

**Meeting**  
**05/14/2024**

1                   REGULAR MEETING - ZONING BOARD OF APPEALS

2                   CITY OF NOVI

3                   TUESDAY, MAY 14, 2024

4                   Council Chambers/Novi Civic Center

5                   41725 Novi Road

6                   Novi, Michigan

7   BOARD MEMBERS:

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

13   ABSENT EXCUSED:

14                  Member Thompson  
15                  Member Longo

16   ALSO PRESENT:

17                  Alan Hall (Community Development Deputy  
18                  Director)  
19                  Joellen Shortley (City Attorney)  
20                  Sarah Fletcher (Recording Secretary)

21   REPORTED BY:

22                  Melinda R. Womack  
23                  Certified Shorthand Reporter

24  
25

	AGENDA	
		Page
1		
2		
3	Call to Order	3
4	Pledge of Allegiance	3
5	Roll Call	3
6	Public Hearing	3
7	Public Hearing Format and Rules of Conduct	4
8	Minutes - April 2024	4
9	Approval of Agenda	4
10	Public Remarks	5
11	Other Matters	74
12	Adjournment	75
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

1 CHAIRPERSON: Good evening. Call to order.

2 Pledge of Allegiance by Montague. Please, everybody

3 stand up for the Pledge.

4 (Pledge of Allegiance recited)

5 CHAIRPERSON PEDDIBOYINA: Thank you.

6 Please be seated and mute your cell phones. And

7 roll call, please.

8 MS. FLETCHER: Chairperson Peddiboyina?

9 CHAIRPERSON PEDDIBOYINA: Yes, please.

10 MS. FLETCHER: Member Sanghvi?

11 MEMBER SANGHVI: Here.

12 MS. FLETCHER: Member Thompson? Absent

13 excused. Member Longo? Absent excused. Member

14 Montague?

15 MEMBER MONTAGUE: Present.

16 MS. FLETCHER: Member Krieger?

17 MEMBER KRIEGER: Here.

18 MS. FLETCHER: Member McLeod?

19 MEMBER McLEOD: Here.

20 MS. FLETCHER: Thank you.

21 CHAIRPERSON PEDDIBOYINA: Thank you.

22 And we have a quorum. And public hearing and

23 format and rules of conduct. And I welcome you

24 all. City of Novi Zoning Board of Appeals. Today

25 is May 14, 7 p.m. When I call for the case,

1 anybody who is presenting the case, please come to  
2 the podium. Please tell your first and last name  
3 clearly for our secretary for the record. And if  
4 you have anything, you can present anything on the  
5 screen you can present. And there's a screen so  
6 we can watch it. And also the audience, we have  
7 only three minutes limit time. We have today  
8 seven cases. Please help us. And thank you.

9           And minutes of April 2024, any changes?  
10 Any modifications? Somebody can make a motion on  
11 that, please?

12           MEMBER KRIEGER: I move to accept the  
13 minutes of April 2024.

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

16           MEMBER MONTAGUE: Second.

17           CHAIRPERSON PEDDIBOYINA: Any changes?  
18 Any nays? Say aye all in favor.

19           THE BOARD: Aye.

20           CHAIRPERSON PEDDIBOYINA: Thank you.  
21 Any nays? Approved. And approval of the agenda,  
22 any changes? Any modifications? Any additions?  
23 Please, this is the time where you can approve the  
24 agenda.

25           MEMBER KRIEGER: I move to approve the

1 agenda for this evening.

2 CHAIRPERSON PEDDIBOYINA: Somebody can  
3 make a second, please.

4 MEMBER MONTAGUE: Second.

5 CHAIRPERSON PEDDIBOYINA: Thank you.  
6 And public remarks? Anybody would like to add any  
7 public remarks, this is the time to where you can  
8 come and talk to onto the podium and you can  
9 express your remarks. Looks like none. Thank  
10 you.

11 And public hearing, today we have seven  
12 cases. I'll go one by one. And please, talk very  
13 slowly and clearly for our record and it will be  
14 helpful for our secretary also. Thank you.

15 Today's first case: PZ24-0004 (El Car  
16 Wash) 48648 Grand River Avenue, on Grand River  
17 Avenue, east of Wixom Road, Parcel  
18 50-22-17-126-006. The applicant is requesting a  
19 variance from City of Novi Zoning Ordinance  
20 Section 3.10.3.a to allow one overhead door to  
21 face a major thoroughfare (Grand River Avenue).  
22 This property is zoned General Business (B-3).  
23 Is the Applicant present, please? Please come to  
24 the podium. Thank you. And you can present your  
25 case, sir.

1 MR. LANDRY: Thank you, Mr. Chairman.  
2 My name is David Landry, and I represent the  
3 Applicant this evening, El Car Wash. We are  
4 seeking a variance from the zoning ordinance to  
5 allow one overhead door facing a major  
6 thoroughfare, Grand River. The reason is simply  
7 the physical conditions of the land. Looking at  
8 the criteria for granting such an ordinance, the  
9 first standard is physical condition. There are  
10 site constraints, the shape of the lot in  
11 particular. If I can show this if this will show  
12 up on the screen.

13 CHAIRPERSON PEDDIBOYINA: Yes, please.

14 MR. LANDRY: You can see that this lot,  
15 Grand River, is down here. 12 Mile is up here.  
16 It's a long, skinny lot. It's not self-created.  
17 We didn't create this. But it's really the third  
18 criteria that's strict compliance. Strict  
19 compliance would not allow this use. It's  
20 important to note it's a principal permitted use  
21 in B-3, okay? So we're not asking -- we didn't  
22 ask the Planning Commission for a special land  
23 use. It's a principal permitted use. Planning  
24 Commission approved preliminary site plan  
25 contingent on this body granting the one variance

1 we're asking for.

2           When it comes to a car wash, you have  
3 to have several consideration. You have to have  
4 space for stacking of the vehicles, so the car  
5 wash can only go in this space north to south.  
6 You have to have turning radii for fire vehicles  
7 to come in. We have to make sure we're not  
8 blocking any other adjacent. And so strict  
9 compliance just isn't possible for this principal  
10 permitted use. It's the minimum variance  
11 necessary. We're only asking for one. No adverse  
12 impact on surrounding properties. This is what it  
13 would look like coming from going west on Grand  
14 River. You wouldn't even see it coming out.  
15 Nobody showed up at the Planning Commission.

16           And I just went to add one other thing  
17 because I think it's kind of cool for this. This  
18 car wash has heated pavement. So in the winter  
19 sometimes around exits of car wash, cars come out  
20 and drip water. It freezes, and sometimes you  
21 have to worry about skidding into the road. This  
22 is all heated. So that's not going to happen at  
23 this car wash.

24           So I have a representative of the  
25 developer present if the Zoning Board of Appeals

1 has any questions. Other than that, we would ask  
2 for a consideration for the variance.

3 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
4 you, Mr. Landry. I know you're an attorney. You  
5 don't have to give any oath. Anybody would like  
6 to speak on this case? Okay. Looks like none.  
7 From the City?

8 MR. HALL: Thank you, Mr. Chairman.  
9 Yes, it is a tight site and it is designed  
10 appropriately for the site. There are two major  
11 roads -- or two roads that it faces. So one is  
12 Grand River. That's the one you're asking for a  
13 variance on. The 12 Mile Road isn't considered a  
14 major road. It's a lesser road at that point.  
15 It's a major road away from the site, but not this  
16 particular site. So they're only asking for the  
17 one variance, which is appropriate. And the  
18 design is approved by the planning department.  
19 Thank you.

20 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
21 you, City. Correspondence secretary.

22 MEMBER KRIEGER: Twenty-three were  
23 mailed in this case, zero returned, no objections,  
24 no approvals.

25 CHAIRPERSON PEDDIBOYINA: Okay. So



1 open to the board. Dr. Sanghvi?

2 MEMBER SANGHVI: Thank you. I came and  
3 visited the site and looked around, and I don't  
4 think there is any other site where you can put  
5 this overhead door, and so I have no problem in  
6 supporting your application. Thank you.

7 CHAIRPERSON PEDDIBOYINA: Thank you.  
8 Any other board member, please? Okay. Mr.  
9 Montague?

10 MEMBER MONTAGUE: Yes. I think it's a  
11 very good job of a site plan on a difficult site.  
12 It's long and skinny, and I definitely appreciate  
13 the landscaping that is provided with the site  
14 plan. Thank you.

15 CHAIRPERSON PEDDIBOYINA: Okay. Any  
16 other board members? Okay. Looks like none. And  
17 my comments as for our board members spoken  
18 already, and I know you're a good presenter, and I  
19 saw the presentation, it's very nice and I have no  
20 objection on this case. And somebody can make a  
21 motion on this case? Linda?

22 MEMBER KRIEGER: In case number  
23 PZ24-0004, El Car Wash on Grand River, I move to  
24 grant the request the Petitioner has for showing  
25 practical difficulty. Without the variance, the

1 Petitioner will be unreasonably prevented or  
2 limited with respect to the use of property  
3 because of the shape of its lot, and the  
4 topography and location. It is a principal  
5 permitted use, so it will be acceptable. The  
6 property is unique because of the location and  
7 topography. The Petitioner did not create the  
8 condition because it's -- the site is between two  
9 roads, and one is a major road. The relief  
10 granted will not unreasonably interfere with  
11 adjacent or surrounding properties because it is  
12 well situated creation and will have heated  
13 pavement for exiting to minimize winter  
14 conditions. And the relief will not unreasonably  
15 interfere with adjacent or surrounding properties  
16 because of this and is consistent and with the  
17 spirit and intent of the ordinance because of  
18 minimum request.

19 CHAIRPERSON PEDDIBOYINA: Thank you.  
20 Somebody can make a second, please.

21 MEMBER SANGHVI: Second.

22 CHAIRPERSON PEDDIBOYINA: Dr. Sanghvi.  
23 Okay. Thank you. Roll call, please.

24 MS. FLETCHER: Chairperson Peddiboyina?

25 CHAIRPERSON PEDDIBOYINA: Yes.

1 MS. FLETCHER: Member Sanghvi?

2 MEMBER SANGHVI: Yes.

3 MS. FLETCHER: Member Montague?

4 MEMBER MONTAGUE: Yes.

5 MS. FLETCHER: Member Krieger?

6 MEMBER KRIEGER: Yes.

7 MS. FLETCHER: Member McLeod?

8 MEMBER McLEOD: Yes.

9 MS. FLETCHER: Thank you. Motion  
10 carries.

11 CHAIRPERSON PEDDIBOYINA:

12 Congratulations David Landry. Good luck.

13 MR. LANDRY: Thank you.

14 CHAIRPERSON PEDDIBOYINA: Case number  
15 PZ24-0005 (Forever Pergola) 905 South Lake Drive,  
16 on South Lake Drive, east of Thirteen Mile Road,  
17 Parcel 50-22-03-451-014. The applicant is  
18 requesting a variance from the City of Novi Zoning  
19 Ordinance Section 3.32(7) for a rear yard setback  
20 of 12 ft. (17 ft. Required, variance of 5 ft.).  
21 This property is zoned One-Family Residential  
22 (R-4). Is Applicant present, please? First  
23 spell your first and last name clearly for our  
24 secretary. If you're not an attorney, you need  
25 give an oath by our secretary.

1 MR. BARRON-RATZ: My names Matthew  
2 Barron-Ratz. Forever Pergola representing the  
3 Heath Family at this residence.

4 MEMBER KRIEGER: Are you an attorney?

5 MR. BARRON-RATZ: I am not an attorney.

6 MEMBER KRIEGER: Do you swear or affirm  
7 to tell the truth in this case?

8 MR. BARRON-RATZ: Yes.

9 MEMBER KRIEGER: Thank you.

10 CHAIRPERSON PEDDIBOYINA: Matthew, you  
11 can proceed where we can help you tonight on this  
12 case, please.

13 MR. BARRON-RATZ: We are requesting a  
14 variance of five feet to build a pergola off their  
15 south-facing back patio. The pergola will extend  
16 12 foot past their house, and the setback  
17 currently is 17 feet. I have a plan here. I'm  
18 not sure if this will work or not. So that's the  
19 rear-facing yard. South facing. They get a lot  
20 of sun back there and would like to enjoy their  
21 existing back patio, so we're proposing the  
22 pergola.

23 The site conditions would be too narrow  
24 of a lot to --

25 CHAIRPERSON PEDDIBOYINA: Matthew, and

1 you speak louder, please.

2 MR. BARRON-RATZ: Yep. It's too narrow  
3 of a lot to build an appropriately sized pergola  
4 to enjoy their back patio as it stands.

5 CHAIRPERSON PEDDIBOYINA: Okay.  
6 Anything you'd like to add?

7 MR. BARRON-RATZ: I could show you a 3D  
8 design of it as well. It will match the existing  
9 siding. Won't create any obstructions to any  
10 other neighbors. It's pretty standard pergola.  
11 That would be it.

12 CHAIRPERSON PEDDIBOYINA: Thank you so  
13 much for your presentation, Matthew. Anyone in  
14 the audience would like to comment on this case,  
15 Please.

16 MS. HEATH: I'm the homeowner.

17 CHAIRPERSON PEDDIBOYINA: Yeah. Please  
18 come to the podium. Tell your first and last name  
19 clearly. Matthew can you please step away so she  
20 can present. Thank you.

21 MS. HEATH: My name is Elizabeth Heath.  
22 I reside at 905 South Lake Drive.

23 MEMBER KRIEGER: Are you an attorney?

24 MS. HEATH: No. I'm the resident.

25 MEMBER KRIEGER: Do you swear or affirm

1 to tell the truth in this case?

2 MS. HEATH: I do.

3 MEMBER KRIEGER: Thank you.

4 CHAIRPERSON PEDDIBOYINA: Please go  
5 ahead.

6 MS. HEATH: I just wanted to give you a  
7 little more insight onto the motivation for the  
8 pergola. Like he said, it is the south side of  
9 our house. We have a lot of direct sun,  
10 especially from west. We're interested in the  
11 pergola that he is providing because it's  
12 motorized and it has louvers on it where we can  
13 close it if it's raining and sit out there and  
14 still enjoy outdoor space. We have a grill back  
15 there and I could sit out there on the grill without,  
16 you know, worried is it raining or not. And we do  
17 have a hot tub out there and we could enjoy our  
18 hot tub too. So with this pergola, we just feel  
19 like it's an advantage to our home not only adding  
20 value, but for more functionality in the back.

21 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
22 you. Anybody would like to come? Thank you.  
23 Okay. From the city?

24 MR. HALL: Thank you, Mr. Chairman. I  
25 do have some questions.

1 CHAIRPERSON PEDDIBOYINA: Matthew, can  
2 you please stand up here please until this case is  
3 resolved? Thank you.

4 MR. HALL: So this metal shows that the  
5 structure is nine foot tall, which is not taller  
6 than the roof line, so that's good. What is the  
7 roof made of?

8 MR. BARRON-RATZ: The pergola roof?

9 MR. HALL: Yeah.

10 MR. BARRON-RATZ: It's all extruded  
11 aluminum.

12 MR. HALL: Okay. Is it flat or is it  
13 pitched, or how does that work?

14 MR. BARRON-RATZ: There will be a  
15 slight pitch according to the pre-engineered  
16 specifications.

17 MR. HALL: And is there a gutter, or  
18 the water? How does that work when it rains?

19 MR. BARRON-RATZ: Yes. There is a  
20 gutter system along the perimeter of the entire  
21 system.

22 MR. HALL: And does it go down the  
23 gutters to just a site? I mean how does that work  
24 with the drainage plan?

25 MR. BARRON-RATZ: The gutter will be

1 inside the hollow post. And then I believe for  
2 this particular drainage plan, the patio will be  
3 elevated with an open aggregate build and the  
4 water will drain subsurface.

5 MR. HALL: Okay. All right. With  
6 that, I have no objection. Thank you, sir.

7 CHAIRPERSON PEDDIBOYINA:  
8 Correspondence secretary, please.

9 MEMBER KRIEGER: For this case, 53 were  
10 mailed, five returned, zero objections, zero  
11 approvals.

12 CHAIRPERSON PEDDIBOYINA: Thank you.  
13 Okay. From the board any comment? Okay. Dr.  
14 Sanghvi?

15 MEMBER SANGHVI: Thank you. I came and  
16 visited your place on Saturday and looked around  
17 there. I think five foot variance in such a small  
18 lot you got there, and most of the lots around  
19 there are very small. So there is no other way  
20 you can put your pergola, whatever you call it,  
21 over there. I'm surprised that you want to put it  
22 in the back and not in the front. But that's your  
23 choice. And I have no problem. Thank you.

24 CHAIRPERSON PEDDIBOYINA: Thank you,  
25 Dr. Sanghvi. Any other board, please? Mr. Jay?



1 MEMBER McLEOD: Sorry. Just a quick  
2 question. I'm not sure I followed correctly. You  
3 mentioned -- or the owner mentioned that there was  
4 like a deck in the back. I think I heard that  
5 there's already like some building back there for  
6 barbecues and such. Is that correct?

