

REGULAR MEETING - ZONING BOARD OF APPEALS
CITY OF NOVI

Tuesday, November 9, 2021 7:00 P.M.

Council Chambers-Novu Civic Center-45175 W. Ten Mile Rd.

BOARD MEMBERS:

Joe Peddiboyina - Chairperson
Linda Krieger
Travis Malott
Clift Montague
Siddharth Mav Sanghvi

ALSO PRESENT:

Elizabeth Saarela, City Attorney
Lawrence Butler, Comm. Development, Dep. Director
Katherine Oppermann, Recording Secretary
Lori Lutsey, Recording Secretary

Reported By: Melinda R. Womack, CSR3611

1 Novi, Michigan

2 Tuesday, November 9, 2021

3 About 7:00 p.m.

4 CHAIRPERSON: Good evening everybody.

5 Thank you for coming to the City of Novi Zoning

6 Board of Appeals. Today is November 9, 7 p.m. and

7 now please all of you please stand up for the

8 Pledge of Allegiance.

9 (Pledge of Allegiance recited)

10 CHAIRPERSON PEDDIBOYINA: Thank

11 you. Please be seated. I would like to request

12 all of the audience and everybody in the Board

13 please mute your cell phones. And thank you.

14 Roll call.

15 MS. LUTSEY: Member Krieger?

16 MEMBER KRIEGER: Present.

17 MS. LUTSEY: Member Malott?

18 MEMBER MALOTT: Present.

19 MS. LUTSEY: Member Montague?

20 MEMBER MONTAGUE: Here.

21 MS. LUTSEY: Chairperson Peddiboyina?

22 CHAIRPERSON PEDDIBOYINA: Yes, ma'am.

23 MS. LUTSEY: Member Sanker is absent

1 excused. Member Sanghvi?

2 MEMBER SANGHVI: Here.

3 MS. LUTSEY: Member Thompson is absent
4 excused. Member Longo is absent excused.

5 CHAIRPERSON PEDDIBOYINA: Thank you.

6 All right. We have a quorum. Thank you.

7 Public hearing. Each case, please come
8 to the podium and please spell your first and last
9 name for the record. I'd really appreciate for
10 that. And also we can see on the screens when you
11 display anything, also on the monitors on the hall
12 also.

13 And the approval of the agenda. Any
14 changes?

15 MS. OPPERMANN: There's a change to the
16 last case on docket.

17 MS. LUTSEY: PZ21-0070. Moiseev/Gordon
18 Associates. They've been postponed to December
19 the 14th, 2021 meeting at the request of the
20 applicant.

21 CHAIRPERSON PEDDIBOYINA: The last one.
22 Okay. And then we have total of five cases, am I
23 right today? We have only five cases then.

1 MS. LUTSEY: Yes.

2 MS. OPPERMANN: Correct.

3 CHAIRPERSON PEDDIBOYINA: Approval of
4 the agenda? Any changes? Somebody can make a
5 motion.

6 MEMBER KRIEGER: I move to approve the
7 agenda as changed.

8 CHAIRPERSON PEDDIBOYINA: Say everybody
9 aye? Any nays? Approval of the agenda?

10 MR. MONTAGUE: Second.

11 CHAIRPERSON PEDDIBOYINA: Thank you.

12 MS. OPPERMANN: All in favor?

13 CHAIRPERSON PEDDIBOYINA: Say aye all
14 in favor?

15 BOARD MEMBERS: Aye.

16 CHAIRPERSON PEDDIBOYINA: Minutes of
17 October, any changes?

18 MS. LUTSEY: No.

19 CHAIRPERSON PEDDIBOYINA: No changes in
20 October meeting minutes.

21 MEMBER SANGHVI: I make a motion to
22 accept the minutes as presented.

23 MEMBER KRIEGER: Second.

1 CHAIRPERSON PEDDIBOYINA: Thank you.
2 Anybody have any questions or objections on the
3 meeting minutes on October? Say aye in favor.

4 BOARD MEMBERS: Aye.

5 CHAIRPERSON PEDDIBOYINA: Thank you.
6 Okay. Public remarks. Anything you want to come
7 and say anybody public remarks is the time to
8 speak on this.

