

04/08/2025

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

Tuesday, April 8, 2025

Council Chambers/Novi Civic Center

41725 Novi Road

Novi, Michigan

BOARD MEMBERS:

W. Clift Montague, Chairperson

Mike Longo, Secretary

Joe Peddiboyina, Member

Siddharth Mav Sanghvi, Member

Linda Krieger, Member

W. Clift Montague, Member

Larry Butler, Member

Joe Samona, Alternate Member

ABSENT UNEXCUSED:

Michael Thompson, Member

ALSO PRESENT:

Elizabeth Saarela, City Attorney

Alan Hall, Deputy Community Development  
Director

Sarah Fletcher, Recording Secretary

REPORTED BY:

Melinda R. Womack

Certified Shorthand Reporter

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1 CHAIRPERSON MONTAGUE: Welcome to the Zoning  
2 Board of Appeals for the City of Novi for April 8th,  
3 2025. Would you please stand for the Pledge of  
4 Allegiance.

5 (Pledge of Allegiance recited).

6 CHAIRPERSON MONTAGUE: Roll call,  
7 please.

8 MS. FLETCHER: Chairperson Montague?

9 CHAIRPERSON MONTAGUE: Here.

10 MS. FLETCHER: Member Sanghvi?

11 MEMBER SANGHVI: Here.

12 MS. FLETCHER: Member Thompson? Absent  
13 unexcused. Member Peddiboyina?

14 MEMBER PEDDIBOYINA: Yes, please.

15 MS. FLETCHER: Member Longo?

16 MEMBER LONGO: Yes.

17 MS. FLETCHER: Member Krieger?

18 MEMBER KRIEGER: Here.

19 MS. FLETCHER: Member Butler?

20 MEMBER BUTLER: Here.

21 MS. FLETCHER: And alternate member  
22 Samona?

23 MEMBER SAMONA: Here.

24 MS. FLETCHER: Thank you. We have a  
25 quorum.

1 CHAIRPERSON MONTAGUE: We have three  
2 cases tonight and go over the rules of conduct.  
3 Please silence or turn off your cell phones  
4 everyone. The applicant representing the case  
5 will be asked to come forward and present their  
6 case. They'll state their name and address  
7 spelling their name and be sworn in by the  
8 secretary. They'll be allowed up to ten minutes  
9 to present their case. Anyone in the audience who  
10 wishes to address the board for a current case  
11 will ask to raise their hand. Once recognized,  
12 they will have three minutes to present a one-time  
13 presentation, no banter back and forth between the  
14 applicant and the public.

15 All right. So we have the meeting  
16 minutes from the March meeting. Are there any  
17 suggested revisions to that?

18 MEMBER SAMONA: Motion to approve.

19 MEMBER PEDDIBOYINA: I second.

20 CHAIRPERSON MONTAGUE: All approved,  
21 aye.

22 THE BOARD: Aye.

23 CHAIRPERSON MONTAGUE: Any opposed say  
24 nay. Passes. Tonight's agenda, as I said, we  
25 have three cases. Is there any amendments to the

1 agenda? Motion to approve, please.

2 MEMBER LONGO: I move that we approve.

3 MEMBER KRIEGER: Second.

4 CHAIRPERSON MONTAGUE: All in favor aye.

5 THE BOARD: Aye.

6 CHAIRPERSON MONTAGUE: Any opposed,  
7 nays. All right. Thank you. We open the floor  
8 to any general public remarks not related to a  
9 case. Is there anyone in the audience that would  
10 like to make a general statement? Seeing none.  
11 Thank you.

12 We will begin our public hearings  
13 tonight. As I said, we have three cases. The  
14 first case PZ25-0005 (Ori Halpert) 130 Buffington  
15 Drive, south of South Lake and West Park. The  
16 applicant is requesting variances from the City of  
17 Novi Zoning Ordinance Section 3.1.5 for a side  
18 yard setback of 5 feet. 10 feet is required, so  
19 there's a variance of 5 feet. For a side yard  
20 aggregate total of 15 feet, 25 feet is required,  
21 so that would be a variance of 10 feet; for a  
22 front yard setback of 24 feet, 30 feet required, a  
23 variance of 6 feet. This variance would  
24 accommodate the building of a new home. This  
25 property is zoned One-Family Residential (R-4).

1 Is there someone here to present on this case?

2 Please step to the podium. Say your name and  
3 spell it for the secretary to record it.

4 MR. HOWARD: Good evening. Brian  
5 Howard, B-R-I-A-N, H-O-W-A-R-D. I'm the architect  
6 with FH Architect.

7 MEMBER LONGO: Brian, are you an  
8 attorney?

9 MR. HOWARD: What's that?

10 MEMBER LONGO: Are you an attorney?

11 MR. HOWARD: Architect.

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

14 MR. HOWARD: I do.

15 MEMBER LONGO: Thank you.

16 MR. HOWARD: So last time we were here  
17 last month, I could not attend, but I did have it  
18 on my phone, so I was able to watch the  
19 proceedings of it. And, you know, what came out  
20 of that particular meeting was the majority of the  
21 discussion had to do with drainage and had to do  
22 with making sure that we keep all the water on our  
23 property and make it so that it goes to the  
24 correct storm system and not onto other people's  
25 property. So do I show this or do you have a copy

1 of the drainage plan?

2 CHAIRPERSON MONTAGUE: You could show  
3 it. We'd appreciate it.

4 MR. HOWARD: So the drainage system that  
5 we came up with is a swale system that will  
6 basically pitch at this corner going directly to  
7 the back around to a drain and then down the  
8 driveway to the catch basin at that side. The  
9 other part of that will drain from here down and  
10 just naturally swale to the front, the system  
11 that's currently on Buffington. There was some  
12 discussion with the civil engineer with regards to  
13 that catch basin being full of dirt and silt and  
14 so that's going to have to be cleaned out so that  
15 we can then make sure that it flows correctly and  
16 make sure -- so, you know, Ori or City of Novi  
17 collectively will figure out how to make sure that  
18 that system is all intact and it's working  
19 correctly. Other than that, we were asked about  
20 the three foot wide what I'll call the greenbelt  
21 along that property line, which is exactly the  
22 same location where we are running our underground  
23 PVC pipe that is in that three-foot greenbelt.

24 What was not mentioned at the last  
25 meeting was that we are required to have a minimum

1 of a ten foot wide driveway. We've proposed an  
2 eight foot wide driveway for many reasons. My  
3 current driveway at my house in Huntington Woods  
4 is an eight foot wide driveway. We're on a very  
5 narrow lot and we're trying to make sure that --  
6 we've already reduced the house by a foot and  
7 width down to the 23 feet. This would be  
8 extremely difficult to take another two feet out  
9 of this to get us to that -- to that ten foot wide  
10 driveway. So I'll be happy to answer any  
11 questions.