7 MR. BARRON-RATZ: There's no -- there's  
8 an existing pad.

9 MR. McLEOD: Patio?

10 MR. BARRON-RATZ: Patio. Yep.

11 MR. McLEOD: Okay.

12 MR. BARRON-RATZ: Not an existing  
13 covering. I believe there may have been.

14 MS. HEATH: There's a brick paver patio  
15 in the back.

16 MR. McLEOD: And then the footprint of  
17 the pergola is -- they're the same size as the  
18 current brick?

19 MS. HEATH: Yes.

20 MEMBER McLEOD: Okay. Thank you.

21 CHAIRPERSON PEDDIBOYINA: Okay.

22 Matthew, you mentioned that this color, is it the  
23 same color they're matching?

24 MR. BARRON-RATZ: It's a similar color.  
25 It's not an exact match, but within our color

1 spectrum it's the closest color to their house  
2 siding, yes.

3 CHAIRPERSON PEDDIBOYINA: Okay. I have  
4 no objections. Okay. Jay Montague, can you make  
5 a motion, please?

6 MEMBER MONTAGUE: Sure. I move that we  
7 grant the variance in Case No. PZ24-0005 sought by  
8 Forever pergola for a rear yard setback of 12  
9 foot, which is a variance of 5 foot. The  
10 practical difficulty requiring is the combination  
11 for use of existing property where the house is  
12 already located and pretty far set back from the  
13 front yard. Without the variance they will be  
14 unreasonably prevented from use of this rear yard  
15 because it is a small lot and small back yard.  
16 The property is unique because of the orientation  
17 of the existing structure and the size of the lot  
18 and the location of that structure on the lot.  
19 Petitioner did not create the condition because  
20 the structure existed and the patio is in place.  
21 The relief granted will not unreasonably interfere  
22 because it's consistent with the neighborhood and  
23 it is the minimal required for adequate space to  
24 operate the patio. The relief is consistent with  
25 the spirit and intent of the ordinance because it

1 allows the owner to utilize the property in a  
2 pleasurable manor for outdoor activities.

3 MEMBER SANGHVI: Second.

4 CHAIRPERSON PEDDIBOYINA: Okay. Dr.  
5 Sanghvi second. Okay. Roll call, please.

6 MS. FLETCHER: Chairperson Peddiboyina?

7 CHAIRPERSON PEDDIBOYINA: Yes.

8 MS. FLETCHER: Member Sanghvi?

9 MEMBER SANGHVI: Yes.

10 MS. FLETCHER: Member Montague?

11 MEMBER MONTAGUE: Yes.

12 MS. FLETCHER: Member Krieger?

13 MEMBER KRIEGER: Yes.

14 MS. FLETCHER: Member McCleod?

15 MEMBER McLEOD: Yes.

16 MS. FLETCHER: Thank you. Motion  
17 carries.

18 CHAIRPERSON PEDDIBOYINA: Thank you,  
19 Matthew, congratulations.

20 MS. HEATH: Thank you.

21 CHAIRPERSON PEDDIBOYINA: Case no.

22 PZ24-0009 (Luxor Estates) Beck Road, on Beck Road,  
23 on Beck Road, south of Nine Mile Road, Parcel  
24 50-22-33-100-005. The applicant is requesting a  
25 variance from City of Novi Zoning Ordinance

1 Section 3.1.6 for an increase in lot coverage to  
2 46% for Lot B and 28% for Lots A & C (25% maximum,  
3 variance of 21% for Lot B and 3% for Lots A & C).  
4 This property is zoned Low-Density Multiple-Family  
5 (RM-1). Go ahead, please. Spell your last and  
6 first name clearly for the secretary if you're not  
7 an attorney, you can proceed.

8 MR. CHIESA: Good evening, Mr. Chair.  
9 My name is Ron Chiesa. I'm the architect for the  
10 project. My address 43260, Suite 210, Clinton  
11 Township, Michigan. I'm here representing Luxor  
12 Estate this evening.

13 MEMBER KRIEGER: Are you an attorney?

14 MR. CHIESA: No.

15 MEMBER KRIEGER: Do you swear or affirm  
16 to tell the truth in this case?

17 MR. CHIESA: I do.

18 MEMBER KRIEGER: Thank you.

19 CHAIRPERSON PEDDIBOYINA: Please  
20 proceed where we can help you in his case.

21 MR. CHIESA: Thank you. So I'm here  
22 representing Luxor Estates. We have a very small,  
23 narrow piece of property on Beck Road that's only  
24 1.5 acres wide. So the size of the property is  
25 obviously one of the reasons why it's currently

1 vacant. Very difficult to develop a piece that's  
2 only 200 feet of frontage. We worked with the  
3 community extensively regarding how the project is  
4 designed. We actually had the entry approach in  
5 the road, private drive, on the opposite side of  
6 the property. Due to conflicting approaches and  
7 traffic concerns and whatnot, we went back and  
8 forth. So we had to flip the project 180 degrees  
9 just to make it more viable.

10 So with that being said, our lot  
11 coverage is exceeding your ordinance. We do  
12 comply with your ordinance or exceed the ordinance  
13 in every other way, front setback, side setbacks,  
14 rear setbacks. The six units that we have, the  
15 site actually when you go through the math would  
16 allow seven. So we have six. The lot area of our  
17 development is double what's required for each  
18 unit, and the area that's required as far as  
19 width, we're also double the width. So it's kind  
20 of an anomaly that we can exceed all the other  
21 factors in our coverage, falls a little bit shy of  
22 what's in your ordinance. These are high-end  
23 condominiums. They'll probably be in the value of  
24 600 to 800, maybe 850. Again, there's four  
25 ranches, two split levels.

1           So we're looking to continue with the  
2 project. We really need the variance. Without  
3 the variance, my client really can't develop this  
4 property the way it's already been designed and  
5 approved. We've got preliminary site plan  
6 approval. We've gone through the eight different  
7 agencies for the community. They've all approved  
8 the project. They've all recommended going to  
9 final site plan approval.

10           The project design has not changed from  
11 day one when we went with your planning staff.  
12 The size of the units and the lot coverage has  
13 always been an issue that they said we would just  
14 have to seek a variance on that coverage since we  
15 met every other criteria.

16           So in wrapping up, we don't feel we'll  
17 be any adverse effects to any of the adjoining  
18 neighbors. There's a motel that was converted to  
19 a residential unit, which is to the south of us.  
20 There's single-family home to the north. We have  
21 a lot of landscaping and screening around the  
22 project. It's a great buffer between those two  
23 uses. Again, based on the value of the units  
24 here, that will be an advantage to the adjoining  
25 property owners as their property values should

1 not be affected one way, shape or form. It's a  
2 high-end development. My clients want to do  
3 something first class in your community. So I'm  
4 here tonight to ask for your approval on the  
5 variance that we need. Thank you.

6 CHAIRPERSON PEDDIBOYINA: Thank you so  
7 much. Any other comments on the public? Looks  
8 like none. From the city?

9 MR. HALL: Thank you, Mr. Chairman. I  
10 do have a couple questions. Was there a  
11 discrepancy between the lot coverage of the middle  
12 lot for what we're asking for tonight?

13 MR. CHIESA: Yeah. It's actually -- I  
14 believe that the numbers are actually less on that  
15 center lot than the 46%. I think the two-story  
16 aspect of that got taken into account on that.  
17 But, in any event, we need relief. So that's why  
18 we're here tonight.

19 MR. HALL: I think the number is more  
20 like 37% is what he's asking for, so that would be  
21 more like a 12% ask for a variance. That number's  
22 been confirmed. We've looked at that ourselves.  
23 There was a calculation error. The drawing's  
24 exactly the same as what planning's been used to  
25 looking at, and you have done a good job of making

1 it all fit on that site with the landscaping and  
2 have met all the other requirements for the  
3 ordinance, so.

4 MR. CHIESA: Thank you.

5 MR. HALL: Thank you. Mr. Chairman.

6 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
7 you from the city. And correspondence secretary.

8 MEMBER KRIEGER: For this case, 31 were  
9 mailed, one returned, two objections, zero  
10 approvals. The first objection is from Keith  
11 Stover on Barclay, Novi. The zoning ordinance as  
12 drafted as it is for a reason. The size of new  
13 structures regulated to reduce the imposition on  
14 neighboring properties allowing a larger building  
15 than is permitted by the zoning ordinance would  
16 detract from the property values of the  
17 neighboring lot. And the second one is Shilda  
18 Calmeter. I hope I said that right. And  
19 objection overcrowding. That's it.

20 CHAIRPERSON PEDDIBOYINA: Thank you.  
21 Okay. Let's open to the board. Dr. Sanghvi.

22 MEMBER SANGHVI: Thank you. I came and  
23 tried to locate your property, but I couldn't find  
24 a sign to suggest this is where you are building  
25 the Luxor Estates.



1 MR. CHIESA: It's a very -- again, it's  
2 only 200 feet.

3 MEMBER SANGHVI: I couldn't final it  
4 because I looked around two, three times driving  
5 down the road. I couldn't find it. But anyway, I  
6 always have a little difficulty in granting  
7 variance when there is a new development and a new  
8 house is being built. Just tell me why should we  
9 grant you this variance.

10 MR. CHIESA: Well, we meet all of the  
11 other criteria. The lot widths are required to be  
12 50. We're double that and greater. The  
13 percentage or the setbacks that are required, we  
14 meet every setback and we exceed the setbacks.  
15 The three buildings comprise six units. Going by  
16 the math, seven units can be built there. So  
17 we're less than the maximum density. Four of the  
18 units or to of the buildings are ranches which are  
19 low slung. The two-story unit, which is a split  
20 level is in the center. So we're separated from  
21 the property to the east by wooded area. Again,  
22 the property to the south is a motel that was  
23 turned into apartments I believe. I'm sorry, I  
24 don't know the name of it, that you could locate  
25 the property. But we meet every criteria. Your

1 planning department did not give any pushback to  
2 that. When we first presented it to them, they  
3 said you will have to get a variance, but it was  
4 recommended for approval. So the professionals in  
5 eight disciplines in this community have  
6 recommended through for approval, so that's why  
7 we're here tonight.

8 MEMBER SANGHVI: Okay. Thank you.

9 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
10 you, Dr. Sanghvi. Any other board members? Jay?

11 MEMBER McLEOD: Just couple questions  
12 to confirm. So the zoning for this area was  
13 already multifamily, correct?

14 MR. CHIESA: Correct.

15 MEMBER McLEOD: And the units that  
16 you're building, you have three units, each are of  
17 a two-family sizes. So that in order to be  
18 multifamily, two families is going to be obviously  
19 the smallest that would be able to fit. I'm  
20 curious, what is the footprint? What is the  
21 square footage of the unit?

22 MR. CHIESA: The ranch units are 2291  
23 and the split levels are 3200, roughly. Just  
24 under 3200.

25 MR. McLEOD: And these are intended to

1 be, you said, more of like luxury homes, right?

2 MR. CHIESA: Correct.

3 MR. McLEOD: Okay. That's all I really  
4 had. Overall I think it sounds like a good move  
5 and you're making due with the lot sizes that you  
6 have. The question I think would come up is,  
7 could you make the lot sizes, the home sizes  
8 smaller in square footage in order to meet the  
9 ordinance?

10 MR. CHIESA: We're off by a small  
11 percentage on the lot coverage. And with trying  
12 to maintain basically the type of homes that are  
13 on the opposite side of the street, a higher end  
14 value trying to bring in that type of buyer, the  
15 square footage has to be so big. So again, we  
16 complied with anything. The areas for each unit  
17 are double what's required. Our setbacks, they  
18 meet it or they exceed. So it's -- I think it's  
19 kind of an anomaly. We've never come across this,  
20 and I've been in practice for 25 years. We've  
21 never complied with everything else but this one  
22 area. It's kind of a unique circumstance. So I  
23 don't know if it's just based on the percentage  
24 that's allowed. 25% is only one quarter of the  
25 property. But again, we feel that it's a nice

1 development and we're going for the higher end  
2 value, and obviously we need square footage for  
3 that.

4 CHAIRPERSON PEDDIBOYINA: Okay, Jay.  
5 Go ahead.

6 MEMBER KRIEGER: So to confirm it,  
7 because that the 1.5 acres wide that you had to  
8 flip your plan and that's what caused the need for  
9 variance?

10 MR. CHIESA: No. The reason we had to  
11 flip the plan is going through traffic, the  
12 traffic reviews in your community, civil  
13 engineering reviews in your community, all the  
14 agencies that have to review the project in the  
15 early stages, they weren't comfortable with the  
16 approach been adjacent to the motel turned into an  
17 apartment building on the south.

18 One of the things that came into play  
19 is that building's approach swings onto my  
20 client's property, which you're not allowed to do.  
21 The radius from that swings onto my client's  
22 property, so that affected our approach location a  
23 little bit. We tried working, looking at  
24 different options, even considering paying for  
25 improvements to the apartment building's approach

1 trying to get the separation that the community  
2 was looking for. So they finally came back to us  
3 and said their recommendation is that we flip the  
4 property. No one has ever mentioned anything  
5 about the percentage or our lot coverage being a  
6 detriment to what we've provided.

7 MEMBER KRIEGER: Okay. And then so to  
8 the east with the neighboring subdivision there is  
9 a buffering of trees, and then you're putting in  
10 landscaping as well between neighbors?

11 MR. CHIESA: Yeah. We have a privacy  
12 fence actually that's going to go on that east  
13 property line with whatever landscaping can be  
14 incorporated. There's already a heavy wooded area  
15 there. And so there's a wooded buffer between the  
16 two developments.

17 MEMBER KRIEGER: Okay. Thank you.

18 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
19 you, Linda. And my final thing is, is there any  
20 possibility can variance reduce a little bit.

21 MR. CHIESA: The square footage of the  
22 units if we had to try to meet your ordinance it  
23 would get the units so small that they would not  
24 be able to be the high-end development.

25 CHAIRPERSON PEDDIBOYINA: Okay. Any

1 other board member would like to speak? Looks  
2 like none. Go ahead.

3 MEMBER MONTAGUE: In aggregate, if you  
4 put them together, the lot coverage is less of a  
5 percentage, but the one that's taking the most in  
6 the middle, so at least you've been sensitive to I  
7 think the arrangement on the site in doing it on  
8 your own site, so I appreciate that site layout.

9 MR. CHIESA: Thank you.

10 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
11 you, Montague. Jay, can you make a motion,  
12 please?

13 MEMBER McLEOD: Sure. And you have to  
14 correct me if I get the numbers wrong on this one.  
15 I move that we grant the variance in Case No.  
16 PZ24-0009 sought by Luxor Estates, for three lot  
17 variances of 3%, . 21% and 3% respectfully because  
18 Petitioner has shown practical difficulty  
19 requiring a larger footprint in order to fit the  
20 upscale multifamily housing. Without the variance  
21 the Petitioner will be unreasonably prevented or  
22 limited with respect to use of the property  
23 because the zoning legitimately is for low density  
24 multifamily housing which the petitioner is trying  
25 to build with the target audience of upscale

1 buyers. The property is unique because of the  
2 small lot sizes versus the multifamily housing  
3 which the Petitioner has revised the plans  
4 multiple times in order to try to make the  
5 footprint work. The Petitioner did not create the  
6 condition because they have actually met every  
7 other ordinance except for this particular one.  
8 The relief granted will not unreasonably interfere  
9 with adjacent or surrounding properties because  
10 they, again, meet all of the other ordinances  
11 regarding setbacks. The relief is consistent with  
12 the spirit and intent of the ordinance because the  
13 variance is required to attract the more upscale  
14 multi-housing style family. In making the house  
15 small would not meet the target customers demands.

16 MEMBER KRIEGER: Second.

17 CHAIRPERSON PEDDIBOYINA: Thank you.

18 Roll call, please. Sarah, roll call.

19 MR. HALL: Mr. Chairman, you approved a  
20 larger variance than they actually are requesting.  
21 That's 21%.

22 MR. McLEOD: It was 3%, 21%, 3%.

23 MR. HALL: When you do the math,  
24 actually 21% is actually 12% because it's actually  
25 better than what the calculation is. So you

1 approved a larger variance, which is fine, but if  
2 you want to revise that to 12%, that will still be  
3 in keeping with what he wants.

4 MR. McLEOD: When you said 12%, I  
5 thought you meant in aggregate across the 3, not  
6 he individual lot.

7 MR. HALL: Right. So it would be 3%,  
8 12%, 3% is what it would accurately describe what  
9 he's asking for.

10 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
11 you.

12 MEMBER KRIEGER: I second the  
13 amendment.

14 MR. HALL: Is that fair?

15 MEMBER KRIEGER: Yeah.

16 CHAIRPERSON PEDDIBOYINA: Yes.

17 MEMBER KRIEGER: He's approved it, and  
18 agreed with that.

19 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
20 you. Roll call, please.

21 MS. FLETCHER: Chairperson Peddiboyina?

22 CHAIRPERSON PEDDIBOYINA: Yes.

23 MS. FLETCHER: Member Sanghvi?

24 MEMBER SANGHVI: Yes.

25 MS. FLETCHER: Member Montague?



1 MEMBER MONTAGUE: Yes.

2 MS. FLETCHER: Member Krieger?

3 MEMBER KRIEGER: Yes member.

4 MS. FLETCHER: Member McLeod?

5 MEMBER McLEOD: Yes.

6 MS. FLETCHER: Thank you. Motion

7 carries.