9 AUDIENCE MEMBER: That's general public
10 remarks. We can also talk case by case, correct?

11 MS. OPPERMANN: These are just remarks
12 that are unrelated to the cases on the docket.
13 Yes.

14 CHAIRPERSON PEDDIBOYINA: Yes, please.
15 Okay. Seeing none. Thank you. Now, go to the
16 case number. PZ21-0022 (Dan and Wendi
17 Williams)1419 West Lake Drive, East of West Park
18 Drive and South of West Pontiac Trail, Parcel
19 50-22-03-204-021. The applicant is requesting the
20 variance from The City of Novi Zoning Ordinance
21 Section 3.1.5 for a side yard setback of 5 feet
22 (10 feet minimum required, variance of 5 feet); an
23 aggregate total side yard setback of 17.75 feet

1 (25 feet required, variance of 7.25 feet); and a
2 proposed lot coverage of 32% (25% maximum allowed,
3 variance of 7%). Section 3.32-7 for a proposed
4 deck 13.5 feet from the rear yard property line
5 (17 feet minimum required, variance of 3.5 feet).
6 Section 4.19.1.E(i) for the construction of a
7 1,157 square foot garage (maximum of 850 square
8 feet allowed by code, variance of 307 square
9 feet). Section 3.1.5 for a third story, 2.5
10 stories allowed by code. These variances would
11 accommodate the building of a new home and deck.
12 This property is zoned Single Family Residential
13 (R-4). This case is being re-considered based on
14 the Zoning Board's decision to rehear the case at
15 the August 10, 2021 meeting. This case was tabled
16 from the October 12, 2021 meeting. Anybody wants
17 to say anything on this?

18 MS. WILLIAMS: Do we present now?

19 CHAIRPERSON PEDDIBOYINA: Yeah. Please
20 come to the podium.

21 MEMBER KRIEGER: Do I have to swear in
22 again?

23 MS. OPPERMANN: Yes.

1 CHAIRPERSON PEDDIBOYINA: Linda, can
2 you take the first and last names?

3 MEMBER KRIEGER: Say your names and
4 spell them.

5 MR. WILLIAMS: Dan Williams, D-A-N,
6 W-I-L-L-I-A-M-S.

7 MS. WILLIAMS: Wendi Williams.
8 W-I-L-L-I-A-M-S.

9 DAN WILLIAMS, AND WENDI WILLIAMS,
10 having first been duly sworn, was examined and testified
11 on their oath as follows:

12 MEMBER KRIEGER: Thank you. Go ahead.

13 MR. WILLIAMS: Okay. Thank you. This
14 is Dan and Wendi Williams. We live over on West
15 Lake Drive. We've been there for about 25 years
16 now.

17 CHAIRMAN: Can you get close to mic,
18 please. I really appreciate it. Thank you.

19 MR. WILLIAMS: Yeah. So we live over
20 on West Lake Drive in Novi. We've been there on
21 the street for 25 years now. We raised our
22 children here, and we continue to enjoy the
23 community and lake living on Walled Lake. This

1 will be our third house on Walled Lake was
2 presented in July. We wish to raise or tear down
3 the home that's there now. It's 3,200 square
4 foot, six bedroom, three bathroom home with a full
5 upper attic and a three car, three plus car garage
6 that's on the lot right now. The new home would
7 be for us to enjoy. It's not an investment. It's
8 not like we're going to flip the property or
9 something like that. We want to maintain
10 residency in Michigan. We have business we own.
11 We used to be president and CEO of one here in
12 Novi, and this one that I have now is in Oak Park.
13 Plan to work there for another ten years or so and
14 then maintain property, this property and pass it
15 on to my children as other properties, waterfront
16 properties, I have three, here in Michigan that
17 have been passed on to me.

18 Our variances are very common and
19 typical. They're not extraordinary, they're not
20 unusual, and we have data that shows that, that
21 the variances that we're asking for are not only
22 substantially less than maximum variances that
23 have been granted historically, but also

1 substantially less. They're all dimensional, so
2 numbers can be put to them, substantially less
3 than the average variances that have been granted
4 historically.

5 The whole reconsideration, the whole
6 rehearing thing to me doesn't make a lot of sense
7 to me. We carefully went through all of this in
8 July. We had objections. We had supporters. We
9 had a vote. We had unanimous approval. So I'm a
10 little confused with regard to why we're here,
11 other than an email that we received from the City
12 indicating that there would be a rehearing.

13 His document summarizes with data each
14 of the variances that are being requested, and I
15 won't go through each of them other than, because
16 I want to step through, I have a lot of
17 information and content, other than to say the
18 first comment under the variances that are being
19 requested starting with lot coverage, and then the
20 last one that is the number of stories on the
21 house. There are several variances such is a
22 front yard setback and a rear yard setback.
23 They're not being solicited for, and they're not

1 being asked for. So I've had comments about there
2 being an extraordinary number of variances on the
3 home. I just want to point out that more would be
4 possible. There is no front yard setback. There
5 is no rear yard setback variance being requested.
6 The variances that are being requested are the
7 side yard setback, lot coverage, the garage size,
8 and the number of stories.

9 We were here in July and we obtained
10 approval for six variances and that's what we're
11 here for this evening is to ask for six. In the
12 spirit of cooperation as we have modified the
13 design about five times now for the neighbors at
14 my expense while having over one million dollars
15 into the investment. We are willing to modify it
16 again in the spirit of cooperation.