12 CHAIRPERSON MONTAGUE: Nothing else to  
13 add right now. City?

14 MR. HALL: Mr. Chairman. Yes, they  
15 were here March 11th. We did postpone it to get  
16 more information. They have provided that on the  
17 site plan showing more detail on the driveway and  
18 grades around the house. So thank you. He did  
19 mention the idea of the ten foot wide driveway.  
20 The City of Novi code of ordinances requires that  
21 a minimum driveway of ten feet. So if you were to  
22 approve this tonight, you might consider having a  
23 contingent upon the Construction Board of Appeals.  
24 They would have to approve it also. So that would  
25 be part of -- it would be a way to allow the eight



1 foot. So even if you granted the ZBA approval  
2 with this, he would still have to go to the  
3 Construction Board of Appeals because it's  
4 actually less than ten feet. Does that make  
5 sense?

6 MR. HOWARD: Um-hum.

7 MR. HALL: So saying that, I think we're  
8 good.

9 CHAIRPERSON MONTAGUE: Secretary,  
10 correspondence.

11 MEMBER LONGO: Yes. We mailed out 31  
12 notices. One was returned for wrong address.  
13 There were two approvals and two objections. One  
14 of the objections was related to the water  
15 flooding concern that was still -- that was last  
16 month and the other objection was drainage issues  
17 for the same thing.

18 CHAIRPERSON MONTAGUE: Thank you. Is  
19 there anyone in the audience that would like to  
20 speak to this case? Yes, sir. Please say and  
21 spell your name for the recorder, please.

22 MR. MONTES: My name is Gerald Montes.

23 MEMBER LONGO: Excuse me, Gerald. Are  
24 you an attorney?

25 MR. MONTES: No. Gerald Montes. I

1 live on 130 Buffington.

2 MEMBER LONGO: Are you an attorney?

3 MR. MONTES: No.

4 MEMBER LONGO: Do you promise to tell  
5 the truth in this case?

6 MR. HOWARD: Yes, I do.

7 MEMBER LONGO: Thank you.

8 MR. HOWARD: My only question is, and I  
9 spoke with the builders, now I see that they want  
10 to run the swale towards Buffington Street. There  
11 is a very small drain at this corner of the  
12 property here and that was put in to accommodate  
13 my driveway for flooding. It runs underneath the  
14 road. It's a little eight-inch pipe. I don't  
15 believe all this runs to Buffington to run over  
16 towards that one eighth inch drain is going to  
17 accommodate the runoff for this property. And  
18 unless the city comes in and puts an additional  
19 culvert or pipe under the road in this location  
20 and ties into the ditch, which is across the  
21 street, the water, if you come out to Buffington,  
22 this in the high area running this way, and this  
23 is the high area running this way. So this area  
24 in here is where the majority of the water from  
25 the runoff from the street and the property ends

1 up. The properties on the opposite side of the  
2 street all have individual drains into a 12-inch  
3 pipe. But they put that in themselves. They  
4 closed the ditch out and put a big flat 12-inch  
5 drain pipe and then they hooked up their drainage  
6 into that area and then they covered it up, which  
7 drains into the main drain at the end of the  
8 street here. So without additional drainage put  
9 in here or here, all it's going to do is back up  
10 here. And swales are very effective in warm  
11 climates, but when you live in a cold climate and  
12 you get snow and ice built up and it runs to this  
13 area right here, this freezes in the wintertime.  
14 That pipe freezes. There's not enough flow. And  
15 whatever little flow gets in there, it's a small  
16 pipe, it freezes up, so the water is going to  
17 build up here. So the city would put additional  
18 drainage and pipes in off of this property, maybe  
19 at this corner and maybe midway through the  
20 property into across the street it might avoid  
21 flooding onto my property. Like I said, the  
22 reason there was one put in here is because my  
23 driveway used to be under water continuously and  
24 they put that culvert in. But that pipe is only  
25 large enough for my property. To add any

1 additional water to that little eight-inch pipe  
2 would defeat its purpose and it would just back  
3 up. It couldn't drain fast enough to avoid any  
4 additional flooding. And that's all I have to  
5 say. Thank you.

6 CHAIRPERSON MONTAGUE: Thank you.  
7 Anyone else? Audience? All right. I'm going to  
8 ask the city. He's going to have to pull a permit  
9 that's going to associate with drainage, right?

10 MR. HALL: Yes. He would have to get a  
11 land improvement plan approved. The person  
12 responsible for adding the required drain has been  
13 suggested would have to be determined at those  
14 meetings who would do that. But yes, ponding is  
15 not allowed on the sidewalks or the street so it  
16 would have to be resolved somehow. That's  
17 correct.

18 CHAIRPERSON MONTAGUE: Thank you. Any  
19 comments?

20 MEMBER PEDDIBOYINA: Thank you. Good  
21 presentation. Last time you came for the case I  
22 know. As the city said, you need to pull a  
23 permit for the driveway. And also the neighbor  
24 mentioned the issue with the drainage. You need  
25 to consider that when you're doing these things.

1 Apart from that, I have nothing. Thank you.

2 MEMBER SAMONA: Yes. Thank you Mr.  
3 Chair. I spent a considerable amount of time  
4 looking at this, and I want to respectfully share  
5 that I have significant concerns with this  
6 request. Based on the standards we are bound to  
7 follow, I'm not sure that I could support any type  
8 a motion to approve this. In fact, I would  
9 probably be supporting a motion in denying these  
10 variances when that appropriate time comes. The  
11 reason for my intent behind this is, as I said, I  
12 spent a considerable amount of time reviewing the  
13 property and studying the surrounding streets in  
14 the neighborhood. I appreciate the architect  
15 bringing up the storm drain and that it was full  
16 of sediment, which although my position I just  
17 made it is clear, I would say that if anybody was  
18 to make any type of a motion to approve this that  
19 the cleaning of the sediment would be at the  
20 property owner's expense.

21 The next smallest lot in that immediate  
22 area is approximately 50% larger than this  
23 property, which most of them are at least double  
24 the size. One of the concerns, which I believe  
25 was on one of the letters of objection was how

1 close the fireplace of the neighboring home was to  
2 this petitioner's property. And one of the  
3 concerns that comes up with that is assuming  
4 somebody at this petitioner's property left the  
5 window open and fireplace was on at the neighbor's  
6 home, there's a risk of carbon monoxide there and  
7 I think it's too close for comfort.

8 I do think there would be an adverse  
9 impact on the adjoining neighbors. However,  
10 although I may not support a motion to approve if  
11 one was made, I would ask that the setbacks should  
12 be from the most outward point of the overhang or  
13 the gutters from the second floor of the home,  
14 whichever is further to the adjoining property.  
15 Thank you.