8 CHAIRPERSON PEDDIBOYINA:

9 Congratulations. Case no. PZ24-0010 (Catholic  
10 Central High School) 27225 Wixom Road, on Wixom  
11 Road, south of Twelve Mile Road, Parcel  
12 50-22-18-200-027. The applicant is requesting a  
13 variance from the City of Novi Sign Ordinance  
14 Section 28-5(d) to allow an additional wall sign  
15 on the east elevation (Maximum of two wall signs  
16 are allowed for this tenant, variance of 1  
17 additional wall sign). This property is zoned  
18 One-Family Residential (R-1). Okay. Please go  
19 ahead and spell your first and last name clearly.  
20 If you're an attorney, you don't have to do oath.  
21 If you're not an attorney, you need to take an  
22 oath from the secretary. Thank you.

23 MR. TUREK: Good evening. Ed Turek,  
24 T-U-R-E-K, president of Catholic Central High  
25 School. I am not an attorney.

1 MEMBER KRIEGER: Do you swear or affirm  
2 to tell the truth in this case?

3 MR. TUREK: I do.

4 MEMBER KRIEGER: Thank you.

5 MR. TUREK: Thank you. We're here. We  
6 are finishing up our new 57,000 square feet  
7 addition of our Hall of Science. And we're here  
8 asking for permission for an additional signage.  
9 Please note that the sign will not be seen from  
10 any visible city roads. Our team is here to  
11 describe the project, answer any questions. I'll  
12 ask Andy Wozniak to come up.

13 CHAIRPERSON PEDDIBOYINA: Thank you.

14 MR. WOZNIAK: Good evening. My name is  
15 Andy Wozniak, W-O-Z-N-I-A-K. I'm with Zeimet  
16 Wozniak. We're the civil engineers on the site.  
17 I'm not an attorney.

18 MEMBER KRIEGER: Do you swear or affirm  
19 to tell the truth in this case?

20 MR. WOZNIAK: I do.

21 MEMBER KRIEGER: Thank you.

22 MR. WOZNIAK: So, what we're asking for  
23 is, as you know, two signs, both a cross and donor  
24 sign, and also it describes that it's the Hall of  
25 Science. The extraordinary circumstances on the

1 site is the shape of the lot. As you know -- as  
2 you probably know, Catholic Central is located  
3 along Wixom Road, and the buildings are not  
4 visible from the road itself. Once you get on the  
5 campus, it's important to identify which building  
6 is which, and this will say the Hall of Science on  
7 it.

8 The building is almost 700 feet from  
9 Wixom Road. I do have -- we took some pictures  
10 earlier today or yesterday, excuse me. That's  
11 from looking actually on campus further west than  
12 Wixom Road. And then as you progress along,  
13 you'll see you get into the entrance monument, or  
14 the entrance archway. And you have to get all the  
15 way onto campus here before you actually see the  
16 building in this area. So it's really not visible  
17 from Wixom Road. I suppose in the wintertime when  
18 the leaves are down, you might be able to see the  
19 building, but chances of being able to see the  
20 sign are miniscule.

21 The second point is the scale of the  
22 building. The Hall of Science is a large building  
23 addition, and the sign is in proportion to the  
24 size of the building. It's not self-created.  
25 Again, the campus is not visible from Wixom Road.

1 And once you get on to campus, requires multiple  
2 sign locations.

3 There are no adverse impact on the  
4 surrounding areas. As again, they're not visible  
5 from Wixom Road. That's pretty much all we have.

6 CHAIRPERSON PEDDIBOYINA: Okay. Do you  
7 have any sign, what is the sign you are doing?

8 MR. WOZNIAK: Yeah. Any sign what?

9 CHAIRPERSON PEDDIBOYINA: The sign, is  
10 it a digital one or a regular sign.

11 MR. WOZNIAK: We have representatives  
12 from the sign company here, and he's going to  
13 answer those questions.

14 MR. ZEVENBERGEN: Nate Zevenbergen with  
15 Universal Sign. 5001 Falcon View Grand Rapids,  
16 and I'm not an attorney.

17 MEMBER KRIEGER: Do you swear or affirm  
18 to tell the truth in this case?

19 MR. ZEVENBERGEN: I do.

20 MEMBER KRIEGER: Thank you.

21 MR. ZEVENBERGEN: Yeah. So both of  
22 these signs are actually halo illuminated signage.  
23 So what that means is they have internal LEDs that  
24 shine back towards the building, towards the wall  
25 rather than facing the viewer themselves, so it's

1 a little bit more of a softer, softer glow to that  
2 sign rather than that bright light. We've also  
3 included more of a warmer color LED in these, so  
4 it's going to match the building lighting that  
5 already exists so it will tie in quite well with  
6 the building.

7 One other thing to note too is the  
8 lettering. We built a backer pan. We're planning  
9 to build a backer pan to house all the wires and  
10 enclose those, and we're going to paint that to  
11 match the stone facade there to get it to blend  
12 into the building a little bit more.

13 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
14 you. Audience, anybody like to comment on this.  
15 Looks like none. From the city?

16 MR. HALL: Mr. Chairman. So they are  
17 looking for two variances. One is for the  
18 additional sign, as he mentioned, and the other is  
19 for the size of the signs, they're increased  
20 because of the distance from the road which are  
21 both applicable.

22 I do have some questions. On the halo  
23 lighting, that lighting you said is going to be a  
24 warm light. I'm assuming it's a temperature of  
25 Calvin, is that correct?

1 MR. ZEVENBERGEN: Yes. I believe we do  
2 have that here. It is a lower -- it is 3,000 K,  
3 so it is a very warm color.

4 MR. HALL: So that's going to be a warm  
5 light. That makes a difference for you. So it's  
6 a white light that's warm. So it's not a color.  
7 It's not going to detract from the material  
8 integrity, right? It will still be the same  
9 materials. It won't look like it's a, to be a  
10 better word, carnival. It's going to be white  
11 light that's just yellow in nature.

12 MR. ZEVENBERGEN: Correct. It's a  
13 standard white LED, just a warmer color temp, just  
14 like a standard light bulb would be.

15 MR. HALL: Okay. With that, I have no  
16 objection. Thank you, sir.

17 CHAIRPERSON PEDDIBOYINA: Thank you.  
18 Correspondence secretary.

19 MEMBER KRIEGER: For this case, 113  
20 were mailed. Six returned, zero objections, zero  
21 approvals.

22 CHAIRPERSON PEDDIBOYINA: I have a  
23 question. Is this -- can you please stand please.  
24 Is this light all the time 24/7 is on? What is  
25 the times?

1 MR. WOZNIAK: Yeah. So this can be  
2 controllable. There's going to be a timer system,  
3 and it can be regulated when, you know, turn it  
4 off during certain times. Typically, obviously,  
5 they wouldn't have it on during the day and  
6 further controls can be made.

7 CHAIRPERSON PEDDIBOYINA: No flashing  
8 or anything.

9 MR. WOZNIAK: No flashing. It's  
10 constant on or constant off. Correct.

11 CHAIRPERSON PEDDIBOYINA: Thank you.  
12 So open to the board. Dr. Sanghvi?

13 MEMBER SANGHVI: Thank you. I have  
14 known this campus from the days of Dr. Elmer.  
15 Goes back a long way starting from the beginning  
16 of this whole school until now. And I was back  
17 again on Saturday and drove around, and it's  
18 getting bigger than ever all the time, and I'm  
19 very happy that you are part of the City of Novi.  
20 And it's one of the gems of the city, in my  
21 opinion. And when I saw this sign, I think it  
22 just needs a little identification in that part of  
23 the campus, and so I have no problem. Even though  
24 it's an additional sign, I think you need it and  
25 you deserve it, and I'm all for it. Thank you.

1 MR. TUREK: Thank you.

2 CHAIRPERSON PEDDIBOYINA: Thank you,  
3 Dr. Sanghvi. Linda?

4 MEMBER KRIEGER: I agree with Dr.  
5 Sanghvi and his comments, and that also the  
6 lighting in the wintertime to have it at different  
7 times that you're going to need that. So thank  
8 you.

9 CHAIRPERSON PEDDIBOYINA: Thank you,  
10 Linda. Okay.

11 MEMBER SANGHVI: I make a motion --

12 CHAIRPERSON PEDDIBOYINA: Before  
13 motion, Dr. Sanghvi, one second.

14 MEMBER SANGHVI: Okay.

15 CHAIRPERSON PEDDIBOYINA: I came --

16 MEMBER SANGHVI: I vote that we grant  
17 the variance in Case No --

18 CHAIRPERSON PEDDIBOYINA: Dr. Sanghvi,  
19 one second. I'm sorry. Yeah, we stayed at your  
20 school, my friends, close friends went to the same  
21 school, his last name is Chapalmargu, and friends  
22 also went and beautiful campus, and you give us  
23 several things to it city, and we appreciate it,  
24 and the City of Novi, and I have no objection.  
25 Thank you so much. Dr. Sanghvi, please go ahead.



1                   MEMBER SANGHVI: I'm sorry. I was  
2 jumping the gun. Anything, here we go again. I  
3 move that we grant the variance in the Case No.  
4 PZ24-0010 for Catholic Central High School which  
5 location is on 27225 Wixom Road. And also it is  
6 an opening on the front of Twelve Mile Road also,  
7 as far as I am aware, and they are requesting an  
8 additional sign on the east elevation. This  
9 request is based on the circumstances and the  
10 features that are exceptional and unique to the  
11 property and do not result from conditions that  
12 exist generally in the different part of the city  
13 and they are not self-created. Because of the  
14 large size of the campus it is allowed to have a  
15 sign to identify this particular site. The  
16 failure to grant relief will unreasonably prevent  
17 and limit the use of the property and will result  
18 in substantially more inconvenience to the people  
19 attending the school as well as the parents and  
20 other people visiting the campus. The grant of  
21 relief would be, has already been offset by other  
22 improvements or actions already taken by the  
23 campus and school officials. The construction of  
24 the sign would require -- or does not significant  
25 alteration of natural features on the property.

1 And The grant of it will not result in a use or  
2 structure that is incompatible with or  
3 unreasonably interferes with adjacent or  
4 surrounding properties or structures. Thank you.

5 MEMBER KRIEGER: Second.

6 CHAIRPERSON PEDDIBOYINA: Thank you,  
7 Dr. Sanghvi. Roll Call, please.

8 MS. FLETCHER: Chairperson Peddiboyina?

9 CHAIRPERSON PEDDIBOYINA: Yes, please.

10 MS. FLETCHER: Member Sanghvi?

11 MEMBER SANGHVI: Yes.

12 MS. FLETCHER: Member Montague?

13 MEMBER MONTAGUE: Yes.

14 MS. FLETCHER: Member Krieger?

15 MEMBER KRIEGER: Yes.

16 MS. FLETCHER: Member McLeod?

17 MR. McLEOD: Yes.

18 MS. FLETCHER: Thank you. Motion  
19 carries.

20 CHAIRPERSON PEDDIBOYINA: Thank you.

21 PZ24-0011 (Guernsey Farms) 21300 Novi Road, on  
22 Novi Road, north of Eight Mile Road, Parcel  
23 50-22-35-301-001. The applicant is requesting a  
24 variance from the City of Novi Zoning Ordinance  
25 Section 3.1.12.D for a side yard parking setback

1 of 4.78 ft. (10 ft. Required, variance of 5.22  
2 ft.); and for a front yard parking set back of  
3 11.9 ft. (20 ft. Required, variance of 8.1 ft.).  
4 This property is zoned General Business (B-3).  
5 Thank you. And please spell your first and last  
6 name clearly for the secretary and for the court  
7 reporter. If you're not an attorney, please take  
8 the oath from the secretary.

9 MR. PHILIPS: Good evening. My name  
10 is Joe Philips, I'm an architect and I'm not an  
11 attorney.

12 MEMBER KRIEGER: Do you swear or affirm  
13 to tell the truth in this case?

14 MR. PHILIPS: I do:

15 CHAIRPERSON PEDDIBOYINA: Please go  
16 ahead, Joe, please, and where we can help you  
17 tonight on this case.

18 MR. PHILIPS: I'm sorry. I didn't  
19 hear.

20 CHAIRPERSON PEDDIBOYINA: Please go  
21 ahead and present your case.

22 MR. PHILIPS: Thank you. I'm here  
23 tonight representing Guernsey Farms Dairy, in  
24 particular, Mr. Joe Kinville, who's here with us  
25 this evening, third generation owners of the

1 business. And I will absolutely answer any  
2 questions you might have about all of the written  
3 text that we've provide you. But I just wanted to  
4 just graphically illustrate this area here, which  
5 is existing nonconformance is what we're here  
6 today to get an approval for that, and then the  
7 area in red here is the one that is the side yard  
8 setback that we're looking at.

9           The development of the addition that's  
10 on there really has helped to or will help to  
11 organize the site tremendously. Currently there  
12 are two drives, one that goes around here, and  
13 then another one that goes around there. This  
14 allows us to utilize that space for the space they  
15 desperately need to help with the function of  
16 their business.

17           Currently the north side of the  
18 building here, this is where the ice cream is  
19 unloaded onto the trucks. And you can see it's  
20 parallel to the trucks that come in, not  
21 perpendicular as was written, it has resulted in a  
22 couple accidents there with spoilage of materials.  
23 It's near the front of the building. With the  
24 solution that we've come up with the building and  
25 the site work, we've helped to kind of solidify a

1 lot of goodness on the site, I believe.

2 We tried to keep the addition as narrow  
3 as possible. There's another drawing in your  
4 package there that shows kind of the layout  
5 inside. What that illustrates is we were able to  
6 keep the aisles as narrow as possible in order to  
7 be able have the hi-lo's come in, feed ice cream  
8 on each side. Actually, we're going to get a  
9 special hi-lo that allows us to turn a little  
10 tighter than you would normally. Just trying to  
11 conserve all the space that we could in that  
12 width.

13 We weren't trying to maximize the  
14 coverage of the lot. Right here in front you can  
15 see we've got an area there that will now give  
16 kind of a representation of the corporate entrance  
17 to Guernsey. That other picture that I showed you  
18 last here, that is their corporate entrance. So  
19 we're trying to upgrade that a little bit, make it  
20 more identifiable from the front. That give us a  
21 chance to put some landscaping up there. So we're  
22 not interested necessarily in maximizing the site.  
23 All of the loading and unloading that used to  
24 occur here now occurs in the back. So we've got  
25 right here the milk products here and the ice

1 cream in the back. So all the industrial uses are  
2 now hidden behind the building.

3 The traffic flow I think is actually  
4 better. It's just one loop around as if you've  
5 been to the site you know everyone enters here.  
6 And here is kind of the public entrance. Here is  
7 back the private and working entrance there, and  
8 there's just one loop around. Before there again  
9 there was two drives there, so it kind of unifies  
10 that a little bit more.

11 We've tried to just, again, beautify  
12 the front of the building as much as possible,  
13 provide the functional needs that we're looking  
14 for, and we're asking for consideration of that  
15 area there that is red. Again, included in your  
16 packet is a photograph. This is in the site  
17 looking back towards Novi Road, and you can see  
18 the area in there. There's a swale in there.  
19 These plantings here are on the adjacent property  
20 owner, so we're asking to narrow that down a  
21 little bit. Can't really landscape in that area  
22 because of the swale.

23 So we're -- it's our belief that tis'  
24 minimal disruption, and we're looking hopefully  
25 for your favorable acceptance of our variance.

1 CHAIRPERSON PEDDIBOYINA: Thank you,  
2 Mr. Philips. Like to speak anybody? Joe? The  
3 name is Joe?

4 MR. KINVILLE: Yeah. Third generation.

5 CHAIRPERSON PEDDIBOYINA: Good luck.

6 MR. KINVILLE: Thank you. Very much.  
7 Joe Kinville. K-I-N-V-I-L-L-E.

8 MEMBER KRIEGER: Are you an attorney.  
9 No. Do you swear or affirm to tell the truth in  
10 this case?

11 MR. KINVILLE: I do. Yeah. I  
12 appreciate everything that Joe had brought up  
13 already. It's our intention to continue to  
14 operate business in the City of Novi. We've been  
15 here for 84 years or so. Been in business for 84  
16 years, and this addition will allow us to be able  
17 to do that. Right now we're saying no to so much  
18 business because we don't have the space to put  
19 more ice cream. The way we -- the way we load  
20 trucks currently I think in 2000 is when we did  
21 our most recent addition to that side of the  
22 building. There was design to load side loading  
23 trucks. Those side loading trucks are all gone  
24 now. Now they're all backloading trucks. That's  
25 what the need for this addition is with the

1 addition of more storage space. So to be able to  
2 park these cars kind of where they're already  
3 parked already, we feel like is very reasonable.  
4 So thank you very much.

5 CHAIRPERSON PEDDIBOYINA: Thank you.  
6 Anybody in the audience would like to speak on  
7 this case please? Looks like none. From the  
8 city?

9 MR. HALL: Thank you, Mr. Chairman.  
10 Just for historical reference this project was  
11 granted a variance back in February of 2020 for  
12 the absence of end islands in the parking lot.  
13 There was also another variance granted in May of  
14 2020 for allowing six additional signs. I did  
15 talk to the planning department. This is a very  
16 tight site with an existing project. They did a  
17 really good job of organization on this so we have  
18 no objections.

19 CHAIRPERSON PEDDIBOYINA: Thank you.  
20 Correspondence secretary.

21 MEMBER KRIEGER: In this case 36 were  
22 mailed, two returned, zero objections, zero  
23 approvals.

24 CHAIRPERSON PEDDIBOYINA: Thank you,  
25 Linda. I recall my memory one of the -- you guys



1 upgraded in the pandemic time, no? You carried  
2 everything inside?