17 What we have here would be a plan B, a
18 plan B situation where we would drop one of the
19 variances. Specifically the variance that we
20 would drop relates to the rear yard setback on the
21 deck. We would drop the variance request where
22 the deck is supposed to be 17 feet. We're
23 proposing that it be 14 feet from the lake, and

1 just ask that we be given permission to build
2 within the legal limits of what the zoning
3 ordinances allow for, which would be 17 feet from
4 the lake on the deck and then 35 feet from the
5 lake on the house. So either way would be fine if
6 we could ask for your help with getting approval
7 to proceed with the project, having the
8 understanding that we'd like to have what we were
9 granted in July, but we would also be happy to
10 take one last variance with the understanding that
11 the deck and the house be built within the
12 allowable envelope without variances, 35 feet rear
13 yard setback for the house and 17 for the deck.

14 This is just a little exhibit. The
15 email that we received in July, it almost sounds
16 like a made-up story or something like that. We
17 were so aggressive to move quick, and we can
18 substantiate it perfectly. I'll fully disclose
19 anything anybody wants to see with regard to what
20 we did. We left the meeting and I received this
21 email July 20th and made an unconditional cash
22 purchase of a home in Novi in Bristol Corners
23 subdivision, and we actually had the offer

1 presented and accepted prior to being notified of
2 there being any wrinkles or problems on the
3 approval. And then, of course, we move
4 substantial amounts of money outside of the cash
5 purchase of the colonial in Bristol Corners, which
6 we've also spent substantially on with regard to
7 repainting the exterior and interior, ripping out
8 the bathroom since you guys saw me last.

9 So we were really in the dark. Didn't
10 understand, you know, what the essence of the
11 rehearing was until we read page five from the
12 August 10th meeting, when we read the August 10th
13 meeting minutes.

14 MS. WILLIAMS: Which, were published in
15 September.

16 MR. WILLIAMS: Which were published in
17 September, page five line eight. Page six line 21
18 showed threats of legal action against the City in
19 the Circuit Court by the resident at 1411 West
20 Lake Drive. So as we speak, I still don't
21 understand the purpose of the rehearing other than
22 maybe the City was a little afraid, or something
23 like that, of legal action from the neighbor in

1 Circuit Court based on his threat. It's well
2 documented in the August 10th meeting on page five
3 line eight, and then also on page six line 21.

4 So this is a chronology. I won't go
5 through it. Basically the July meeting, the
6 variances being unanimously approved seven to
7 zero. I went out and bought a house and did a
8 bunch of other stuff and got an email saying that
9 we need to get together again.

10 So just to keep the orientation suited
11 to the audience and the ZBA Board members, I'll
12 use this document, which we're all familiar with,
13 as a guiding document to walk through as fast as I
14 can each of the variances that we previously
15 discussed and were approved. On the bottom of
16 each one of these we have the summary of the
17 historical data of what was approved in the past,
18 so I'll try to step through. The first one is lot
19 coverage. The diagram on the board shows a lot.
20 It's kind of like trapezoid. The gray regions
21 show the existing structure. The gray region here
22 is the house. The gray region out here is the
23 deck. It's substantial, the deck as it traverses

1 along the waters edge on Walled Lake. It's one of
2 the larger lots on Walled Lake. It almost has a
3 little bit of a feel like the City of Novi
4 property there on the southeast corner where you
5 can stand out in on the deck and have an infinity
6 view of the lake. It's a nice feel. The gray
7 lots over here is the existing garage. So what's
8 in gray is existing, and then the dark black box
9 is what we want to do with the new design, the one
10 that we presented before.

11 And so you can see that deck in this
12 region here, it's gone. So the deck is reduced in
13 width, and the deck is pulled back away from the
14 lake. And then we're basically connecting the
15 house to the garage is what we're doing. Cold
16 winter months in December, this way we can get
17 from the house to the garage without having to
18 walk outside. The footprint of the garage is
19 actually right where it is right now, pretty much.
20 I mean it's actually within six inches. So if you
21 were on the road over here on West Lake Drive
22 looking this way, the space is the same, the
23 distance is the same from the road. And there's

1 no front yard setback variance being asked for
2 tonight or before either. And there's no changes
3 in tonight's presentation on variances either from
4 what we presented before, aside from the comment
5 that we're willing to concede again with regard to
6 elimination of one of those variances related to
7 the rear yard setback on the deck. So this is the
8 one on lot coverage where we're looking for 32%
9 lot coverage instead of 25%.

10 This next one here is the side yard
11 setbacks, and it's two and a half feet right now
12 from the lot line on the north. We pulled the
13 house further from the lot line five feet, and
14 then the other side yard setback would be about 12
15 and a half feet. So instead of being the ten and
16 15, we're looking at be the five and 12 feet for
17 the side yard setbacks.