16 CHAIRPERSON MONTAGUE: No other  
17 comments? All right. Then I guess we're ready  
18 for a motion.

19 MEMBER KRIEGER: Wait. Sorry. For the  
20 petitioner, it's his property and he's attempting  
21 to place a house on it and deal with the water  
22 swales. Now at this time of year is the worst  
23 time when the thaw and the water melts and got  
24 ponding of water everywhere. When you get to  
25 August, September, October, everything's dried up

1 and it's not as much of an issue. So for the  
2 petitioner to attempt to, he wants the driveway,  
3 he's attempting to deal with water issues. He  
4 does to the south have less space to the neighbor  
5 but there's open area there. So regarding to, I'm  
6 sure the city would be able to help with the  
7 chimneys and where those need to be for fire  
8 safety. And the going to the Construction Board  
9 of Appeals for the driveway request for the eight  
10 feet and then three feet of space, that the  
11 petitioner has reduced his house petition by a  
12 foot, and it does get rather difficult to put a  
13 house in there when you're having rooms that have  
14 to be narrow and long. I don't know how this came  
15 to be, but this person bought this property and  
16 deserves to have an opportunity. If we say no to  
17 this man, he's going to come back with something  
18 different. How much different, I'm not sure.  
19 It's up to them. So if we send him forward to the  
20 Construction Board of Appeals for the driveway and  
21 then help with the city regarding the swale and  
22 the water drainage, they'd probably be able to  
23 build their house. Thank you.

24 CHAIRPERSON MONTAGUE: I do notice that  
25 he's gone from ten feet to over 11 feet for that

1 setback on the north side. And you're right in  
2 that case. I mean he's got a unique piece of  
3 property. I think he's done a good job at trying  
4 to fit something in there.

5 MR. HALL: Thank you, Mr. Chairman.  
6 Just to kind of explain the Construction Board of  
7 Appeals. In order to go to that board, he'd have  
8 to have the drainage figured out. He'd have to  
9 have these plans a little farther along. So that  
10 decision could be made as overreaching design  
11 decision. So it's going to take an accounting of  
12 the drainage, the driveway widths, how close  
13 neighboring properties are and that kind of stuff.  
14 So this drawing would be inadequate for that  
15 board, but that board would have to look at those  
16 things as a whole, if that makes sense.

17 CHAIRPERSON MONTAGUE: Does that  
18 include the quantities of drainage analyzed in  
19 terms of the flow?

20 MR. HALL: Yes. The Construction Board  
21 of Appeals in order to get the driveway narrowed  
22 to the eight foot they're talking about, it looks  
23 like the eight foot hits the house right now so  
24 there's going to be discussions of was it actually  
25 eight foot or less than eight foot because you



1 can't run the driveway right to the house. So  
2 there might be some areas. I don't know what  
3 they're going to say, but that would be part of  
4 discussion how the drainage works, how it doesn't  
5 with new structures, existing structures how  
6 swales work, how the drainage actually works it  
7 would have to be discussed at that meeting so they  
8 can make a determination. The Construction Board  
9 would actually approve that design change.

10 CHAIRPERSON MONTAGUE: If it got  
11 smaller then he would have to come back here.

12 MR. HALL: That's part of the  
13 conditions. So if you approve it tonight based on  
14 the Construction Board of Appeals, their approval  
15 if it goes down to that board, yours would be  
16 rescinded and not approved if you did it that way.  
17 If you gave them leeway to say whatever the  
18 Construction Board deems fit, then you approve  
19 that with that and then not have to come back,  
20 because whatever they decide you would agree in  
21 concept, if that makes sense.

22 CHAIRPERSON MONTAGUE: And we could do  
23 a motion with using the 11 feet instead of the ten  
24 foot that's in here? Sorry.

25 MEMBER SAMONA: No reason to be sorry.

1 Thank you. I don't know if the applicant or the  
2 architect can answer this. The zoning ordinance  
3 section 3.1.5D states that the lot coverage ratio  
4 cannot exceed 25%. This is based on just visual  
5 observations of what's been presented to us so  
6 far. I looked at the survey that was apparently  
7 on the prior, the prior from the March meeting,  
8 but I'm looking at also at the images from  
9 today's. What is the intended lot coverage ratio  
10 here, because just by visual observation, it looks  
11 like it may be above 25%, and considering that,  
12 the driveway would be part of that 25%, right?

13 MS. SAARELA: No.

14 MEMBER SAMONA: What is the lot  
15 coverage ratio of the house and the accessory  
16 structure, I guess, which would be the garage?

17 MS. FLETCHER: The garage has been  
18 removed from this because it wasn't accounted for  
19 the news notice, just like the news notice was  
20 never re-noticed to account for that 11 point  
21 setback on the one side. He did accommodate the  
22 drawings to match what you guys requested before,  
23 but the garage is not a part of this ZBA case, and  
24 lot coverage only covers the home that has a roof  
25 on it. The driveway does not count towards lot

1 coverage.

2 MEMBER SAMONA: Got it. And when they  
3 came back presumably for the garage if they needed  
4 to come back for any reason, would that count  
5 towards the lot coverage?

6 MS. FLETCHER: It would. And it would  
7 be part of a variance request if it did exceed the  
8 25% lot coverage.

9 MEMBER SAMONA: Okay.

10 MR. HOWARD: I can answer that  
11 question. So the footprint of this house right  
12 here is 1,030 square feet. Our property is 5,100  
13 square feet. You're allowed to build 1,276 square  
14 feet.

15 CHAIRPERSON MONTAGUE: Okay. Thank you  
16 very much.

17 MEMBER LONGO: Yeah. A comment Joe  
18 made about the chimney, which was in the  
19 discussion last month. The homeowner later said  
20 he didn't realize it was that side of the yard.  
21 So he actually has 11 feet plus three and a half  
22 feet from the chimney on that side. So he said  
23 that was a mistake that he made. So I don't think  
24 the chimney is an issue.

25 MEMBER SAMONA: Mr. Chairman, can I get

1 up and point to this just for reference? I just  
2 wanted to know what's talked about. Over here  
3 this is eight feet, correct?

4 MR. HOWARD: The driveway, yes, plus  
5 three.

6 MEMBER SAMONA: So the difference  
7 between the driveway and the property line is  
8 three feet?

9 MR. HOWARD: Correct.

10 MEMBER SAMONA: Okay.

11 MR. HOWARD: And the chimney occurs on  
12 the opposite side of the house, nowhere near the  
13 neighbor on that side.

14 MEMBER SAMONA: I was referring to the  
15 neighbor's chimney.

16 MS. FLETCHER: The neighbor's chimney  
17 is on the opposite side. It's not on the side of  
18 the build.

19 MEMBER SANGHVI: This is a very small  
20 lot. He has a problem, we know that. That's why  
21 he's here, otherwise, he wouldn't be in front of  
22 us. Number two, even though it's a small lot, he  
23 also has a right to build a beautiful home there.  
24 That we have to recognize. So what is our  
25 solution? He can't build anything without all

1 kind of variances, and it's our job to find what  
2 is the least variance he can do he can build a  
3 home. And from looking at what he has presented,  
4 I don't know whether there are any better  
5 solutions than what they have already presented.  
6 And so my feeling is, he has a right to build, and  
7 I think we should acknowledge that right. Thank  
8 you.

