PEDDIBOYINA: The sign will  
22 be always 24 by 7. The sign. The lighting.

23 MR. WOZNIAK: There's no external  
24 lighting on the sign.

25 CHAIRPERSON PEDDIBOYINA: My question

1 is, is it continuously on, the sign, the light,  
2 day and night?

3 MR. AMES: We can turn it off. It can  
4 be turned dark. It can be programmed to be on  
5 24/7 or zero.

6 CHAIRPERSON PEDDIBOYINA: Yeah. That's  
7 my question.

8 MR. AMES: Yes, yes. So I'm sure the  
9 Applicant is, the client is going to turn the sign  
10 dark in the evening, because, quite frankly,  
11 there's not a lot of traffic late at night there,  
12 and it saves on the lifetime of the sign.

13 CHAIRPERSON PEDDIBOYINA: For the city  
14 if you have question? The traffic issue on the  
15 light is there any issue on that?

16 MR. HALL: There is none. As long as  
17 it can be dimmable, that's good.

18 CHAIRPERSON PEDDIBOYINA: Dimmable.  
19 Yes.

20 MR. HALL: That's good.

21 MR. AMES: And I'm sure that if there  
22 are complaints on brightness, we'd be happy to  
23 adjust accordingly, but we really, we never get  
24 these types of complaints once the signs are in.  
25 And, you know, seeing what how bright the signs

1 are in the area, it won't be any brighter than the  
2 signs that you're seeing already in Novi.

3 CHAIRPERSON PEDDIBOYINA: I have no  
4 objection not because of the traffic those things  
5 I have a concern. Okay. Yeah. It's open to the  
6 board, and I travel there many times. I live in  
7 the same street and I have no objection to  
8 approval on this case, and it's open to the board.  
9 Okay. Please go ahead Montague, Member Montague.

10 MEMBER MONTAGUE: Yeah. In looking at  
11 it to the west is probably the biggest concern.  
12 There's no screening there. Would the Applicant  
13 accept a condition on this that the sign is shut  
14 down from 10 p.m. to 6 a.m.?

15 MR. WOZNIAK: Yes, we can to that.

16 MEMBER MONTAGUE: And then another  
17 condition would be that it's a static message.  
18 You wouldn't change it to a flashing message.

19 MR. WOZNIAK: The message may change  
20 during --

21 MEMBER MONTAGUE: You'll change the  
22 message but it won't be a flashing, it will be a  
23 static, it will just change to another static.

24 MR. AMES: Yes. It will be static.  
25 And also to address your first question, Mr.



1 Montague, what you're looking at to the west, that  
2 is actually a side entry garage to the home, and  
3 the front of the home faces 9 Mile.

4 MEMBER MONTAGUE: I went by and looked  
5 at the site and was worried about across the  
6 street. Behind the other side you're across 9  
7 Mile there's quite a bit of foliage there, so  
8 that's pretty good. Your current sign is canted  
9 so if it was written on the back side it wouldn't  
10 show. This one now is going to be parallel so  
11 it's a little different orientation the signage.

12 MR. WOZNIAK: Right. It's going to be  
13 perpendicular to 9 Mile.

14 MEMBER MONTAGUE: Right. Yeah. I  
15 understand. Your orientation is fine.

16 MR. WOZNIAK: Okay. Thank you.

17 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
18 you, Member Montague. Dr. Sanghvi.

19 MEMBER SANGHVI: Thank you. Well, I  
20 lived in your neighborhood almost 49 years. There  
21 was a horse farm across the street from your  
22 church and the character of the whole neighborhood  
23 has changed tremendously. Those mud roads have  
24 become thoroughfares now, and I can understand  
25 that you want to update your sign there at the

1 church. It's almost like a holy city. We're  
2 almost 40, 50 different churches in this town now,  
3 and I'm sure the character of your parishioners  
4 have also changed over those years and they are  
5 looking for some updates.

6 MR. WOZNIAK: That's correct.

7 MEMBER SANGHVI: I agree that you need  
8 to update your sign. My only reservation, if I  
9 may call it, is that so long is as there's not a  
10 flashing light, I have no problem. Thank you very  
11 much.

12 MR. WOZNIAK: Thank you.

13 CHAIRPERSON PEDDIBOYINA: Anybody?

14 MEMBER MCLOED: Just comment that I  
15 also like the idea off having the sign off between  
16 10 and 6. I drive down that road probably at  
17 least once a week, so it's better not having the  
18 distracting lights and having to read messages at  
19 night.

20 MR. WOZNIAK: That would be of interest  
21 to us anyway. It makes it last longer, and these  
22 signs are expensive enough.

23 CHAIRPERSON PEDDIBOYINA: Okay. Any  
24 other board member, please? Looks like none.  
25 It's motion time. Member Montague.