3 MR. KINVILLE: Correct:

4 CHAIRPERSON PEDDIBOYINA: And the  
5 ex-mayor, Bob Gatt, came and inaugurated or  
6 something? Our mayor? Bob Gatt?

7 MR. KINVILLE: Oh, yeah. The mayor  
8 came through. Yeah.

9 CHAIRPERSON PEDDIBOYINA: I remember  
10 one of the state he addressed about you guys did a  
11 fantastic job and it's such a wonderful ice cream.  
12 They always come and eat and nobody resists. And  
13 I have no objection on that open to the board.  
14 Dr. Sanghvi.

15 MEMBER SANGHVI: Thank you. Well I've  
16 loved this play for over 45 years. And it was the  
17 days before you had a restaurant or anything. It  
18 was just ice cream. And I don't know weather you  
19 guys know it, but many years ago People magazine  
20 wrote Guernsey ice cream is one of the top five  
21 ice creams in the United States.

22 MR. KINVILLE: Oh, yeah. We know it.

23 MEMBER SANGHVI: And we go back a long  
24 way. An ever expanding business. I don't know  
25 where you are you going to go next because the way

1 you are expanding, you're so popular it's really  
2 hard to come and park there, you see, especially  
3 in summertime. And I understand your need for  
4 your increased parking space and all that. And I  
5 know your little ditch in front there along Novi  
6 Road and all that. But I think the way you're  
7 planning it, I think you are doing the right way  
8 and I have no problem granting your variance.  
9 Thank you.

10 CHAIRPERSON PEDDIBOYINA: Thank you,  
11 Dr. Sanghvi. Linda?

12 MEMBER KRIEGER: Yep. I can't imagine  
13 Guernsey not being there so. I've been there  
14 since I was 12, and I'm a little bit more than  
15 that. So and yep. They came in the square  
16 cartons before. And then milk is the best and it  
17 still is the best chocolate milk. And I have no  
18 problem with any of your requests.

19 CHAIRPERSON PEDDIBOYINA: Okay.  
20 Montague?

21 MEMBER MONTAGUE: Yes. I think the  
22 solution to clean out the site circulation is very  
23 good. It is a congested site, as we've all been  
24 there and tried to drive around. The other thing  
25 I applaud is cleaning up that end of that front

1 facade. It's not the best feature right now. So  
2 cleaning that up I think will be a real plus. And  
3 I also appreciate that you upgraded the  
4 landscaping. So thank you.

5 CHAIRPERSON PEDDIBOYINA: Thank you,  
6 Montague. Okay.

7 MR. McLEOD: Another question. So I  
8 understand the sign setback, but I didn't  
9 understand the front parking setback. Could you  
10 point out on the diagram what that is?

11 MR. PHILIPS: Yes. That was something  
12 that I wasn't aware of that we were going to be  
13 here for tonight. I think it was something that  
14 was discovered after we submitted. But I'll  
15 explain it, and then if you could let me know if  
16 I'm wrong. But this area right here, this is  
17 actually the setback from the parking that dashed  
18 line near the from of the pace. So that right  
19 there is technically in violation of the front  
20 yard setback for parking. Did I state that  
21 correctly?

22 MEMBER KRIEGER: So conforming  
23 nonconforming?

24 MR. HALL: It was advertised. So  
25 that's good.

1 CHAIRPERSON PEDDIBOYINA: Okay.

2 MEMBER McLEOD: So those parking spots  
3 have been there for quite some time until they  
4 were noticed.

5 MR. PHILIPS: That's correct. We're  
6 going to be repaving, so that may be part of the  
7 reason.

8 CHAIRPERSON PEDDIBOYINA: Okay. Go  
9 ahead and make a motion please.

10 MEMBER McLEOD: All right. Sure. So  
11 in the interest of full disclosure, I do have a  
12 carton of Guernsey ice cream at home. So I move  
13 that we grant the variance in Case No. PZ24-0011  
14 sought by Guernsey Farms for both the side yard  
15 setback as well as the front setback. Side yard  
16 of 4.75 and front of 11.9 because the Petitioner  
17 has shown practical difficulty in expanding the  
18 space needed for operations. Without the variance  
19 the Petitioner will be unreasonably prevented or  
20 limited with respect to use of the property  
21 because the additional space will improve employee  
22 safety and operations. The property is unique  
23 because it is a sliver property wedged up against  
24 a railroad track. Petitioner did not create the  
25 condition because the petitioner is doing its best

1 to fit the operation within the property size  
2 allotted. The relief granted will not  
3 unreasonably interfere with adjacent or  
4 surrounding properties because there is no  
5 encroachment on the property on the railroad track  
6 or interfering with the current parking situation.  
7 The relief is consistent with the spirit and  
8 intent of the ordinance because no one is  
9 inconvenienced. The business will be able to  
10 operate with improved safety and the company can  
11 continue to expand.

12 MEMBER KRIEGER: Second.

13 CHAIRPERSON PEDDIBOYINA: Thank you.

14 Roll call, please.

15 MS. FLETCHER: Chairperson Peddiboyina.

16 CHAIRPERSON PEDDIBOYINA: Yes.

17 MS. FLETCHER: Member Sanghvi?

18 MEMBER SANGHVI: Yes.

19 MS. FLETCHER: Member Montague?

20 MEMBER MONTAGUE: Yes.

21 MS. FLETCHER: Member Krieger?

22 MEMBER KRIEGER: Yes.

23 MS. FLETCHER: Member McLeod?

24 MEMBER McLEOD: Yes.

25 MS. FLETCHER: Thank you. Motion

1 carries.

2 CHAIRPERSON PEDDIBOYINA:

3 Congratulations.

4 MR. KINVILLE: Thank you very much.  
5 Thank you for your consideration and your time.  
6 Have a pleasant evening.

7 MEMBER KRIEGER: You too.

8 CHAIRPERSON PEDDIBOYINA: PZ24-0012  
9 (Pickleball Novi) 22650, 22700, 22750 Venture  
10 Drive, north of Nine Mile Road, west of  
11 Meadowbrook Road, Parcels 50-22-26-401 --

12 MEMBER KRIEGER: Are you here for  
13 pickleball?

14 MS. GHANNAM: No. I'm Nancy Ghannam,  
15 the next one.

16 MS. FLETCHER: Okay. Go ahead and have  
17 a seat.

18 CHAIRPERSON PEDDIBOYINA: Voting then  
19 on the pickleball?

20 MR. HALL: Go ahead. I can answer  
21 that. You want me to answer it now?

22 MEMBER KRIEGER: Yeah.

23 CHAIRPERSON PEDDIBOYINA: Go ahead.

24 MR. HALL: So they have asked to  
25 postpone their hearing until June 11, the next

1 hearing. If that can be -- do they have to vote  
2 on that.

3 CHAIRPERSON PEDDIBOYINA: Linda, do you  
4 want to make any motion or anything?

5 MEMBER KRIEGER: I move to change the  
6 pickleball petition from tonight to June 11th,  
7 2024.

8 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
9 you. Roll call.

10 MS. FLETCHER: Chairperson Peddiboyina.

11 CHAIRPERSON PEDDIBOYINA: Yes.

12 MS. FLETCHER: Member Sanghvi?

13 MEMBER SANGHVI: Yes.

14 MS. FLETCHER: Member Montague?

15 MEMBER MONTAGUE: Yes.

16 MS. FLETCHER: Member Krieger?

17 MEMBER KRIEGER: Yes.

18 MS. FLETCHER: Member McLeod?

19 MEMBER McLEOD: Yes.

20 MS. FLETCHER: Thank you. Motion  
21 carries.

22 CHAIRPERSON PEDDIBOYINA: PZ24-0013  
23 (Nancy Ghannam) 707 South Lake Drive, on South  
24 Lake Drive, east of Thirteen Mile Road, Parcel  
25 50-22-03-454-021. The applicant is requesting a

1 variance from the City of Novi Zoning Ordinance  
2 Section 3.32.10.A for an interpretation of the  
3 ordinance regarding an unobstructed yard; Section  
4 3.32.10.A.ii.a for a 192 sq. Ft. Gazebo (100 sq.  
5 Ft. Allowed, variance of 92 sq. Ft.). This  
6 property is zoned One-Family Residential (R-4).  
7 Please go ahead and tell us first and last name  
8 clearly for the secretary. If you're an attorney,  
9 you don't need to give oath. If you're not an  
10 attorney you need to take an oath from the  
11 secretary. Thank you.

12 MS. GHANNAM: Good evening. My name  
13 is Nancy Ghannam, G-H-A-N-N-A-M. I'm not an  
14 attorney.

15 MEMBER KRIEGER: Do you swear or affirm  
16 to tell the truth in this case?

17 MS. GHANNAM: I do.

18 MEMBER KRIEGER: Thank you.

19 CHAIRPERSON PEDDIBOYINA: Please go  
20 ahead, Nancy, where we can help you tonight on  
21 this case.

22 MS. GHANNAM: Yes. So the first  
23 question, and my husband has done a lot of  
24 research on this. He was on the zoning board for  
25 years. We're not each sure we need a variance



1 because we are -- the variances are for enclosed  
2 structures and our structure is not going to be  
3 enclosed. I guess he'd gone back and forth with  
4 the city on whether we actually need a variance,  
5 and if we do need a variance, that's what we're  
6 asking for this evening. It's our understanding  
7 that we are allowed a ten-by-ten enclosed -- or  
8 100 square foot structure that's enclosed. Our  
9 structure is not enclosed. I'm showing you here  
10 what it is. It's completely open. Also all four  
11 sides you can see through it. There's several of  
12 them on the lake that are larger than ten-by-ten.  
13 There's one -- there's the condos down the street  
14 from us have two of them just like this, and one  
15 of them is 11 feet. You can see it's measured  
16 right there. And then another one is 15 feet.  
17 And so I guess the first question is if we need a  
18 variance, and then the second question is we'll  
19 ask for the variance. It is going to be a  
20 completely open structure. We don't want to  
21 create an eyesore. We don't want to block  
22 anybody's view. Our lot on 707 sits up higher  
23 than the lake side. So the houses on our street  
24 sit up higher than the lake. So the structure is  
25 even lower. It doesn't block anybody's view.

1 It's completely open. It's just a couple feet  
2 over. We want it so that we can put patio  
3 furniture and have -- have some shade, and  
4 ten-by-ten is too small. So that's what we're  
5 requesting today.

6 CHAIRPERSON PEDDIBOYINA: Okay.  
7 Anything you would like to add?

8 MS. GHANNAM: No. We're just hoping --  
9 like we've spoken to all of our neighbors. I know  
10 you guys have done the formal letter mailing, and  
11 we've informally spoken to all of our neighbors  
12 and they seem to all be fine with it. Nobody's  
13 disagreeing. Ironically, when we built our house,  
14 we just completed it in -- it's been a year. The  
15 city made us put up three canopy trees in our  
16 right-of-way which actually do block everybody's  
17 view, and our neighbors have complained about the  
18 trees, but we're forced to put them up. So it's  
19 ironic that now we're being questioned on  
20 something that's completely see-through on the  
21 lake side but the city forced us to up three trees  
22 that keep get bigger. All winter they had no  
23 leaves on them, and now they have leaves, and now  
24 we're blocking everybody's view and are all of our  
25 neighbors are irritated by the trees that the city

1 required us to put up, but this structure is --  
2 nobody has objected to it.

3 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
4 you. Would like to now nobody looks like on Zoom  
5 call or anybody. Looks like none. From the city?

6 MR. HALL: Mr. Chairman. A brief  
7 history back in May of 2022 this project was  
8 granted three variances, a front yard setback  
9 variance, a rear yard setback variance, a lot  
10 coverage of 5% variance. In July of 2022 there  
11 was a variance for, two foot six variance for a  
12 driveway. And then in May of 2023 there was a  
13 front yard setback for a patio. That's the  
14 history.

15 We would consider this as a thing that  
16 would obstruct. It has a roof on it. It could  
17 have walls. In this picture there you can see  
18 there's curtains that may or may not close, so it  
19 would block the view. So we would consider this  
20 something that would obstruct. Unobstructed would  
21 be something that would open to the air, something  
22 that wouldn't have any kind of a means of blocking  
23 any kind of view. Trees and shelters are two  
24 different things, so it's two different ordinances  
25 in that case to answer that question. So I don't

1 know if we have to look at that first because of  
2 interpretation, or do we go right in to the size  
3 variances? How do we do that part because she's  
4 asking for interpretation first. And then if we  
5 say that it is under the purview of the ordinance,  
6 then they're going to ask for a variance for the  
7 size.

8 MS. GHANNAM: Unless you just want to  
9 approve the size then we don't have to.

10 MR. HALL: So we do the interpretation  
11 first, so we should probably vote on the  
12 interpretation? I think what we'll do, Mr.  
13 Chairman, we'll probably look at the  
14 interpretation of the ordinance and see if it's  
15 under the purview first.

16 MS. SHORTLEY: So in 3.32 general  
17 exception section 10 is lots having water  
18 frontage. And in 10.2a a shed shall be no larger  
19 than ten feet by ten feet in area and no taller  
20 than eight feet in height. The lot coverage of a  
21 shed is no more than 5%. The shed is a minimum of  
22 ten feet from the adjacent roadway and a minimum  
23 of one foot from the side property lines.

24 MR. HALL: Make an interpretation of  
25 the structure.

1 MS. SHORTLEY: Well, I would say,  
2 because I did consult with Saarela about this  
3 today, who's generally your attorney, and we  
4 believe that because of the roof that is very  
5 similar to a shed that you would be able to  
6 interpret it under that section of the ordinance.

7 CHAIRPERSON PEDDIBOYINA: Anything  
8 else?

9 MR. HALL: I think that would -- the  
10 ordinance I guess that the board to consider that  
11 if this would be under the exception for a shed.  
12 The ordinance says everything has to be open, but  
13 there is exception for a shed of a certain size.  
14 So does this fall under the purview of the  
15 ordinance. That's the question you have before  
16 you right now.

17 MEMBER KRIEGER: That it does?

18 MR. HALL: It does or it doesn't. So I  
19 guess in one area, if it does, then we get a  
20 variance for the size and the height, which is  
21 bigger than what the ordinance allows for a shed.  
22 If it doesn't, that means there's no regulation on  
23 the size. It could be any size, any shape, and  
24 any height, if that makes sense.

25 MS. GHANNAM: It's our understanding

1 that a shed is something you store things in, and  
2 this will not be -- we will not be storing any  
3 anything in there.

4 MR. HALL: That's correct. What I'm  
5 asking for the board to consider is that if it's  
6 not under the purview of the ordinance, this  
7 object you have before us could be any height, any  
8 size, and any width.

9 MS. GHANNAM: Right. Which our main  
10 consideration is, obviously, we don't block our  
11 own view also because it's right in front of our  
12 house, so we're not going to put up something  
13 that's going to block our view, as well as our  
14 neighbors. We have to live with these people, so,  
15 you know.

16 MEMBER KRIEGER: I have a question.  
17 Around the corner on East Lake there's one that's  
18 similar. Did they come to the city for --

19 MR. HALL: They did. All the sheds on  
20 that side come for a variance if it's bigger than  
21 ten-by-ten by a certain height.

22 MS. GHANNAM: The condos at the end of  
23 South Lake Drive have two of them. They have two  
24 of those structures that are bigger.

25 MR. HALL: So we're not saying that

1 those -- any structure on that side would be  
2 allowed or not allowed. The question before us  
3 right now is that under the purview of the  
4 ordinance. Is that something that's obstructing.  
5 If it's not obstructing, then what we're saying in  
6 effect is that it can be any size, and width, any  
7 height. It could cover the entire property toward  
8 the lake. That would be before us. Looks like  
9 you have a patio. That patio could expand  
10 whatever that would be because it's open to the  
11 air. So that's the question I believe is before  
12 us right now, is it under the purview. If it's  
13 under the purview and it is considered a  
14 structure, then we can look at the size and the  
15 variance of that.

16 MEMBER KRIEGER: There's a slope on  
17 South Lake that's different than East Lake, where  
18 East Lake when you drive around, you can see right  
19 through. Whereas on South Lake, when you drive,  
20 the roof could potentially obstruct. Of course,  
21 it's nine feet, and I don't know how the road  
22 difference compared to the water view how much of  
23 it it would be.

24 CHAIRPERSON PEDDIBOYINA: Anything?

25 MR. McLEOD: I'll make a motion. I'll

1 move that given the precedent of having reviewed  
2 and approved, apparently, other similar structures  
3 under the precedent of being a shed that we do  
4 count this case as well as open structure under  
5 the shed ordinance.

6 MEMBER KRIEGER: Okay. Second.

7 CHAIRPERSON PEDDIBOYINA: Roll call,  
8 please. Jay, can you repeat the motion?

9 MR. McLEOD: Sure. I move that given  
10 the precedent previously set that other similar  
11 structures have been ruled upon under the  
12 ordinance of being a shed that move this one  
13 forward as well under the same ordinance for being  
14 a similar structure.

15 MEMBER KRIEGER: Second.

16 CHAIRPERSON PEDDIBOYINA: Roll call,  
17 please.

18 MS. FLETCHER: Chairperson Peddiboyina.

19 CHAIRPERSON PEDDIBOYINA: Yes.

20 MS. FLETCHER: Member Sanghvi?

21 MEMBER SANGHVI: Yes.

22 MS. FLETCHER: Member Montague?

23 MEMBER MONTAGUE: Yes.

24 MS. FLETCHER: Member Krieger?

25 MEMBER KRIEGER: Yes.



1 MS. FLETCHER: Member McLeod?

2 MEMBER McLEOD: Yes.

3 MS. FLETCHER: Thank you. Motion  
4 carries.

5 CHAIRPERSON PEDDIBOYINA: Okay.  
6 Anything from the city?

7 MR. HALL: So next we would talk about  
8 size. She wants to present her case for the size  
9 of why it's bigger than ten-by-ten by I think it's  
10 eight foot tall.