9 MS. SAARELA: Through the Chair, can I  
10 just add on to that?

11 CHAIRPERSON MONTAGUE: Yes.

12 MS. SAARELA: There's a provision in  
13 our zoning ordinance for lots that are narrow not  
14 conforming to current standards for the zoning  
15 district and our zoning ordinance does presume  
16 that those existing lots are buildable. So  
17 nonconforming lots in a district in which  
18 single-family dwellings are permitted,  
19 notwithstanding limitations imposed by other  
20 provisions of this ordinance, a single-family  
21 dwelling and a customary accessory building may be  
22 erected on any single lot of record at the  
23 effective date of adoption or amendment of this  
24 ordinance. So if that was an existing lot when  
25 our ordinance went into effect, that essentially

1 made that district nonconforming because lots in  
2 that type of district are bigger now. That lot is  
3 still under our zoning ordinance presumed to be  
4 buildable, it's just that they have to come for  
5 variances. It goes on to say this provision shall  
6 apply even though such lot fails to meet the  
7 requirements for area or width or both that  
8 generally applicable in this district provided  
9 that yard dimensions and other requirements not  
10 involving area or width or both of the lot shall  
11 conform to the regulations from the district in  
12 which such lot is located. Yard requirement  
13 variances may be obtained through approval of the  
14 Zoning Board of Appeals, which is where we are  
15 today, just to build on what Member Sanghvi said.  
16 Thank you.

17 MEMBER KRIEGER: In case number -- I  
18 move that we grant the variance in case number  
19 PZ25-0005 for Ori Halpert on 130 Buffington Drive  
20 for sought by the petitioner because he has shown  
21 practical difficulty on building on this block.  
22 It's unique, it is narrow and hard to design and  
23 build a house on this requiring variances.  
24 Without the variance the petitioner will be  
25 unreasonably prevented or limited with respect to

1 the use of the property because of that, so his  
2 variances he needs for his side yards that he's  
3 requested he's worked with to give him his side  
4 yard request for side yard of five feet, ten  
5 required, the side yard aggregate total of 15 feet  
6 that he'll have on the north side, the eight feet  
7 for the driveway and 11 total. And the property  
8 is unique because of its narrowness, location,  
9 that he's working with the water swale and dealing  
10 with the water drainage that he'll be going to the  
11 Construction Board of Appeals with the information  
12 needed to deal with the water issues. That the  
13 petitioner did not create the condition because it  
14 is an older, very older sub with the intent of  
15 being a summer resort, so now they're narrow and  
16 hard to build, but doable. The petitioner did not  
17 create the condition because nondivided lot. The  
18 relief granted will not unreasonably interfere  
19 with adjacent or surrounding properties because  
20 the petitioner has stated that they will be  
21 working to create swale and help deal with water  
22 issues regarding their neighbors and themselves.  
23 That the relief is consistent with the spirit and  
24 intent of the ordinance because the size of the  
25 house is smaller than could be built and the

1 condition for Construction Board of Appeals who  
2 was it you said?

3 MR. HALL: The Construction Board of  
4 Appeals would look at the driveway, the driveway  
5 width. That would be what's under review, but the  
6 whole plan would have to be developed so they can  
7 make that decision. So you want to probably  
8 approve it contingent upon their approval, and  
9 then if they make alterations to the design, if  
10 it's in the heart of what you're approving you can  
11 make it part of their approval.

12 MEMBER KRIEGER: Okay. Yes.

13 MEMBER LONGO: What he said.

14 MEMBER KRIEGER : What Alan said.

15 That's it.

16 MEMBER SANGHVI: Second.

17 CHAIRPERSON MONTAGUE: Roll call,  
18 please.

19 MS. FLETCHER: Member Peddiboyina?

20 MEMBER PEDDIBOYINA: Yes, please.

21 MS. FLETCHER: Member Longo?

22 MEMBER LONGO: Yes.

23 MS. FLETCHER: Member Krieger?

24 MEMBER KRIEGER: Yes.

25 MS. FLETCHER: Member Butler.



1 MEMBER BUTLER: Yes.

2 MS. FLETCHER: Alternate Member

3 Samona?

4 MEMBER SAMONA: No.

5 MS. FLETCHER: Member Sanghvi?

6 MEMBER SANGHVI: Yes.

7 MS. FLETCHER: Chairperson Montague?

8 CHAIRPERSON MONTAGUE: Yes.

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

11 MEMBER SAMONA: Just for the record,  
12 the owner is actually O&S Investments, LLC. I  
13 believe it was mentioned as the Petitioner Ori  
14 Halpert's name, but from what I'm reviewing, from  
15 what I see, that owner is actually O&S  
16 Investments. I don't know if that makes any  
17 difference just for technicality purposes on what  
18 they granted.

19 MR. HOWARD: Thank you.

20 CHAIRPERSON MONTAGUE: Second case of  
21 the PZ25-0007 (Roger Armstrong) 22460 Heatherbrae  
22 Way. The applicant is requesting a variance from  
23 the City of Novi Zoning Ordinance Section 4.19.J  
24 to allow an additional accessory structure, one  
25 structure allowed, variance of one structure. His

1 property is zoned One-Family Residential (R-3). I  
2 assume you're going to present your case. Say and  
3 spell your name.

4 MR. ARMSTRONG: Jason Armstrong,  
5 J-A-S-O-N, A-R-M-S-T-R-O-N-G.

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

8 MR. ARMSTRONG: I am not.

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

11 MR. ARMSTRONG: I do.

12 MEMBER LONGO: Thank you.

13 CHAIRPERSON MONTAGUE: Describe how we  
14 can help you this evening.

15 MR. ARMSTRONG: I just had on the house  
16 a new Tuff Shed built on there for my Christmas,  
17 my Halloween decorations. I kind of outgrew my  
18 old shed that I had, which was one of those Home  
19 Depot Rubbermaid sheds. Anyways, I've had for a  
20 number of years now in my backyard, which would be  
21 in the very back of the yard, which would be, I  
22 guess you could say it's right back this whole  
23 area. It floods every -- every -- it started off  
24 probably 15 years ago only when the snow melted.  
25 Now even in the summer after the ground is thawed,

1 it constantly floods. So year round now I have to  
2 have a pump with a hose and just pump it out.  
3 With that, it always gets muddy and the hose is  
4 gross and everything else like that. And with all  
5 that, I've been wanting to store it. And the  
6 Rubbermaid shed kind of ruined everything that's  
7 in my new shed. So I've been putting in there.

8 I've had this past summer I had company  
9 come on out to see what can be done about the  
10 flooding. And when they looked at it, they were  
11 very stumped because the area itself is an  
12 easement. Normally he had told me, obviously I  
13 don't know anything about this, but he had told me  
14 normally there's the drainage ditches that go  
15 throughout the easements. There is one two houses  
16 down from me. They don't have any flooding, don't  
17 have any of that kind of stuff but there's none in  
18 my yard. And as far as I know, there's none in  
19 the opposite direction yards as well. And so  
20 because of all that, I'm storing all the wet  
21 stuff, the pump, the hoses all in the Rubbermaid  
22 shed so it's basically not ruining my new shed  
23 with all my other stuff in it and just putting it  
24 all in there is the main reason why.

25 When I had originally done this, I

1 thought everything was done. I came in, I got the  
2 permit for the Tuff Shed. I was honestly under  
3 the impression everything was done until I got a  
4 notice that I was not in compliance. And now I'm  
5 dealing with coming here to get to be compliant,  
6 because I thought I was.

