

Meeting
02/11/2025

1 REGULAR MEETING - ZONING BOARD OF APPEALS

2 CITY OF NOVI

3 Tuesday, February 11, 2025

4 Council Chambers/Novi Civic Center

5 41725 Novi Road

6 Novi, Michigan

7

8 BOARD MEMBERS:

9

Joe Peddiboyina, Chairperson

Mike Longo, Secretary

10

Siddharth Mav Sanghvi, Member

Linda Krieger, Member

11

W. Clift Montague, Member

Joe Samona, Alternate Member

12

13 ABSENT EXCUSED:

Larry Butler, Member

14

Michael Thompson, Member

15 ALSO PRESENT:

16

Elizabeth Saarela, City Attorney

Alan Hall, Deputy Community Development

17

Director

Sarah Fletcher, Recording Secretary

18

19 REPORTED BY:

20

Melinda R. Womack

21

Certified Shorthand Reporter

22

23

24

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	AGENDA	
		Page
1		
2		
3	Call to Order	3
4	Pledge of Allegiance	3
5	Roll Call	3
6	Public Hearing Format and Rules of Conduct	4
7	Minutes - January 2025	5
8	Public Remarks	5
9	Approval of Agenda	5
10	Public Hearings	5
11	PZ24-0064	7
12	PZ24-0066	15
13	PZ25-0001	52
14	PZ25-0002	64
15	Other Matters	75
16	Adjournment	75
17		
18		
19		
20		
21		
22		
23		
24		
25		

1 CHAIRPERSON PEDDIBOYINA: Good evening.
2 Welcome to the Novi Zoning Board of Appeals.
3 Today is February 11th at 7 p.m. And we have call
4 to the order. Pledge of allegiance by Michael
5 Longo.

6 (Pledge of Allegiance recited)

7 CHAIRPERSON PEDDIBOYINA: Please be
8 seated and put your cell phones muted. Roll call.
9 Secretary, Sarah.

10 MS. FLETCHER: Chairperson Peddiboyina?

11 CHAIRPERSON PEDDIBOYINA: Yes, please.

12 MS. FLETCHER: Member Sanghvi?

13 MEMBER SANGHVI: Yes.

14 MS. FLETCHER: Member Thompson?

15 Absent. Member Montague?

16 MEMBER MONTAGUE: Here.

17 MS. FLETCHER: Member Longo?

18 MEMBER LONGO: Here.

19 MS. FLETCHER: Member Krieger?

20 MEMBER KRIEGER: Here.

21 MS. FLETCHER: Member Butler, absent.

22 Member Samona?

23 MEMBER SAMONA: Here.

24 MS. FLETCHER: Thank you.

25 CHAIRPERSON PEDDIBOYINA: Thank you

1 roll call. Total we have five cases today. And
2 City Manager second case, once we come to the
3 second case and today we have only four. Once we
4 call anybody up again, you can come to the podium
5 and speak clearly, the presenter. And if anybody
6 in the audience would like to speak on anything,
7 just three minutes timeframe is allowable and
8 respect the time. I appreciate that. Anything in
9 the public hearing, format and rules and conduct.
10 Approval of minutes for January 2025?

11 MEMBER SAMONA: I have a comment about
12 that before moving for the approval of the
13 minutes. I don't know if it needs to be corrected
14 for the record, but the minutes stated that the
15 board in January approved the minutes from
16 December. The board did with the exception of me
17 because I was unable to vote in that and there was
18 no roll call for the approval of the December
19 minutes in January.

20 MS. SAARELA: There doesn't have to be
21 a roll call.

22 MEMBER SAMONA: The minutes say board
23 and I didn't vote in the affirmative or nay.

24 MR. HALL: So taking out his vote, I
25 think we had a majority so I think it still

1 carries.

2 CHAIRPERSON PEDDIBOYINA: Okay.
3 Because he's not there, we'll take him out of
4 that. And we appreciate Joe. And make a motion
5 for the January meeting minutes. Because I was
6 not in the meeting, somebody can make a motion and
7 second. Any questions on that?

8 MEMBER SAMONA: I make a motion to
9 approve.

10 MEMBER LONGO: I second.

11 CHAIRPERSON PEDDIBOYINA: Any
12 objections? Okay. Say aye all in favor.

13 THE BOARD: Aye.

14 CHAIRPERSON PEDDIBOYINA: Any nays?
15 Thank you. Coming back to the approval of the
16 agenda. Today's agenda, as I told you, we have
17 five cases. Any changes or any modifications,
18 this is the time where you can speak on this.

19 MR. HALL: Mr. Chairman, I have a
20 request.

21 CHAIRPERSON PEDDIBOYINA: Please.

22 MR. HALL: The second item, PZ24-0065,
23 I'd like to table that to the next meeting. It
24 needs to be republished.

25 CHAIRPERSON PEDDIBOYINA: Okay. Thank

1 you. Any objections on that one? No? Okay.
2 Approval of agenda is approved. Somebody can make
3 a motion on that.

4 MEMBER LONGO: I so move.

5 MEMBER SANGHVI: Second.

6 CHAIRPERSON PEDDIBOYINA: Okay. Thank
7 you. Any objections? Say all in favor aye.

8 THE BOARD: Aye.

9 CHAIRPERSON PEDDIBOYINA: Any nays?
10 Thank you. Coming back to public remarks.
11 Anybody have any public remarks on this agenda,
12 please come to the podium. Spell your first and
13 last name clearly. This is the time where you can
14 speak on public remarks, please.

15 MR. ZACK: Good evening. My name is
16 Gary Zack. I live at 359 South Lake Drive and I
17 came to comment on --

18 MS. SAARELA: Excuse me, Chairperson.

19 CHAIRPERSON PEDDIBOYINA: Excuse me.

20 MS. SAARELA: If this is for a case, it
21 should be during the case.

22 MEMBER LONGO: We'll have you back.

23 CHAIRPERSON PEDDIBOYINA: Okay. Thank
24 you Liz and Sarah. Okay. Coming back to we have
25 first case PZ24-0064 (Justin Gusick) 21494

1 Equestrian Trail, north of Eight Mile Road, west
2 of Beck Road, Parcel 50-22-32-401-086. The
3 applicant is requesting a variance from the City
4 of Novi Zoning Ordinance Section 4.19.E.iii to
5 allow 2,327 sq ft aggregate total for accessory
6 structures (1,500 sq ft allowed, variance of 827
7 sq ft). This property is zoned Residential
8 Acreage (R-A). Can the presenter please come to
9 the podium, spell your first and last name
10 clearly. If you're an attorney, you don't need to
11 take an oath. If you are not an attorney, you
12 need to take an oath on you.

13 MR. GUSICK: My name is Justin Gusick,
14 property owner.

15 MEMBER LONGO: Justin, are you an
16 attorney?

17 MR. GUSICK: I am not.

18 MEMBER LONGO: Do you promise to tell
19 the truth in this case?

20 MR. GUSICK: I do.

21 MEMBER LONGO: Thank you.

22 CHAIRPERSON PEDDIBOYINA: Okay. Please
23 go ahead and proceed where we can help you tonight
24 on this case, please.

25 MR. GUSICK: Okay. So we're requesting

1 a variance to the accessory structure to build a
2 structure. I don't know what you want to call it,
3 but pool house, cabana, whatever, next to our
4 pool. Apparently there's only 1,500 square feet
5 allowed, but we were told that that included our
6 attached garage. But my attached garage is
7 already 1,550 square feet so it's already beyond
8 that. I don't really understand this ordinance.
9 I mean my garage has a full basement underneath
10 it. It's really kind of part of the house so I
11 really didn't understand the accessory portion of
12 that. So we're requesting to build this.

13 If I could guess I'd say there's 20 of
14 these already in our neighborhood so it's not a
15 new concept. That's our case I guess.

16 CHAIRPERSON PEDDIBOYINA: Do you have a
17 presentation where you can present your case?

18 MR. GUSICK: I didn't know that was
19 required. We had submitted them.

20 CHAIRPERSON PEDDIBOYINA: Okay. Before
21 going to that, from the city?

22 MR. HALL: Thank you, Mr. Chairman.
23 Yeah. So the ordinance does consider attached
24 garages as accessory. They're not part of the
25 square footage on the house. So I would like to

1 make a correction to the information that was
2 submitted. On one document it said there was 680
3 square feet, whether it was going to be the shed
4 or the accessory structure he's asking for. But
5 if you go to the facade drawings where actually
6 the dimensions of the foundation, it's 770 square
7 feet. So he'll be looking for the variance for
8 770 square foot accessory structure. It will be
9 35.5 feet in one direction and 21.6, 7 or 8 inches
10 in the other direction. So even though the square
11 footage is a little different than the submittal,
12 the variance is the same. It's still 827 is what
13 it is. So it's above the 1,500 square foot
14 allowed for accumulation of accessory structures.
15 So he's asking tonight for a single variance of
16 827 square feet for that accessory structure.

17 CHAIRPERSON PEDDIBOYINA: Thank you. I
18 appreciate it. Correspondence secretary?

19 MEMBER LONGO: We mailed out 20
20 mailers. One was returned. There are no
21 objections. There was one approval. I'm not
22 going to read the whole thing, but it was from
23 Joel Shabari. And the basic comment was he's
24 increasing the value of his property which ups my
25 city. That's pretty awesome.

1 CHAIRPERSON PEDDIBOYINA: Thank you.
2 Public hearing. Any comments you can come to the
3 podium and you can speak on this case, please.
4 Okay. Looks like none. Open to the board. Dr.
5 Sanghvi.

6 MEMBER SANGHVI: Thank you. I came and
7 visited your property on Saturday. You have a
8 nice gated community. When I came back you have a
9 beautiful home. Did I see a trailer in your
10 driveway? When I came I think there was a
11 trailer.

12 MR. GUSICK: There is. That's the
13 contractor's.

14 MEMBER SANGHVI: It's a beautiful home.
15 Large home. How big is your home?

16 MR. GUSICK: I think 4,800.

17 MEMBER SANGHVI: It's a huge home. Do
18 you have enough room on your backside to put this
19 structure?

20 MR. GUSICK: This won't even put a dent
21 in it.

22 MEMBER SANGHVI: For the size of your
23 house you need a little bigger structure then. I
24 have no problem supporting you.

25 CHAIRPERSON PEDDIBOYINA: Thank you,

1 Dr. Sanghvi. Joe, go ahead.

2 MEMBER SAMONA: Yes. I'm a Realtor so
3 I've been through that subdivision more times than
4 I can remember. I noticed consistent with other
5 homes, although this accessory structure wouldn't
6 be within the building of the home, that's
7 consistent with a lot of the homes in that area
8 just because the unique ways the lot is set up. I
9 do have a question. In the photos that you
10 submitted, the drawings, seem like there was going
11 to be, I don't know, was it a fireplace? Was it a
12 stove?

13 MR. GUSICK: Fireplace.

14 MEMBER SAMONA: Natural wood? Gas?

15 MR. GUSICK: I believe that was natural
16 wood.

17 MEMBER SAMONA: Got it. Okay. Through
18 the Chair I guess the city attorney there's
19 nothing we have to do with the fire department?

20 MS. SAARELA: That's the building
21 department.

22 MEMBER SAMONA: Is there anything that
23 we need to do with the --

24 MR. HALL: We would do a building
25 permit for it, and then we'll go ahead and look at

1 the fireplace there. Is there a chimney to this?

2 MR. GUSICK: There is. Full stone
3 mason.

4 MR. HALL: And it goes through the roof
5 and has a proper draft?

6 MR. GUSICK: Um-hum.

7 MR. HALL: Because natural fire, right?

8 MR. GUSICK: Correct.

9 MEMBER SAMONA: Otherwise, more homes
10 in my opinion there have similar to what you're
11 looking to put than don't. I, like Dr. Sanghvi,
12 would have no problem supporting this as well.

13 CHAIRPERSON PEDDIBOYINA: Thank you,
14 Joe. Any other board member could like to speak?
15 Linda?

16 MEMBER KRIEGER: In one of your
17 pictures, the hedge is that natural growth or
18 landscape?

19 MR. ZACK: It's landscaping.

20 MEMBER KRIEGER: Thank you.

21 CHAIRPERSON PEDDIBOYINA: Any other
22 board member would like speak on this? Motion
23 time. Linda?

24 MEMBER KRIEGER: In case number
25 PZ24-0064, sought by the petitioner, I move to

1 grant the request. The Petitioner has shown
2 Practical difficulty. Without the variance the
3 Petitioner will be unreasonably prevented or
4 limited with respect to use of the property
5 because of the pool area needing protective
6 covering. The property is unique because the
7 Garage is not attached regarding this variance.
8 Petitioner did not create the condition because the pool
9 already exists with the property as well. The relief
10 granted will not unreasonably interfere with adjacent or
11 surrounding properties because 20 other homes with
12 similar circumstances with pools and gazebos. The
13 relief is consistent with the spirit and intent of the
14 ordinance because it's a reasonable request with this
15 subdivision.

16 MEMBER SANGHVI: Second.

17 CHAIRPERSON PEDDIBOYINA: Thank you,
18 Dr. Sanghvi. Roll call, please.

19 MEMBER SAMONA: I've got a question.

20 CHAIRPERSON PEDDIBOYINA: Please go
21 ahead.

22 MEMBER SAMONA: So the applicant did
23 mention something we need to mention too. The
24 current garage doesn't meet the ordinance now.
25 It's bigger than 1,500 square feet. So this

1 variance that we're offering is going to fix that
2 also, so it will fix the garage overage again.

3 Just a clarification.

4 CHAIRPERSON PEDDIBOYINA: Thank you.

5 Linda.

6 MEMBER KRIEGER: We have to amend that.

7 CHAIRPERSON PEDDIBOYINA: Yeah, please.

8 MEMBER KRIEGER: Into the motion.

9 MEMBER LONGO: Second.

10 CHAIRPERSON PEDDIBOYINA: Roll call,

11 please.

12 MS. FLETCHER: Chairperson Peddiboyina?

13 CHAIRPERSON PEDDIBOYINA: Yes, please.

14 MS. FLETCHER: Member Sanghvi?

15 MEMBER SANGHVI: Yes.

16 MS. FLETCHER: Member Montague?

17 MEMBER MONTAGUE: Yes.

18 MS. FLETCHER: Member Longo?

19 MEMBER LONGO: Yes.

20 MS. FLETCHER: Member Krieger?

21 MEMBER KRIEGER: Yes.

22 MS. FLETCHER: Member Samona?

23 MEMBER SAMONA: Yes.

24 MS. FLETCHER: Thank you. Motion

25 carries.

1 CHAIRPERSON PEDDIBOYINA: Thank you.
2 PZ24-0066 (Amar Abro) 425 South Lake Drive, on
3 South Lake Drive, west of Old Novi Road, Parcel
4 50-22-03-477-002. The applicant is requesting
5 variances from the City of Novi Zoning Ordinance
6 Section 3.32(10)iaa to allow a 500 sq ft shed (100
7 sq ft allowed, variance of 400 sq ft); to allow
8 the shed to have a mean height of 10 ft (max 8 ft
9 allowed, variance of 2 ft); and to allow 25% lot
10 coverage (5% allowed, variance of 20%). This
11 property is zoned One-Family Residential (R-4).
12 Please go ahead and tell your first and last name
13 clearly.

14 MR. ABRO: Amar Abro, A-M-A-R, A-B-R-O.

15 MEMBER LONGO: Are you an attorney?

16 MR. ABRO: I am not.

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

19 MR. ABRO: Yes, I do.

20 MEMBER LONGO: Thank you.

21 CHAIRPERSON PEDDIBOYINA: Okay, Mr.
22 Abro. Please present your case where we can help
23 you tonight in this case, please.