18 The side yard setbacks were minimized a
19 little bit. The original plan was to build, like
20 most of the homes are on Walled Lake, within five
21 foot on both sides. The neighbors behind us
22 objected to that, so that's one of the
23 modifications we went through where we narrowed

1 out the house, made it skinnier, so we increased
2 the side yard setback on the north side five feet
3 to the 12 feet nine inches as was presented in
4 July.

5 Just get right back onto the document.
6 This would be number four. And this is the, this
7 is number four the residential deck. This is the
8 rear yard setback on the deck, which we're willing
9 to withdraw in the spirit of cooperation, with the
10 understanding we would just build within the
11 envelope moving the deck as close as we could to
12 the lake, which would be 17 feet, and then the
13 house 35 feet from the water's edge.

14 This diagram shows how the views are
15 dramatically improved for all parties really with
16 the new design. And this comes mostly because the
17 deck's pulled away from the lake and the deck is
18 made a lot narrower. We've got some really nice
19 illustrations that will show that. But quick
20 facts here is that the -- there's a lot of talk
21 about the deck because the current deck is huge.
22 It's really large. It's 2,500 square feet. The
23 new deck would be much smaller, 1,500 square feet.

1 The existing deck goes right to the water's edge.
2 The new deck would come back 14 feet or the 17,
3 either way.

4 And then the height on the deck. We
5 originally had the finished floor of the house at
6 about 940 feet above sea level. Our neighbors
7 north objected, and we conceded and we reduced the
8 finished floor height of the house to basically
9 match what it is right now, which then effectively
10 reduced the finish height of the deck to what it
11 is now. So the deck is further from the lake,
12 it's narrower, and it's the same height of what we
13 have right now. And that was by some concession
14 that we made since the July approval to now. It
15 was something that we did prior to the July
16 approval and we referenced that in the July
17 approval.

18 So this shows the reduction in height
19 of the finished floor of the house, and I guess
20 it's a little shiny on here, but you can see kind
21 of where it's taller across the face. That was
22 removing a foot and a half out of the height of
23 the house. The finished floor, the second floor,

1 the third floor, the deck, everything came down.

2 This is a really good shot right here.

3 It's a photograph from the lot looking east onto
4 Walled Lake, and it shows the existing deck
5 structure and what the new deck structure would
6 look like. And you can see it's a lot different.
7 The new deck is further from the water, and the
8 new deck is further from the lot line. And we're,
9 of course, as I said before, willing to drop the
10 variance request if needed on the rear yard
11 setback on the deck, again with the understanding
12 that we'd just take it to the max, which is the 17
13 feet from the lake, and then the house 35 feet
14 from the water's edge.

15 So this is the worst case picture here
16 that would illustrate it the way that it was
17 approved in July. It would get actually a little
18 bit better if we went to our plan B where we
19 dropped that one variance.

20 This is another shot illustrating what
21 I'm talking about with regard to the reduction in
22 size of the deck looking east from West Lake
23 Drive. You can see the deck with the railing on

1 the top. And then here the deck's corner would
2 be, you can see grass over the top of the deck as
3 opposed to seeing the deck and then the lake.
4 It's an infinity view right now.

5 This shows on the top, you kind of have
6 to follow my pen, that's the existing house and
7 the deck spans all the way across the face of the
8 property. Right across the face. Then there's
9 the deck -- or the dock, rather. That's a white
10 lattice fence, so it's a little unsightly. That
11 will be removed and replaced with a seawall. And
12 so here's below you can see, I almost had to pull
13 it down a little bit, there we are, where you can
14 see, and this is the same picture. This isn't
15 like a desktop publishing trick my friends.
16 Looking at the picture you can see the home on the
17 top. The home is gone. But look to the right,
18 the neighbor's house, the neighbor's house, the
19 tree line. The tree is here. It's the same
20 picture. It's the same photograph. And what
21 we've done is we've shown this is the way it is
22 now, and this is the way it will look. You can
23 see a lot more grass around here. The neighbor

1 who lives at this location, who is in the room
2 this evening objecting, you can see how
3 dramatically improved the view is where now
4 there's more grass to be seen and less railing.

5 When I look -- by the way, when I
6 look -- can we go back one? When I look out my
7 side of the window of my home, when I'm in this
8 home and I look out the side window of my home, I
9 see a house to my left, okay? I see a house.
10 Why? Because my house is built two and a half
11 feet away from the lot line, and his house is
12 built five feet from the lot line. This is very
13 typical on Walled Lake. So I look out the window
14 on the side of the house, that's what I see. Look
15 at what the gentleman sees over here. There's a
16 large vacant piece of property that's 22 feet
17 wide, owned by the City of Novi. It's beautiful.
18 We enjoy it very much. I just want to bring that
19 to your attention. So unlike most situations
20 where it's five foot setback, this is after the
21 construction, five foot setback, five foot
22 setback, the houses are ten feet apart. This is
23 the scenario where we're blessed with a 22-foot

1 strip of property owned by the City of Novi
2 separating us, and we don't have a five-foot
3 setback on this side, we've got a 12 foot nine
4 setback. And then you add the five foot to the
5 neighbor's situation, so instead of the nominal
6 normal ten foot spacing between houses, the
7 spacing between these houses will be 32 feet.
8 It's unheard of. This condition exists in
9 probably less than ten locations on the lake.