1           MEMBER MONTAGUE: I move that we grant  
2 the variance in Case No. PZ24-0031 sought by  
3 Johnson Sign Company, for a changeable copy ground  
4 sign within 150 feet of a residential use on the  
5 basis of the following. That the request is based  
6 upon circumstances or features that are  
7 exceptional. It is a corner lot and pretty busy  
8 roads so to give their congregation information.  
9 That the failure to grant relief will prevent or  
10 limit the use of the property because of their  
11 need for spreading information to their  
12 congregation. The grant of relief will not result  
13 in a use or structure that is incompatible with or  
14 unreasonably interferes with adjacent or  
15 surrounding properties because of existing  
16 planning screening and the orientation. The  
17 variance would be subject to it being a static  
18 message only and for the sign to be shut down from  
19 10 p.m. to 6 a.m. daily.

20           MEMBER LONGO: I second that motion.

21           CHAIRPERSON PEDDIBOYINA: Beth, please  
22 go ahead.

23           MS. SAARELA: There's two standards, C  
24 and D. Did you have any facts to support standard  
25 C and D listed as --

1 MEMBER MONTAGUE: My understanding was  
2 it doesn't have to be them all, but some of them.  
3 Am I wrong?

4 MS. SAARELA: You're supposed to meet  
5 all the standards.

6 MEMBER MONTAGUE: I will go back and  
7 say the grant of relief would be offset by other  
8 improvements or actions and that will be the  
9 conditions of shutting down the sign and it being  
10 a static message only. The construction of  
11 conforming sign will require the removal or  
12 significant alteration of natural features on the  
13 property because of its location.

14 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
15 you. Somebody make a second, please.

16 MEMBER LONGO: I second again.

17 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
18 you. And roll call.

19 MS. FLETCHER: Member McLeod?

20 MEMBER MCLOED: Yes.

21 MS. FLETCHER: Member Montague?

22 MEMBER MONTAGUE: Yes.

23 MS. FLETCHER: Member Sanghvi?

24 MEMBER SANGHVI: Yes.

25 MS. FLETCHER: Member Longo?

1 MEMBER LONGO: Yes.

2 MS. FLETCHER: Chairperson Peddiboyina?

3 CHAIRPERSON PEDDIBOYINA: Yes, please.

4 MS. FLETCHER: Thank you. Motion

5 carries.

6 CHAIRPERSON PEDDIBOYINA: Thank you.

7 Congratulations. Good luck.

8 MR. WOZNIAK: Thank you.

9 CHAIRPERSON PEDDIBOYINA: And before I  
10 adjourn, any other matters tonight?

11 MR. HALL: We have a training session  
12 coming up.

13 CHAIRPERSON PEDDIBOYINA: Looks like  
14 none. Say aye all in favor I'll adjourn.

15 MS. FLETCHER: Just as a reminder, we  
16 do have our training session next Tuesday at 6:00  
17 at the library. I'll be sending out one more  
18 final confirmation email. If you guys could  
19 please confirm whether you are going to be  
20 attending or not, I would appreciate it.

21 CHAIRPERSON PEDDIBOYINA: 6 p.m. on  
22 Tuesday in Novi Library.

23 MS. FLETCHER: At the library.

24 CHAIRPERSON PEDDIBOYINA: How long it  
25 takes, one or two hours?

1 MS. FLETCHER: I'm sorry?

2 CHAIRPERSON PEDDIBOYINA: How long it  
3 takes?

4 MS. FLETCHER: It's about two hours.

5 MR. HALL: It's a combination of the  
6 planning commission and ZBA, so be both together.

7 CHAIRPERSON PEDDIBOYINA: What was  
8 that?

9 MR. HALL: It will be a combination  
10 meeting with the planning commission and the ZBA  
11 commission. So we'll have together training and  
12 then we'll break out in breakout groups.

13 CHAIRPERSON PEDDIBOYINA: Secretary, I  
14 have a question. Dinner is provided or no?

15 MS. FLETCHER: We are going to provide  
16 food, yes. Make sure you're there at 6:00.

17 CHAIRPERSON PEDDIBOYINA: I would like  
18 to bring from my restaurant Indian. Is it okay?

19 MS. FLETCHER: You are more than  
20 welcome to bring.

21 MR. HALL: We would appreciate that.

22 CHAIRPERSON PEDDIBOYINA: Thank you.  
23 Thank you so much. Any other matters tonight  
24 before I adjourn? Okay. Looks like none. Say  
25 all in favor say aye.

1 THE BOARD: Aye.

2 CHAIRPERSON PEDDIBOYINA: Any nays?

3 Nothing? Good luck and good night. And meeting  
4 adjourned.

5 (The meeting was adjourned at 8:19 p.m.)

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CERTIFICATE OF NOTARY

STATE OF MICHIGAN )  
 ) SS  
COUNTY OF OAKLAND )

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

*Melinda R. Womack*

Melinda R. Womack, CSR-3611

Notary Public, Oakland County, Michigan

My Commission expires: 06-22-2025



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**\$300** 35:16  


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**14** 36:21 37:1,5,7,9,22 38:20  
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**2** 26:3,4,5  
**20** 12:10,25 39:2  
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**24** 35:23 36:13,20 54:18,22  
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**28** 37:10  
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**28-5(b)(1)a** 26:1  
**28-5(g)(6)** 48:9  
**29** 40:21  
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**3.1.5** 34:7,9,11  
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**30** 34:8,10 35:17 36:20  
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