24 MR. ABRO: Thank you very much for your
25 time this evening. My wife and I live at 425

1 South Lake Drive, and that is one of the homes
2 that sits across the street from the water of
3 Walled Lake on the north side of Novi. And the
4 ordinance currently allows for up to 100 square
5 foot structures on the outlot, or what we call the
6 lake lot because we own the lot where our home is,
7 and at the small lot across the street to access
8 the water as well. And we're requesting a 400
9 square foot variance as well as a two foot
10 variance to build a new structure to take down the
11 existing older small structure that's there. And
12 the reasons for the larger structure are that
13 storage and items including kayaks, canoes, foam
14 lily pad for the kids, skis, lifejackets, boat
15 bumpers and a canoe all do not fit in the current
16 size shed that is there now. And one of our big
17 concerns is safety. I apologize that I didn't
18 include these photos in the original packet, but I
19 printed out extra if I could hand out would like
20 to see. So our house is the first house next to
21 Lakeshore Park. And being the first house next to
22 the park presents a problem that there is a hill
23 and a blind turn immediately next to our home.
24 There's a sign that says warning hidden driveway.
25 And there's a bit of a speeding problem on South

1 Lake Drive. So my wife, myself, family, a lot of
2 little kids, we cross that road back and forth to
3 get to the lake. So this larger structure would
4 allow us to have an opportunity to cross that road
5 less and less.

6 Our number one biggest concern, our
7 neighborhood two houses to the west hit a dog
8 recently because a car was coming over that blind
9 turn. And we also have dogs that cross the road
10 with us. As you can see from the photo here,
11 there's a car right here. And it is quite late
12 notice to see any cars coming from that side of
13 the road. And here is a picture of the current
14 shed that's there now, and the shed that we're
15 asking for would take the place of this shed as
16 well as all that dock equipment that's next to it.

17 Other points I'd like to bring up is
18 that there's a lot of increased traffic on South
19 Lake Drive since the park reopened with all the
20 construction that was done there during COVID. We
21 love using the park. We take our dogs in the park
22 every single day. We're glad the community likes
23 to use it. But again, it does cause more of a
24 traffic instance and more of a speeding instance
25 that's there. With our big family and a lot of

1 kids, they're crossing the road and relatives are
2 always over because we are the family on the lake,
3 we want to reduce the number of times we have to
4 cross that road.

5 Also being the first house next to the
6 park, if you look at this photo right behind that
7 shed is the property where the beach is. The shed
8 we'd like to build, one of the reasons we like
9 that size it will give us a privacy wall from the
10 public beach just for more safety that when we do
11 have people playing, kids in the yard and whatnot,
12 it will allow us to feel a little more secure than
13 anyone that can be kind of lurking on that side of
14 the fence in the trees won't have access to just
15 kind of look into our yard as we're there. So it
16 will act as barrier for privacy and safety as
17 well. One neighbors on the first street to our
18 west obtained a variance to build a larger shed
19 because he said that he had a lot of problems with
20 people in the park behind him, and that was his
21 solution, and it's worked out really well for him
22 when he was granted a variance a couple years ago
23 to build a larger shed.

24 Our lot is a double lot. We do have 80
25 feet of frontage down there by the lake which also

1 kind of helps the point that we'd like to build a
2 bigger structure. Some of the lots on the lake
3 only have 30 feet of frontage. So we do have more
4 frontage to spread this out over to allocate. The
5 biggest nuisance that I think this could be is
6 that people would think it might be an obstruction
7 of the lake. However, the greatest point I can
8 make is there are only two houses on all of Walled
9 Lake where the lake lot is 12 feet or lower on
10 grade than the road. Ours is one of those. So if
11 we build a structure up to 12 feet it will cause
12 zero obstructions from the road to anybody walking
13 by, walking their dog, driving by who wants to
14 enjoy the lake. And the other lot on Walled Lake
15 that is below grade that low is 1209 East Lake
16 Drive, and they currently have a 510 foot
17 structure built. They're good friends of ours.
18 When you're on the road, you can't tell it's there
19 unless you look down and see the roof of it.
20 Again, it causes no obstructions of the lake for
21 anybody passing by.

22 The design of the new structure we'd
23 like to build on included a copy of it in the
24 packet. It's a very nice design which I do
25 believe will increase the property value for the

1 neighborhood and for the city. That's all the
2 points I have to make. I thank you for your time.

3 CHAIRPERSON PEDDIBOYINA: Okay. From
4 the city, any comments?

5 MR. HALL: Thank you, Mr. Chairman. Do
6 you have a photo or a picture of the shed you're
7 going to put up?

8 MR. ABRO: Yes. I handed it in with
9 the packet. So that's kind of a rendering of it.
10 The architect had make it. Here is the floor
11 plan. I don't know if that's as useful as the
12 elevation views. So it will be a very nice
13 structure, you know, stone with glass to make it
14 more appealing, make the neighborhood more
15 appealing. Help increase neighborhood values and
16 not drive anything down.

17 MR. HALL: So he's asking for three
18 variances tonight. One is for a 400 square foot
19 increase in the size of the shed, a two-foot
20 height increase normally allowed, and he's going
21 to have 25% lot cover so he needs a 20% increase
22 on lot coverage on the lake side of the property.
23 Looking at the photo or the drawings you're
24 showing there of the elevations, to the left
25 elevation do you see the blank area to the left of

1 the window?

2 MR. ABRO: That should be stone.

3 There's one more photo. I believe it's in your
4 packet. I took the liberty of taking a photo from
5 the road. So this is just in front of our house
6 looking at the lake. The current structure that's
7 there now, at it's highest point it's an eight or
8 nine-foot structure with a 32-inch cupola. You
9 can't even see it from the road. If you're
10 standing on the other side of the road and you
11 look down you'll see it. So once again, just want
12 to prove the point that if we do build a
13 replacement structure, it has no obstruction of
14 the lake being lucky for us that we are lower than
15 the grid of the road on the hill there.

16 MR. HALL: Can you put the floor plan
17 up for a second? In the top of this view looks
18 like poured concrete wall. You just said that
19 you're going to have stone that goes around. So
20 all the visible surface we're going to see will be
21 a stone, so you'll put a brick ledge on there and
22 put real stone?

23 MR. ABRO: It's cultured stone.

24 MR. HALL: So you'll have a ledge, and
25 wherever we can see a wall you'll have stone.

1 MR. ABRO: Stone or glass is the plan.

2 MR. HALL: And then the doors, the
3 double doors that are shown, is that to the lake
4 side?

5 MR. ABRO: The orientation of this is
6 still kind of to be determined, sort of as you
7 were right. When you look at this elevation, we
8 originally had this idea that we could put a door
9 facing the lake so we could put kayaks and
10 inflatable objects straight out into the lake and
11 a wide door on the side to be able to pull in
12 large objects we can take back up to the road off
13 season and things like that.

14 MR. HALL: Just want to mention some
15 stuff. You're going to file a facade ordinance.
16 And then because of the lake there's a flood plane
17 line and there's going to be setbacks off the
18 lake. So that will have to be determined during
19 the site plan during the review of this to see
20 where it is. It looks like it goes right to the
21 waters edge.

22 MR. ABRO: It does look pretty close,
23 which is again I figured something we could work
24 out.

25 MR. HALL: It was a big yellow box. I

1 think was on the site plan. You saw it on the
2 packet. That was kind of a rough sketch, pretty
3 accurate in size, where it's positioned. And
4 maybe it might become a little longer. We'll have
5 to determine where the flood plane is and where
6 the setbacks are from the lake and how that
7 actually works out. So you're not asking for a
8 variance for any setbacks out the lake yet, or the
9 water's edge because we don't know what that is
10 yet. So if you do come in to the building permit
11 and need to do another variance, we may come back
12 to the board for that, but just to put that on the
13 record so you understand what's going on, okay?
14 That's all I have. Thank you.

15 CHAIRPERSON PEDDIBOYINA: Thank you.
16 Appreciate it. Okay. Correspondence secretary.

17 MEMBER LONGO: We mailed out eight
18 pieces of correspondence. There were two
19 objections, no approvals. Both the objections
20 were from the same household, Gary and Maureen
21 Zack basically saying some excess of the ordinance
22 would be okay, but this is too much. That's
23 basically what they've said.

24 CHAIRPERSON PEDDIBOYINA: Okay. Any
25 comments on the public please come to the podium

1 now speak on this case.

2 MR. ZACK: Hopefully I'm okay this
3 time.

4 CHAIRPERSON PEDDIBOYINA: Yeah, please.

5 MR. ZACK: Yes. I want to say I agree
6 with all of the issues that you have. I live
7 right next door.

8 CHAIRPERSON PEDDIBOYINA: Can you
9 please tell your first and last name?

10 MR. ZACK: Gary Zack. I live at 359
11 South Lake Drive.

12 MEMBER LONGO: Gary, are you an
13 attorney?

14 MR. ZACK: No, I'm not.

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

17 MR. ZACK: Yes. So here's a picture of
18 the lot. One thing I'd like to point out is this
19 lot is kind of unique, as is ours to some degree,
20 in that a lot of it is in the water, as you can
21 see. So the size is, you know, proportionate to
22 actual dry land. It's quite large. This outline
23 is an estimate of what the footings of the
24 building would be, not including overhangs.
25 There's a couple feet overhangs. As you see,

1 there's a ten-by-ten foot shed that exists, so
2 it's significantly bigger. The property area is
3 about 2,500 square feet if you go all the way out
4 to these points in the lake and back to the road
5 right-of-way, and it's about 2,000 square feet.
6 If you just included the dry land, you lose about
7 1,500 square feet. We lose some to. Then you see
8 there's a retaining wall here which you saw in the
9 picture that Amar showed, and there's a seawall
10 there. So the building is quite tight to both of
11 those. It's probably within a couple of feet of
12 both, just the footings, not including the
13 overhang. You can see the dimensions on here, the
14 lot is actually 25 feet of dry land in the average
15 in the middle and get's maybe a little longer on
16 the other end, then it's about 80 across.

17 There was some mention of some of the
18 other buildings on the lake. I actually took a
19 look at those because I don't want to really be
20 unfair. This is the building at 1209. Pretty
21 much the same structure exactly on it. It's
22 actually a very similar plan. That lot is about
23 2.7 times the dry land area of this lot. The
24 building wall is 20 feet from the lake and five
25 feet from the nearest property line. This lot is

1 5480 square feet, and that's conservative. I
2 think they said it was 5,700 when they built it.
3 The lot coverage of the 20-by-25 foot building
4 would be about 9%. This looks bigger because it's
5 got the overhangs. The overhangs are overhangs.
6 So that's 1209 building.

7 Here's another building on East Lake
8 Drive, which is the only other really large
9 structure I could find. It's a 400-foot accessory
10 structure on a 4,740 square foot lot. These
11 walls, as you can see, and again, both those other
12 lots have no water or very little land or property
13 are in the water. They're pretty much dry land.
14 These building walls are 23 feet from the lake and
15 14 feet from the nearest other property line.
16 This lots coverage is about 8.5%. So again, it
17 looks a little bigger from the top because of the
18 overhangs.

19 I would also like to say that I agree
20 with the comment about it's hidden by the road or
21 from the embankment. But that's only one side.
22 If you're coming up the road from the east, you
23 can see everything on that lot, including the shed
24 right now. So, you know, that's a little bit not
25 quite the way it is, right? But I do agree that a

1 lot of it is hidden. It's certainly hidden coming
2 from the west.

3 So I object to this mainly just because
4 I think it's a bit too large for the lot and
5 probably a little bit more than a bit. Again,
6 this is because 15% percent of the lot is actually
7 under water and you can't build on that. And I'd
8 just like to say, you need to consider the visual
9 impact not only from looking from the houses on
10 the other side of the road, which I appreciate
11 that Amar and Danielle, but when you're driving
12 down the road looking at the size that's put onto
13 this lot, I mean it just is going to look pretty
14 big. You know, the ordinances are there and, of
15 course, from the lake and everywhere else too,
16 ordinances are there to protect us from
17 overbuilding, and I think reasonable exceptions
18 are fine. But I would contend that maybe five
19 times the building size, and five times the lot
20 coverage, especially the five times the lot
21 coverage, you know, going for 5% to 25% is a bit
22 much. And I'm also concerned about the precedent
23 this would set for smaller lots on South Lake
24 Drive and even East Lake Drive. I mean we're
25 already having people pointing to the structures

1 on East Lake Drive and saying well, you know, this
2 is a precedent. You know, I don't know that we
3 want to be having a 500 square foot structures on
4 small lots. And I have no issue with rebuilding
5 the existing shed, even putting it to 200 square
6 feet. That seems reasonable to me. But I think
7 500 is just unreasonable to me. Thank you.

8 CHAIRPERSON PEDDIBOYINA: Thank you.
9 Please come to the podium and spell your first and
10 last name clearly. If you're not an attorney you
11 can take an oath.

12 MR. GHANNAM: Good evening. My name is
13 David G-H-A-N-N-A-M. I am an attorney.

14 CHAIRPERSON PEDDIBOYINA: Please go
15 ahead.

16 MR. GHANNAM: Thank you, sir. I'm a
17 neighbor at 797 South Lake Drive. We too came
18 last year to get a variance for a structure on our
19 lake side because there was nothing there to begin
20 with. And realistically 100 square foot is
21 inadequate for anybody. My lot sits essentially
22 even with the roadway, a little bit lower, but,
23 you know, I certainly didn't want to build
24 anything to obstruct my view, and anybody driving
25 by would certainly have an obstruction. This

1 particular lot of Mr. Abro, it's all the way under
2 grade. Can it be seen? I pass it by at least
3 twice a day, sometimes four times a day going and
4 coming east and west. I go that way essentially
5 every single day, including on the way here and
6 the way home. When you're coming westbound, can
7 you see it? Yeah, maybe the roof. You really
8 can't see it. Coming eastbound you can't see it
9 at all. It's totally under grade. It's not an
10 obstruction. The photograph he showed you from
11 essentially the south side of the road looking
12 north, you can't see anything. Certainly in the
13 summertime with all of the leaves and the trees,
14 you can't see anything. I can only see it when
15 I'm on my boat in the water looking back, and it
16 looks terrible right now the original one. The
17 one he proposes to build, I know it mimics the one
18 on East Lake Drive, which you mentioned, and that
19 is gorgeous, okay? We pass it by. Again, when we
20 travel around in our little boat we pass it by.
21 We admire that particular structure because it's
22 just beautiful. The house is beautiful, the
23 structure is beautiful, and I know this one would
24 be as well. Obviously, it's in your discretion
25 how large you want to give it. But I think it

1 does enhance not only this particular property but
2 this whole neighborhood. Despite what his
3 neighbor says, it does not set any kind of a
4 precedence. Every lot is treated differently.
5 This lot is very unique on our lake because it
6 does sit so far below grade. And all the issues
7 he told you about about the traffic, we do have
8 traffic, especially when 96 was being rebuilt for
9 two years. South Lake Drive was essentially 13
10 Mile. People were using it as a thoroughfare.
11 But we do have a lot of traffic. I understand all
12 the things we all have and he has to try to store
13 on that side of the lake. I can see a complete
14 need. All the things he said in terms of the
15 value, the aesthetics of it, I mean I completely
16 agree with it. I certainly support it, so I
17 appreciate your time. Thank you.

18 CHAIRPERSON PEDDIBOYINA: Any other?
19 Please come to the podium.

20 MR. DUNESKE: Good evening. My name is
21 John Duneske. I liver at 357 South Lake Drive.
22 I'm not an attorney.

23 MEMBER LONGO: Can you spell your first
24 and last name.

25 MR. DUNESKE: Sure. John, J-O-H-N,

1 last name Duneske, D-U-N-E-S-K-E.

2 MEMBER LONGO: And are you an attorney?

3 MR. DUNESKE: No.

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

6 MR. DUNESKE: Yes, I will.

7 MEMBER LONGO: Thank you.

8 MR. DUNESKE: I live to two doors east
9 of Amar's residence and my lot is 45 feet wide. I
10 currently have 100 foot, square foot cabana shed
11 at my property. And I have a refrigerator there,
12 and I have my furniture inside there, and I have
13 water accessories inside there, and I store my
14 stuff right there on the lake too. I close the
15 doors and children, grandchildren have to change
16 their clothes, or whoever it is, they change their
17 clothes in there and go back out to the water so
18 there's privacy. What's nice about where we're
19 located at right now from our house looking
20 towards the park, you saw a picture. There's
21 complete woods covering the beach. So no one from
22 the beach can see our homes. We have all that
23 privacy there. It's got to be at least 100 feet,
24 150 feet away from the property. I did object. I
25 don't know what happened to the mail, my letter I

1 received from the city, but I objected to the 500
2 square feet home. I believe that I would approve.
3 This lot is not quite twice as large as my lot.
4 It's 80 feet. I'm 45 feet. But maybe 200 square
5 feet would suffice. It would be more than
6 adequate for privacy for this, to meet all the
7 needs that one would need for a cabana for
8 entertaining or storage, whatever the case may be.
9 So again, I would approve a 200 square foot
10 variance based on the fact that I have 100 square
11 foot, and it's ten feet tall. I do have to come
12 down the slope too. So you see a little bit of
13 the cabana, that's not a big deal there. So
14 that's all I have at the moment. Thank you very
15 much for your time. I appreciate it.