10 I make that reference from the
11 perspective how nicely the lot can absorb the
12 structure. I make reference to the existing one
13 being 3,200 square feet with a full attic that's
14 1,600 square feet. I make reference to the
15 existing structure having the three-plus car
16 garage. There's not a whole bunch of difference
17 between the existing and what we're proposing
18 what's new.

19 If we're unable to obtain the variances
20 that we were granted in July, we don't have a
21 threat of legal action. It's not the way we roll.
22 Never been sued by anyone. I've never sued
23 anybody. That's why we're here to present plan B.

1 I guess this is what I'm asking the board for is
2 to drop one of the variances eliminating the rear
3 yard setback on the deck with the understanding
4 that the house will be moved to its closest, which
5 would be a 35-foot setback from the lake. No
6 variance required for the rear yard setbacks for
7 the house or the deck. So that is, that is what
8 we would be asking the board for approval on
9 tonight, either what we have approval on in July
10 or our conceded plan, plan B.

11 I have to keep moving as fast as I can.
12 We have the three-story variance. As soon as we
13 talked to Chris Weber about this, as soon as we go
14 to any kind of wall on the side of the attic, it's
15 a third story. So if I do a head wall, full wall,
16 it's a third story. I've reduced the finished
17 floor height of the house to match the neighbors.
18 My crawl is tiny, ingress/egress would be
19 important. This is on the third story thing. The
20 height of the house that we're building here does
21 not require a height variance. It's within the 35
22 foot. Mid roof measurement is 33 feet. I think
23 that's kind of why this went through pretty

1 smoothly in July. It's almost like okay, what if
2 I was a dwarf and I was four foot tall, or
3 something like that, and I wanted to have five
4 stories? What does it matter? The outside of the
5 house is consistent with new construction. The
6 outside of the hose is below the 35 foot. What
7 does it matter what goes on inside. We've reduced
8 the floor height on the first floor and second
9 floor to accommodate the attic, which is
10 substantial. It's more substantial than the attic
11 we have now, and that is the third floor because
12 we don't have the luxury of a basement like this
13 colonial I bought over in Bristol. It's got a
14 beautiful basement. We can't store our stuff,
15 that's why we need the attic. It's our upstairs
16 basement. We want to have good ingress/egress to
17 the basement even better than a full staircase,
18 which we have now to get to the attic. We plan on
19 having an elevator for mobility reasons, and
20 here's the proverbial doctor's note. And we can
21 expand on whatever level of detail you'd like
22 privately on why there's mobility issues. I'd
23 rather not do too much depth on that publically

1 because it adversely affects a lot of things,
2 including employment. But this is from Ascension,
3 doctor over at Ascension just basically explaining
4 that an elevator is needed. And then the next
5 thing is the company we're going with, I had two
6 elevators going on, elevators going on Lake
7 Michigan, a waterfront home on Mid-Michigan, Grand
8 Haven right now. This elevator is for Walled
9 Lake. This is so we can get in and out of the
10 attic without risking our lives going up and down
11 stairs to get out all the precious assets, and the
12 precious assets are these things. Thanksgiving,
13 Christmas, Valentine's Day, St. Patrick's Day, 4th
14 of July, Memorial Day. Wendi doesn't miss one of
15 them, and she's got a lot of stuff. When I say a
16 lot, I mean a lot, okay? So that's why we need to
17 get in and out of the attic.

18 The last thing is on the garage. Who
19 doesn't want a bigger garage. I drive an F150,
20 Wendi drives a Ford Expedition. The garage we're
21 talking about is very similar in size to the
22 existing garage. It's wider to the left. It
23 doesn't go closer to the road. It doesn't have a

1 bigger footprint as far as anybody can see. It
2 basically connects to the house. We have two
3 doors on it, two doors. Two doors for two big
4 vehicles to pull in and out.

5 And so the community considerations,
6 just a recap on that. This is a summary of the
7 community considerations, design modifications
8 made over the last year for the neighbors. And so
9 what we're looking for, what we're asking for your
10 help with is to get permission for the variances,
11 repeat of the variances that were granted in July,
12 or if needed, we're willing to proceed on that
13 rear yard setback on the deck with the
14 understanding that we would take the house to the
15 maximum limit and go on with the deck to the
16 maximum limit towards the lake, which would mean
17 to move the house about four or five feet closer
18 than what it is now.