11 MS. GHANNAM: So our lot is one of the  
12 largest on South Lake Drive. We have 90 feet  
13 frontage. So relative to the size of our lot, the  
14 structure is small. It will be open all the time.  
15 People can see right through it. There are  
16 curtains there maybe on a windy day, but  
17 truthfully on a windy day, I probably won't be  
18 sitting ut on the lake anyway. So I mean those  
19 are just decorative than they are. People can see  
20 right through it. Like I said, it's going to sit  
21 low. It's ten-by-ten. You really can't put any  
22 patio furniture under a ten-by-ten structure.  
23 Those are mainly for people that are throwing all  
24 their kayaks, and paddle boards and all that kind  
25 of stuff in a ten-by-ten structure. This was just

1 something so that we can have some shade when we  
2 want to sit out on the lake. And it is a very  
3 nice looking structure. It will add to the area  
4 and we would ask that you approve a couple extra  
5 feet for us. Based on the size of our lot, it  
6 really -- relative to its -- percentage wise it  
7 doesn't take up more space than the smaller lots.  
8 Most of them are 40 feet frontage, and then  
9 ten-by-ten makes sense. But for the size of ours,  
10 we need something a little bit larger.

11 CHAIRPERSON PEDDIBOYINA: Okay.

12 MR. HALL: Thank you, Mr. Char. So  
13 yes. She's asking for a variance for the size.  
14 That ten-by-ten by eight is approved by ordinance,  
15 and she's asking for a structure that is -- I'm  
16 sorry. 12-by-16 nine and a half feet tall. So  
17 she's looking for size variances on length, width  
18 and height.

19 CHAIRPERSON PEDDIBOYINA:

20 Correspondence.

21 MEMBER KRIEGER: Twenty were mailed,  
22 zero returned, zero objections, one approval.  
23 Approval is from Francisco Esposito. Good  
24 afternoon. I'm the homeowner of 621 South Lake  
25 Drive and wanted to confirm, convey my support for

1 the variance request for a gazebo at 707 South  
2 Lake receiving a public hearing notice. That's  
3 it.

4 CHAIRPERSON PEDDIBOYINA: Thank you.  
5 Let's go to the Board. Anybody would like, go  
6 ahead. Dr. Sanghvi.

7 MEMBER SANGHVI: I came and visited  
8 again.

9 MS. GHANNAM: Why didn't you stop by  
10 for a cup of coffee?

11 MEMBER SANGHVI: I just have one  
12 question.

13 MS. GHANNAM: Yes.

14 MEMBER SANGHVI: How much is the total  
15 frontage of your property?

16 MS. GHANNAM: Ninety.

17 MEMBER SANGHVI: How much is this area  
18 going to cover in the front.

19 MS. GHANNAM: Twelve feet. It's 12  
20 by -- I can't remember. I keep forgetting the  
21 dimensions.

22 MEMBER SANGHVI: It's an enormous  
23 gazebo you are building there.

24 MS. GHANNAM: I'm sorry?

25 MEMBER SANGHVI: I say it's quite a

1 large size gazebo.

2 MS. GHANNAM: Only a couple feet more  
3 than the sheds that everybody else has.

4 MEMBER SANGHVI: Almost twice the size  
5 by the ordinance. And I can see the need and I  
6 can understand because these are all very small  
7 lots. So really, in spite of all those things, I  
8 think I can support your request. Thank you.

9 CHAIRPERSON PEDDIBOYINA: Thank you,  
10 Dr. Sanghvi. Any other board member, please.

11 MEMBER KRIEGER: Question. The  
12 excavation is for really putting down sand or --

13 MS. GHANNAM: You mean the work that's  
14 being done now?

15 MEMBER KRIEGER: Yeah.

16 MS. GHANNAM: We're putting brick  
17 pavers so that we can put it on, make it  
18 permanent. It can be affixed because we don't  
19 want it to fly away in the wind.

20 MEMBER KRIEGER: And it's going to be  
21 centered or to one side?

22 MS. GHANNAM: It's going to be off  
23 center.

24 MEMBER KRIEGER: Off center?

25 MS. GHANNAM: Off center. Yeah.

1 MEMBER KRIEGER: And then the screening  
2 would probably be for mosquito netting for  
3 nighttime just in case so nobody -- the sight --  
4 the line of sight it is not going to be  
5 obstructing because it's nighttime. And  
6 considering the proportion, considering what decks  
7 are in other areas, and the one on the East Lake,  
8 it's very similar. And ten-by-ten for company and  
9 actually going out and sitting under that, the  
10 only question I would have is the 9.5 feet on the  
11 slope is how much of the roof you're going to be  
12 seeing versus -- can configure that for us? Is  
13 the pavers going to be right at the level or --

14 MS. GHANNAM: No. Everything is -- you  
15 know, the street is here. Our lake property, we  
16 actually have built steps and you go down like  
17 three or four steps. They're actually building  
18 them right now. So it's much lower.

19 MEMBER KRIEGER: So you can see  
20 through:

21 MS. GHANNAM: Yeah. When you're  
22 looking out on the horizon or looking out this  
23 way, you're not looking down, which is where the  
24 actual top of that structure. Our main concern, we  
25 don't want to block our own view, so we're not

1 going to put up something. That's been our  
2 concern. That was our issue with the canopy trees  
3 that they made us put. The city's made us blocked  
4 our view, trees that we had to have.

5 MEMBER KRIEGER: Well, in the future,  
6 you can always prune them higher so as they  
7 mature.

8 MS. GHANNAM: The city will come back  
9 at us for that. We're afraid to touch those  
10 trees. We had to put up a bond for two years on  
11 those trees. So those trees are precious. But  
12 this, we really feel like it's not. We've talked  
13 to all our neighbors on both sides of us and that  
14 neighbor is three doors down. Everybody has them.  
15 You know, they hang out. Everybody hangs out on  
16 their lake lot, and that's what they do. But  
17 ours, I think ours is much less obstructive  
18 because you can see right through it. Everybody  
19 got sheds with four sides.

20 MEMBER KRIEGER: So you have no intent  
21 of putting sides up?

22 MS. GHANNAM: Nope. We have a  
23 basement, so all of our stuff gets stored in the  
24 basement. That's why most of the people have  
25 those structures, but those structures are way

1 block people's view more then -- I know the roof  
2 is a little bit higher, but you can still see all  
3 of the way through this structure. They have an  
4 entire enclosed shed.

5 MEMBER KRIEGER: Would you do 12-by-12?

6 MS. GHANNAM: It's already prebuilt.  
7 It's something we're going to get from Sam's Club.  
8 So if we could have adjusted it, we would, but  
9 it's pre -- it's pre done. So that's why we're  
10 hoping to save some money and buy something  
11 that's. Pre done and have if the completely  
12 built. It would cost us probably three or four  
13 times as much money than buy something that's  
14 complicated so. Economical here.

15 CHAIRPERSON PEDDIBOYINA: I'm supposed  
16 to ask you the question. You are bringing the  
17 Costco or Sam's Club, the gazebo?

18 MS. GHANNAM: Yes.

19 CHAIRPERSON PEDDIBOYINA: That's what I  
20 wanted to ask you.

21 MS. GHANNAM: Yes. Yes. It's from  
22 Sam's Club. This is the exact picture of the one  
23 that we would like to purchase.

24 CHAIRPERSON PEDDIBOYINA: Okay. Any  
25 other board member.

1 MEMBER MONTAGUE: One last. Generally  
2 I'm not really for making things bigger, but I  
3 appreciate that this one can be see through. I  
4 think most people are trying to put restrooms and  
5 all kinds of crazy things which I don't think is  
6 appropriate on that side of the road. I like this  
7 one because it's see through. It is clean. It's  
8 nice looking compared to some of the stuff that's  
9 on there. It's going to be a real improvement.

10 MS. GHANNAM: Thank you.

11 MEMBER MONTAGUE: So I do to support  
12 you on this.

13 MS. GHANNAM: Thank you.

14 CHAIRPERSON PEDDIBOYINA: Thank you.  
15 Any other board member. Linda, can you make a  
16 motion, please.

17 MEMBER KRIEGER: In Case No. PZ24-0013  
18 I move to grant their variance for the case number  
19 sought by the petitioner. The petitioner has  
20 shown practical difficulty requiring the need to  
21 fit for the lake living needs. Without the  
22 variance the Petitioner will be unreasonably  
23 prevented or limited with respect to the use of  
24 property because of the nature of living on the  
25 lake and needing materials at the lake like grill



1 and chairs. The property is unique because it is a  
2 longer lot, 90 feet. Petitioner did not create  
3 the condition because this is a lakefront  
4 property. The Petitioner is not going to  
5 unreasonably interfere with adjacent or  
6 surrounding properties because you will be able to  
7 see through to the lake with this gazebo not being  
8 enclosed. It may need mosquito netting for  
9 nighttime, and that's it. The relief is consistent  
10 with the spirit and intent of the ordinance  
11 because it is a reasonable request.

12 MEMBER SANGHVI: Second.

13 CHAIRPERSON PEDDIBOYINA: Thank you.

14 Roll call, please.

15 MS. FLETCHER: Chairperson Peddiboyina?

16 CHAIRPERSON PEDDIBOYINA: Yes.

17 MS. FLETCHER: Member Krieger?

18 MEMBER KRIEGER: Yes.

19 MS. FLETCHER: Member McLeod?

20 MR. McLEOD: Yes.

21 MS. FLETCHER: Member Montague.

22 MEMBER MONTAGUE: Yes.

23 MS. FLETCHER: Member Sanghvi?

24 MEMBER SANGHVI: Yes.

25 MS. FLETCHER: Thank you. Motion

1 carries.

2 CHAIRPERSON PEDDIBOYINA:

3 Congratulations, Nancy. Enjoy the beach with  
4 gazebo.

5 MS. GHANNAM: Thank you. I appreciate.

6 CHAIRPERSON PEDDIBOYINA: Before I  
7 adjourn, any other matters?

8 MEMBER McLEOD: Official suggestion on  
9 the forms that we were provided by the city that  
10 the approved side uses a green or blue instead of  
11 the bright red, which --

12 CHAIRPERSON PEDDIBOYINA: Thank what  
13 you. Any other matters?

14 MEMBER KRIEGER: The classes that we're  
15 going to have. You're still working on it?

16 MS. FLETCHER: We are. We're working  
17 on finalizing a date.

18 MEMBER KRIEGER: Okay.

19 MS. FLETCHER: But we May have a date  
20 in mind, June 20th, but it's not confirmed yet.

21 MEMBER KRIEGER: I just want to make  
22 sure.

23 MS. FLETCHER: I'll email ask you guys  
24 this week about it.

25 CHAIRPERSON PEDDIBOYINA: We have our

1 picnic coming and the board members. I'm sending  
2 email to our group. Please RSVP, and you can  
3 enjoy the food. Thank you. And before I adjourn,  
4 any other things? Somebody make a motion.

5 MEMBER KRIEGER: Move to adjourn. All  
6 in favor?

7 THE BOARD: Aye.

8 CHAIRPERSON PEDDIBOYINA: Thank you  
9 guys.

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

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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 meeting was taken before me at the time and  
place hereinbefore set forth 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, CSR-3611  
Notary Public,  
Oakland County, Michigan

My Commission expires: 06-22-2025

Meeting  
05/14/2024

1

---

1

---

1 33:16  
1.5 20:24 28:7  
10 43:1 60:17  
10.2a 60:18  
100 56:4 57:8  
11 54:25 57:15  
11.9 43:3 52:16  
113 38:19  
11th 55:6  
12 6:15 8:13 11:20 12:16 18:8  
50:14 67:19  
12% 23:21 31:24 32:2,4,8  
12-by-12 71:5  
12-by-16 66:16  
14 3:25  
15 57:16  
17 11:20 12:17  
180 21:8  
192 56:4

---

2

---

20 43:3  
200 21:2 25:2  
2000 47:20  
2020 48:11,14  
2022 59:7,10  
2023 59:12  
2024 4:9,13 55:7  
20th 74:20  
21% 20:3 30:17 31:21,22,24  
210 20:10  
21300 42:21

22650 54:9  
22700 54:9  
22750 54:9  
2291 26:22  
24/7 38:24  
25 27:20  
25% 20:2 27:24  
27225 33:10 41:5  
28% 20:2  
28-5(d) 33:14

---

3

---

3 32:5  
3% 20:3 30:17 31:22 32:7,8  
3,000 38:2  
3.1.12.D 42:25  
3.1.6 20:1  
3.10.3.a 5:20  
3.32 60:16  
3.32(7) 11:19  
3.32.10.A 56:2  
3.32.10.a.ii.a 56:4  
31 24:8  
3200 26:23,24  
36 48:21  
37% 23:20  
3D 13:7

---

4

---

4.75 52:16  
4.78 43:1  
40 66:8  
43260 20:10  
45 49:16

46% 20:2 23:15  
48648 5:16

---

5

---

5 11:20 18:9  
5% 59:10 60:21  
5.22 43:1  
50 25:12  
50-22-03-451-014 11:17  
50-22-03-454-021 55:25  
50-22-17-126-006 5:18  
50-22-18-200-027 33:12  
50-22-26-401 54:11  
50-22-33-100-005 19:24  
50-22-35-301-001 42:23  
5001 36:15  
53 16:9  
57,000 34:6

---

6

---

600 21:24  
621 66:24

---

7

---

7 3:25  
700 35:8  
707 55:23 57:22 67:1

---

8

---

8.1 43:3  
800 21:24  
84 47:15  
850 21:24  
8:22 75:10

---

9

---

9.5 69:10  
90 65:12 73:2  
905 11:15 13:22  
92 56:5

---

A

---

absence 48:12  
Absent 3:12,13  
absolutely 44:1  
accept 4:12  
acceptable 10:5  
acceptance 46:25  
accidents 44:22  
account 23:16  
accurately 32:8  
acres 20:24 28:7  
actions 41:22  
activities 19:2  
actual 69:24  
add 5:6 7:16 13:6 58:7 66:3  
adding 14:19  
addition 34:7 35:23 44:9 45:2  
47:16,21,25 48:1  
additional 33:14,17 34:8  
37:18 39:24 41:8 48:14 52:21  
additions 4:22  
address 20:10  
addressed 49:10  
adequate 18:23  
adjacent 7:8 10:11,15 28:16  
31:9 42:3 46:19 53:3 60:22  
73:5  
adjoining 22:17,24

adjourn 74:7 75:3,5  
adjourned 75:10  
adjusted 71:8  
advantage 14:19 22:24  
adverse 7:11 22:17 36:3  
advertised 51:24  
affected 23:1 28:22  
affirm 12:6 13:25 20:15 34:1,  
18 36:17 43:12 47:9 56:15  
affixed 68:18  
afraid 70:9  
afternoon 66:24  
agencies 22:7 28:14  
agenda 4:21,24 5:1  
aggregate 16:3 30:3 32:5  
agree 40:4  
agreed 32:18  
ahead 14:5 20:5 28:5 30:2  
33:19 40:25 43:16,21 52:9  
54:16,20,23 56:7,20 67:6  
air 59:21 63:11  
aisles 45:6  
Allegiance 3:2,4  
allotted 53:2  
allowed 27:24 28:20 33:16  
41:14 56:5 57:7 63:2  
allowing 24:14 48:14  
alteration 41:25  
aluminum 15:11  
amendment 32:13  
Andy 34:12,15  
anomaly 21:20 27:19  
anybody's 57:22,25  
apartment 28:17,25  
apartments 25:23

apparently 64:2  
Appeals 3:24 7:25  
applaud 50:25  
applicable 37:21  
applicant 5:18,23 6:3 11:17,22  
19:24 33:12 42:23 55:25  
application 9:6  
approach 21:4 28:16,19,22,25  
approaches 21:6  
appropriately 8:10 13:3  
approval 4:21 22:6,9 23:4  
26:4,6 44:6 66:22,23  
approvals 8:24 16:11 24:10  
38:21 48:23  
approve 4:23,25 60:9 66:4  
approved 4:21 6:24 8:18 22:5,  
7 31:19 32:1,17 64:2 66:14  
74:10  
April 4:9,13  
architect 20:9 43:10  
archway 35:14  
area 21:16,18 25:21 26:12  
27:22 29:14 35:16 44:4,7  
45:15 46:15,18,21 51:16  
60:19 61:19 66:3 67:17  
areas 27:16 36:4 69:7  
arrangement 30:7  
aspect 23:16  
assuming 37:24  
attending 41:19  
attorney 8:4 11:24 12:4,5  
13:23 20:7,13 33:20,21,25  
34:17 36:16 43:7,11 47:8  
56:8,10,14 61:3  
attract 31:13  
audience 4:6 13:14 30:25  
37:14 48:6  
Avenue 5:16,17,21

Meeting  
05/14/2024

3

aware 41:7 51:12

aye 4:18,19 75:7

---

**B**

---

**B-3** 5:22 6:21 43:4

**back** 12:15,20,21 13:4 14:14,  
20 16:22 17:4,5,15 18:12,15  
21:7 29:2 36:24 39:15,16 43:2  
45:24 46:1,7,17 48:11 49:23  
57:3 59:7 70:8