16 CHAIRPERSON PEDDIBOYINA: Thank you.
17 Appreciate your time. Any other public hearing
18 before going to the vote? Okay. Mr. Amar, can
19 you come to podium please. How far is your public
20 beach and your shed? How far is that?

21 MR. ABRO: I actually have it in the
22 documents I submitted. I measured it. So the
23 sand beach area is approximately 288 feet from my
24 current shed, and in between the sand beach and
25 there is a wooded area. And oftentimes people

1 will wander through that wooded area. Kids will
2 play in that wooded area between the beach and our
3 property line. And sometimes I'll see people. It
4 is wooded, but people like to play in the woods.

5 CHAIRPERSON PEDDIBOYINA: Okay. Okay.
6 Now it's open to the board, please. Joe, please
7 go ahead.

8 MEMBER SAMONA: As I mentioned in the
9 previous hearing, I do real estate so I'm familiar
10 with these types of properties, properties that
11 have parcels across the street, and I'm familiar
12 with the challenges that they present. A couple
13 of the things that I look at is one of the people
14 that objected talked about would it be an
15 obtrusion. And I looked to see would it be
16 obtrusive to a neighboring property. Obviously,
17 everybody has their opinions. I personally from
18 as many years as I've been driving South Lake
19 Road, East Lake Road, everything around the city,
20 I -- one of the notes that I wrote down, which is
21 why I kept writing, is that I don't believe that
22 it would be visually unobtrusive because of the
23 elevation. I actually yesterday and today took
24 time on that property. And one of the things that
25 I want to say is I actually measured, and I

1 believe my measuring tape was correct because I
2 kind of had to put my hand where it stopped and go
3 up. I was close to nine feet eight inches at the
4 highest point of where it is.

5 Another thing that I want to point out
6 is a lot of the streets on South Lake Drive are
7 dead-end streets, so there is a lot of traffic
8 that's turning around. And one of the things
9 that's I guess a little bit unique about the
10 petitioner's property is how flat the actual
11 usable space is, and it's not at a slope. And a
12 lot of the usable space if you walk down the
13 stairs to the property is actually very usable.

14 One question I do have for the city is
15 if we were to approve as submitted and there was a
16 setback to the lake that affected the size of the
17 shed that the petitioner would like to build,
18 would the petitioner have to come back before us
19 again, or would the petitioner wanted to go
20 smaller?

21 MS. SAARELA: To see if he can get a
22 setback variance?

23 MEMBER SAMONA: If they do not want the
24 setback variance and just wanted to go smaller,
25 would they still have to come before us?

1 MS. SAARELA: No. You can always go
2 smaller.

3 MEMBER SAMONA: That's what I thought,
4 but I wanted to make sure based on the fact that
5 we're discussing setbacks. I might have other
6 questions, but notwithstanding -- and another
7 thing that I want to point out is the amount of
8 lake I guess supplies that people keep on their
9 property in the winter and summertime on South
10 Lake Drive is crazy. If anything, that is
11 visually obtrusive, not something to store these
12 items. So I, notwithstanding any other questions
13 they have, and obviously notwithstanding any
14 setbacks, I would definitely support it as
15 submitted.

16 CHAIRPERSON PEDDIBOYINA: Thank you,
17 Joe.

18 MR. HALL: Mr. Chairman, I've got a
19 question.

20 CHAIRPERSON PEDDIBOYINA: Please go
21 ahead.

22 MR. HALL: Just to add to the question
23 you asked of us. So if you approve the variance
24 as requested by the applicant, he's asking for a
25 500 square foot accessory building. It doesn't

1 have to be square. So if you approve the size of
2 it, it may get narrower because of the setback and
3 get longer or something like that. So the lot
4 coverage, the size of it and the height, what I'm
5 hearing, it sounds like the height isn't an issue.
6 So you can approve a lesser variance. You don't
7 have to approve the variance that's asked for.
8 You can do a lesser one, or you can approve what
9 he's asking for and he can build lesser, but he
10 can't go over.

11 CHAIRPERSON PEDDIBOYINA: As you
12 mentioned, one is the size, one is the height and
13 one is the percentage.

14 MR. HALL: That's correct. Yes. So
15 that can be manipulated. Right now he's kind of
16 shown a square making the graphic simple. But
17 flood planes, as we discussed, as that gets
18 manipulated, maybe that building gets elongated or
19 something changes the configuration of it, he's
20 still stuck with the square footage of lot
21 coverage and the height. But what that looks
22 like, there's no variance to say what shape it has
23 to be, but planned, if that makes sense.

24 CHAIRPERSON PEDDIBOYINA: Any other
25 board member? Dr. Sanghvi.

1 MEMBER SANGHVI: Thank you. First, I
2 came and visited your place on Saturday and looked
3 around, went into the lake, park and saw how close
4 you were to the park and other things. I just
5 want to point out that I've been familiar with
6 this area for 49 years. I used to live on Village
7 Lake Road in the old days before I came to Novi.
8 You have a big drop from the road. How many feet
9 is it, do you know?

10 MR. ABRO: From the grade of the road
11 to the usable flat land is approximately 12 to 13
12 feet.

13 MEMBER SANGHVI: How far are you away
14 from the public beach there?

15 MR. ABRO: 288 feet I believe I just
16 stated from the beach itself to the property line.
17 Yes, 288 feet to the sand. From the closest point
18 of the sand to my property line is 288 feet. In
19 between is still part of the property that's
20 wooded.

21 MEMBER SANGHVI: How far are you away
22 from the water you want to put this structure?
23 How far is it away from the water?

24 MR. ABRO: That will depend on whatever
25 the setback requirement is is how far I'll stay

1 back, of course.

2 MEMBER SANGHVI: I've got another
3 question. You don't have to answer it. I was
4 just curious when I saw your name. May I ask you
5 what's your ethnic origin?

6 MR. ABRO: I'm Chaldean.

7 MEMBER SANGHVI: Considering everything
8 what we have learned today, I have no problem with
9 what he is requesting. I know it's a large kind
10 of shed for the property. They have quite a big
11 house. It's a very decent looking place. The
12 road is very much higher. They have already room
13 between the public beach and their own property.
14 And considering all those things, in spite of
15 objection from the neighbors, I still feel it is
16 justifiable to grant his request. And also I want
17 to point out to some of the people sitting there
18 is that we don't go by precedent, we go by every
19 individual case. So we don't worry about
20 precedent setting and all that kind of thing.
21 Thank you, Mr. Chair.

22 CHAIRPERSON PEDDIBOYINA: Thank you,
23 Dr. Sanghvi. Linda.

24 MEMBER KRIEGER: Yes. Regarding the --
25 so the setback is what I was wondering about. If

1 we approve this variance, then the setback
2 regarding towards the water is a whole different
3 ball game?

4 MS. SAARELA: If there needs to be a
5 setback variance, he would have to come back.
6 Otherwise, what Alan was saying is he might be
7 able to reposition or sort of redesign the shape
8 of the building so he can fit within the setback
9 as required. So there's multiple options.

10 MEMBER KRIEGER: I was wondering from
11 the picture I'm concerned about water damage to
12 that addition that you're going to build, that
13 maybe it's too much. Would you be amenable to
14 reducing it a little bit?

15 MR. ABRO: I would be. I don't really
16 have an intention to come back and ask for a
17 variance if it doesn't fit within the setbacks in
18 what we would like. I think that what I would
19 probably prefer to do is change the shape to make
20 it a bit more rectangular and keep it farther from
21 the lake. That's one of my concerns as well, so I
22 didn't get that far into the planning. I thought
23 I don't want to put the carrot before the horse.
24 I though I'd get permission first, then make sure
25 that we're not doing any damage to the lakefront,

1 we're not risking water damage being too close to
2 the lake or being with any of the setbacks.

3 MEMBER KRIEGER: And the intent would
4 also be I guess that there be no grass to cut if
5 you're building it up, that this building, that
6 the lot will cover everything. You won't have to
7 cut any grass?

8 MR. DUNESKE: Well, no. The lot will
9 still be -- 75% lot will still be grass. I
10 believe I'm asking for 25% lot coverage leaving
11 75% still grassy.

12 MEMBER KRIEGER: Thank you.

13 CHAIRPERSON PEDDIBOYINA: My board
14 member mentioned about reducing the percentage.
15 Are you willing to do it?

16 MR. ABRO: I'm here for your approval
17 so if need be, sure. We asked for 500 for the
18 reason I stated. We do have quite a lot of things
19 we like to store and we like to be as usable as
20 possible. There's a lot of good intention behind
21 wanting it that size. I guess I do have one more
22 opportunity to point out. As my neighbor stated,
23 I never said the shed itself would be invisible.
24 What I said was it would be no obstruction to the
25 lake. So if you are heading westbound on South

1 Lake Drive, you would be able to see part of it if
2 we do build this size. However, what you see
3 would not block the lake in any way, shape or form
4 from any position anywhere.

5 CHAIRPERSON PEDDIBOYINA: For the city.
6 At this moment is reducing the square footage he
7 has to come back?

8 MR. HALL: No. You can actually
9 request if you have a size that you feel could be
10 approved, you can state that and that would be the
11 variance. Okay, Joe.

12 MEMBER SAMONA: So I have one question
13 and I have a couple of comments, and then I'll
14 leave it at that. From the end of the property
15 line of the parcel on the lake to the stairs that
16 go down from South Lake Drive to the lake, what's
17 the distance between that?

18 MR. ABRO: 80 feet.

19 MEMBER SANGHVI: The stairs are all the
20 way down to the property.

21 MR. ABRO: Yes. The stairs are at the
22 east end of the property line and the park is on
23 the west end of the property line, 80 total feet
24 of lake frontage.

25 MEMBER SANGHVI: What I'll say is today

1 when I drove by there four times again, I saw the
2 hidden driveway sign, and I said, what hidden
3 driveway are they talking about. So the sign I
4 guess really did work because I didn't know as I
5 drove by again and again. One of the things
6 that's unique, one of the things that I guess I
7 have knowledge of this and I'm going so in depth
8 is I actually had to turn into two subdivisions
9 that were dead-end streets today and got blocked
10 off by a FedEx truck, so only God knows how much
11 traffic is turning around in the middle of the
12 road over there. One of the things that's unique
13 about this property is how the actual usable space
14 on the lake is flat. It doesn't seem that there's
15 elevation issues or leveling issues with the soil
16 or with the land there that would, for example,
17 cause a traffic jam if someone was there leveling
18 the soil where you'd have to get other authorities
19 involved. So if he has 80 feet from west end to
20 the stairs that go down to the lake, I don't know
21 that -- I don't know that I would necessarily say,
22 you know, hey, just because of the property size
23 we would make it a smaller percentage. I think he
24 has the room to finagle around the dimensions of
25 the actual shed to make it the 500 square feet

1 whether it's 30 by 16 or 16 1/2, whatever it is or
2 whatnot. So, you know, we're not making a
3 decision on the variance that would -- you know,
4 the lake lot setback. I mean notwithstanding
5 everything else, we haven't heard, I would make
6 the motion to approve it as submitted.

7 CHAIRPERSON PEDDIBOYINA: Thank you,
8 Joe. Clift Montague.

9 MEMBER MONTAGUE: I need to ask the
10 city. Percentage lot coverage, does that include
11 lake water or is that dry ground because that's a
12 big difference if the gentleman who spoke is
13 correct, the lot is dry land in terms of what are
14 being perceived as coverage is much different.

15 MR. HALL: I believe percentage is to
16 waters edge is what it was calc'ed. It was
17 calc'ed on the knowledge that we had. There was
18 no site plan or any kind of plotted lines. It's
19 calc'ed on the dry land. The waters edge is
20 pretty straight. I mean it's not of variance so
21 we can measure that. What we did, obviously when
22 we get the site plan and he does the engineering,
23 there could be some more information given us to
24 make better decisions on where that is. I mean
25 there was some comments made by some neighbors

1 that others were like ten feet, 20 feet off the
2 water's edge. You can stipulate to all kinds of
3 things too. If you want to do some kind of offset
4 that you want, you have the ability to require or
5 give whatever you want to grant. Does that make
6 sense?

7 MEMBER MONTAGUE: Yeah. We can do
8 something less than what he's asked for. He can
9 always go under but he can't go over what we
10 approved.

11 MR. HALL: That's correct.

12 MEMBER MONTAGUE: It is noted that it
13 is a double lot. It is pretty down and you did
14 say you would look at a smaller footprint, less
15 lot coverage?

16 MR. ABRO: My intention is to ask for
17 500 square feet. I may end up building smaller,
18 but at this time I'd still like to request 500 and
19 then deal with whatever we have regarding the
20 space after learning what the setbacks are. We do
21 have quite a bit of stuff. The unfortunate thing,
22 all of our nieces and nephews and our family are
23 always at our house. Everyone wants to leave
24 their stuff.

25 MEMBER MONTGOMERY: Have you kind of

1 done a little content analysis of looking at the
2 stuff in there and tried to minimize that size?

3 MR. ABRO: I have. And as Mr. Samona
4 has said, we do have quite a bit of stuff. The
5 unfortunate thing is I actually would like to get
6 more things. All of our nieces and nephews and
7 our family is at our house. Everyone wants to
8 leave their stuff. You have the house on the
9 lake, you're the fun aunt and uncle and hopefully
10 soon to be parents. Everyone wants to leave their
11 stuff there and come there on the weekends. I've
12 been a member of the Walled Lake community on the
13 lake there for a long time. I used to own a house
14 on Pontiac Trail on other side of the lake that I
15 bought in 2015. I had a pontoon boat on the lake
16 for many years. I'm a member of the community. I
17 know people on the lake. I understand what it
18 means to maintain the lakefront there and have
19 everything you want to enjoy the lake without
20 having to cross the road with kids and carrying
21 things like that often. That's why I felt that
22 this was the appropriate number to ask for.

23 MEMBER MONTGOMERY: Yes. I think
24 you've done a nice aesthetic job. I appreciate
25 that. Certainly it's much better to have that

1 stuff inside.

2 MR. ABRO: Some of the items are
3 costly. Definitely don't want to leave any of
4 that out.

5 MEMBER SAMONA: May I ask one more
6 question of the city, if that's okay?

7 CHAIRPERSON PEDDIBOYINA: Please go
8 ahead, Joe.

9 MEMBER SAMONA: What is the setback
10 from the lake?

11 MR. HALL: We have to determine that
12 because the property lines are in the lake and
13 there's a water's edge, so we have to determine
14 what that is. That's why it's vague right now.

15 MEMBER SAMONA: So if we made a motion
16 to approve the size -- if we made a motion for the
17 height, the size and the lot coverage percentage,
18 and if we put in there that one of the
19 stipulations, if you will, and this question may
20 be for Beth, one of the stipulations is that it
21 must conform to the -- or it must follow the
22 setbacks of the lake then can the petitioner
23 actually still come back here for a variance
24 request if we're making that part of our
25 discussion?

1 MS. SAARELA: No.

2 MEMBER SAMONA: So that as I understand
3 it, correct me if I'm wrong, if we made a motion
4 to approve as submitted regarding the height, the
5 size and the lot coverage, however, the variance
6 would be granted subject to the lake lot setback,
7 then they can't come back here and ask for another
8 variance at that time, correct?

9 MS. SAARELA: Correct.

10 MEMBER SAMONA: So that's an option for
11 us as well that we can grant it and say it's
12 subject to the lake line setback. If that's one
13 of our concerns, we can grant that as well.

14 MEMBER MONTAGUE: Already subject to
15 that. That goes without saying. He could ask for
16 a variance. That's his problem, not ours.