19 And so in general, our variances are
20 far less than the maximum. They're actually
21 substantially less than the averages. The new
22 home and garage are much more compliant than
23 existing structures. The large lot can easily

1 absorb the proposed house and four-car garage.
2 We've already made about a million dollars in
3 commitments on the basis of the communications we
4 received back in July. I can't believe it. It
5 sounds like a lie or something like that, but it's
6 not. It's true. I have purchase agreements and
7 all that kind of stuff. I'm not saying that to
8 manipulate you. It's what we did.

9 So what we're asking for is to
10 reapprove what we had approval for in July, or to
11 reapprove the variances. We'd like to step
12 through what those are, with removal of the rear
13 yard setback on the deck, with the understanding
14 that we would move the house to the limit 35 feet
15 within the rear yard of the, of the project.

16 So that's -- sorry for going so long
17 with that. I just wanted you to -- I wanted to
18 speak to each one of those variances.

19 CHAIRPERSON PEDDIBOYINA: Anything
20 you'd like add before we move on?

21 MR. WILLIAMS: Any kind of questions or
22 stuff on any one of the variances that we're
23 requesting?

1 CHAIRPERSON PEDDIBOYINA: Okay. Thank
2 you so much for the excellent presentation. I
3 really appreciate your time. Anybody like to
4 speak on this public, please come to the podium
5 and spell your first and last name.

6 MR. HARVEY: John, J-O-H-N, Harvey,
7 H-A-R-V-E-Y 1321 West Lake Drive.

8 JOHN HARVEY,
9 having first been duly sworn, was examined and testified
10 on his oath as follows:

11 CHAIRPERSON PEDDIBOYINA: Go ahead,
12 please, John.

13 MR. HARVEY: So when I looked at this
14 project, and I'll be honest, I didn't look at it
15 the first time around. I've had a crazy, busy
16 summer and I didn't get to see it. And so when it
17 came up again, really it was because they had sent
18 me some information and asked for my support. And
19 when I started looking at it, I was like really
20 shocked that this moved forward. I've been on the
21 lake for 24 years. It's my 24th year. I've built
22 seven different houses around the lake, so I'm
23 very familiar with the -- and designed them

1 myself. I designed the house that I live in
2 today. I've been before the board, so I'm not
3 opposed to what you guys do. I really appreciate
4 the time and energy you guys put in to helping
5 people, you know, make, make these situations
6 work. So I do -- I like the Williams very much,
7 and I want them to build a big beautiful house
8 there and to enjoy the lake, but I do have some
9 concerns about this. So I wanted to try and put
10 some quantification around what I've been feeling.

11 So this picture is a picture of their
12 side elevation and then the house to the left is
13 what I personally consider to be the biggest,
14 newest house sort of on our street. It's up the
15 road. And then the house over to the right is the
16 house that's going to be next door, next door to
17 where they live today. And just to give you an
18 idea, some of the language in their application
19 said they want to build a house that's in making
20 with the neighborhood.

21 So this house on the lower left, it has
22 a first floor area of about 938 square feet and
23 the house right next door has a first floor area

1 of 965 square feet. This is the house, not the
2 garage, just the house. The house that the
3 Williams are planning on building, which they just
4 talked about, is 2330 square feet. It's 1300
5 hundred square feet more than the biggest house on
6 the lake. That's that footprint of the house
7 itself.

8 Their second floor area is 2768 square
9 feet, almost 3000 square feet on the second floor
10 if you include the room over top of the garage.
11 Now, they don't have anything designated except
12 for storage up there, but they have 1000 square
13 feet above the garage that's part in level with
14 the second floor. If you look at the other two
15 houses here, they're 1938 square feet and 1950
16 square feet. So 800 square feet more on the
17 second floor. And if you look at their garage,
18 they're asking for 1000 square foot garage. I
19 agree with them. That's not that uncommon. And
20 the other house on the lake there, 937, the one
21 next door is a two-car garage at 635. But the
22 next one over here, I think the one that's really
23 kind of got me here, this and the height. The

1 whole footprint is 3338 feet. These other two
2 houses are 1992 and 1600. Now, they don't have
3 the smallest lot on the lake. They said it's a
4 big lot. Most of the lots in this neighborhood,
5 the plots were done at 40 foot wide plots. So
6 most people have a 40 foot lot. If you have two,
7 you have 80. If you have one and a half you have
8 60. They're at the end of one neighborhood and
9 the beginning of another. And so because the road
10 doesn't go perpendicular to the division of the
11 property, there's a pie shape. So they have a 40
12 foot lot that actually has an extra six feet on
13 the street and an extra 45 street on the lake.
14 They have 85 feet on the lake. Most people would
15 kill to have 85 feet on the lake. My brother has
16 a 40 foot lot that's 25 feet on the street all the
17 way to his house, and then it's 40 feet wide.
18 These guys have 46 feet at the road and 85 feet,
19 or 80 some feet at the lake. So it's a big piece
20 of property. And then on top of it, they were
21 asking for a 1450 square foot deck, which that
22 deck is bigger than these other house's first
23 floors. I mean there are people that don't even

1 have a 1500 square foot first floor, and they're
2 asking for a 1450 square foot deck.