**backer** 37:8,9

**backloading** 47:24

**barbecues** 17:6

**Barclay** 24:11

**Barron-ratz** 12:1,2,5,8,13  
13:2,7 15:8,10,14,19,25 17:7,  
10,12,24

**based** 22:23 27:23 41:9 66:5

**basement** 70:23,24

**basically** 27:12

**beach** 74:3

**beautiful** 40:22

**beautify** 46:11

**Beck** 19:22,23 20:23

**beginning** 39:15

**belief** 46:23

**big** 27:15

**bigger** 39:18 58:22 61:21  
62:20,24 65:9 72:2

**bit** 21:21 28:23 29:20 37:1,12  
45:19 46:10,21 50:14 66:10  
71:2

**blend** 37:11

**block** 57:21,25 58:16 59:19  
62:10,13 69:25 71:1

**blocked** 70:3

**blocking** 7:8 58:24 59:22

**blue** 74:10

**board** 3:24 4:19 7:25 9:1,8,16,  
17 16:13,25 24:21 26:10 30:1  
39:12 49:13 56:24 61:10 62:5  
67:5 68:10 71:25 72:15 75:1,7

**boards** 65:24

**Bob** 49:5,6

**body** 6:25

**bond** 70:10

**brick** 17:14,18 68:16

**bright** 37:2 74:11

**bring** 27:14

**bringing** 71:16

**brought** 47:12

**buffer** 22:22 29:15

**buffering** 29:9

**build** 12:14 13:3 16:3 30:25  
37:9

**building** 17:5 24:14,24 26:16  
28:17 35:5,8,16,19,22,24  
36:24 37:4,6,12 44:18,23,24  
46:2,12 47:22 67:23 69:17

**building's** 28:19,25

**buildings** 25:15,18 35:3

**built** 25:8,16 37:8 58:13 69:16  
71:12

**bulb** 38:14

**business** 5:22 43:4 44:1,16  
47:14,15,18 49:24 53:9

**buy** 71:10,13

**buyer** 27:14

**buyers** 31:1

---

**C**

---

**C** 20:3

**calculation** 23:23 31:25

**call** 3:1,7,25 10:23 16:20 19:5

31:18 32:20 42:7 53:14 55:9  
59:5 64:7,16 73:14

**Calmeter** 24:18

**Calvin** 37:25

**campus** 35:5,11,15,25 36:1  
39:14,23 40:22 41:14,20,23

**canopy** 58:15 70:2

**car** 5:15 6:3 7:2,4,18,19,23  
9:23

**carnival** 38:10

**carried** 49:1

**carries** 11:10 19:17 33:7 42:19  
54:1 55:21 65:4 74:1

**cars** 7:19 48:2

**carton** 52:12

**cartons** 50:16

**case** 3:25 4:1 5:15,25 8:6,23  
9:20,21,22 11:14 12:7,12  
13:14 14:1 15:2 16:9 18:7  
19:21 20:16,20 24:8 30:15  
33:9 34:2,19 36:18 38:19  
40:17 41:3 43:13,17,21 47:10  
48:7,21 52:13 56:16,21 59:25  
64:4 65:8 69:3 72:17,18

**cases** 4:8 5:12

**catholic** 33:9,24 35:2 41:4

**caused** 28:8

**cell** 3:6

**center** 23:15 25:20 68:23,24,  
25

**centered** 68:21

**Central** 33:10,24 35:2 41:4

**Chair** 20:8

**Chairman** 6:1 8:8 14:24 23:9  
24:5 31:19 37:16 48:9 59:6  
60:13

**Chairperson** 3:1,5,8,9,21  
4:14,17,20 5:2,5 6:13 8:3,20,  
25 9:7,15 10:19,22,24,25  
11:11,14 12:10,25 13:5,12,17

14:4,21 15:1 16:7,12,24 17:21  
18:3 19:4,6,7,18,21 20:19  
23:6 24:6,20 26:9 28:4 29:18,  
25 30:10 31:17 32:10,16,19,  
21,22 33:8 34:13 36:6,9 37:13  
38:17,22 39:7,11 40:2,9,12,  
15,18 42:6,8,9,20 43:15,20  
47:1,5 48:5,19,24 49:4,9  
50:10,19 51:5 52:1,8 53:13,  
15,16 54:2,8,18,23 55:3,8,10,  
11,22 56:19 58:6 59:3 61:7  
63:24 64:7,16,18,19 65:5  
66:11,19 67:4 68:9 71:15,19,  
24 72:14 73:13,15,16 74:2,6,  
12,25 75:8

**chairs** 73:1

**chance** 45:21

**chances** 35:19

**change** 55:5

**changed** 22:10

**Chapalmargu** 40:21

**Char** 66:12

**Chiesa** 20:8,9,14,17,21 23:13  
24:4 25:1,10 26:14,22 27:2,10  
28:10 29:11,21 30:9

**chocolate** 50:17

**choice** 16:23

**circulation** 50:22

**circumstance** 27:22

**circumstances** 34:25 41:9

**city** 3:24 5:19 8:7,21 11:18  
14:23 19:25 23:8 24:7 33:13  
34:10 37:15 39:19,20 40:23,  
24 41:12 42:24 47:14 48:8  
56:1 57:4 58:15,21,25 59:5  
62:18 65:6 70:8 74:9

**city's** 70:3

**civil** 28:12 34:16

**class** 23:3

**classes** 74:14

**clean** 50:22 72:7

**cleaning** 50:25 51:2

**client** 22:3

**client's** 28:20,21

**clients** 23:2

**Clinton** 20:10

**close** 14:13 40:20 59:18

**closest** 18:1

**Club** 71:7,17,22

**coffee** 67:10

**color** 17:22,23,24,25 18:1 37:3  
38:3,6,13

**combination** 18:10

**comfortable** 28:15

**comment** 13:14 16:13 37:14

**comments** 9:17 23:7 40:5

**Commission** 6:22,24 7:15

**community** 21:3 22:7 23:3  
26:5 28:12,13 29:1

**company** 36:12 53:10 69:8

**compared** 63:22 72:8

**complained** 58:17

**completed** 58:14

**completely** 57:10,20 58:1,20  
71:11

**compliance** 6:18,19 7:9

**complicated** 71:14

**complied** 27:16,21

**comply** 21:12

**comprise** 25:15

**concern** 69:24 70:2

**concerns** 21:7

**condition** 6:9 10:8 18:19 31:6  
52:25 73:3

**conditions** 6:7 10:14 12:23  
41:11

**condominiums** 21:23

**condos** 57:13 62:22

**conduct** 3:23

**configure** 69:12

**confirm** 26:12 28:6 66:25

**confirmed** 23:22 74:20

**conflicting** 21:6

**conforming** 51:22

**congested** 50:23

**congratulations** 11:12 19:19  
33:9 54:3 74:3

**conserve** 45:11

**consideration** 7:3 8:2 46:14  
54:5 62:10

**considered** 8:13 63:13

**consistent** 10:16 18:22,24  
31:11 53:7 73:9

**constant** 39:10

**constraints** 6:10

**construction** 41:23

**consult** 61:2

**contingent** 6:25

**continue** 22:1 47:13 53:11

**controllable** 39:2

**controls** 39:6

**converted** 22:18

**convey** 66:25

**cool** 7:17

**corner** 62:17

**corporate** 45:16,18

**correct** 17:6 26:13,14 27:2  
30:14 37:25 38:12 39:10 49:3  
52:5 62:4

**correctly** 17:2 51:21

**correspondence** 8:21 16:8  
24:7 38:18 48:20 66:20

**cost** 71:12



**Costco** 71:17  
**count** 64:4  
**couple** 23:10 26:11 44:22 58:1  
66:4 68:2  
**court** 43:6  
**cover** 63:7 67:18  
**coverage** 20:1 21:11,21 22:12,  
14 23:11 27:11 29:5 30:4  
45:14 59:10 60:20  
**covering** 17:13  
**crazy** 72:5  
**cream** 44:18 45:7 46:1 47:19  
49:11,18,20 52:12  
**creams** 49:21  
**create** 6:17 10:7 13:9 18:19  
31:5 52:24 57:21 73:2  
**creation** 10:12  
**criteria** 6:8,18 22:15 25:11,25  
**cross** 34:23  
**cup** 67:10  
**curious** 26:20  
**current** 17:18 53:6  
**curtains** 59:18 65:16  
**customers** 31:15

---

**D**

---

**Dairy** 43:23  
**dashed** 51:17  
**date** 74:17,19  
**David** 6:2 11:12  
**day** 22:11 39:5 65:16,17  
**days** 39:14 49:17  
**deck** 17:4  
**decks** 69:6  
**decorative** 65:19  
**degrees** 21:8

**demands** 31:15  
**density** 25:17 30:23  
**department** 8:18 26:1 48:15  
**describe** 32:8 34:11  
**describes** 34:24  
**deserve** 39:25  
**design** 8:18 13:8 22:10 47:22  
**designed** 8:9 21:4 22:4  
**desperately** 44:15  
**detract** 24:16 38:7  
**detriment** 29:6  
**develop** 21:1 22:3  
**developer** 7:25  
**development** 21:17 23:2 25:7  
28:1 29:24 44:9  
**developments** 29:16  
**diagram** 51:10  
**difference** 38:5 63:22  
**difficult** 9:11 21:1  
**difficulty** 9:25 18:10 25:6  
30:18 52:17 72:20  
**digital** 36:10  
**dimensions** 67:21  
**direct** 14:9  
**disagreeing** 58:13  
**disciplines** 26:5  
**disclosure** 52:11  
**discovered** 51:14  
**discrepancy** 23:11  
**disruption** 46:24  
**distance** 37:20  
**ditch** 50:5  
**donor** 34:23  
**door** 5:20 6:5 9:5  
**doors** 70:14

**double** 21:17,19 25:12 27:17  
**drafted** 24:12  
**drain** 16:4  
**drainage** 15:24 16:2  
**drawing** 45:3  
**drawing's** 23:23  
**drip** 7:20  
**drive** 11:15,16 13:22 21:5  
50:24 54:10 55:23,24 62:23  
63:18,19 65:12 66:25  
**drives** 44:12 46:9  
**driveway** 59:12  
**driving** 25:4  
**drove** 39:17  
**due** 21:6 27:5

---

**E**

---

**earlier** 35:10  
**early** 28:15  
**east** 5:17 11:16 25:21 29:8,12  
33:15 41:8 55:24 62:17 63:17,  
18 69:7  
**eat** 49:12  
**Economical** 71:14  
**Ed** 33:23  
**effect** 63:6  
**effects** 22:17  
**el** 5:15 6:3 9:23  
**elevated** 16:3  
**elevation** 33:15 41:8  
**Elizabeth** 13:21  
**Elmer** 39:14  
**email** 74:23 75:2  
**employee** 52:21  
**enclose** 37:10

**Meeting  
05/14/2024**

**enclosed** 57:1,3,7,8,9 71:4  
73:8

**encroachment** 53:5

**end** 27:13 28:1 48:12 50:25  
62:22

**engineering** 28:13

**engineers** 34:16

**enjoy** 12:20 13:4 14:14,17  
74:3 75:3

**enormous** 67:22

**enters** 46:5

**entire** 15:20 63:7 71:4

**entrance** 35:13,14 45:16,18  
46:6,7

**entry** 21:4

**error** 23:23

**Esposito** 66:23

**Estate** 20:12

**Estates** 19:22 20:22 24:25  
30:16

**evening** 3:1 5:1 6:3 20:8,12  
33:23 34:14 43:9,25 54:6  
56:12 57:6

**event** 23:17

**everybody's** 58:16,24

**ex-mayor** 49:5

**exact** 17:25 71:22

**excavation** 68:12

**exceed** 21:12,20 25:14 27:18

**exceeding** 21:11

**exception** 60:17 61:11,13

**exceptional** 41:10

**excuse** 35:10

**excused** 3:13

**exist** 41:12

**existed** 18:20

**existing** 12:21 13:8 17:8,12  
18:11,17 44:5 48:16

**exists** 37:5

**exiting** 10:13

**exits** 7:19

**expand** 53:11 63:9

**expanding** 49:24 50:1 52:17

**explain** 51:15

**express** 5:9

**extend** 12:15

**extensively** 21:3

**extra** 66:4

**extraordinary** 34:25

**extruded** 15:10

**eyesore** 57:21

---

**F**

---

**facade** 37:11 51:1

**face** 5:21

**faces** 8:11

**facing** 6:5 12:19 36:25

**factors** 21:21

**failure** 41:16

**fair** 32:14

**Falcon** 36:15

**fall** 61:14

**falls** 21:21

**families** 26:18

**family** 12:3 31:14

**fantastic** 49:11

**Farms** 42:21 43:23 52:14

**favor** 4:18 75:6

**favorable** 46:25

**feature** 51:1

**features** 41:10,25

**February** 48:11

**feed** 45:7

**feel** 14:18 22:16 27:25 48:3  
70:12

**feet** 12:14,17 21:2 25:2 34:6  
35:8 57:15,16 58:1 60:19,20,  
22 63:21 65:12 66:5,8,16  
67:19 68:2 69:10 73:2

**fence** 29:12

**final** 22:9 25:3 29:19

**finalizing** 74:17

**finally** 29:2

**find** 24:23 25:5

**fine** 32:1 58:12

**finishing** 34:6

**fire** 7:6

**fit** 24:1 26:19 30:19 53:1 72:21

**flashing** 39:7,9

**flat** 15:12

**FLETCHER** 3:8,10,12,16,18,  
20 10:24 11:1,3,5,7,9 19:6,8,  
10,12,14,16 32:21,23,25 33:2,  
4,6 42:8,10,12,14,16,18  
53:15,17,19,21,23,25 54:16  
55:10,12,14,16,18,20 64:18,  
20,22,24 65:1,3 73:15,17,19,  
21,23,25 74:16,19,23

**flip** 21:8 28:8,11 29:3

**flow** 46:3

**fly** 68:19

**food** 75:3

**foot** 12:16 15:5 16:17 18:9  
57:8 59:11 60:23 65:10

**footage** 26:21 27:8,15 28:2  
29:21

**footprint** 17:16 26:20 30:19  
31:5

**Meeting  
05/14/2024**

**forced** 58:18,21  
**forever** 11:15 12:2 18:8  
**forgetting** 67:20  
**form** 23:1  
**formal** 58:10  
**format** 3:23  
**forms** 74:9  
**forward** 64:13  
**Francisco** 66:23  
**freezes** 7:20  
**friends** 40:20,21  
**front** 16:22 18:13 21:13 41:6  
43:2 44:23 45:14,20 46:12  
50:5,25 51:9,19 52:15,16  
59:8,13 62:11 67:18  
**frontage** 21:2 60:18 65:13  
66:8 67:15  
**ft** 11:20 43:1,2,3 56:4,5  
**full** 52:11  
**function** 44:15  
**functional** 46:13  
**functionality** 14:20  
**furniture** 58:3 65:22  
**future** 70:5

---

**G**

---

**G-H-A-N-N-A-M** 56:13  
**Gatt** 49:5,6  
**gazebo** 56:4 67:1,23 68:1  
71:17 73:7 74:4  
**gems** 39:20  
**general** 5:22 43:4 60:16  
**generally** 41:12 61:3 72:1  
**generation** 43:25 47:4  
**get all** 35:14  
**Ghannam** 54:14 55:23 56:12,

13,17,22 58:8 60:8 61:25  
62:9,22 65:11 67:9,13,16,19,  
24 68:2,13,16,22,25 69:14,21  
70:8,22 71:6,18,21 72:10,13  
74:5  
**give** 8:5 11:25 14:6 26:1 40:22  
45:15,20 56:9  
**glow** 37:1  
**good** 3:1 9:11,18 11:12 15:6  
20:8 23:25 27:4 33:23 34:14  
43:9 47:5 48:17 50:23 51:25  
56:12 66:23  
**goodness** 45:1  
**grand** 5:16,21 6:6,15 7:13  
8:12 9:23 36:15  
**grant** 9:24 18:7 25:9 30:15  
40:16 41:3,16,20 42:1 52:13  
72:18  
**granted** 10:10 18:21 31:8  
48:11,13 53:2 59:8  
**granting** 6:8,25 25:6 50:8  
**graphically** 44:4  
**great** 22:22  
**greater** 25:12  
**green** 74:10  
**grill** 14:14,15 72:25  
**group** 75:2  
**guernsey** 42:21 43:23 45:17  
49:20 50:13 52:12,14  
**guess** 57:3,17 61:10,19  
**gun** 41:2  
**gutter** 15:17,20,25  
**gutters** 15:23  
**guys** 48:25 49:10,19 58:10  
74:23 75:9