17 MS. SAARELA: What he's saying is
18 you're conditioning your variance on him not doing
19 that.

20 MEMBER SAMONA: If we approve, which
21 I'm inclined to do, then if he came back and asked
22 for a variance for the lot line, then this
23 variance would be null and void. This variance
24 wouldn't even be there.

25 MS. SAARELA: He just wouldn't be able

1 to come back and request it because it's a
2 condition of this variance.

3 MR. HALL: To add some light on that.
4 So you're right. The flood plane setbacks are
5 right. So that's something that you'd have to
6 abide by, and he's already agreed to that. What
7 it could do, it could make the building
8 rectangular in shape and make it drawn from that
9 retaining wall, that corner area there toward the
10 east more. So maybe it goes longer down the road
11 and maybe it becomes more visible because it is
12 dropping as you go by that site there. So it may
13 come further down that way for a 500 square foot
14 shed and still maintain those setbacks. So what
15 you're approving is not a configuration, you're
16 approving size, lot coverage and height. And he
17 has the leeway to design within those parameters
18 and not have to come back to the board.

19 CHAIRPERSON PEDDIBOYINA: Okay. Thank
20 you. Any other board? Linda.

21 MEMBER KRIEGER: I'd be willing to
22 support a 300 foot shed considering all the
23 variables.

24 MEMBER SAMONA: I'd be willing to
25 support a -- I'd be willing to support it as

1 submitted.

2 MS. SAARELA: Somebody should make a
3 motion.

4 CHAIRPERSON PEDDIBOYINA: I appreciate
5 for your time. Any other board member would like
6 to comment on this case, please? Please go ahead.

7 MEMBER LONGO: So 500 is significant
8 larger than 200 feet. But you have to look at
9 this lot and where it sits. He's not obstructing
10 the lake. He's not obstructing the road. It's a
11 unique situation where the 500 feet is not an
12 issue. I mean it's not a negative issue. The
13 reason that ordinance is there so we don't block
14 views of people seeing the lake, the street.
15 That's why the ordinance is there. So the fact
16 that he's exceeding that significantly really
17 doesn't bother that -- really doesn't affect what
18 we're trying to accomplish in the first place.

19 CHAIRPERSON PEDDIBOYINA: Okay. I want
20 to ask a quick question. As we saw the discussion
21 of our board members, you are requesting the 500
22 square feet. And how much you'd like to go lower?

23 MR. ABRO: Well, I wouldn't like to go
24 any lower if possible, sir. I mean I suppose 400
25 square feet might work as well.

1 CHAIRPERSON PEDDIBOYINA: Okay. Thank
2 you. 400 square feet. Okay. I appreciate it,
3 Amar. Thank you for your nice presentation. You
4 worked very hard on this case and answered so many
5 questions. It's wonderful. And it's motion time.
6 Please, Clift Montague.

7 MEMBER MONTAGUE: I move that we grant
8 the variance in case PZ24-0066 sought by Amar Abro
9 for, and I would like to amend it to 400 square
10 foot and a variance for a mean height of 10 feet,
11 and I think that will result in a 20% lot
12 coverage, that needs to be verified. Petitioner
13 has shown a practical difficulty because of lake
14 storage requirements and especially dangerous
15 location of the site. Without the variance he
16 will be prevented to use of the property because
17 the lake equipment would require transport across
18 a busy street with a large elevation drop. The
19 property is unique because it is below grade quite
20 a bit. It is a double lot and it's in a
21 particularly dangerous place with the road
22 interaction. Petitioner did not create the
23 condition because it is an existing lot. The
24 relief granted will not unreasonably interfere
25 with adjacent or surrounding properties because of

1 low visibility, vegetation screening. The relief
2 is consistent with the spirit and intent of the
3 ordinance because of the setbacks back from the
4 road, the height, the topography and the
5 vegetation. I guess we'll say the variance should
6 be granted subject to conformance with the
7 setbacks, the lake setbacks.

8 MEMBER SAMONA: Second.

9 MR. HALL: Can I add one thing?

10 CHAIRPERSON PEDDIBOYINA: Please go
11 ahead.

12 MR. HALL: For your motion I believe
13 you're asking for a 300 square foot variance and
14 the lot coverage will follow suit.

15 MEMBER SAMONA: I'll second that
16 motion.

17 MS. FLETCHER: Member Samona?

18 MEMBER SAMONA: Yes.

19 MS. FLETCHER: Member Krieger?

20 MEMBER KRIEGER: Yes.

21 MS. FLETCHER: Member Longo?

22 MEMBER LONGO: Yes.

23 MS. FLETCHER: Member Montague?

24 MEMBER MONTAGUE: Yes.

25 MS. FLETCHER: Member Sanghvi?

1 MEMBER SANGHVI: Yes.

2 MS. FLETCHER: Chairperson Peddiboyina?

3 CHAIRPERSON PEDDIBOYINA: Yes, please.

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

6 CHAIRPERSON PEDDIBOYINA: PZ25-0001
7 (Quick Pass Car Wash) 24555 Novi Road, on Novi
8 Road, north of Ten Mile Road, Parcel
9 50-22-22-400-010. The applicant is requesting
10 variances from the City of Novi Zoning Ordinance
11 Section 3.10.1.A to allow an overhead door to face
12 a major thoroughfare and Section 5.3.11 to
13 eliminate the required separate by-pass lane.
14 This property is zoned General Business (B-3).
15 The applicant is here please? Please come to the
16 podium and spell your first and last name clearly.
17 If you're an attorney, you don't need to give an
18 oath. If you're not an attorney you need to give
19 oath to the secretary.

20 MR. BURKE: Jamie Burke, Quick Pass Car
21 Wash, J-A-M-I-E, B-U-R-K-E.

22 MEMBER LONGO: Are you an attorney?

23 MR. BURKE: No.

24 MEMBER LONGO: Do you promise to tell
25 the truth in this case?

1 MR. BURKE: Yes.

2 MEMBER LONGO: Thank you.

3 CHAIRPERSON PEDDIBOYINA: Thank you.

4 Please go ahead, Jaime, where we can help you
5 tonight on this case, please. If you have a
6 presentation, you can put it on the presenter,
7 everybody can view that. If you have a package,
8 but you need to present the packet.

9 MR. BURKE: Do you have the packet
10 though as well?

11 CHAIRPERSON PEDDIBOYINA: Yeah. We
12 have it, but we want to see it.

13 MR. BURKE: I don't have one. The
14 engineer just called a couple hours ago says he
15 can't make it.

16 CHAIRPERSON PEDDIBOYINA: Okay. Please
17 go ahead and present your case.

18 MR. BURKE: So we're looking to build a
19 car wash on B-3 zoning on Novi Road. We're
20 proposing a car wash. And the main door faces
21 Novi Road where we have a 30-foot berm with
22 landscaping. And then we have another I think 65,
23 70 feet before the car wash actually starts. The
24 door will be open the majority of the day. We
25 open from 7 a.m. to 7 p.m. It's zoned general

1 business. We're looking for a variance on the
2 door. Then we're looking for -- there's an escape
3 lane. There's a passthrough lane, right? So we
4 have three lanes in. And then as you come around
5 to come into the car wash, if for some reason the
6 car wash is broken or somebody doesn't want a car
7 wash for some reason, there's an opening where we
8 pull six or seven cones, really nice fancy ones,
9 we pull them aside and they can pull right back
10 out and leave. That's what we do at all our
11 locations. They're escape planes. Rarely use
12 them. Rarely use them. So -- but if in case we
13 need them, we have them. But usually when someone
14 comes in, they want a car wash. And if they
15 realize they're pulling in a car wash, there is
16 the vacuum area where they can turn into prior to
17 getting locked into that cue and they can go back
18 and forth. All our gates, they're breakaway
19 gates. They're meant to break off. In high
20 winds, they'll actually blow off, right? So they
21 manually go up. We have gate attendants, so we
22 run a pretty tight crew. There's always an
23 attendant there. They're never off of that
24 station. So someone stands out. We have a side
25 booth that they stand in, and they're there to

1 help process payments, sell memberships, questions
2 for the public or anything like that. So there's
3 always somebody there. They can hit manual
4 button, gate goes up, they pull some cones, let
5 them go. So other than that, I'm sure my engineer
6 would have worded it differently, but that's what
7 I got.

8 CHAIRPERSON PEDDIBOYINA: Okay. Thank
9 you. Like to speak on any other thing?

10 MR. BURKE: No. We're just looking
11 forward to developing a property. It's a unique
12 shape. It's very narrow and long. So the options
13 of turning, just what is. It's very deep. I
14 think it's 1,500 square feet deep.

15 CHAIRPERSON PEDDIBOYINA: Thank you.
16 From the city.

17 MR. HALL: Thank you, Mr. Chairman.
18 You mentioned a berm that's in front of the
19 property. Does that block the view of the
20 overhead door from the road?

21 MR. BURKE: It's going to obstruct it,
22 yes. With the landscaping that planning is make
23 us put in because I think you guys have an
24 ordinance on landscaping out front with certain
25 types of trees. You're not going to be able to

1 see it see it.

2 MR. HALL: And then what is your door
3 make of? Is it a speed door?

4 MR. BURKE: Yeah. It's like a regular
5 rollup door, but it's white and it's insulated.
6 It's really nice. It goes up. We throw it up all
7 day long. Then we have a speed door that can go
8 up and down in the winter months. But typically
9 you can set them to go up and down. So it goes up
10 and down in between each car. We don't do that.
11 We try to leave it up for 45 seconds. After 30,
12 45 seconds, depending on the weather. And if
13 you're steady, it's up all day. It just saves on
14 accidents. It's a mechanical feed. So the more
15 it goes up and down, more problems you got. I'd
16 rather spend an extra few hundred bucks on heat
17 than the pileup.

18 MR. HALL: So what you're saying is
19 that it's pretty much a hole most of the time, and
20 then when you're closed --

21 MR. BURKE: Yeah. It will be the white
22 door.

23 MR. HALL: It will look like a glass
24 door wall or something?

25 MR. BURKE: It's not a see-through one,

1 it's an actual white panel just like a garage door
2 at home.

3 MR. HALL: Vinyl type plastic?

4 MR. BURKE: No. It's a real insulated
5 door, steel door. You can do the brown ones, but
6 we upgrade them to match the building to look
7 nicer. It's a nice door.

8 MR. HALL: He's asking for two
9 variances tonight. One he's asking the door to
10 face 10 Mile, and then to eliminate the bypass
11 lane. We have discussed with the fire marshal.
12 He has no issue with this. That would be a main
13 concern of his, but you could remove the cones and
14 you could get coverage for the fire for this case.
15 I do have a question for the bypass. What happens
16 if someone is in line and there is an emergency?
17 What happens?

18 MR. BURKE: We have a situation in our
19 training. You put the gates up, pull the cones
20 and just start pumping people out. And God forbid
21 we haven't had one yet, but yeah.

22 MR. HALL: So you can evacuate pretty
23 easily.

24 MR. BURKE: Yeah. You're getting out
25 of that site fast. And we run a pretty heavy

1 ship. Like we have staff. We're customer service
2 oriented so we're happy to load it. They know
3 what they're doing. Pump them through and get
4 them out.

5 MR. HALL: What about the irritated
6 client who just wants to leave? Does he have to
7 wait in line, or do they have to go backwards?

8 MR. BURKE: No. We pull the cones. We
9 push the button. Some people are like hey, this
10 is too much money, and we tell our staff just put
11 them through the car wash for free. We're not
12 getting you out. Try it out. If you like it,
13 come back. Try our free vacuums, our free towels.
14 We don't like inconveniencing people. There's
15 certain business that count pennies. We don't.
16 We want everybody to have a good experience. So
17 they can use it at their discretion.

18 CHAIRPERSON PEDDIBOYINA: Secretary,
19 correspondence?

20 MEMBER LONGO: Yes. We had 18. We've
21 mailed out 18 notices. None were returned. There
22 was an objection by a company that applied for the
23 same overhead door facing the street and it was
24 denied many years ago. I have no idea what that
25 was about. That was the objection.

1 CHAIRPERSON PEDDIBOYINA: Any comments?
2 Anybody would like to speak on this case now is
3 the time. Looks like none. Okay. Are you the
4 owner of the business?

5 MR. BURKE: Yes.

6 CHAIRPERSON PEDDIBOYINA: Alan. Thank
7 you for the question you answered already for the
8 fire marshal. Already done. I appreciate that.
9 It's open to the board. Joe.

10 MEMBER SAMONA: Are we able to put what
11 the petitioner has submitted on the screen? I
12 know he was kind of thrown in here last minute
13 because of an illness. What I'm wondering is
14 because I don't quite understand, I'm very
15 familiar with the property. I've driven by a
16 couple times since yesterday, and on my way here I
17 drove by it. I did notice that it is very narrow
18 and I noticed that in your packet you put that you
19 would essentially have a lot of the property
20 unusable if you had to reposition it. One of the
21 things that I'm having I guess a little bit of
22 difficulty with is understanding how this is laid
23 out. So my understanding over here, this is Novi
24 Road over here.

25 MR. BURKE: There's the drive when you

1 enter off Novi Road. It's got the two arrows.
2 There's three lots here. There's going to be two
3 more lots here above the drive. To the north of
4 this drive, that's going to be a drive there, and
5 then there's one in the back. So there's going to
6 be two businesses, two lots on Novi Road, and
7 that's going to be a lot back there.

8 MEMBER SAMONA: So where are people
9 coming into I guess pay for their car wash?

10 MR. BURKE: Right down here by the
11 vacuum area. Right here. They come in through
12 here. You come down in here. And then you enter
13 the car wash. As you exit, you go through 23
14 vacuums and towels, and then you go back out this
15 way.

16 MEMBER SAMONA: That's actually a
17 perfect explanation because I just didn't fully
18 grasp it at first. Basically you're going to
19 drive around from front to back, and then you're
20 going to when you come out, you can only go one
21 way, which is to the right and around.

22 MR. BURKE: What happens in the car
23 wash business, it's all about the flow. You want
24 it easy for customers. There's a lot of cars
25 involved. The easier it is the better it is for

1 everybody's safety and experience, right? It's
2 all about experience. You give a hard in and out
3 and people don't want to come, and that can make
4 or break your business. So it's like a flow.
5 It's an S shape they call it. You're in, you're
6 out.

7 MEMBER SAMONA: I don't particularly or
8 for any reason have an issue with it. I guess the
9 only question I have is eliminating the bypass
10 lane, how are you going to manage the flow of
11 traffic to make sure that the people coming in off
12 the Novi Road aren't self-creating two lanes, two
13 lanes going into the car wash so people can't get
14 out so now you've created a traffic jam?

15 MR. BURKE: You're not going to turn
16 into the car wash unless you want a car wash,
17 because when you come in off of Novi Road, you
18 can't turn in to the very end of the property.
19 You follow me. By that time, you probably made
20 your mind up. And even if you did pull in, you
21 can turn into those vacuums. And some people like
22 vacuuming prior, and some like after. So that's
23 why the vacuums are there. So if you come in, you
24 can vacuum first, pull back out and then go back
25 around and go into the car wash.

1 MEMBER SAMONA: Or we can pull up to
2 the attendant and say we don't want a car wash and
3 got a free one. That makes perfect sense. Thank
4 you for the explanation. I apologize. I just
5 didn't understand it at first.

6 MR. BURKE: No problem.

7 CHAIRPERSON PEDDIBOYINA: Okay. Thank
8 you, Joe. Any other board member, please?
9 Please, Dr. Sanghvi.

10 MEMBER SANGHVI: I think I've seen this
11 property changing different kind of things over
12 the years. Lot of things. I don't know whether
13 you were around when it used to be a goat farm.

14 MR. BURKE: That's what everybody is
15 saying. I wasn't.

16 MEMBER SANGHVI: And most of the
17 decision of the city were taken in goat farm. My
18 only question was if you have two places, one to
19 go in and another one to come out, it might have
20 been a little easier for people to go in and out
21 of the place. Apart from that, I have no problem.

22 CHAIRPERSON PEDDIBOYINA: Thank you,
23 Dr. Sanghvi. Any other board member? Okay.
24 Looks like none. So I went to your car wash. You
25 guys did a good job.