7 CHAIRPERSON MONTAGUE: Is that it?

8 MR. ARMSTRONG: Yeah. That's the main  
9 thing. The whole point was to have a second shed.  
10 The second shed is just a small Rubbermaid shed  
11 that's just right on the side of the property of  
12 just basically storing everything that's wet so it  
13 doesn't ruin my new wood Tuff Shed that I have.

14 CHAIRPERSON MONTAGUE: All right.  
15 City?

16 MR. HALL: Thank you, Mr. Chairman.  
17 Yes, he's coming for a variance for a second  
18 accessory. I believe the new structure's already  
19 been constructed, is that correct?

20 MR. ARMSTRONG: Yes. That was  
21 constructed about a year ago.

22 MR. HALL: The new one or the old one?

23 MR. ARMSTRONG: The new one. The new  
24 one's been constructed. I don't know if you want  
25 to see anything. I just took some pictures

1 recently. This is what happens to my yard. And  
2 this is constant. And the only thing I've ever  
3 been able to do to fix it is get a pump, get a  
4 hose, pump it to my front yard and it drains  
5 naturally that way. That's the only thing I've  
6 been able to do.

7 MR. HALL: Mr. Chairman, so the  
8 pictures are for flooding. That's not -- what's  
9 before the board today is the second accessory  
10 structure. The new structure's already been  
11 constructed on the site, is that correct?

12 MR. ARMSTRONG: Correct.

13 MR. HALL: And the new structure is a  
14 10-by-12 shed?

15 MR. ARMSTRONG: Correct.

16 MR. HALL: And so there is an open  
17 ordinance code enforcement on this property he has  
18 suggested is because there is two sheds existing  
19 on the property right now. That's why there's an  
20 enforcement because you can only have the one. So  
21 rather than taking down the existing one, he's  
22 coming before the board today to see if he can get  
23 a variance to keep both sheds, is that correct?

24 MR. ARMSTRONG: Correct.

25 MR. HALL: So the water situation is an

1 engineering situation that can be discussed at a  
2 different time. It may be in conjunction with  
3 other lots with the engineering department or our  
4 city. We can take a look at that, but only the  
5 shed is before us tonight. Thank you.

6 CHAIRPERSON MONTAGUE: Secretary,  
7 correspondence?

8 MEMBER LONGO: Yes. We had 25 notices  
9 sent out. None were returned. There were no  
10 objections. There was one approval by the  
11 neighbor.

12 CHAIRPERSON MONTAGUE: Thank you.  
13 Anybody in the audience that would like to speak  
14 towards this case? Seeing none, I will open it up  
15 to the board. Joe?

16 MEMBER SAMONA: Yes. Just as a matter  
17 of record, I did see the property owner at the  
18 property today. I just wanted to make that a  
19 matter of record. I don't know the property  
20 owner. Property owner did not interfere, did not  
21 basically say anything except hello, and thank you  
22 very much. So I just wanted to make that as a  
23 part of the record.

24 However, I do want to say -- I do have  
25 a question, and I would actually support this,

1 this variance request, but my question is before I  
2 get into the reasons on why I would support it is,  
3 can you put the image back up that was on the  
4 packet. I think it was an overhead image. Yes.  
5 What is the -- and it's on the left side over  
6 here. So it's not pictured in here, the new one.

7 MR. ARMSTRONG: This is a relatively  
8 new photo that I can tell you because I had --  
9 very recently I had a slab of concrete that was  
10 built right here and in the front yard right here.  
11 So it's a relatively new picture because this has  
12 only been about a year that I had that done.

13 MEMBER SAMONA: Next to the arrow going  
14 upwards the green arrow on the left. Go up a  
15 little bit. Right there. Right below that, what  
16 is the brick makeshift fence wall that was there?  
17 It seemed to be leaning over.

18 MR. ARMSTRONG: It's raspberries.

19 MEMBER SAMONA: It's raspberries.

20 MR. ARMSTRONG: It's -- raspberries  
21 have -- if you ever had raspberries, they're like  
22 weeds. They go everywhere. And I put concrete  
23 blocks around it, contain it so it's not going  
24 everywhere and it's been contained.

25 MEMBER SAMONA: I can verify that I

1 actually -- I had my measuring tape out there and  
2 seemed high just by visual appearance, and I  
3 measured it, and it didn't exceed the 14 feet or  
4 one level based on my measuring. The only  
5 question that I guess would be for the city is, it  
6 seemed like the -- according to the zoning  
7 ordinance, and I know this is not before us today  
8 as far as the setback, but it seems like it could  
9 very well possibly, depending where the property  
10 line is, be six feet or less away from the  
11 property line. So I would support the  
12 petitioner's request. However, are we able to be,  
13 we as the board, able to be proactive and say that  
14 because it's already there, it's already in place,  
15 it's not being moved, we grant it, and if it's six  
16 feet or less away, we are also granting that as  
17 where it currently sits today.

18 MS. FLETCHER: No. It's not in the  
19 request.

20 MEMBER SAMONA: Got it. So that request  
21 if it was deemed to be less than six feet away  
22 would have to be another request brought to us.

23 MR. HALL: Through the Chair. I have a  
24 question for you. So in light of that  
25 conversation, is the shed something that can be



1 moved or is the slab poured where it is where it  
2 is?

3 MR. ARMSTRONG: It is where it is.

4 MR. HALL: Do you know if it's six feet  
5 away from the property line?

6 MR. ARMSTRONG: I believe it is, yes.

7 MR. HALL: So I mean we can do a  
8 special inspection and go measure that. We can  
9 shoot that, but it's up to the board what you want  
10 to do. I was just informed that we still have an  
11 inspection that you've already paid for. We can  
12 go out, right? Is that true?

13 MS. FLETCHER: There's no money there.  
14 This permit doesn't cost any money so we're not  
15 going to charge.

16 MR. HALL: We can go out to see it. So  
17 I guess the question is, if it's, you know, 5'11",  
18 I guess the board can decide on what that means.  
19 I think if he needs to have a variance for a  
20 setback, that has to be published.

21 MS. SAARELA: Correct.

22 MR. HALL: We can't grant that, but we  
23 can --

24 MS. SAARELA: You can cite him for that  
25 or you could have him come back for another

1 variance, if that's the case. You'd have to  
2 confirm that first.

3 MR. HALL: Right. We'd have to confirm  
4 that, and then it would cost the petitioner more  
5 money to do another ZBA case?

6 CHAIRPERSON MONTAGUE: So six foot is  
7 what is required?

8 MR. HALL: Six foot is minimum.

9 CHAIRPERSON MONTAGUE: Which is, at  
10 least by the sketch, he's saying it's there.

11 MR. ARMSTRONG: He's six feet away from  
12 the back of my house?

13 MEMBER SAMONA: No, from the side  
14 property line.

15 MS. FLETCHER: It's supposed to be six  
16 feet from your property lines and I believe ten  
17 feet from the house.

18 MEMBER SAMONA: From here to here, I  
19 guess from here to here how far is it, because the  
20 shed comes up to this wall, and from here to here  
21 it was about 44 inches from where I measured?  
22 Some spots I got a little bit shy of six feet. I  
23 wouldn't be opposed to it either way, but I don't  
24 know if Sara has anything she can add.