3 So I wanted to address to the third
4 story and why we have a third story requirement,
5 not just a height requirement, because you can
6 tuck space up under a roof and they call it a two
7 and a half story house, okay? You can take the
8 space under the roof and use it. It makes sense.
9 It's practical, it's logical, and all you have to
10 do is put a steep roof on your house and you can
11 get a lot of space up there. But when you add a
12 third story and you put an eight-foot wall up on
13 the side of the house, and I got to be honest, I
14 don't know the exact height of the wall because I
15 went and looked at the drawings that they
16 produced, and there are no floor elevations given
17 in the elevations on the building plan, so I
18 couldn't see exactly where the floors were, and
19 this is from their, this a copy of a picture that
20 they presented.

21 MR. WILLIAMS: He's seven minutes.
22 He's four minutes past the three-minute limit.

23 CHAIRPERSON PEDDIBOYINA: I'm sorry.

1 Yeah.

2 MR. WILLIAMS: He's four minutes beyond
3 the three minutes.

4 CHAIRPERSON PEDDIBOYINA: Excuse me.

5 MR. WILLIAMS: He's more than double
6 right now.

7 CHAIRPERSON PEDDIBOYINA: Mr. Dan.

8 MR. WILLIAMS: And some of the
9 information he's presented is completely
10 incorrect.

11 CHAIRPERSON PEDDIBOYINA: Mr. Dan,
12 excuse me, please.

13 MR. WILLIAMS: I'm sorry.

14 CHAIRPERSON PEDDIBOYINA: I apologize
15 on any public remarks anybody would look to speak,
16 there's a three-minute time limit. I did not
17 announce that. I really apologize for that.
18 Please next person, we have one more minute, sir.
19 Please close, because I did not mentioned the
20 three minutes before.

21 MR. HARVEY: Yep. Fair enough. So
22 this is just a scatter graph showing where his lot
23 is as far as width. There's only -- out of the 32

1 houses on the street, there's only five that
2 are -- six or seven houses that are bigger lots,
3 and there's only seven houses that have wider
4 lots. If you take a look at his request for the
5 third floor, they haven't even identified what
6 they're using it for. It's just empty space.
7 They got 1000 square feet over the garage and they
8 want another 1900. All he has to do is bring the
9 roof line down a little bit, make it a two and a
10 half story house. There's lots of two and a have
11 story houses. He doesn't need a variance for
12 that. I don't want to set a precedence that we're
13 building 8000 square foot three-story houses on
14 these lots that can't do it. Can't fit them. I
15 think he's trying to make the lot fit the house.
16 There's plenty of room to fit the house on this
17 lot.

18 MR. WILLIAMS: Mr. Harvey's nine
19 minutes, he's six minutes over.

20 MR. HARVEY: Thank you very much.

21 MR. CONDON: Dan, you were 28 minutes.

22 CHAIRPERSON PEDDIBOYINA: Okay. I'm
23 sorry. Anybody would like to speak?

1 MR. WILLIAMS: You'll be limited to
2 three minutes, Mr. Condon.

3 MR. CONDON: You had 28 minutes.

4 CHAIRPERSON PEDDIBOYINA: Excuse me,
5 sir. Please.

6 MS. SAARELA: So let me just clarify.
7 The Applicant is not limited to three minutes.
8 Public comment is limited to three minutes.

9 MR. WILLIAMS: Thank you for the
10 clarification.

11 CHAIRPERSON PEDDIBOYINA: Please spell
12 your first name and last name, and step up to the
13 podium.

14 MR. CONDON: My name is Michael,
15 M-I-C-H-A-E-L, Condon, C-O-N-D-O-N.

16 MICHAEL CONDON,
17 having first been duly sworn, was examined and testified
18 on his oath as follows:

19 CHAIRPERSON PEDDIBOYINA: Thank you.
20 Please go ahead, sir.

21 MR. CONDON: I was instructed to go to
22 the City website by my attorney to find out if
23 this makes sense or not because to me, we're

1 setting new precedence here, a lot of them
2 individually, we've heard have been there, but not
3 so many on one lot. The key in looking at this
4 whole thing and reading through this whole thing
5 is we all have expectations when we move on the
6 lake, okay, and these are not being met. The
7 property can be reasonably viewed -- built, okay?
8 The neighborhood conditions, these are not
9 general, okay? This is one of the top ten lakes
10 on the -- lots on the lake, and it's got 89 feet
11 on the lake, okay, and it's going to alter the
12 character of the area. This is from the City's
13 website. And these are self-created by building a
14 monster house, a monster skyscraper, let me call
15 it, okay? But when I look at this, I think we
16 need to give expectations, and this has caused a
17 lot of problems on the lake because somebody like
18 me builds a house 12 years ago with certain
19 expectations because I follow the rules and
20 regulations of the City, okay, of what was there
21 pretty much. Well, now all of a sudden I've got
22 thousands of dollars into windows that now I'm
23 going to have three-story nightmare that I'm going