1 MR. BURKE: Thank you.

2 CHAIRPERSON PEDDIBOYINA: Yeah. I have
3 no objection on this. It's motion time. And
4 Michael Longo.

5 MEMBER LONGO: Yes. I move that we
6 grant the variance in case number PZ25-0001 sought
7 by Quick Pass Car Wash for an overhead door facing
8 thoroughfare and eliminating a bypass lane.
9 Because petitioner has shown practical difficulty
10 requiring the orientation of the structure on this
11 lot. Without the variance the petitioner will be
12 unreasonably prevented or limited with respect to
13 use of the property because the bypass must be
14 oriented as proposed. The property is unique
15 because it is a quite narrow lot. Petitioner did
16 not creat the condition because the lot dimensions
17 and the location are pre-existing. Relief granted
18 will not reasonably interfere with the adjacent or
19 surrounding properties because the door and the
20 absence have no problem with or adverse view of
21 the neighbors.

22 CHAIRPERSON PEDDIBOYINA: Thank you.
23 Michael Longo. Make a second somebody?

24 MEMBER SAMONA: Second.

25 CHAIRPERSON PEDDIBOYINA: Thank you.

1 Thank you, Sarah, for the presentation and your
2 laptop. Roll Call.

3 MS. FLETCHER: Member Montague?

4 MEMBER MONTAGUE: Yes.

5 MS. FLETCHER: Member Longo?

6 MEMBER LONGO: Yes.

7 MS. FLETCHER: Chairperson Peddiboyina?

8 CHAIRPERSON PEDDIBOYINA: Yes, please.

9 MS. FLETCHER: Member Sanghvi?

10 MEMBER SANGHVI: Yes.

11 MS. FLETCHER: Member Samona?

12 MEMBER SAMONA: Yes.

13 MS. FLETCHER: And Member Krieger?

14 MEMBER KRIEGER: Yes.

15 MS. FLETCHER: Thank you. Motion

16 carries.

17 CHAIRPERSON PEDDIBOYINA: PZ25-0002

18 (Oak Pointe Church) 50200 Ten Mile Road, on Ten

19 Mile Road, west of Wixom Road, Parcel

20 50-22-19-400-012. The applicant is requesting

21 variances from the City of Novi Sign Ordinance

22 Sections 28-1 and 28-5(a) to allow an additional

23 wall sign on the south elevation which is a

24 3-dimensional metal sign set atop a parapet

25 overhang (without illumination). This property is

1 zoned Residential Acreage (R-A). Please go ahead
2 and spell your first last name clearly, ma'am.
3 And if you're not an attorney, you need to take an
4 other from the secretary.

5 MS. POWERS: My name is Beth Powers,
6 B-E-T-H, P-O-W-E-R-S.

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

9 MS. POWERS: I am not.

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

12 MS. POWERS: I do.

13 MEMBER LONGO: Thank you.

14 CHAIRPERSON PEDDIBOYINA: Please go
15 ahead and present your case where we can help you
16 tonight on this.

17 MS. POWERS: So we are petitioning on
18 behalf of Oak Pointe Church. We are requesting
19 approval for a signage on the front of the church,
20 the main opening. These letters across the top of
21 the canopy, metal letters, and then their logo on
22 the wall. The reason, from my understanding that
23 it is outside we need to seek a variance is
24 because of the placement of the letters being on
25 top of the canopy instead of being flush against

1 the wall, is that correct?

2 MR. HALL: That's correct.

3 MS. POWERS: So it's really the
4 location of the signage. We are within the amount
5 of signage required. We need setbacks.
6 Everything else about the sign meets the
7 requirements, it's just the location of where we
8 want to put the letters.

9 CHAIRPERSON PEDDIBOYINA: Okay, Beth.
10 Are you done?

11 MS. POWERS: Um-hum.

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

14 MR. HALL: Thanks, Mr. Chairman. Yes.
15 I believe you're seeking two sign variances, one
16 is for the definition of the sign. This is unique
17 because of the configuration. They're three
18 dimensional letters. They don't have a background
19 and they don't have any kind of attachment to a
20 wall so they're attached to the parapet as the
21 applicant suggested.

22 Also the second one is having an
23 additional sign on the south. So there's an
24 additional sign variance and then the unique
25 character of the sign is what it is. Couple

1 questions for you. How is the sign illuminated.

2 Are the letters illuminated?

3 MS. POWERS: No, they're not.

4 MR. HALL: So at night they'll be
5 obstructed by the parapet? How do you see them at
6 night?

7 MS. POWERS: So there's some lighting
8 on the building but they're not internally lit.
9 They're not themselves internally lit.

10 MR. HALL: So where is the lay in the
11 building? Is that on the wall that has the
12 windows that I see on the building?

13 MS. MIDDLETON: Naomi Middleton,
14 M-I-D-D-L-E-T-O-N.

15 MEMBER LONGO: Are you an attorney?

16 MS. MIDDLETON: No I'm not.

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

19 MS. MIDDLETON: I do.

20 MEMBER LONGO: Thank you.

21 CHAIRPERSON PEDDIBOYINA: Please go
22 ahead.

23 MS. MIDDLETON: Yes. So there's
24 lighting under the canopy at night so to light the
25 sidewalk and stuff. If there's something going on

1 in the building, the entire like all of the
2 windows are lit up from inside the building so you
3 can see that very clearly. There's not any
4 lighting directly shining onto the building.

5 CHAIRPERSON PEDDIBOYINA: Okay.

6 MS. MIDDLETON: And the majority of the
7 things happen in the building are during the day.
8 There's not a lot that happens at night in the
9 building.

10 MR. HALL: So there's no intention to
11 lighting the letters.

12 MS. MIDDLETON: So we just opened a
13 playscape and a cafe inside the building. It's a
14 ministry of the church. But there's a lot more
15 people coming in the building during the day. So
16 we just wanted to make sure that building is
17 clearly marked for people.

18 MS. POWERS: You see this top view
19 here, this is the entire church. When you come in
20 there's two entrances. But the church itself,
21 there's the main entrance, which is on an angle, a
22 little bit unique, and that's where they're trying
23 to drive most of the public traffic into that main
24 entrance. To the left of the building is the
25 administrative entrance that's more flush to the

1 parking lot. And so this one is a little bit
2 unique because they didn't want to put the
3 building, the signage flush against the brick part
4 of the building because they wanted to make sure
5 people understood exactly where they'd like you to
6 enter. So that's why the angle of the sign makes
7 the most sense, and the location.

8 MR. HALL: So way finding of the site
9 so they can actually see it. So there's no
10 intention to lighting the letters individual,
11 there's no intention for any animation or any kind
12 of lighting effects or any kind of strobe lighting
13 at all.

14 MS. POWERS: No.

15 MR. HALL: That's I'll have. Thank you
16 very much.

17 CHAIRPERSON PEDDIBOYINA: Thank you. I
18 appreciate it. Correspondence secretary.

19 MEMBER LONGO: Mailed out 54 notices.
20 One was returned. There were no objections and no
21 approvals.

22 CHAIRPERSON PEDDIBOYINA: Thank you so
23 much. Any public? Anybody? Hearing none. Thank
24 you. Thank you so much for your presentation and
25 seeking your two things. I have no objection on

1 that, and it's open to the board.

2 MR. SAMONA: For the first time I have
3 nothing.

4 CHAIRPERSON PEDDIBOYINA: Thank you,
5 Joe.

6 MEMBER SANGHVI: I love this place. If
7 my memory serves me right, Chuck Gaidica was
8 connected with this church. He used to be the
9 weather forecaster for Channel 4 many, many moons
10 ago. Anyway, this particular sign, you think it's
11 going to be visible from Ten Mile Road?

12 MS. POWERS: No. Definitely not.

13 MEMBER SANGHVI: So what's the purpose
14 of the sign?

15 MS. POWERS: It's to drive traffic into
16 the entrance once people are inside. So there is
17 a monument sign out front. So there is one on the
18 road. Once they turn into the parking lot,
19 there's quite a setback. I actually have a
20 picture of that too. If you look at the site plan
21 here, this is when you turn into the road and
22 there's a small monument sign out there, so it's
23 quite a big setback. You go through the parking
24 lot through an entrance.

25 MEMBER SANGHVI: I've been there

1 umpteen times in the past. I have no problem
2 finding the place. Anyway, thank you. I have no
3 problem with the sign, anything.

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

6 MEMBER KRIEGER: I have a question.

7 CHAIRPERSON PEDDIBOYINA: Linda, go
8 ahead.

9 MEMBER KRIEGER: Can you explain the
10 emblem sign?

11 CHAIRPERSON PEDDIBOYINA: The emblem.
12 What is significance of the emblem?

13 MS. MIDDLETON: It's our logo.

14 MEMBER KRIEGER: And then like for the
15 darker times of the year in wintertime when you
16 want to light, you don't have activities that you
17 want to spotlight on the sign.

18 MS. MIDDLETON: So the majority of the
19 traffic that we're trying to direct to that
20 entrance is only during the day because the
21 playscape and cafe are only open from 9 until 4 so
22 it's during lit times. So the other times of the
23 day when people are coming in, they can come in
24 either entrance so it doesn't matter as much. So
25 no, we're not planning on lighting it.

1 CHAIRPERSON PEDDIBOYINA: Thank you,
2 Linda. Okay. I have no objection as I told you.
3 I know this church. It's on 10 Mile, so it's a
4 long way to go inside the church. Okay. Thank
5 you so much. And time for the motion. Linda.

6 MR. HALL: Mr. Chairman one more
7 question just to add. So at the building
8 department we will be looking for a permit for the
9 sign. We will be interested in how the letters
10 are attached to the canopy. You don't have to
11 explain it now, but that will be decided by the
12 structural floor. We want to make sure because
13 there's going to be insulation. We want to make
14 sure to tap into the structure.

15 MS. POWERS: And we did provide
16 engineering drawings with attachment details so
17 we've already provided that to the city.

18 MR. HALL: Okay. Thank you.

19 CHAIRPERSON PEDDIBOYINA: Thank you.
20 Linda.

21 MEMBER KRIEGER: I move that we grant
22 the variance for case number PZ25-0002, sought by
23 Oak Pointe Church. The Petitioner has shown
24 practical difficulty requiring the need for this
25 signage for directional signs. That This will be

1 a 3D sign and I'm sure secured with the city's
2 assistance. That The building is far back from
3 Ten Mile and it needs direction and identification
4 for foot traffic into the building since it's a
5 larger size. The grant of relief will not result
6 in a use or structure that is incompatible with or
7 unreasonably interferes with adjacent or
8 surrounding properties, will result in substantial
9 justice being done to both the applicant and
10 adjacent or surrounding properties, and is not
11 inconsistent with the spirit and intent of this
12 chapter because of it being a church and needing
13 identification on the building.

14 MEMBER SANGHVI: Second.

15 MS. FLETCHER: Member Longo?

16 MEMBER LONGO: Yes.

17 MS. FLETCHER: Member Krieger?

18 MEMBER KRIEGER: Yes.

19 MS. FLETCHER: Member Samona?

20 MEMBER SAMONA: Yes. However, I want
21 clarify. It's both variances we are granting.

22 MEMBER KRIEGER: Yes.

23 MEMBER SAMONA: Okay. Yes:

24 MS. FLETCHER: Chairperson Peddiboyina?

25 CHAIRPERSON PEDDIBOYINA: Yes, please.

1 MS. FLETCHER: Member Montague?

2 MEMBER MONTAGUE: Yes.

3 MS. FLETCHER: And Member Sanghvi?

4 MEMBER SANGHVI: Yes.

5 MS. FLETCHER: Thank you. Motion

6 carries.

7 CHAIRPERSON PEDDIBOYINA:

8 Congratulations. Thank you, Sarah. Before we go
9 again other matters, I would like to welcome, I
10 was not there on the January meeting. I was on a
11 business trip. Joe Samona, welcome to the board.

12 MEMBER SAMONA: Thank you.

13 MEMBER SANGHVI: I just want to thank
14 Joe for helping me getting out of this building.
15 It was pretty icy last month walking there and he
16 held my hand and took me to the car. Thank you,
17 Joe.

18 MEMBER SAMONA: You're welcome. I'll
19 do it again.

20 CHAIRPERSON PEDDIBOYINA: Dr. Sanghvi
21 and Joe before I adjourn, any matters, please?

22 MEMBER KRIEGER: Yes. Regarding the
23 president -- chair, vice-chair and secretary to do
24 the yearly election, and I guess that would be
25 next month. That's it.

1 MS. FLETCHER: You guys want to do it
2 next month, we can do it next month. March?

3 CHAIRPERSON PEDDIBOYINA: Let's put it
4 on April.

5 MEMBER KRIEGER: No. Mike will be
6 here.

7 CHAIRPERSON PEDDIBOYINA: Then put it
8 in March. Okay. Thank you. Thank you, Linda.
9 Any other, please? Okay.

10 MEMBER LONGO: I move that we adjourn.

11 MEMBER SAMONA: Second.

12 CHAIRPERSON PEDDIBOYINA: Any nays?
13 Any objections? Okay. Looks like none. Thank
14 you. And drive safe.

15 (The meeting was adjourned at 8:30 p.m.)

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CERTIFICATE OF NOTARY

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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

Meeting
02/11/2025

1

1,500 7:6 8:4 9:13 13:25 25:7
55:14
1,550 8:7
1/2 43:1
10 15:8 50:10 57:10 72:3
100 15:6 16:4 28:20 31:10,23
32:10
11th 3:3
12 19:9,11 37:11
1209 19:15 25:20 26:6
13 30:9 37:11
14 26:15
15% 27:6
150 31:24
16 43:1
18 58:20,21

2

2 15:9
2,000 25:5
2,327 7:5
2,500 25:3
2.7 25:23
20 8:13 9:19 13:11 25:24 44:1
20% 15:10 20:21 50:11
20-by-25 26:3
200 28:5 32:4,9 49:8
2015 45:15
2025 4:10
21.6 9:9
21494 6:25
23 26:14 60:13
24555 52:7

25 25:14
25% 15:9 20:21 27:21 40:10
28-1 64:22
28-5(a) 64:22
288 32:23 37:15,17,18

3

3-dimensional 64:24
3.10.1.A 52:11
3.32(10)ia 15:6
30 19:3 43:1 56:11
30-foot 53:21
300 48:22 51:13
32-inch 21:8
35.5 9:9
357 30:21
359 6:16 24:10
3D 73:1

4

4 70:9 71:21
4,740 26:10
4,800 10:16
4.19.e.iii 7:4
400 15:7 16:8 20:18 49:24
50:2,9
400-foot 26:9
425 15:2,25
45 31:9 32:4 56:11,12
49 37:6

5

5% 15:10 27:21
5,700 26:2

5.3.11 52:12
50-22-03-477-002 15:4
50-22-19-400-012 64:20
50-22-22-400-010 52:9
50-22-32-401-086 7:2
500 15:6 28:3,7 32:1 35:25
40:17 42:25 44:17,18 48:13
49:7,11,21
50200 64:18
510 19:16
54 69:19
5480 26:1

6

65 53:22
680 9:2

7

7 3:3 9:9 53:25
70 53:23
75% 40:9,11
770 9:6,8
797 28:17

8

8 9:9 15:8
8.5% 26:16
80 18:24 25:16 32:4 41:18,23
42:19
827 7:6 9:12,16
8:30 75:15