25 MS. FLETCHER: Can I point out on the

1 drawing what we are discussing at the moment?

2 CHAIRPERSON MONTAGUE: Yes, please.

3 MS. FLETCHER: Thank you. We're  
4 discussing the shed that is proposed to be here.  
5 This additional structure or raspberry, you know,  
6 planter, that's not technically part of the  
7 discussion at the moment. If there is something  
8 that you would like the city to go out and address  
9 and examine, you could always have our ordinance  
10 department to go out there and see if that is a  
11 violation. But for the purpose of this case, we  
12 are only discussing the shed that was placed here.

13 MEMBER SAMONA: Sure. And just for  
14 clarification, the only reason I was pointing out  
15 of the raspberry planter is just for reference of  
16 where the shed is located. I will say that based  
17 on that, you know, I understand that the drawing  
18 is not to scale. However, the shed is, in my  
19 opinion, almost directly abutting the raspberry  
20 planter, so it is not that far, just for  
21 reference. I don't have a problem with it  
22 whatsoever just for clarification again, the  
23 reason I was referencing the raspberry planter is  
24 because it was a flat area, it was easy to measure  
25 the distance of how wide that is, and the shed

1 that's there is abutting the raspberry planter.  
2 So that's the only reason I measured that.  
3 Otherwise, I do not see any reason why we should  
4 see if that raspberry planter's a violation. I  
5 mean I would just say -- and just for reference  
6 also, the backyard was -- I did see hoses that the  
7 petitioner had in the backyard that he was running  
8 and it was very, very wet. So I would fully  
9 support this.

10 MEMBER SANGHVI: Thank you. I have  
11 viewed this neighborhood for almost 50 years and I  
12 have passed through your house almost every day  
13 going onto the Nine Mile Road from the days when  
14 it was a mud road. I don't know whether you would  
15 remember that or not. It has always been a mud  
16 around there whether it snows or rains. Whatever  
17 it is, two, three houses over there is always full  
18 of water and mud. So I can understand your need  
19 to have a shed to put your things in there. And  
20 in your neighborhood also there is a lot of  
21 decorations at Halloween and Christmas and all  
22 that. So I can understand your need for a second  
23 shed, and I can wholeheartedly support your  
24 request. Thank you.

25 MEMBER SAMONA: There's only one more

1 thing I'd like to add, if I may. The application  
2 states it is not part of a homeowners association.  
3 I do real estate. Pretty familiar with the area.  
4 Is that not part of the Village Oaks Association?

5 MR. ARMSTRONG: I've gotten so many  
6 mixed reviews when the house was originally  
7 bought. The Realtor said no. Later I heard yes.  
8 I think that -- I'm pretty sure that it is. I  
9 know I pay stuff every year, but I don't know what  
10 it's for.

11 MEMBER SAMONA: So I would just make it  
12 clear that, you know, if we were to approve it  
13 today, this would be our approval. However, if  
14 required, you'd have to get association approval  
15 as well because the application does have a  
16 question on there that says is there a homeowners  
17 association and it was check marked as no.

18 CHAIRPERSON MONTAGUE: That's not part  
19 of ours. The homeowners association has to take  
20 care of themselves. It's not a part of our  
21 approval.

22 MEMBER SAMONA: No, no. I get that. I  
23 know that, but it said no for is there an  
24 association.

25 CHAIRPERSON MONTAGUE: I understand,

1 but that's not part of ours. We need to stay on  
2 track with what our responsibilities are, okay,  
3 because it confuses things. Go ahead.

4 MR. HALL: I would like to add in the  
5 conversation about the six foot from the properly  
6 line. So the shed is up now, so we can treat that  
7 as a separate issue. So let's just look at the  
8 shed itself as being a second accessory structure.  
9 If it is too close, because we're going to go out  
10 and take a look at it, if it is too close, we'll  
11 deal with it then and make this a separate item.

12 MEMBER SAMONA: Sure.

13 MEMBER KRIEGER: How tall is it, ten  
14 feet?

15 MR. ARMSTRONG: I think so. When I was  
16 going to Tuff Shed, because I bought it through  
17 Home Depot, the Tuff Shed people came there. They  
18 pull up Novi to get whatever's the highest that I  
19 could get and that's what we did. Pulled it up on  
20 that because I didn't obviously build it. I had  
21 Tuff Shed build it and have them do everything.  
22 They pulled up everything from Novi so that I knew  
23 that it would be in compliance with that. I think  
24 it's ten feet, but I'm not positive.

25 MEMBER KRIEGER: Thank you.

1 MEMBER PEDDIBOYINA: Thank you so much  
2 for a good presentation, as our board members  
3 mentioned. As you said, it is six feet closer to  
4 the neighbor, am I right?

5 MR. ARMSTRONG: I believe so.

6 MEMBER PEDDIBOYINA: As long as that is  
7 okay, I have no objections and the practical  
8 difficulty you have an issue, and those things  
9 that our board member Sanghvi, Dr. Sanghvi  
10 mentioned, and you have a beautiful decorated  
11 lights and storage. I appreciate it, and I have  
12 no objection to this.

13 CHAIRPERSON MONTAGUE: Anybody else? I  
14 would just like to say for the record it's  
15 unfortunate that it is built when you come in.  
16 It's not the preferred way to do so, I want that  
17 on the record and that makes it a little more  
18 difficult for you, and I understand your problem  
19 and support it. I'm looking for a motion.

20 MEMBER PEDDIBOYINA: I move that we  
21 grant the variance in case number PZ25-0007 sought  
22 by Roger Armstrong at 22460 Heatherbrae Way parcel  
23 number. And because the petitioner shows a  
24 practical difficulty a necessary structure for  
25 things like storage, valuable goods, and due to

1 the maintenance, the primary shed what he has is  
2 the flood area lot and cannot move to other place.  
3 Without the variance, the petitioner will be  
4 unreasonably prevented or limited with respect to  
5 use of the property because of lack of sufficient  
6 storage space for the personal items and  
7 recreational use. And this property is unique  
8 because it is a large lot that can reasonably  
9 accommodate additional necessary structure without  
10 overcrowding and negatively affecting the  
11 neighborhood properties. Petitioner did not  
12 create the condition because the need of  
13 additional storage part of making the improving  
14 the property and the current ordinance limits the  
15 number of structures and regardless of the  
16 variance. The relief granted will not  
17 unreasonably interfere with adjacent or  
18 surrounding properties because the petitioner's  
19 structure will be approximately size and placed  
20 minimize visual impact. The relief if consistent  
21 with the spirit and intent of the ordinance  
22 because the maintenance and character will elevate  
23 practical use of private property and does not  
24 compromise safety. And also he has a difficulty  
25 of all the items to be stored, and I approve this.