---

**H**

---

**half** 66:16

**Hall** 8:8 14:24 15:4,9,12,17,22  
16:5 23:9,19 24:5 31:19,23  
32:7,14 34:7,24 35:6,22 37:16  
38:4,15 48:9 51:24 54:20,24  
59:6 60:10,24 61:9,18 62:4,  
19,25 65:7 66:12  
**halo** 36:22 37:22  
**hang** 70:15  
**hangs** 70:15  
**happen** 7:22  
**happy** 39:19  
**hard** 50:2  
**hear** 43:19  
**heard** 17:4  
**hearing** 3:22 5:11 54:25 55:1  
67:2  
**heated** 7:18,22 10:12  
**Heath** 12:3 13:16,21,24 14:2,6  
17:14,19 19:20  
**heavy** 29:14  
**height** 60:20 61:20,24 62:7,21  
63:7 66:18  
**helped** 44:10,25  
**helpful** 5:14  
**hi-lo** 45:9  
**hi-lo's** 45:7  
**hidden** 46:2  
**High** 33:10,24 41:4  
**high-end** 21:22 23:2 29:24  
**higher** 27:13 28:1 57:22,24  
70:6 71:2  
**historical** 48:10  
**history** 59:7,14  
**hollow** 16:1  
**home** 14:19 22:20 27:7 52:12  
**homeowner** 13:16 66:24  
**homes** 27:1,12

hope 24:18  
hoping 58:8 71:10  
horizon 69:22  
hot 14:17,18  
house 12:16 14:9 18:1,11 25:8  
31:14 37:9 58:13 62:12  
houses 57:23  
housing 30:20,24 31:2  
husband 56:23

---

I

---

ice 44:18 45:7,25 47:19 49:11,  
18,20,21 52:12  
identifiable 45:20  
identification 39:22  
identify 35:5 41:15  
illuminated 36:22  
illustrate 44:4  
illustrates 45:5  
imagine 50:12  
impact 7:12 36:3  
important 6:20 35:5  
imposition 24:13  
improve 52:21  
improved 53:10  
improvement 72:9  
improvements 28:25 41:22  
inaugurated 49:5  
included 37:3 46:15  
incompatible 42:2  
inconvenience 41:18  
inconvenienced 53:9  
incorporated 29:14  
increase 20:1  
increased 37:19 50:4

individual 32:6  
industrial 46:1  
informally 58:11  
inside 16:1 45:5 49:2  
insight 14:7  
integrity 38:8  
intended 26:25  
intent 10:17 18:25 31:12 53:8  
70:20 73:10  
intention 47:13  
interest 52:11  
interested 14:10 45:22  
interfere 10:10,15 18:21 31:8  
53:3 73:5  
interferes 42:3  
interfering 53:6  
internal 36:23  
interpret 61:6  
interpretation 56:2 60:2,4,10,  
12,14,24  
ironic 58:19  
Ironically 58:13  
irritated 58:25  
islands 48:12  
issue 22:13 70:2  
it's 18:22

---

J

---

Jay 16:25 18:4 26:10 28:4  
30:11 64:8  
job 9:11 23:25 48:17 49:11  
Joe 43:10,16,24 47:2,3,7,12  
July 59:10  
jumping 41:2  
June 54:25 55:6 74:20

---

K

---

K-I-N-V-I-L-L-E 47:7  
kayaks 65:24  
keeping 32:3  
Keith 24:10  
kind 7:17 21:19 27:19,22  
44:25 45:4,16 46:6,9 48:2  
59:22,23 65:24  
kinds 72:5  
Kinville 43:24 47:4,6,7,11  
49:3,7,22 54:4  
Krieger 3:16,17 4:12,25 8:22  
9:22 11:5,6 12:4,6,9 13:23,25  
14:3 16:9 19:12,13 20:13,15,  
18 24:8 28:6 29:7,17 31:16  
32:12,15,17 33:2,3 34:1,4,18,  
21 36:17,20 38:19 40:4 42:5,  
14,15 43:12 47:8 48:21 50:12  
51:22 53:12,21,22 54:7,12,22  
55:5,16,17 56:15,18 61:17  
62:16 63:16 64:6,15,24,25  
66:21 68:11,15,20,24 69:1,19  
70:5,20 71:5 72:17 73:17,18  
74:14,18,21 75:5

---

L

---

lake 11:15,16 13:22 55:23,24  
57:12,23,24 58:21 62:17,23  
63:8,17,18,19 65:12,18 66:2,  
24 67:2 69:7,15 70:16 72:21,  
25 73:7  
lakefront 73:3  
land 6:7,22  
Landry 6:1,2,14 8:4 11:12,13  
landscape 46:21  
landscaping 9:13 22:21 24:1  
29:10,13 45:21 51:4  
large 35:22 41:14 68:1  
larger 24:14 30:19 31:20 32:1  
57:12 60:18 66:10

**Meeting  
05/14/2024**

**largest** 65:12  
**layout** 30:8 45:4  
**leaves** 35:18 58:23  
**LED** 37:3 38:13  
**LEDS** 36:23  
**legitimately** 30:23  
**length** 66:17  
**lesser** 8:14  
**letter** 58:10  
**lettering** 37:8  
**level** 25:20 69:13  
**levels** 21:25 26:23  
**light** 37:2,24 38:5,6,11,14,24  
**lighting** 37:4,23 40:6  
**limit** 4:7 41:17  
**limited** 10:2 30:22 52:20 72:23  
**Linda** 9:21 29:19 40:3,10  
48:25 50:11 55:3 72:15  
**lines** 60:23  
**live** 62:14  
**living** 72:21,24  
**load** 47:19,22  
**loading** 45:23 47:22,23  
**locate** 24:23 25:24  
**located** 18:12 35:2  
**location** 10:4,6 18:18 28:22  
41:5  
**locations** 36:2  
**long** 6:16 9:12 39:15 49:23  
**longer** 73:2  
**Longo** 3:13  
**looked** 9:3 16:16 23:22 25:4  
**loop** 46:4,8  
**lot** 6:10,14,16 10:3 12:19,24  
13:3 14:9 16:18 18:15,17,18

20:1,2,3 21:10,16 22:12,21  
23:11,12,15 24:17 25:11 27:5,  
7,11 29:5 30:4,16 31:2 32:6  
35:1 45:1,14 48:12 56:23  
57:22 59:9 60:20 65:11,13  
66:5 70:16 73:2  
**lots** 16:18 20:2,3 60:17 66:7  
68:7  
**louder** 13:1  
**louvers** 14:12  
**loved** 49:16  
**low** 25:19 30:23 65:21  
**Low-density** 20:4  
**lower** 38:2 57:25 69:18  
**luck** 11:12 47:5  
**luxor** 19:22 20:11,22 24:25  
30:16  
**luxury** 27:1

---

**M**

---

**made** 15:7 39:6 58:15 70:3  
**magazine** 49:19  
**mailed** 8:23 16:10 24:9 38:20  
48:22 66:21  
**mailing** 58:10  
**main** 62:9 69:24  
**maintain** 27:12  
**major** 5:21 6:5 8:10,14,15 10:9  
**make** 4:10,14 5:3 7:7 9:20  
10:20 18:4 21:9 27:7 30:11  
31:4 40:11 45:19 52:9 55:4  
60:24 63:25 68:17 72:15  
74:21 75:4  
**makes** 38:5 61:24 66:9  
**making** 23:25 27:5 31:14 72:2  
**manor** 19:2  
**match** 13:8 17:25 37:4,11  
**matching** 17:23

**material** 38:7  
**materials** 38:9 44:22 72:25  
**maters** 74:7  
**math** 21:15 25:16 31:23  
**matters** 74:13  
**Matthew** 12:1,10,25 13:13,19  
15:1 17:22 19:19  
**mature** 70:7  
**maximize** 45:13  
**maximizing** 45:22  
**maximum** 20:2 25:17 33:15  
**mayor** 49:6,7  
**Mccleod** 19:14  
**Mcleod** 3:18,19 11:7,8 17:1,9,  
11,16,20 19:15 26:11,15,25  
27:3 30:13 31:22 32:4 33:4,5  
42:16,17 51:7 52:2,10 53:23,  
24 55:18,19 63:25 64:9 65:1,2  
73:19,20 74:8  
**Meadowbrook** 54:11  
**means** 36:23 59:22 61:22  
**meant** 32:5  
**measured** 57:15  
**meet** 25:14,25 27:8,18 29:22  
31:15  
**meet all** 25:10 31:10  
**meeting** 75:10  
**member** 3:10,11,12,13,15,16,  
17,18,19 4:12,16,25 5:4 8:22  
9:2,8,10,22 10:21 11:1,2,3,4,  
5,6,7,8 12:4,6,9 13:23,25 14:3  
16:9,15 17:1,20 18:6 19:3,8,9,  
10,11,12,13,14,15 20:13,15,  
18 24:8,22 25:3 26:8,11,15  
28:6 29:7,17 30:1,3,13 31:16  
32:12,15,17,23,24,25 33:1,2,  
3,4,5 34:1,4,18,21 36:17,20  
38:19 39:13 40:4,11,14,16  
41:1 42:5,10,11,12,13,14,15,  
16 43:12 47:8 48:21 49:15,23  
50:12,21 51:22 52:2,10 53:12,

17,18,19,20,21,22,23,24 54:7,  
12,22 55:5,12,13,14,15,16,17,  
18,19 56:15,18 61:17 62:16  
63:16 64:6,15,20,21,22,23,24,  
25 65:1,2 66:21 67:7,11,14,  
17,22,25 68:4,10,11,15,20,24  
69:1,19 70:5,20 71:5,25 72:1,  
11,15,17 73:12,17,18,19,21,  
22,23,24 74:8,14,18,21 75:5

**members** 9:16,17 26:10 75:1

**memory** 48:25

**mentioned** 17:3,22 29:4 37:18

**met** 22:15 31:6

**met all** 24:2

**metal** 15:4

**Michigan** 20:11

**middle** 23:11 30:6

**Mile** 6:15 8:13 11:16 19:23  
33:11 41:6 42:22 54:10 55:24

**milk** 45:25 50:16,17

**mind** 74:20

**minimal** 18:23 46:24

**minimize** 10:13

**minimum** 7:10 10:18 60:21,22

**miniscule** 35:20

**minutes** 4:7,9,13

**modifications** 4:10,22

**money** 71:10,13

**Montague** 3:2,14,15 4:16 5:4  
9:9,10 11:3,4 18:4,6 19:10,11  
30:3,11 32:25 33:1 42:12,13  
50:20,21 51:6 53:19,20 55:14,  
15 64:22,23 72:1,11 73:21,22

**monument** 35:13

**mosquito** 69:2 73:8

**motel** 22:18 25:22 28:16

**motion** 4:10 9:21 11:9 18:5  
19:16 30:11 33:6 40:11,13  
42:18 52:9 53:25 55:4,20

63:25 64:8 65:3 72:16 73:25  
75:4

**motivation** 14:7

**motorized** 14:12

**move** 4:12,25 9:23 18:6 27:4  
30:15 41:3 52:12 55:5 64:1,9,  
12 72:18 75:5

**multi-housing** 31:14

**multifamily** 26:13,18 30:20,24  
31:2

**multiple** 31:4 36:1

**Multiple-family** 20:4

**mute** 3:6

---

**N**

---

**names** 12:1

**nancy** 54:14 55:23 56:13,20  
74:3

**narrow** 12:23 13:2 20:23 45:2,  
6 46:20

**Nate** 36:14

**natural** 41:25

**nature** 38:11 72:24

**nays** 4:18,21

**necessarily** 45:22

**needed** 52:18

**needing** 72:25

**neighbor** 70:14

**neighborhood** 18:22

**neighboring** 24:14,17 29:8

**neighbors** 13:10 22:18 29:10  
58:9,11,17,25 62:14 70:13

**netting** 69:2 73:8

**nice** 9:19 27:25 66:3 72:8

**nighttime** 69:3,5 73:9

**Ninety** 67:16

**Nobody's** 58:12

**nonconformance** 44:5

**nonconforming** 51:23

**north** 7:5 22:20 42:22 44:17  
54:10

**note** 6:20 34:9 37:7

**notice** 67:2

**noticed** 52:4

**Novi** 3:24 5:19 11:18 19:25  
24:11 33:13 39:19 40:24  
42:21,22,24 46:17 47:14 50:5  
54:9 56:1

**number** 9:22 11:14 23:19  
72:18

**number's** 23:21

**numbers** 23:14 30:14

---

**O**

---

**oath** 8:5 11:25 33:20,22 43:8  
56:9,10

**object** 62:7

**objected** 59:2

**objection** 9:20 16:6 24:10,19  
38:16 40:24 49:13

**objections** 8:23 16:10 18:4  
24:9 38:20 48:18,22 66:22

**obstruct** 59:16,20 63:20

**obstructing** 63:4,5 69:5

**obstructions** 13:9

**obstructive** 70:17

**occur** 45:24

**occurs** 45:24

**Official** 74:8

**officials** 41:23

**offset** 41:21

**One-family** 11:21 33:18 56:6

**open** 9:1 16:3 24:21 39:12  
49:13 57:10,20 58:1 59:21  
61:12 63:10 64:4 65:14

**opening** 41:6

**operate** 18:24 47:14 53:10

**operation** 53:1

**operations** 52:18,22

**opinion** 39:21

**opposite** 21:5 27:13

**options** 28:24

**order** 3:1 26:17 27:8 30:19  
31:4 45:6

**ordinance** 5:19 6:4,8 10:17  
11:19 18:25 19:25 21:11,12,  
22 24:3,11,15 27:9 29:22  
31:7,12 33:13 42:24 53:8  
56:1,3 60:5,14 61:6,10,12,15,  
21 62:6 63:4 64:5,12,13 66:14  
68:5 73:10

**ordinances** 31:10 59:24

**organization** 48:17

**organize** 44:11

**orientation** 18:16

**outdoor** 14:14 19:2

**overcrowding** 24:19

**overhead** 5:20 6:5 9:5

**owner** 17:3 19:1 46:20

**owners** 22:25 43:25

---

**P**

---

**p.m.** 3:25 75:10

**pace** 51:18

**package** 45:4

**packet** 46:16

**pad** 17:8

**paddle** 65:24

**paint** 37:10

**pan** 37:8,9

**pandemic** 49:1

**parallel** 44:20

**Parcel** 5:17 11:17 19:23 33:11  
42:22 55:24

**Parcels** 54:11

**parents** 41:19

**park** 48:2 50:2

**parked** 48:3

**parking** 42:25 43:2 48:12 50:4  
51:9,17,20 52:2 53:6

**part** 39:19,22 41:12 52:6 60:3

**past** 12:16

**patio** 12:15,21 13:4 16:2 17:9,  
10,14 18:20,24 58:2 59:13  
63:9 65:22

**pavement** 7:18 10:13

**paver** 17:14

**pavers** 68:17 69:13

**paying** 28:24

**Peddiboyina** 3:5,8,9,21 4:14,  
17,20 5:2,5 6:13 8:3,20,25  
9:7,15 10:19,22,24,25 11:11,  
14 12:10,25 13:5,12,17 14:4,  
21 15:1 16:7,12,24 17:21 18:3  
19:4,6,7,18,21 20:19 23:6  
24:6,20 26:9 28:4 29:18,25  
30:10 31:17 32:10,16,19,21,  
22 33:8 34:13 36:6,9 37:13  
38:17,22 39:7,11 40:2,9,12,  
15,18 42:6,8,9,20 43:15,20  
47:1,5 48:5,19,24 49:4,9  
50:10,19 51:5 52:1,8 53:13,  
15,16 54:2,8,18,23 55:3,8,10,  
11,22 56:19 58:6 59:3 61:7  
63:24 64:7,16,18,19 65:5  
66:11,19 67:4 68:9 71:15,19,  
24 72:14 73:13,15,16 74:2,6,  
12,25 75:8

**people** 41:18,20 49:19 62:14  
65:15,19,23 70:24 72:4

**people's** 71:1

**percentage** 25:13 27:11,23  
29:5 30:5 66:6

**pergola** 11:15 12:2,14,15,22  
13:3,10 14:8,11,18 15:8 16:20  
17:17 18:8

**perimeter** 15:20

**permanent** 68:18

**permission** 34:8

**permitted** 6:20,23 7:10 10:5  
24:15

**perpendicular** 44:21

**petition** 55:6

**petitioner** 9:24 10:1,7 18:19  
30:18,21,24 31:3,5 52:16,19,  
24,25 72:19,22 73:2,4

**Philips** 43:9,10,14,18,22 47:2  
51:11 52:5

**phones** 3:6

**photograph** 46:16

**physical** 6:7,9

**pickleball** 54:9,13,19 55:6

**picnic** 75:1

**picture** 45:17 59:17 71:22

**pictures** 35:9

**piece** 20:23 21:1

**pitch** 15:15

**pitched** 15:13

**place** 16:16 18:20

**plan** 6:24 9:11,14 12:17 15:24  
16:2 22:5,9 28:8,11

**planning** 6:22,23 7:15 8:18  
22:11 26:1 37:8 48:15 50:7

**planning's** 23:24

**plans** 31:3

**plantings** 46:19

**play** 28:18 49:16

pleasant 54:6  
pleasurable 19:2  
pledge 3:2,3,4  
podium 4:2 5:8,24 13:18  
point 8:14 35:21 51:10  
popular 50:1  
possibility 29:20  
post 16:1  
postpone 54:25  
potentially 63:20  
practical 9:25 18:10 30:18  
52:17 72:20  
practice 27:20  
pre 71:9,11  
pre-engineered 15:15  
prebuilt 71:6  
precedent 64:1,3,10  
precious 70:11  
preliminary 6:24 22:5  
present 3:15 4:4,5 5:23,24  
7:25 11:22 13:20 43:21 65:8  
presentation 9:19 13:13  
presented 26:2  
presenter 9:18  
presenting 4:1  
president 33:24  
pretty 13:10 18:12 36:5  
prevent 41:16  
prevented 10:1 18:14 30:21  
52:19 72:23  
previously 64:10  
principal 6:20,23 7:9 10:4  
privacy 29:11  
private 21:5 46:7  
problem 9:5 16:23 39:23 50:8,