9

9 71:21
9% 26:4

96 30:8

A

A-B-R-O 15:14
A-M-A-R 15:14
a.m. 53:25
abide 48:6
ability 44:4
Abro 15:2,14,16,19,22,24 20:8
21:2,23 22:1,5,22 29:1 32:21
37:10,15,24 38:6 39:15 40:16
41:18,21 44:16 45:3 46:2
49:23 50:8
absence 63:20
absent 3:15,21
access 16:7 18:14
accessories 31:13
accessory 7:5 8:1,11,24 9:4,8,
14,16 11:5 26:9 35:25
accidents 56:14
accomplish 49:18
accumulation 9:14
accurate 23:3
Acreage 7:8 65:1
act 18:16
activities 71:16
actual 24:22 34:10 42:13,25
57:1
add 35:22 48:3 51:9 72:7
addition 39:12
additional 64:22 66:23,24
adequate 32:6
adjacent 13:10 50:25 63:18
73:7,10
adjourn 74:21 75:10
adjourned 75:15

administrative 68:25
admire 29:21
adverse 63:20
aesthetic 45:24
aesthetics 30:15
affect 49:17
affected 34:16
affirmative 4:23
agenda 5:16 6:2,11
aggregate 7:5
agree 24:5 26:19,25 30:16
agreed 48:6
ahead 7:23 11:1,25 13:21
15:12 28:15 33:7 35:21 46:8
49:6 51:11 53:4,17 65:1,15
67:22 71:8
Alan 39:6 59:6
allegiance 3:4,6
allocate 19:4
allowable 4:7
allowed 7:6 8:5 9:14 15:7,9,10
20:20
amar 15:2,14 25:9 27:11 32:18
50:3,8
Amar's 31:9
amenable 39:13
amend 14:6 50:9
amount 35:7 66:4
analysis 45:1
angle 68:21 69:6
animation 69:11
apologize 16:17 62:4
Apparently 8:4
appealing 20:14,15
Appeals 3:2
applicant 7:3 13:22 15:4 35:24

52:9,15 64:20 66:21 73:9
applied 58:22
approval 4:10,12,18 5:15 6:2
9:21 40:16 65:19
approvals 23:19 69:21
approve 5:9 32:2,9 34:15
35:23 36:1,6,7,8 39:1 43:6
46:16 47:4,20
approved 4:15 6:2 41:10
44:10
approving 48:15,16
approximately 32:23 37:11
April 75:4
architect 20:10
area 11:7 13:5 20:25 25:2,23
32:23,25 33:1,2 37:6 48:9
54:16 60:11
arrows 60:1
assistance 73:2
atop 64:24
attached 8:6,23 13:7 66:20
72:10
attachment 66:19 72:16
attendant 54:23 62:2
attendants 54:21
attorney 7:10,11,16 11:18
15:15 24:13 28:10,13 30:22
31:2 52:17,18,22 65:3,8 67:15
audience 4:6
aunt 45:9
authorities 42:18
average 25:14
awesome 9:25
aye 5:12,13 6:7,8

B

B-3 52:14 53:19

B-E-T-H 65:6
B-U-R-K-E 52:21
back 5:15 6:10,22,24 10:8
17:2 22:12 23:11 25:4 29:15
31:17 34:18 38:1 39:5,16 41:7
46:23 47:7,21 48:1,18 51:3
54:9,17 58:13 60:5,7,14,19
61:24 73:2
background 66:18
backside 10:18
backwards 58:7
ball 39:3
barrier 18:16
based 32:10 35:4
basement 8:9
basic 9:23
basically 23:21,23 60:18
beach 18:7,10 31:21,22 32:20,
23,24 33:2 37:14,16 38:13
beautiful 10:9,14 29:22,23
Beck 7:2
begin 28:19
behalf 65:18
berm 53:21 55:18
Beth 46:20 65:5,7 66:9
big 10:15 16:16 17:25 22:25
27:14 32:13 37:8 38:10 43:12
70:23
bigger 10:23 13:25 19:2 25:2
26:4,17
biggest 17:6 19:5
bit 16:25 26:24 27:4,5,21
28:22 32:12 34:9 39:14,20
44:21 45:4 50:20 59:21 68:22
69:1
blank 20:25
blind 16:23 17:8
block 41:3 49:13 55:19

blocked 42:9
blow 54:20
board 3:2 4:15,16,22 5:13 6:8
10:4 12:14,22 23:12 33:6
36:25 40:13 48:18,20 49:5,21
59:9 62:8,23 70:1 71:5 74:11
boat 16:14 29:15,20 45:15
booth 54:25
bother 49:17
bought 45:15
box 22:25
break 54:19 61:4
breakaway 54:18
brick 21:21 69:3
bring 17:17
broken 54:6
brown 57:5
bucks 56:16
build 8:1,12 16:10 18:8,18,23
19:1,11,23 21:12 27:7 28:23
29:17 34:17 36:9 39:12 41:2
53:18
building 11:6,20,24 23:10
24:24 25:10,20,24 26:3,6,7,14
27:19 35:25 36:18 39:8 40:5
44:17 48:7 57:6 67:8,11,12
68:1,2,4,7,9,13,15,16,24 69:3,
4 72:7 73:2,4,13 74:14
buildings 25:18
built 19:17 26:2
bumpers 16:15
Burke 52:20,23 53:1,9,13,18
55:10,21 56:4,21,25 57:4,18,
24 58:8 59:5,25 60:10,22
61:15 62:6,14 63:1
business 52:14 54:1 58:15
59:4 60:23 61:4 74:11
businesses 60:6
busy 50:18

Butler 3:21
button 55:4 58:9
by-pass 52:13
bypass 57:10,15 61:9 63:8,13

C

cabana 8:3 31:10 32:7,13
cafe 68:13 71:21
calc'ed 43:16,17,19
call 3:3,8 4:1,4,18,21 8:2
13:18 14:10 16:5 61:5 64:2
called 53:14
canoe 16:15
canoes 16:13
canopy 65:21,25 67:24 72:10
car 17:8,11 52:7,20 53:19,20,
23 54:5,6,14,15 56:10 58:11
60:9,13,22 61:13,16,25 62:2,
24 63:7 74:16
carries 5:1 14:25 52:5 64:16
74:6
carrot 39:23
carrying 45:20
cars 17:12 60:24
case 4:2,3 6:20,21,25 7:19,24
8:15,17 10:3 12:24 15:18,22,
23 24:1,16 31:5 32:8 38:19
49:6 50:4,8 52:25 53:5,17
54:12 57:14 59:2 63:6 65:11,
15 67:18 72:22
cases 4:1 5:17
cell 3:8
chair 11:18 38:21 74:23
Chairman 5:19 8:22 20:5
35:18 55:17 66:14 72:6
Chairperson 3:1,7,10,11,25
5:2,11,14,21,25 6:6,9,18,19,
23 7:22 8:16,20 9:17 10:1,25
12:13,21 13:17,20 14:4,7,10,

**Meeting
02/11/2025**

4

12,13 15:1,21 20:3 23:15,24
24:4,8 28:8,14 30:18 32:16
33:5 35:16,20 36:11,24 38:22
40:13 41:5 43:7 46:7 48:19
49:4,19 50:1 51:10 52:2,3,6
53:3,11,16 55:8,15 58:18
59:1,6 62:7,22 63:2,22,25
64:7,8,17 65:14 66:9,12 67:21
68:5 69:17,22 70:4 71:4,7,11
72:1,19 73:24,25 74:7,20
75:3,7,12

Chaldean 38:6

challenges 33:12

change 31:15,16 39:19

changing 62:11

Channel 70:9

chapter 73:12

character 66:25

children 31:15

chimney 12:1

Chuck 70:7

church 64:18 65:18,19 68:14,
19,20 70:8 72:3,4,23 73:12

circumstances 13:12

city 4:2 7:3 8:21 9:25 11:18
15:5 20:1,4 32:1 33:19 34:14
41:5 43:10 46:6 52:10 55:16
62:17 64:21 66:13 72:17

city's 73:1

clarification 14:3

clarify 73:21

client 58:6

Cliff 43:8 50:6

close 22:22 31:14 34:3 37:3
40:1

closed 56:20

closest 37:17

clothes 31:16,17

comment 4:11 6:17 9:23

26:20 49:6

comments 10:2 20:4 23:25
41:13 43:25 59:1

community 10:8 17:22 45:12,
16

company 58:22

complete 30:13 31:21

completely 30:15

concept 8:15

concern 17:6 57:13

concerned 27:22 39:11

concerns 16:17 39:21 47:13

concrete 21:18

condition 13:8 48:2 50:23
63:16

conditioning 47:18

conduct 4:9

cones 54:8 55:4 57:13,19 58:8

configuration 36:19 48:15
66:17

conform 46:21

conformance 51:6

Congratulations 74:8

connected 70:8

conservative 26:1

consistent 11:4,7 13:13 51:2

construction 17:20

contend 27:18

content 45:1

contractor's 10:13

copy 19:23

corner 48:9

correct 12:8 34:1 36:14 43:13
44:11 47:3,8,9 66:1,2

corrected 4:13

correction 9:1

correspondence 9:18 23:16,
18 58:19 69:18

costly 46:3

count 58:15

couple 18:22 24:25 25:11
33:12 41:13 53:14 59:16
66:25

cover 20:21 40:6

coverage 15:10 20:22 26:3,16
27:20,21 36:4,21 40:10 43:10,
14 44:15 46:17 47:5 48:16
50:12 51:14 57:14

covering 13:6 31:21

COVID 17:20

crazy 35:10

creat 63:16

create 13:8 50:22

created 61:14

crew 54:22

cross 17:2,4,9 18:4 45:20

crossing 18:1

cue 54:17

cultured 21:23

cupola 21:8

curious 38:4

current 13:24 16:15 17:13
21:6 32:24

customer 58:1

customers 60:24

cut 40:4,7

D

D-U-N-E-S-K-E 31:1

damage 39:11,25 40:1

dangerous 50:14,21

Danielle 27:11

darker 71:15
David 28:13
day 17:22 29:3,5 53:24 56:7,
13 68:7,15 71:20,23
days 37:7
dead-end 34:7 42:9
deal 32:13 44:19
December 4:16,18
decent 38:11
decided 72:11
decision 43:3 62:17
decisions 43:24
deep 55:13,14
definition 66:16
degree 24:19
denied 58:24
dent 10:20
department 11:19,21 72:8
depend 37:24
depending 56:12
depth 42:7
design 19:22,24 48:17
details 72:16
determine 23:5 46:11,13
determined 22:6,18
developing 55:11
difference 43:12
differently 30:4 55:6
difficulty 13:2 50:13 59:22
63:9 72:24
dimensional 66:18
dimensions 9:6 25:13 42:24
63:16
direct 71:19
direction 9:9,10 73:3

directional 72:25
directly 68:4
discretion 29:24 58:17
discussed 36:17 57:11
discussing 35:5
discussion 46:25 49:20
distance 41:17
dock 17:16
document 9:2
documents 32:22
dog 17:7 19:13
dogs 17:9,21
door 22:8,11 24:7 52:11
53:20,24 54:2 55:20 56:2,3,5,
7,22,24 57:1,5,7,9 58:23 63:7,
19
doors 22:2,3 31:8,15
double 18:24 22:3 44:13 50:20
draft 12:5
drawings 9:5 11:10 20:23
72:16
drawn 48:8
drive 6:16 15:2,3 16:1 17:1,19
19:16 20:16 24:11 26:8 27:24
28:1,17 29:18 30:9,21 34:6
35:10 41:1,16 59:25 60:3,4,19
68:23 70:15 75:14
driven 59:15
driveway 10:10 16:24 42:2,3
driving 19:13 27:11 28:24
33:18
drop 37:8 50:18
dropping 48:12
drove 42:1,5 59:17
dry 24:22 25:6,14,23 26:13
43:11,13,19
Duneske 30:20,21,25 31:1,3,
6,8 40:8

E

easier 60:25 62:20
easily 57:23
east 19:15 26:7,22 27:24 28:1
29:4,18 31:8 33:19 41:22
48:10
eastbound 29:8
easy 60:24
edge 22:21 23:9 43:16,19 44:2
46:13
effects 69:12
election 74:24
elevation 20:12,25 22:7 33:23
42:15 50:18 64:23
elevations 20:24
eliminate 52:13 57:10
eliminating 61:9 63:8
elongated 36:18
embankment 26:21
emblem 71:10,11,12
emergency 57:16
end 25:16 41:14,22,23 42:19
44:17 61:18
engineer 53:14 55:5
engineering 43:22 72:16
enhance 30:1
enjoy 19:14 45:19
enter 60:1,12 69:6
entertaining 32:8
entire 68:1,19
entrance 68:21,24,25 70:16,
24 71:20,24
entrances 68:20
Equestrian 7:1
equipment 17:16 50:17

escape 54:2,11
essentially 28:21 29:4,11 30:9
59:19
estate 33:9
estimate 24:23
ethic 38:5
evacuate 57:22
evening 3:1 6:15 15:25 28:12
30:20
everybody's 61:1
exceeding 49:16
exception 4:16
exceptions 27:17
excess 23:21
Excuse 6:18,19
existing 16:11 28:5 50:23
exists 13:9 25:1
exit 60:13
experience 58:16 61:1,2
explain 71:9 72:11
explanation 60:17 62:4
extra 16:19 56:16

F

facade 9:5 22:15
face 52:11 57:10
faces 53:20
facing 22:9 58:23 63:7
fact 32:10 35:4 49:15
familiar 33:9,11 37:5 59:15
family 17:1,25 18:2 44:22 45:7
fancy 54:8
farm 62:13,17
farther 39:20
fast 57:25

favor 5:12 6:7
February 3:3
Fedex 42:10
feed 56:14
feel 18:12 38:15 41:9
feet 8:4,7 9:3,7,9,16 13:25
18:25 19:3,9,11 24:25 25:3,5,
7,11,14,24,25 26:1,14,15 28:6
31:9,23,24 32:2,4,5,11,23
34:3 37:8,12,15,17,18 41:18,
23 42:19,25 44:1,17 49:8,11,
22,25 50:2,10 53:23 55:14
felt 45:21
fence 18:14
figured 22:23
file 22:15
finagle 42:24
find 26:9
finding 69:8 71:2
fine 27:18
fire 11:19 12:7 57:11,14 59:8
fireplace 11:11,13 12:1
fit 16:15 39:8,17
fix 14:1,2

flat 34:10 37:11 42:14
FLETCHER 3:10,12,14,17,19,
21,24 14:12,14,16,18,20,22,
24 51:17,19,21,23,25 52:2,4
64:3,5,7,9,11,13,15 73:15,17,
19,24 74:1,3,5 75:1
flood 22:16 23:5 36:17 48:4
floor 20:10 21:16 72:12
flow 60:23 61:4,10
flush 65:25 68:25 69:3
foam 16:13
follow 46:21 51:14 61:19
foot 9:8,13 16:5,9 19:16 20:18
25:1 26:3,10 28:3,20 31:10

32:9,11 35:25 48:13,22 50:10
51:13 73:4
footage 8:25 9:11 36:20 41:6
footings 24:23 25:12
footprint 44:14
forbid 57:20
forecaster 70:9
form 41:3
format 4:9
forward 55:11
foundation 9:6
free 58:11,13 62:3
friends 19:17
front 21:5 55:18,24 60:19
65:19 70:17
frontage 18:25 19:3,4 41:24
ft 7:5,6,7 15:6,7,8,9
full 8:9 12:2
fully 60:17
fun 45:9
furniture 31:12

G

G-H-A-N-N-A-M 28:13
Gaidica 70:7
game 39:3
garage 8:6,9 13:7,24 14:2 57:1
garages 8:24
Gary 6:16 23:20 24:10,12
Gas 11:14
gate 54:21 55:4
gated 10:8
gates 54:18,19 57:19
gazebos 13:12
general 52:14 53:25

gentleman 43:12
get's 25:15
GHANNAM 28:12,16
give 18:9 29:25 44:5 52:17,18
61:2
glad 17:22
glass 20:13 22:1 56:23
goat 62:13,17
God 42:10 57:20
good 3:1 6:15 19:17 28:12
30:20 40:20 58:16 62:25
gorgeous 29:19
grade 19:10,15 29:2,9 30:6
37:10 50:19
grandchildren 31:15
grant 13:1 38:16 44:5 47:11,
13 50:7 63:6 72:21 73:5
granted 13:10 18:22 47:6
50:24 51:6 63:17
granting 73:21
graphic 36:16
grasp 60:18
grass 40:4,7,9
grassy 40:11
greatest 19:7
grid 21:15
ground 43:11
growth 12:17
guess 8:13,15 11:18 34:9 35:8
40:4,21 42:4,6 51:5 59:21
60:9 61:8 74:24
Gusick 6:25 7:13,17,20,25
8:18 10:12,16,20 11:13,15
12:2,6,8
guys 55:23 62:25 75:1