1 MEMBER SANGHVI: Second.

2 CHAIRPERSON MONTAGUE: Roll call,  
3 please?

4 MS. FLETCHER: Chairperson Montague?

5 CHAIRPERSON MONTAGUE: Yes.

6 MS. FLETCHER: Member Sanghvi?

7 MEMBER SANGHVI: Yes.

8 MS. FLETCHER: Member Samona?

9 MEMBER SAMONA: Yes.

10 MS. FLETCHER: Member Butler?

11 MEMBER BUTLER: Yes.

12 MS. FLETCHER: Member Krieger?

13 MEMBER KRIEGER: Yes.

14 MS. FLETCHER: Member Longo?

15 MEMBER LONGO: Yes.

16 MS. FLETCHER: And member Peddiboyina?

17 MEMBER PEDDIBOYINA: Yes, please.

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

20 CHAIRPERSON MONTAGUE: The third and  
21 final case of the night, PZ25-0009 El Car Wash,  
22 26100 Novi Road. The applicant is requesting  
23 variances from City of Novi Zoning Ordinance  
24 Section 3.1.25.D to allow an 8 ft parallel parking  
25 space within the required 20 foot parking setback

1 on the north side. Also Section 5.3.11.D to omit  
2 the requirement of a bypass lane; Section 5.3.11.I  
3 for a reduction of vehicle stacking spaces before  
4 the tunnel to 9, 25 spaces required. That would  
5 be a variance of 14. This property is zoned Town  
6 Center (TC). Is the applicant here to present?  
7 Say and spell your name, please, for the recorder.

8 MR. COOKSEY: Reid, R-E-I-D, last name  
9 C-O-O-K-S-E-Y. I'm with Stonefield Engineering  
10 Design representing the applicant today.

11 MEMBER LONGO: Reid, are you an  
12 attorney?

13 MR. COOKSEY: I should have been, but  
14 no.

15 MEMBER LONGO: You should tell the  
16 truth in this case.

17 MR. COOKSEY: Absolutely.

18 CHAIRPERSON MONTAGUE: Present how we  
19 can help you tonight, please.

20 MR. COOKSEY: Absolutely. So as it was  
21 described there was -- we're seeing three  
22 variances today. I'll go ahead and use our nifty  
23 screen share here. So what we're trying to do is  
24 we're trying to take the existing car wash that is  
25 off of Novi Road and re-brand it to a more modern

1 style of car wash here. That includes revamping  
2 the whole internal workings of it. We recently  
3 got this approved by the planning board with  
4 obviously contingency of these three variances.  
5 We've been working with city staff pretty  
6 diligently here. The first one we talked about  
7 was the encroachment of the parallel parking  
8 space. As you can see, we're proposing a parking  
9 space that is right there. This was made in  
10 conjunction, like I said, with the planning staff.  
11 We are, you know, trying to maximize what we have  
12 on this on this parcel. You know, we are adding  
13 quite a bit of parking and modern vacuums along  
14 the building here which don't exist today. And  
15 part of this working with city staff was the  
16 current lot, and I'll show you the existing here.  
17 The current lot, the concrete goes all the way to  
18 the property line. So we could have maintained a  
19 parking space in the rear there as the existing  
20 nonconformity and not needed a variance for this.  
21 But it was very important for us and for the city  
22 to create this ten-foot greenbelt to the east  
23 here -- while allowed us to add additional  
24 planting.

25 So our hardship is that we need some

1 space for employees to park safely and not  
2 encumber as many of the parking spaces along the  
3 building for customers, and this was in discussion  
4 was the best spot because it's out of the way of  
5 both the stacking. It doesn't create any  
6 confusion with the stacking lane there. It's only  
7 accessible to employees and also us to keep a more  
8 native green space that's actually viewable from  
9 the street. That's the first one. I don't know  
10 if you guys want me to present all three and then  
11 have discussion. Okay. Perfect.

12 CHAIRPERSON MONTAGUE: The whole thing.

13 MR. COOKSEY: The next one is the lack  
14 of bypass lane. Its an existing condition, as you  
15 can see. We don't have the space for a bypass  
16 lane. And I actually have correspondence from the  
17 fire marshall that -- let's see here. That he  
18 will not be requiring a bypass lane as part of  
19 that. So, you know, we again existing condition.  
20 Just need a variance for that. So no real  
21 additional -- additional feedback there.

22 And then the last is the stacking. As  
23 discussed, 25 stacking spaces are required. I  
24 have this exhibit, which I believe is also in your  
25 packet, which shows kind of the existing first

1 proposed. Again, we're maximizing what we can do  
2 with this site. It's existing. We're not  
3 changing the tunnel. We don't have much  
4 opportunity to change the tunnel, and this is a  
5 great revamp for an existing car wash use. You  
6 know, we're not taking a different commercial  
7 property and turning into something it isn't,  
8 we're just taking it and beatifying it. And  
9 currently what sits out there is you get four  
10 stacking spaces. There's no -- there's no kiosks.  
11 There's one stacking lane. You basically hand a  
12 guy your credit card or some cash and he'll let  
13 you through the car wash. And we're creating a  
14 modern situation here with two lanes, nine  
15 stacking spaces, which is adequate for operations  
16 here. The majority of our users are monthly  
17 users. We have another location that we recently  
18 got approved in the city as well as others in the  
19 surrounding area. So the idea is that by creating  
20 a brand, a high-end brand that customers can go to  
21 any location they see. And part of that is having  
22 a members only lane, the fast pass where they can  
23 kind of get through it quickly. Through quick  
24 times don't warrant more than nine stacking  
25 spaces. And EL Car Wash is a brand that's all

1 over the country, and we've done studies that show  
2 that. So we don't anticipate this encumbering any  
3 of our vacuums or anything like that, but we're  
4 taking existing addition and doubling what's out  
5 there.

6 So that's all I've got. I'd be happy  
7 to answer any questions you guys have and  
8 appreciate your time.

9 CHAIRPERSON MONTAGUE: All right.  
10 City?

11 MR. HALL: Thank you, Mr. Chairman.  
12 Yes, he is going for three variances tonight.  
13 He's articulated well. I do have a question for  
14 you about the bypass lane. The fire department  
15 doesn't have an issue. What happens when someone  
16 does have a problem with money or something  
17 happens they want to get out of there. How do you  
18 handle a bypass arrangement, like you don't want  
19 them to go through or they don't want to go  
20 through or some things happening?

21 MR. COOKSEY: Great question. So  
22 again, kind of the beauty of how quickly the  
23 through put is, and again, creating two lanes as  
24 opposed to one. What we can do is there's  
25 employees on site that can direct traffic and let

1    them back up and leave the site.  You know,  
2    there's plenty of space with the vacuums there as  
3    well as some additional parking spaces where they  
4    can, you know, turnaround in the site.

5               MR. HALL:  Thank you.  And it is an  
6    existing car wash and existing tight conditions.  
7    That's what we have.  Thank you.

8               CHAIRPERSON MONTAGUE:  Correspondence?

9               MEMBER LONGO:  Yes.  We mailed out 25  
10    notices.  We did get seven back with wrong  
11    address.  No objections and no approvals.