18  
proceed 12:11 20:7,20  
products 45:25  
professionals 26:4  
progress 35:12  
project 20:10 21:3,8 22:2,8,  
10,22 28:14 34:11 48:10,16  
59:7  
properties 7:12 10:11,15  
24:14 31:9 42:4 53:4 73:6  
property 5:22 10:2,6 11:21  
18:11,16 19:1 20:4,23,24 21:6  
22:4,25 24:16,23 25:21,22,25  
27:25 28:20,22 29:4,13 30:22  
31:1 33:17 41:11,17,25 43:4  
46:19 52:20,22,23 53:1,5 56:6  
60:23 63:7 67:15 69:15 72:24  
73:1,4  
proportion 35:23 69:6  
proposing 12:21  
provide 44:3 46:13  
provided 9:13 29:6 74:9  
providing 14:11  
prune 70:6  
public 3:22 5:6,7,11 23:7 46:6  
67:2  
purchase 71:23  
purview 60:5,15 61:14 62:6  
63:3,12,13  
pushback 26:1  
put 9:4 16:20,21 30:4 45:21  
47:18 58:2,15,18 59:1 62:12  
65:21 68:17 70:1,3,10 72:4  
putting 29:9 68:12,16 70:21  
PZ24-0004 5:15 9:23  
PZ24-0005 11:15 18:7  
PZ24-0009 19:22 30:16  
PZ24-0010 33:9 41:4

PZ24-0011 42:21 52:13  
PZ24-0012 54:8  
PZ24-0013 55:22 72:17

---

Q

---

quarter 27:24  
question 17:2 27:6 38:23 51:7  
56:23 57:17,18 59:25 61:15  
62:16 63:2,11 67:12 68:11  
69:10 71:16  
questioned 58:19  
questions 8:1 14:25 23:10  
26:11 34:11 36:13 37:22 44:2  
quick 17:1  
quorum 3:22

---

R

---

R-1 33:18  
R-4 11:22 56:6  
radii 7:6  
radius 28:21  
railroad 52:24 53:5  
raining 14:13,16  
rains 15:18  
ranch 26:22  
ranches 21:25 25:18  
Rapids 36:15  
real 51:2 72:9  
rear 11:19 18:8,14 21:14 59:9  
rear-facing 12:19  
reason 6:6 24:12 28:10 52:7  
reasonable 48:3 73:11  
reasons 20:25  
recall 48:25  
receiving 67:2



recent 47:21  
recited 3:4  
recommendation 29:3  
recommended 22:8 26:4,6  
record 4:3 5:13  
red 44:7 46:15 74:11  
reduce 24:13 29:20  
reference 48:10  
regular 36:10  
regulated 24:13 39:3  
regulation 61:22  
relative 65:13 66:6  
relief 10:9,14 18:21,24 23:17  
31:8,11 41:16,21 53:2,7 73:9  
remarks 5:6,7,9  
remember 49:9 67:20  
repaving 52:6  
repeat 64:8  
reporter 43:7  
represent 6:2  
representation 45:16  
representative 7:24  
representatives 36:11  
representing 12:2 20:11,22  
43:23  
request 9:24 10:18 41:9 67:1  
68:8 73:11  
requesting 5:18 11:18 12:13  
19:24 31:20 33:12 41:7 42:23  
55:25 58:5  
requests 50:18  
require 41:24  
required 11:20 18:23 21:17,18  
25:11,13 27:17 31:13 43:1,3  
59:1  
requirements 24:2

requires 36:1  
requiring 18:10 30:19 72:20  
research 56:24  
reside 13:22  
residence 12:3  
resident 13:24  
residential 11:21 22:19 33:18  
56:6  
resists 49:12  
resolved 15:3  
respect 10:2 30:22 52:20  
72:23  
respectfully 30:17  
restaurant 49:17  
restrooms 72:4  
result 41:11,17 42:1  
resulted 44:21  
returned 8:23 16:10 24:9  
38:20 48:22 66:22  
review 28:14  
reviewed 64:1  
reviews 28:12,13  
revise 32:2  
revised 31:3  
right-of-way 58:16  
River 5:16,21 6:6,15 7:14 8:12  
9:23  
RM-1 20:5  
road 5:17 7:21 8:13,14,15 10:9  
11:16 19:22,23 20:23 21:5  
25:5 33:10,11 35:3,4,9,12,17,  
25 36:5 37:20 41:5,6 42:21,22  
46:17 50:6 54:10,11 55:24  
63:21 72:6  
roads 8:11 10:9 34:10  
roadway 60:22  
roll 3:7 10:23 19:5 31:18 32:20

42:7 53:14 55:9 64:7,16 73:14  
Ron 20:9  
roof 15:6,7,8 59:16 61:4 63:20  
69:11 71:1  
roughly 26:23  
RSVP 75:2  
ruled 64:11  
rules 3:23

---

S

---

Saarela 61:2  
safety 52:22 53:10  
Sam's 71:7,17,22  
sand 68:12  
Sanghvi 3:10,11 9:1,2 10:21,  
22 11:1,2 16:14,15,25 19:3,5,  
8,9 24:21,22 25:3 26:8,10  
32:23,24 39:12,13 40:3,5,11,  
13,14,16,18,25 41:1 42:7,10,  
11 49:14,15,23 50:11 53:17,  
18 55:12,13 64:20,21 67:6,7,  
11,14,17,22,25 68:4,10 73:12,  
23,24  
Sarah 31:18  
Saturday 16:16 39:17  
save 71:10  
scale 35:21  
school 33:10,25 39:16 40:20,  
21 41:4,19,23  
Science 34:7,25 35:6,22  
screen 4:5 6:12  
screening 22:21 69:1  
seat 54:17  
seated 3:6  
secretary 4:3 5:14 8:21 11:24,  
25 16:8 20:6 24:7 33:22 38:18  
43:6,8 48:20 56:8,11  
section 5:20 11:19 20:1 33:14

Meeting  
05/14/2024

14

42:25 56:2,3 60:17 61:6  
**see-through** 58:20  
**seek** 22:14  
**seeking** 6:4  
**self-created** 6:16 35:24 41:13  
**sending** 75:1  
**sense** 61:24 66:9  
**sensitive** 30:6  
**separated** 25:20  
**separation** 29:1  
**set** 18:12 43:2 64:10  
**setback** 11:19 12:16 18:8  
21:13 25:14 42:25 44:8 51:8,  
9,17,20 52:15 59:8,9,13  
**setbacks** 21:13,14 25:13,14  
27:17 31:11  
**shade** 58:3 66:1  
**shape** 6:10 10:3 23:1 35:1  
61:23  
**shed** 60:18,21 61:5,11,13,21  
62:1 64:3,5,12 71:4  
**sheds** 62:19 68:3 70:19  
**shelters** 59:23  
**Shilda** 24:17  
**shine** 36:24  
**SHORTLEY** 60:16 61:1  
**show** 6:11 13:7  
**showed** 7:15 45:17  
**showing** 9:24 57:9  
**shown** 30:18 52:17 72:20  
**shows** 15:4 45:4  
**shy** 21:21  
**side** 14:8 21:5,13 27:13 42:25  
44:7,17 45:8 47:21,22,23  
52:14,15 57:23 58:21 60:23  
62:20 63:1 68:21 72:6 74:10

**sides** 57:11 70:13,19,21  
**siding** 13:9 18:2  
**sight** 69:3,4  
**sign** 24:24 33:13,14,17 34:9,  
24 35:20,23 36:2,7,8,9,10,12,  
15 37:2,18 39:21,24 41:8,15,  
24 51:8  
**signage** 34:8 36:22  
**significant** 41:24  
**signs** 33:15 34:23 36:22 37:19  
48:14  
**similar** 17:24 61:5 62:18 64:2,  
10,14 69:8  
**simply** 6:6  
**single-family** 22:20  
**sir** 5:25 16:6 38:16  
**sit** 14:13 57:24 65:20 66:2  
**site** 6:10,24 8:9,10,15,16 9:3,  
4,11,13 10:8 12:23 15:23  
21:15 22:5,9 24:1 30:7,8  
34:16 35:1 41:15 44:11,25  
45:1,22 46:5,16 48:16 50:22,  
23  
**sits** 57:22  
**sitting** 65:18 69:9  
**situated** 10:12  
**situation** 53:6  
**size** 17:17 18:17 20:24 22:12  
24:12 35:24 37:19 41:14 53:1  
60:2,7,9 61:13,20,23 62:8  
63:6,14 65:8,13 66:5,9,13,17  
68:1,4  
**sized** 13:3  
**sizes** 26:17 27:5,7 31:2  
**skidding** 7:21  
**skinny** 6:16 9:12  
**slight** 15:15  
**sliver** 52:23

**slope** 63:16 69:11  
**slowly** 5:13  
**slung** 25:19  
**small** 16:17,19 18:15 20:22  
27:10 29:23 31:2,15 58:4  
65:14 68:6  
**smaller** 27:8 66:7  
**smallest** 26:19  
**softer** 37:1  
**solidify** 44:25  
**solution** 44:24 50:22  
**sought** 18:7 30:16 52:14  
72:19  
**sounds** 27:4  
**south** 7:5 11:15,16 12:19  
13:22 14:8 19:23 22:19 25:22  
28:17 33:11 55:23 62:23  
63:17,19 65:12 66:24 67:1  
**south-facing** 12:15  
**space** 7:4,5 14:14 18:23 44:14  
45:11 47:18 48:1 50:4 52:18,  
21 66:7  
**speak** 8:6 13:1 30:1 47:2 48:6  
**special** 6:22 45:9  
**specifications** 15:16  
**spectrum** 18:1  
**spell** 11:23 20:5 33:19 43:5  
**spirit** 10:17 18:25 31:12 53:7  
73:10  
**spite** 68:7  
**split** 21:25 25:19 26:23  
**spoilage** 44:22  
**spoken** 9:17 58:9,11  
**spots** 52:2  
**sq** 56:4,5  
**square** 26:21 27:8,15 28:2  
29:21 34:6 50:15 57:8

stacking 7:4  
staff 22:11  
stages 28:15  
stand 3:3 15:2 38:23  
standard 6:9 13:10 38:13,14  
stands 13:4  
starting 39:15  
state 49:10 51:20  
States 49:21  
stayed 40:19  
step 13:19  
steps 69:16,17  
stone 37:11  
stop 67:9  
storage 48:1  
store 62:1  
stored 70:23  
storing 62:2  
Stover 24:11  
street 27:13 57:13,23 69:15  
strict 6:18 7:8  
structure 15:5 18:17,18,20  
42:2 57:2,8,9,20,24 59:1  
60:25 63:1,14 64:4,14 65:14,  
22,25 66:3,15 69:24 71:3  
structures 24:13 42:4 57:2  
62:24 64:2,11 70:25  
stuff 65:25 70:23 72:8  
style 31:14  
subdivision 29:8  
submitted 51:14  
substantially 41:18  
subsurface 16:4  
suggest 24:24  
suggestion 74:8

Suite 20:10  
summertime 50:3  
sun 12:20 14:9  
support 66:25 68:8 72:11  
supporting 9:6  
suppose 35:17  
supposed 71:15  
surprised 16:21  
surrounding 7:12 10:11,15  
31:9 36:4 42:4 53:4 73:6  
swale 46:18,22  
swear 12:6 13:25 20:15 34:1,  
18 36:17 43:12 47:9 56:15  
swings 28:19,21  
system 15:20,21 39:2

---

T

---

T-U-R-E-K 33:24  
taking 30:5  
talk 5:8,12 48:15 65:7  
talked 70:12  
tall 15:5 65:10 66:16  
taller 15:5 60:19  
target 30:25 31:15  
team 34:10  
technically 51:19  
temp 38:13  
temperature 37:24  
ten 60:19,22  
ten-by-ten 57:7,12 58:4 62:21  
65:9,21,22,25 66:9,14 69:8  
tenant 33:16  
text 44:3  
that's 73:9  
thing 7:16 29:19 37:7 50:24

59:15  
things 28:18 40:23 59:24 62:1  
68:7 72:2,5 75:4  
Thirteen 11:16 55:24  
Thompson 3:12  
thoroughfare 5:21 6:6  
thought 32:5  
throwing 65:23  
tie 37:5  
tight 8:9 48:16  
tighter 45:10  
time 4:7,23 5:7 38:24 39:18  
49:1 52:3 54:5 65:14  
timer 39:2  
times 25:4 31:4 38:25 39:4  
40:7 71:13  
tis' 46:23  
today 3:24 4:7 5:11 35:10 44:6  
58:5 61:3  
Today's 5:15  
tonight 12:11 23:4,12,18 26:7  
43:17,23 51:13 55:6 56:20  
top 49:20  
topography 10:4,7  
total 67:14  
touch 70:9  
Township 20:11  
track 52:24 53:5  
traffic 21:7 28:11,12 46:3  
trees 29:9 58:15,18,21,25  
59:23 70:2,4,10,11  
tremendously 44:11  
trucks 44:19,20 47:20,23,24  
truth 12:7 14:1 20:16 34:2,19  
36:18 43:13 47:9 56:16  
truthfully 65:17

tub 14:17,18  
Turek 33:23 34:3,5 40:1  
turn 39:3 45:9  
turned 25:23 28:16  
turning 7:6  
Twelve 33:11 41:6 67:19  
Twenty 66:21  
Twenty-three 8:22  
two-family 26:17  
two-story 23:15 25:19  
type 27:12,14  
Typically 39:4

---

U

---

understand 50:3 51:8,9 68:6  
understanding 57:6 61:25  
unifies 46:9  
unique 10:6 18:16 27:22 31:1  
41:10 52:22 73:1  
unit 21:18 22:19 25:19 26:21  
27:16  
United 49:21  
units 21:14 22:12,23 25:15,16,  
18 26:15,16,22 29:22,23  
Universal 36:15  
unloaded 44:19  
unloading 45:23  
unobstructed 56:3 59:20  
unreasonably 10:1,10,14  
18:14,21 30:21 31:8 41:16  
42:3 52:19 53:3 72:22 73:5  
upgrade 45:19  
upgraded 49:1 51:3  
upscale 30:20,25 31:13  
ut 65:18  
utilize 19:1 44:14

---

V

---

vacant 21:1  
values 22:25 24:16  
variance 5:19 6:4,25 7:10 8:2,  
13,17 9:25 11:18,20 12:14  
16:17 18:7,9,13 19:25 20:3  
22:2,3,14 23:5,21 25:7,9 26:3  
28:9 29:20 30:15,20 31:13,20  
32:1 33:13,16 40:17 41:3  
42:24 43:1,3 46:25 48:11,13  
50:8 52:13,18 56:1,5,25 57:4,  
5,18,19 59:9,10,11 60:6 61:20  
62:20 63:15 66:13 67:1 72:18,  
22  
variances 30:17 37:17 57:1  
59:8 60:3 66:17  
vehicles 7:4,6  
Venture 54:9  
versus 31:2 69:12  
viable 21:9  
view 36:15 57:22,25 58:17,24  
59:19,23 62:11,13 63:22  
69:25 70:4 71:1  
viewer 36:25  
violation 51:19  
visible 34:10 35:4,16,25 36:4  
visited 9:3 16:16 67:7  
visiting 41:20  
vote 40:16 55:1 60:11  
Voting 54:18

---

W

---

W-O-Z-N-I-A-K 34:15  
wall 33:14,15,17 36:24  
walls 59:17  
wanted 14:6 44:3 66:25 71:20  
warm 37:24 38:3,4,6

warmer 37:3 38:13  
wash 5:16 6:3 7:2,5,18,19,23  
9:23  
watch 4:6  
water 7:20 15:18 16:4 60:17  
63:22  
weather 49:18  
wedged 52:23  
week 74:24  
west 7:13 14:10 35:11 54:10  
whatnot 21:7  
white 38:6,10,13  
wide 20:24 28:7  
width 21:19 45:12 62:8 63:6  
66:17  
widths 25:11  
wind 68:19  
windy 65:16,17  
winter 7:18 10:13 58:22  
wintertime 35:17 40:6  
wires 37:9  
wise 66:6  
Wixom 5:17 33:10 35:3,9,12,  
17,25 36:5 41:5  
wonderful 49:11  
wooded 25:21 29:14,15  
word 38:10  
work 12:18 15:13,18,23 31:5  
44:25 68:13  
worked 21:2  
working 28:23 46:7 74:15,16  
worried 14:16  
worry 7:21  
Wozniak 34:12,14,15,16,20,22  
36:8,11 39:1,9  
wrapping 22:16

written 44:2,21

wrong 30:14 51:16

wrote 49:20

---

**Y**

---

yard 11:19 12:19 18:8,13,14,  
15 42:25 43:2 44:7 51:20  
52:14,15 56:3 59:8,9,13

year 58:14

years 27:20 47:15,16 49:16,19  
56:25 70:10

yellow 38:11

yesterday 35:10

---

**Z**

---

Zeimet 34:15

Zevenbergen 36:14,19,21  
38:1,12

zoned 5:22 11:21 20:4 33:17  
43:4 56:6

zoning 3:24 5:19 6:4 7:25  
11:18 19:25 24:11,15 26:12  
30:23 42:24 56:1,24

Zoom 59:4