H

HALL 4:24 5:19,22 8:22 11:24
12:4,7 20:5,17 21:16,24 22:2,
14,25 35:18,22 36:14 41:8
43:15 44:11 46:11 48:3 51:9,
12 55:17 56:2,18,23 57:3,8,22
58:5 66:2,14 67:4,10 68:10
69:8,15 72:6,18
hand 16:19 34:2 74:16
handed 20:8
happen 68:7
happened 31:25
happy 58:2
hard 50:4 61:2
he'll 9:7
heading 40:25
heard 43:5
hearing 4:9 10:2 32:17 33:9
36:5 69:23
heat 56:16
heavy 57:25
hedge 12:17
height 15:8 20:20 36:4,5,12,21
46:17 47:4 48:16 50:10 51:4
held 74:16
helping 74:14
helps 19:1
hey 42:22 58:9
hidden 16:24 26:20 27:1 42:2
high 54:19
higher 38:12
highest 21:7 34:4
hill 16:22 21:15
hit 17:7 55:3
hole 56:19

home 10:9,14,15,17 11:6 16:6,
23 29:6 32:2 57:2
homes 11:5,7 12:9 13:11 16:1
31:22
horse 39:23
hours 53:14
house 8:3,10,25 10:23 16:20,
21 18:5 21:5 29:22 31:19
38:11 44:23 45:7,8,13
household 23:20
houses 17:7 19:8 27:9
huge 10:17
hundred 56:16

I

icy 74:15
idea 22:8 58:24
identification 73:3,13
illness 59:13
illuminated 67:1,2
illumination 64:25
immediately 16:23
impact 27:9
inadequate 28:21
inches 9:9 34:3
inclined 47:21
include 16:18 43:10
included 8:5 19:23 25:6
including 16:13 24:24 25:12
26:23 29:5
incompatible 73:6
inconsistent 73:11
inconveniencing 58:14
increase 19:25 20:15,19,20,21
increased 17:18
increasing 9:24

**Meeting
02/11/2025**

individual 38:19 69:10
inflatable 22:10
information 9:1 43:23
inside 31:12,13 46:1 68:2,13
70:16 72:4
instance 17:24
insulated 56:5 57:4
insulation 72:13
intent 13:13 40:3 51:2 73:11
intention 39:16 40:20 44:16
68:10 69:10,11
interaction 50:22
interested 72:9
interfere 13:10 50:24 63:18
interferes 73:7
internally 67:8,9
invisible 40:23
involved 42:19 60:25
irritated 58:5
issue 28:4 36:5 49:12 57:12
61:8
issues 24:6 30:6 42:15
item 5:22
items 16:13 35:12 46:2
it's 13:14

J

J-A-M-I-E 52:21
J-O-H-N 30:25
Jaime 53:4
jam 42:17 61:14
Jamie 52:20
January 4:10,15,19 5:5 74:10
job 45:24 62:25
Joe 5:4 11:1 12:14 33:6 35:17

41:11 43:8 46:8 59:9 62:8
70:5 74:11,14,17,21

Joel 9:23
John 30:21,25
justice 73:9
justifiable 38:16
justin 6:25 7:13,15

K

kayaks 16:13 22:9
kids 16:14 17:2 18:1,11 33:1
45:20
kind 8:10 18:13,15 19:1 20:9
22:6 23:2 24:19 30:3 34:2
36:15 38:9,20 43:18 44:3,25
59:12 62:11 66:19 69:11,12
kinds 44:2
knowledge 42:7 43:17
Krieger 3:19,20 12:16,20,24
14:6,8,20,21 38:24 39:10
40:3,12 48:21 51:19,20 64:13,
14 71:6,9,14 72:21 73:17,18,
22 74:22 75:5

L

laid 59:22
lake 6:16 15:2,3 16:1,3,6 17:1,
3,19 18:2,25 19:2,7,9,14,15,
20 20:22 21:6,14 22:3,9,10,
16,18 23:6,8 24:11 25:4,18,24
26:7,14 27:15,23,24 28:1,17,
19 29:18 30:5,9,13,21 31:14
33:18,19 34:6,16 35:8,10
37:3,7 39:21 40:2,25 41:1,3,
15,16,24 42:14,20 43:4,11
45:9,12,13,14,15,17,19 46:10,
12,22 47:6,12 49:10,14 50:13,
17 51:7
lakefront 39:25 45:18
Lakeshore 16:21

land 24:22 25:6,14,23 26:12,
13 37:11 42:16 43:13,19

landscape 12:18
landscaping 12:19 53:22
55:22,24
lane 52:13 54:3 57:11 61:10
63:8
lanes 54:4 61:12,13

laptop 64:2
large 10:15 22:12 24:22 26:8
27:4 29:25 32:3 38:9 50:18
larger 16:12 17:3 18:18,23
49:8 73:5

late 17:11

lay 67:10

learned 38:8

learning 44:20

leave 41:14 44:23 45:8,10
46:3 54:10 56:11 58:6

leaves 29:13

leaving 40:10

ledge 21:21,24

leeway 48:17

left 20:24,25 68:24

lesser 36:6,8,9

letter 31:25

letters 65:20,21,24 66:8,18
67:2 68:11 69:10 72:9

leveling 42:15,17

liberty 21:4

lifejackets 16:14

light 48:3 67:24 71:16

lighting 67:7,24 68:4,11
69:10,12 71:25

likes 17:22

lily 16:14

limited 13:4 63:12
Linda 12:15,23 14:5 38:23
48:20 71:7 72:2,5,20 75:8
lines 43:18 46:12
lit 67:8,9 68:2 71:22
live 6:16 15:25 24:6,10 31:8
37:6
liver 30:21
Liz 6:24
load 58:2
located 31:19
location 50:15 63:17 66:4,7
69:7
locations 54:11
locked 54:17
logo 65:21 71:13
long 45:13 55:12 56:7 72:4
longer 23:4 25:15 36:3 48:10
Longo 3:5,17,18 5:10 6:4,22
7:15,18,21 9:19 14:9,18,19
15:15,17,20 23:17 24:12,15
30:23 31:2,4,7 49:7 51:21,22
52:22,24 53:2 58:20 63:4,5,23
64:5,6 65:7,10,13 67:15,17,20
69:19 73:15,16 75:10
looked 33:15 37:2
lose 25:6,7
lot 11:7,8 15:9 16:6,7 17:1,18,
25 18:19,24 19:9,14 20:21,22
24:18,19,20 25:14,22,23,25
26:3,10,23 27:1,4,6,13,19,20
28:21 29:1 30:4,5,11 31:9
32:3 34:6,7,12 36:3,20 40:6,8,
9,10,18,20 43:4,10,13 44:13,
15 46:17 47:5,6,22 48:16 49:9
50:11,20,23 51:14 59:19 60:7,
24 62:12 63:11,15,16 68:8,14
69:1 70:18,24
lots 19:2 26:12,16 27:23 28:4
60:2,3,6

love 17:21 70:6
low 19:15 51:1
lower 19:9 21:14 28:22 49:22,
24
lucky 21:14
lurking 18:13

M

M-I-D-D-L-E-T-O-N 67:14
made 43:25 46:15,16 47:3
61:19
mail 31:25
mailed 9:19 23:17 58:21 69:19
mailers 9:20
main 53:20 57:12 65:20 68:21,
23
maintain 45:18 48:14
major 52:12
majority 4:25 53:24 68:6
71:18
make 5:4,6,8 6:2 9:1 19:8
20:2,10,13,14 35:4 39:19,24
42:23,25 43:5,24 44:5 48:7,8
49:2 53:15 55:22 56:3 61:3,11
63:23 68:16 69:4 72:12,13
makes 36:23 62:3 69:6
making 36:16 43:2 46:24
manage 61:10
Manager 4:2
manipulated 36:15,18
manual 55:3
manually 54:21
March 75:2,8
marked 68:17
marshal 57:11 59:8
mason 12:3

match 57:6
matter 71:24
matters 74:9,21
Maureen 23:20
max 15:8
means 45:18
meant 54:19
measure 43:21
measured 32:22 33:25
measuring 34:1
mechanical 56:14
meet 13:24
meet all 32:6
meeting 5:5,6,23 74:10 75:15
meets 66:6
member 3:12,13,14,15,16,17,
18,19,20,21,22,23 4:11,22
5:8,10 6:4,5,22 7:15,18,21
9:19 10:6,14,17,22 11:2,14,
17,22 12:9,14,16,20,22,24
13:16,19,22 14:6,8,9,14,15,
16,17,18,19,20,21,22,23
15:15,17,20 23:17 24:12,15
30:23 31:2,4,7 33:8 34:23
35:3 36:25 37:1,13,21 38:2,7,
24 39:10 40:3,12,14 41:12,19,
25 43:9 44:7,12,25 45:12,16,
23 46:5,9,15 47:2,10,14,20
48:21,24 49:5,7 50:7 51:8,15,
17,18,19,20,21,22,23,24,25
52:1,22,24 53:2 58:20 59:10
60:8,16 61:7 62:1,8,10,16,23
63:5,24 64:3,4,5,6,9,10,11,12,
13,14 65:7,10,13 67:15,17,20
69:19 70:6,13,25 71:5,6,9,14
72:21 73:14,15,16,17,18,19,
20,22,23 74:1,2,3,4,12,13,18,
22 75:5,10,11
members 49:21
memberships 55:1
memory 70:7

mention 13:23 22:14 25:17
mentioned 29:18 33:8 36:12
40:14 55:18
metal 64:24 65:21
Michael 3:4 63:4,23
middle 25:15 42:11
Middleton 67:13,16,19,23
68:6,12 71:13,18
Mike 75:5
Mile 7:1 30:10 52:8 57:10
64:18,19 70:11 72:3 73:3
mimics 29:17
mind 61:20
minimize 45:2
ministry 68:14
minute 59:12
minutes 4:7,10,13,14,15,19,22
5:5
modifications 5:17
moment 32:14 41:6
money 58:10
Montague 3:15,16 14:16,17
43:8,9 44:7,12 47:14 50:6,7
51:23,24 64:3,4 74:1,2
MONTGOMERY 44:25 45:23
month 74:15,25 75:2
months 56:8
monument 70:17,22
moons 70:9
motion 5:4,6,8 6:3 12:22 14:8,
24 43:6 46:15,16 47:3 49:3
50:5 51:12,16 52:4 63:3 64:15
72:5 74:5
move 6:4 12:25 50:7 63:5
72:21 75:10
moving 4:12
multiple 39:9

muted 3:8

N

Naomi 67:13
narrow 55:12 59:17 63:15
narrower 36:2
natural 11:14,15 12:7,17
nay 4:23
nays 5:14 6:9 75:12
nearest 25:25 26:15
necessarily 42:21
needing 13:5 73:12
negative 49:12
neighbor 28:17 30:3 40:22
neighborhood 8:14 17:7 20:1,
14,15 30:2
neighboring 33:16
neighbors 18:17 38:15 43:25
63:21
nephews 44:22 45:6
nice 10:8 19:24 20:12 31:18
45:24 50:3 54:8 56:6 57:7
nicer 57:7
nieces 44:22 45:6
night 67:4,6,24 68:8
nine-foot 21:8
north 7:1 16:3 29:12 52:8 60:3
noted 44:12
notes 33:20
notice 17:12 59:17
noticed 11:4 59:18
notices 58:21 69:19
notwithstanding 35:6,12,13
43:4
Novi 3:2 7:4 15:3,5 16:3 37:7
52:7,10 53:19,21 59:23 60:1,6

61:12,17 64:21
nuisance 19:5
null 47:23
number 12:24 17:6 18:3 45:22
63:6 72:22

O

oak 64:18 65:18 72:23
oath 7:11,12 28:11 52:18,19
object 27:3 31:24
objected 32:1 33:14
objection 38:15 58:22,25 63:3
69:25 72:2
objections 5:12 6:1,7 9:21
23:19 69:20 75:13
objects 22:10,12
obstruct 28:24 55:21
obstructed 67:5
obstructing 49:9,10
obstruction 19:6 21:13 28:25
29:10 40:24
obstructions 19:12,20
obtained 18:18
obtrusion 33:15
obtrusive 33:16 35:11
offering 14:1
offset 44:3
oftentimes 32:25
older 16:11
One-family 15:11
open 10:4 33:6 53:24,25 59:9
70:1 71:21
opened 68:12
opening 54:7 65:20
opinion 12:10
opinions 33:17

opportunity 17:4 40:22
option 47:10
options 39:9 55:12
order 3:4
ordinance 7:4 8:8,23 13:14,24
15:5 16:4 22:15 23:21 49:13,
15 51:3 52:10 55:24 64:21
ordinances 27:14,16
orientation 22:5 63:10
oriented 58:2 63:14
origin 38:5
original 16:18 29:16
originally 22:8
outline 24:22
outlot 16:5
overage 14:2
overbuilding 27:17
overhang 25:13 64:25
overhangs 24:24,25 26:5,18
overhead 52:11 55:20 58:23
63:7
owner 7:14 59:4

P

P-O-W-E-R-S 65:6
p.m. 3:3 53:25 75:15
package 53:7
packet 16:18 19:24 20:9 21:4
23:2 53:8,9 59:18
pad 16:14
panel 57:1
parameters 48:17
parapet 64:24 66:20 67:5
parcel 7:2 15:3 41:15 52:8
64:19
parcels 33:11

parents 45:10
park 16:21,22 17:19,21 18:6,
20 31:20 37:3,4 41:22
parking 69:1 70:18,23
part 8:10,24 37:19 41:1 46:24
69:3
pass 29:2,19,20 52:7,20 63:7
passing 19:21
passthrough 54:3
past 71:1
pay 60:9
payments 55:1
Peddiboyina 3:1,7,10,11,25
5:2,11,14,21,25 6:6,9,19,23
7:22 8:16,20 9:17 10:1,25
12:13,21 13:17,20 14:4,7,10,
12,13 15:1,21 20:3 23:15,24
24:4,8 28:8,14 30:18 32:16
33:5 35:16,20 36:11,24 38:22
40:13 41:5 43:7 46:7 48:19
49:4,19 50:1 51:10 52:2,3,6
53:3,11,16 55:8,15 58:18
59:1,6 62:7,22 63:2,22,25
64:7,8,17 65:14 66:9,12 67:21
68:5 69:17,22 70:4 71:4,7,11
72:1,19 73:24,25 74:7,20
75:3,7,12

pennies 58:15
people 18:11,20 19:6 27:25
30:10 32:25 33:3,4,13 35:8
38:17 45:17 49:14 57:20 58:9,
14 60:8 61:3,11,13,21 62:20
68:15,17 69:5 70:16 71:23
perceived 43:14
percent 27:6
percentage 36:13 40:14 42:23
43:10,15 46:17
perfect 60:17 62:3
permission 39:24
permit 11:25 23:10 72:8
personally 33:17

petitioner 12:25 13:1,3,8
34:17,18,19 46:22 50:12,22
59:11 63:9,11,15 72:23
petitioner's 34:10
petitioning 65:17
phones 3:8
photo 17:10 18:6 20:6,23
21:3,4
photograph 29:10
photos 11:9 16:18
picture 17:13 20:6 24:17 25:9
31:20 39:11 70:20
pictures 12:17
pieces 23:18
pileup 56:17
place 17:15 37:2 38:11 49:18
50:21 62:21 70:6 71:2
placement 65:24
places 62:18
plan 20:11 21:16 22:1,19 23:1
25:22 43:18,22 70:20
plane 22:16 23:5 48:4
planes 36:17 54:11
planned 36:23
planning 39:22 55:22 71:25
plastic 57:3
play 33:2,4
playing 18:11
playscape 68:13 71:21
pledge 3:4,6
plotted 43:18
podium 4:4 6:12 7:9 10:3
23:25 28:9 30:19 32:19 52:16
point 19:1,7 21:7,12 24:18
34:4,5 35:7 37:5,17 38:17
40:22
Pointe 64:18 65:18 72:23