12              CHAIRPERSON MONTAGUE:  Either one of  
13    the public have a comment on this?  Okay.  All  
14    right.  Then let's go to the board.  Yes, Joe.

15              MEMBER SAMONA:  The last guy offered us  
16    free car washes.  No?  I've actually been going to  
17    that car wash for more years than I can count, and  
18    I love the fact that, you know, they're going to  
19    be improving it and revamping it because no matter  
20    how long the wait was, I would always wait for the  
21    very last vacuum because that was the best vacuum  
22    with the most force.  That's how much I go there,  
23    used to go there at least.  Whether or not it's  
24    the same owners, I'm sure they followed the lead,  
25    even if they're not the same owners as previously,

1 but they've always done an absolutely phenomenal  
2 job. They've absolutely done a phenomenal job  
3 within traffic flow and whatnot. I would without  
4 a doubt support this and 100%.

5 MEMBER KRIEGER: Is that a motion?

6 MEMBER SAMONA: I can make a motion.

7 MEMBER SANGHVI: I just was there and  
8 having my car washed there. I was there last week  
9 also.

10 MR. COOKSEY: It's a great location.

11 MEMBER SANGHVI: When are you going to  
12 make the changes?

13 MR. COOKSEY: As soon as possible.  
14 This is our last step with the public board, and  
15 afterwards we have to get our engineering  
16 approval. But it should be very fairly quickly as  
17 it's an existing site. We're just making  
18 beautification changes, not really changing  
19 anything else. So I know that they're trying to  
20 break ground in the next couple months and have  
21 this thing open sometime in the summer. So just  
22 in time for, I don't want say winter.

23 MEMBER SANGHVI: All right. Thank you.

24 CHAIRPERSON MONTAGUE: Yes, sir.

25 MEMBER PEDDIBOYINA: Thank you, Mr.



1 Chair. I believe that you guys came few months  
2 back for the garage door or something?

3 MR. COOKSEY: Yes. So we are  
4 removing -- there's two doors on the front. We're  
5 removing one of the two. I think one of the items  
6 was that facing the public right-of-way, obviously  
7 existing condition as well. Again, not much we  
8 can do about that. But we are changing that,  
9 removing. There's the door facing the building,  
10 the door on the right, was for detailing or  
11 something of that nature, they're removing that  
12 and we have to put the enhanced equipment in  
13 there. And one of the items is the garage door  
14 now had automatic open and close, which helps  
15 reduce any noise coming out of the tunnel. So  
16 that was another aspect of the door situation.

17 MEMBER PEDDIBOYINA: Any other things  
18 are coming in the future about the zoning?

19 MR. COOKSEY: No. This will be it.

20 CHAIRPERSON MONTAGUE: Twice was enough.

21 MEMBER PEDDIBOYINA: Thank you. I'm  
22 okay to support your case. Thank you so much:

23 MR. COOKSEY: Really appreciate it.

24 CHAIRPERSON MONTAGUE: Anybody else?

25 I'd just like to say yes, I think you're improving

1 an existing situation. Really appreciate the  
2 greenbelt very much, and you've improved the  
3 stacking, so we'll be supporting.

4 MR. COOKSEY: Absolutely. It's going  
5 to be a great site. Really appreciate how many of  
6 you guys actually use the site. And the  
7 operations will be smoother, the vacuums will be  
8 better and then your car will actually be cleaner.  
9 State of the art.

10 CHAIRPERSON MONTAGUE: Okay. Motion,  
11 please.

12 MEMBER SAMONA: I move that we grant  
13 the variance in case PZ25-0009 sought by El Car  
14 Wash II for the variances requested because the  
15 petitioner has shown practical difficulty  
16 requiring all of these variances requested.  
17 Without the variances, the petitioner will be  
18 unreasonably prevented or limited with respect to  
19 the use of the property because of limited parking  
20 spots vehicle/traffic flow. The property is  
21 unique because of the size and layout of the  
22 property. Petitioner did not create the condition  
23 because of the accessibility difficulties and  
24 unique footprint that this property has. The  
25 relief granted will not unreasonably interfere

1 with adjacent or surrounding properties because it  
2 will lessen the backflow of traffic, I believe,  
3 and it will create more usable space for vehicles  
4 to clean their vehicles and to be in a line. The  
5 relief is consistent with the spirit and intent of  
6 the ordinance because it will enhance the  
7 appearance of the building, curb appeal, and would  
8 reduce the traffic flow off of Novi Road.

9 MEMBER SANGHVI: Second.

10 MS. FLETCHER: Member Butler?

11 MEMBER BUTLER: Yes.

12 MS. FLETCHER: Member Peddiboyina?

13 MEMBER PEDDIBOYINA: Yes, please.

14 MS. FLETCHER: Member Sanghvi?

15 MEMBER SANGHVI: Yes.

16 MS. FLETCHER: Member Krieger?

17 MEMBER KRIEGER: Yes.

18 MS. FLETCHER: Member Samona?

19 MEMBER SAMONA: Yes.

20 MS. FLETCHER: And Chairperson

21 Montague?

22 CHAIRPERSON MONTAGUE: Yes.

23 MS. FLETCHER: And Member Longo?

24 MEMBER LONGO: Yes.

25 MS. FLETCHER: Thank you. Motion

1 carries.

2 MR. COOKSEY: Thank you so much for  
3 your time.

4 MEMBER LONGO: Thank you for your  
5 presentation.

6 MR. COOKSEY: I can't promise free cash  
7 washes, but the first time through is free.

8 MEMBER SAMONA: Just want to wish  
9 whoever is celebrating Happy Easter, Happy  
10 Passover, residents anybody on the board that's  
11 celebrating and happy holidays coming up and I  
12 hope everyone as fun and safe one.

13 CHAIRPERSON MONTAGUE: I would like to  
14 ask everyone if as you reply to the invitation  
15 saying you will be here, just hit reply, not reply  
16 all.

17 MS. SAARELA: Otherwise, you could be  
18 having a violation of the Open Meetings Act  
19 because you're all coming together in a meeting  
20 when you're interacting together. So just reply  
21 to Sara or whoever.

22 CHAIRPERSON MONTAGUE: Technicality.  
23 There's two buttons. You can hit reply or reply  
24 all. I'm guilty of just hitting whichever one  
25 comes up first. I'll have to pay tension. Do I

1 have a motion for adjournment?

2 MEMBER SANGHVI: I make motion to  
3 adjourn.

4 MEMBER PEDDIBOYINA: I second.

5 CHAIRPERSON MONTAGUE: All in favor  
6 aye.

7 THE BOARD: Aye.

8 CHAIRPERSON MONTAGUE: Nays? We're  
9 good.

10 (The meeting was adjourned at 8:06 p.m.)

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## CERTIFICATE OF NOTARY

STATE OF MICHIGAN )  
 ) SS  
COUNTY OF OAKLAND )

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



Melinda R. Womack, CSR-3611

Notary Public, Oakland County, Michigan

My Commission expires: 06-22-2025

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