Meeting
02/11/2025

12

pointing 27:25
points 17:17 20:2 25:4
Pontiac 45:14
pontoon 45:15
pool 8:3,4 13:5,8
pools 13:12
portion 8:11
position 41:4
positioned 23:3
poured 21:18
Powers 65:5,9,12,17 66:3,11
67:3,7 68:18 69:14 70:12,15
72:15
practical 13:2 50:13 63:9
72:24
pre-existing 63:17
precedence 30:4
precedent 27:22 28:2 38:18,
20
prefer 39:19
present 8:17 15:22 33:12
53:8,17 65:15
presentation 8:17 50:3 53:6
64:1 69:24
presenter 4:5 7:8 53:6
presents 16:22
president 74:23
pretty 9:25 22:22 23:2 25:20
26:13 27:13 43:20 44:13
54:22 56:19 57:22,25 74:15
prevented 13:3 50:16 63:12
previous 33:9
printed 16:19
prior 54:16 61:22
privacy 18:9,16 31:18,23 32:6
problem 10:24 12:12 16:22,25
38:8 47:16 62:6,21 63:20

71:1,3
problems 18:19 56:15
proceed 7:23
process 55:1
promise 7:18 15:17 24:15
31:4 52:24 65:10 67:17
proper 12:5
properties 13:11 33:10 50:25
63:19 73:8,10
property 7:7,14 9:24 10:7
13:4,6,9 15:11 18:7 19:25
20:22 25:2,25 26:12,15 30:1
31:11,24 33:3,16,24 34:10,13
35:9 37:16,18,19 38:10,13
41:14,20,22,23 42:13,22
46:12 50:16,19 52:14 55:11,
19 59:15,19 61:18 62:11
63:13,14 64:25
proportionate 24:21
proposed 63:14
proposes 29:17
proposing 53:20
protect 27:16
protective 13:5
prove 21:12
provide 72:15
provided 72:17
public 4:9 6:10,11,14 10:2
18:10 23:25 32:17,19 37:14
38:13 55:2 68:23 69:23
pull 22:11 54:8,9 55:4 57:19
58:8 61:20,24 62:1
pulling 54:15
Pump 58:3
pumping 57:20
purpose 70:13
push 58:9
put 3:8 10:18,20 12:11 20:7
21:16,21,22 22:8,9 23:12

27:12 34:2 37:22 39:23 46:18
53:6 55:23 57:19 58:10 59:10,
18 66:8 69:2 75:3,7

putting 28:5
PZ24-0064 6:25 12:25
PZ24-0065 5:22
PZ24-0066 15:2 50:8
PZ25-0001 52:6 63:6
PZ25-0002 64:17 72:22

Q

question 11:9 13:19 34:14
35:19,22 38:3 41:12 46:6,19
49:20 57:15 59:7 61:9 62:18
71:6 72:7
questions 5:7 35:6,12 50:5
55:1 67:1
quick 49:20 52:7,20 63:7

R

R-4 15:11
R-A 7:8 65:1
Rarely 54:11,12
read 9:22
real 21:22 33:9 57:4
realistically 28:20
realize 54:15
Realtor 11:2
reason 40:18 49:13 54:5,7
61:8 65:22
reasonable 13:14 27:17 28:6
reasons 16:12 18:8
rebuilding 28:4
rebuilt 30:8
received 32:1
recently 17:8

**Meeting
02/11/2025**

13

recited 3:6
record 4:14 23:13
rectangular 39:20 48:8
redesign 39:7
reduce 18:3
reducing 39:14 40:14 41:6
refrigerator 31:11
regular 56:4
relatives 18:1
relief 13:9,13 50:24 51:1 63:17
73:5
remarks 6:10,11,14
remember 11:4
remove 57:13
rendering 20:9
reopened 17:19
replacement 21:13
reposition 39:7 59:20
republished 5:24
request 5:20 13:1,14 38:16
41:9 44:18 46:24 48:1
requested 35:24
requesting 7:3,25 8:12 15:4
16:8 38:9 49:21 52:9 64:20
65:18
require 44:4 50:17
required 8:19 39:9 52:13 66:5
requirement 37:25
requirements 50:14 66:7
requiring 63:10 72:24
residence 31:9
Residential 7:7 15:11 65:1
respect 4:8 13:4 63:12
result 50:11 73:5,8
retaining 25:8 48:9

returned 9:20 58:21 69:20
review 22:19
right-of-way 25:5
risking 40:1
road 7:1,2 15:3 17:2,4,9,13
18:1,4 19:10,12,18 21:5,9,10,
15 22:12 25:4 26:20,22 27:10,
12 29:11 33:19 37:7,8,10
38:12 42:12 45:20 48:10
49:10 50:21 51:4 52:7,8
53:19,21 55:20 59:24 60:1,6
61:12,17 64:18,19 70:11,18,
21
roadway 28:22
roll 3:8 4:1,18,21 13:18 14:10
64:2
rollup 56:5
roof 12:4 19:19 29:7
room 10:18 38:12 42:24
rough 23:2
rules 4:9
run 54:22 57:25

S

SAARELA 4:20 6:18,20 11:20
34:21 35:1 39:4 47:1,9,17,25
49:2
safe 75:14
safety 16:17 18:10,16 61:1
Samona 3:22,23 4:11,22 5:8
11:2,14,17,22 12:9 13:19,22
14:22,23 33:8 34:23 35:3
41:12 45:3 46:5,9,15 47:2,10,
20 48:24 51:8,15,17,18 59:10
60:8,16 61:7 62:1 63:24
64:11,12 70:2 73:19,20,23
74:11,12,18 75:11
sand 32:23,24 37:17,18
Sanghvi 3:12,13 6:5 10:5,6,
14,17,22 11:1 12:11 13:16,18
14:14,15 36:25 37:1,13,21

38:2,7,23 41:19,25 51:25 52:1
62:9,10,16,23 64:9,10 70:6,
13,25 71:5 73:14 74:3,4,13,20

Sarah 3:9 6:24 64:1 74:8

Saturday 10:7 37:2

saves 56:13

screen 59:11

screening 51:1

season 22:13

seated 3:8

seawall 25:9

seconds 56:11,12

secretary 3:9 9:18 23:16
52:19 58:18 65:4 69:18 74:23

Section 7:4 15:6 52:11,12

Sections 64:22

secure 18:12

secured 73:1

see-through 56:25

seek 65:23

seeking 66:15 69:25

self-creating 61:12

sell 55:1

sense 36:23 44:6 62:3 69:7

separate 52:13

serves 70:7

service 58:1

set 11:8 27:23 30:3 56:9 64:24

setback 34:16,22,24 36:2
37:25 38:25 39:1,5,8 43:4
46:9 47:6,12 70:19,23

setbacks 22:17 23:6,8 35:5,14
39:17 40:2 44:20 46:22 48:4,
14 51:3,7 66:5

setting 38:20

Shabari 9:23

Meeting
02/11/2025

14

shape 36:22 39:7,19 41:3 48:8
55:12 61:5

shed 9:3 15:6,8 16:16 17:14,
15 18:7,18,23 20:6,19 25:1
26:23 28:5 31:10 32:20,24
34:17 38:10 40:23 42:25
48:14,22

shining 68:4

ship 58:1

showed 25:9 29:10

showing 20:24

shown 13:1 22:3 36:16 50:13
63:9 72:23

side 16:3 17:12 18:13 20:22
21:10 22:4,11 26:21 27:10
28:19 29:11 30:13 45:14
54:24

sidewalk 67:25

sign 16:24 42:2,3 64:21,23,24
66:6,15,16,23,24,25 67:1 69:6
70:10,14,17,22 71:3,10,17
72:9 73:1

signage 65:19 66:4,5 69:3
72:25

significance 71:12

significant 49:7

significantly 25:2 49:16

signs 72:25

similar 12:10 13:12 25:22

simple 36:16

single 9:15 17:22 29:5

sir 28:16 49:24

sit 30:6

site 22:19 23:1 43:18,22 48:12
50:15 57:25 69:8 70:20

sits 16:2 28:21 49:9

sitting 38:17

situation 49:11 57:18

size 10:22 16:16 18:9 20:19
23:3 24:21 27:12,19 34:16
36:1,4,12 40:21 41:2,9 42:22
45:2 46:16,17 47:5 48:16 73:5

sketch 23:2

skis 16:14

slope 32:12 34:11

small 16:7,11 28:4 70:22

smaller 27:23 34:20,24 35:2
42:23 44:14,17

soil 42:15,18

solution 18:21

sort 22:6 39:7

sought 12:25 50:8 63:6 72:22

sounds 36:5

south 6:16 15:2,3 16:1,25
17:18 24:11 27:23 28:17
29:11 30:9,21 33:18 34:6 35:9
40:25 41:16 64:23 66:23

space 34:11,12 42:13 44:20

speak 4:5,6 5:18 6:14 10:3
12:14,22 24:1 55:9 59:2

speed 56:3,7

speeding 16:25 17:24

spell 6:12 7:9 28:9 30:23
52:16 65:2

spend 56:16

spirit 13:13 51:2 73:11

spite 38:14

spoke 43:12

spotlight 71:17

spread 19:4

sq 7:5,6,7 15:6,7

square 8:4,7,25 9:3,6,8,10,13,
16 13:25 16:4,9 20:18 25:3,5,
7 26:1,10 28:3,5,20 31:10
32:2,4,9,10 35:25 36:1,16,20
41:6 42:25 44:17 48:13 49:22,
25 50:2,9 51:13 55:14

staff 58:1,10

stairs 34:13 41:15,19,21 42:20

stand 54:25

standing 21:10

stands 54:24

start 57:20

starts 53:23

state 41:10

stated 4:14 37:16 40:18,22

station 54:24

stay 37:25

steady 56:13

steel 57:5

stipulate 44:2

stipulations 46:19,20

stone 12:2 20:13 21:2,19,21,
22,23,25 22:1

stopped 34:2

storage 16:13 32:8 50:14

store 30:12 31:13 35:11 40:19

stove 11:12

straight 22:10 43:20

street 16:2,7 18:17 33:11
49:14 50:18 58:23

streets 34:6,7 42:9

strobe 69:12

structural 72:12

structure 8:1,2 9:4,8,16 10:19,
23 11:5 16:10,11,12 17:3
19:2,11,17,22 20:13 21:6,8,13
25:21 26:9,10 28:18 29:21,23
37:22 63:10 72:14 73:6

structures 7:6 9:14 16:5 27:25
28:3

stuck 36:20

stuff 22:15 31:14 44:21,24
45:2,4,8,11 46:1 67:25

subdivision 11:3 13:15
subdivisions 42:8
subject 47:6,12,14 51:6
submittal 9:11
submitted 8:19 9:2 11:10
32:22 34:15 35:15 43:6 47:4
49:1 59:11
substantial 73:8
suffice 32:5
suggested 66:21
suit 51:14
summertime 29:13 35:9
supplies 35:8
support 30:16 35:14 48:22,25
supporting 10:24 12:12
suppose 49:24
surface 21:20
surrounding 13:11 50:25
63:19 73:8,10

T

table 5:23
taking 4:24 21:4
talked 33:14
talking 42:3
tall 32:11
tap 72:14
tape 34:1
ten 32:11 44:1 52:8 64:18
70:11 73:3
ten-by-ten 25:1
terms 30:14 43:13
terrible 29:16
thing 9:22 24:18 34:5 35:7
38:20 44:21 45:5 51:9 55:9
things 22:13 30:12,14 33:13,

24 34:8 37:4 38:14 40:18
42:5,6,12 44:3 45:6,21 59:21
62:11,12 68:7 69:25
Thompson 3:14
thoroughfare 30:10 52:12
63:8
thought 35:3 39:22
throw 56:6
thrown 59:12
tight 25:10 54:22
time 4:8 5:18 6:13 12:23 15:25
20:2 24:3 30:17 32:15,17
33:24 44:18 45:13 47:8 49:5
50:5 56:19 59:3 61:19 63:3
70:2 72:5
timeframe 4:7
times 11:3 18:3 25:23 27:19,
20 29:3 42:1 59:16 71:1,15,22
today 3:3 4:1,3 33:23 38:8
41:25 42:9
Today's 5:16
told 5:16 8:5 30:7 72:2
tonight 7:23 9:15 15:23 20:18
53:5 57:9 65:16
top 21:17 26:17 65:20,25
68:18
topography 51:4
total 4:1 7:5 41:23
totally 29:9
towels 58:13 60:14
traffic 17:18,24 30:7,8,11 34:7
42:11,17 61:11,14 68:23
70:15 71:19 73:4
Trail 7:1 45:14
trailer 10:9,11
training 57:19
transport 50:17
travel 29:20

treated 30:4
trees 18:14 29:13 55:25
trip 74:11
truck 42:10
truth 7:19 15:18 24:16 31:5
52:25 65:11 67:18
turn 16:23 17:9 42:8 54:16
61:15,18,21 70:18,21
turning 34:8 42:11 55:13
two-foot 20:19
type 57:3
types 33:10 55:25
typically 56:8

U

Um-hum 12:6 66:11
umpteen 71:1
unable 4:17
uncle 45:9
underneath 8:9
understand 8:8,11 23:13
30:11 45:17 47:2 59:14 62:5
understanding 59:22,23
65:22
understood 69:5
unfair 25:20
unfortunate 44:21 45:5
unique 11:8 13:6 24:19 30:5
34:9 42:6,12 49:11 50:19
55:11 63:14 66:16,24 68:22
69:2
unobtrusive 33:22
unreasonable 28:7
unreasonably 13:3,10 50:24
63:12 73:7
unusable 59:20

upgrade 57:6
ups 9:24
usable 34:11,12,13 37:11
40:19 42:13

V

vacuum 54:16 60:11 61:24
vacuuming 61:22
vacuums 58:13 60:14 61:21,
23
vague 46:14
values 20:15
variables 48:23
variance 7:3,6 8:1 9:7,12,15
13:2,7 14:1 15:7,9,10 16:9,10
18:18,22 23:8,11 28:18 32:10
34:22,24 35:23 36:6,7,22
39:1,5,17 41:11 43:3,20 46:23
47:5,8,16,18,22,23 48:2 50:8,
10,15 51:5,13 54:1 63:6,11
65:23 66:24 72:22
variances 15:5 20:18 52:10
57:9 64:21 66:15 73:21
vegetation 51:1,5
verified 50:12
vice-chair 74:23
view 21:17 28:24 53:7 55:19
63:20 68:18
views 20:12 49:14
Village 37:6
Vinyl 57:3
visibility 51:1
visible 21:20 48:11 70:11
visited 10:7 37:2
visual 27:8
visually 33:22 35:11
void 47:23

vote 4:17,23,24 32:18

W

wait 58:7
walk 34:12
walking 19:12,13 74:15
wall 18:9 21:18,25 25:8,24
48:9 56:24 64:23 65:22 66:1,
20 67:11
Walled 16:3 19:8,14 45:12
walls 26:11,14
wander 33:1
wanted 34:19,24 35:4 68:16
69:4
wanting 40:21
warning 16:24
wash 52:7,21 53:19,20,23
54:5,6,7,14,15 58:11 60:9,13,
23 61:13,16,25 62:2,24 63:7
water 16:2,8 24:20 26:12,13
27:7 29:15 31:13,17 37:22,23
39:2,11 40:1 43:11
water's 23:9 44:2 46:13
waters 22:21 43:16,19
ways 11:8
weather 56:12 70:9
weekends 45:11
west 7:1 15:3 17:7 18:18 27:2
29:4 41:23 42:19 64:19
westbound 29:6 40:25
whatnot 18:11 43:2
white 56:5,21 57:1
wide 22:11 31:9
wife 15:25 17:1
window 21:1
windows 67:12 68:2

winds 54:20
winter 35:9 56:8
wintertime 71:15
Wixom 64:19
wonderful 50:5
wondering 38:25 39:10 59:13
wood 11:14,16
wooded 32:25 33:1,2,4 37:20
woods 31:21 33:4
worded 55:6
work 22:23 42:4 49:25
worked 18:21 50:4
works 23:7
worry 38:19
writing 33:21
wrong 47:3
wrote 33:20

Y

yard 18:11,15
year 28:18 71:15
yearly 74:24
years 18:22 30:9 33:18 37:6
45:16 58:24 62:12
yellow 22:25
yesterday 33:23 59:16

Z

Zack 6:15,16 12:19 23:21
24:2,5,10,14,17
zoned 7:7 15:11 52:14 53:25
65:1
zoning 3:2 7:4 15:5 52:10
53:19