1 to be looking at, okay? And so the bottom line,
2 proponent, and this is from City website, must
3 meet all requirements set forth above before a
4 nonuse or area of variance can be granted. These
5 are not met, okay, and that's what's so
6 frustrating about the expectations. And I think
7 it's important to note when we look at this here,
8 when you look at the neighboring lots here, okay,
9 the neighboring houses and the neighboring decks,
10 okay, and these two neighboring decks are down on
11 the ground, and the picture that showed, showed
12 all this deck but no railing on it. And they're
13 asking to give this up, but then they're going to
14 move that out and already they're 28% over lot
15 coverage just for the house. So now they're going
16 to add five more feet because they said hey, we'll
17 bring the deck back three foot, but we want to go
18 five foot out. And, you know, a lot of other
19 lakes have ordinances where you've got to keep the
20 house in line and the deck in line, and I think
21 that's what the spirit which is addressed on the
22 City website, that's the spirit of what the ZBA is
23 here to do is to keep it realistic and keep it,

1 you know, there's options. There's storage
2 trusses that can be used to account for what they
3 are requesting to do, okay, and by giving three
4 foot on the deck, they're still asking to increase
5 the lot coverage. But bottom line, okay, when you
6 look at this, I think the key is, yeah, can some
7 side yard setbacks and maybe a little bit be done,
8 that's one thing, but I think Mike, which was
9 absent, I think last time he had the right idea.
10 Pull the deck back three and a half feet, okay, by
11 taking the fourth car garage, and when you looked
12 at the pictures that were up here earlier, all the
13 other houses on the lake have a one-car garage and
14 then an angled roof up. There's is two-car, and
15 so it makes it look that much more abnormal for
16 the City, okay? And I think the key here is we're
17 setting precedent issues that then somebody's
18 going to be coming here next month, next year and
19 saying hey, this was granted, I want this to be
20 granted, okay? And, you know, some of the
21 pictures had nice blue skies on one, not blue
22 skies on the other. But the point is, yes, if
23 you're going to grant, I'll wrap up here, if

1 you're going to grant, I guess I'd really be
2 wanting to know on what specific guidelines that
3 you're given because in looking at the City's
4 website, it's very clear, okay? This is, this is
5 the City's website on what you need to be granted,
6 and it says that, you know, the City, proponent
7 must meet all requirements. And there's been no
8 hardship. The irregular shaped lot is not really
9 a hardship because they're 89 feet at the lake,
10 which, as was mentioned earlier, most people would
11 die for that, okay? So yeah, I was the one that
12 said, you know, hey, if it's not resolved at this
13 issue, I've got a big passion toward the lake,
14 yeah, I'm going to look at taking it to the next
15 court level because I am vice president of the
16 homeowners association and we want to save the
17 lake to be realistic, and that just put a bunch of
18 skyscrapers packing them in so tight on the lot.

19 CHAIRPERSON PEDDIBOYINA: Thank you,
20 sir. I appreciate it. I would like to request
21 one more time, as our City attorney mentioned,
22 Applicant can talk, not the public, but they can
23 only have three minutes, I repeat, please maintain

1 the time. I really appreciate your cooperation.
2 Thank you. Any other audience, please, before I
3 move? Thank you. Looks like none. From City,
4 Larry?

5 MR. BUTLER: No comments from the City.
6 Just one comment, seems like the variance that he
7 worked in the spirit of the variance that were
8 given before.

9 MS. SAARELA: I do have a statement.

10 CHAIRPERSON PEDDIBOYINA: Yeah. Go
11 ahead, please.

12 MS. SAARELA: Before you move on to the
13 Board consideration, as you know, on July 12th you
14 made findings of fact based on the standards in
15 the ordinance, full findings of fact based on the
16 six variances that were requested at that time.
17 As I've explained to you, there are only very
18 limited circumstances in which you can reconsider
19 variances that you've already granted based on
20 your findings of fact that were already made.
21 Those limited circumstances are controlled by not
22 only Michigan Law, Michigan Case Law, but also our
23 current rules of procedure. In the case of

1 McDonald's Corp verse Canton Township, in order to
2 reconsider a case, you must have material change
3 in circumstances in order to change your decision.
4 What that means is that the information provided
5 to you initially would have had to have been a
6 decision that was hasty or ill-advised based on
7 erroneous information, or now we have a changed
8 situation, or there has been added information
9 that previously was not presented. Based on the
10 information that you've been provided today in
11 comparison to what was already presented at the
12 July 23rd meeting, none of these circumstances
13 appear to be the case. There is not a material
14 change in the testimony that was presented today
15 from the testimony that was presented at that
16 time.

17 Based on what was presented, the
18 findings of fact that you already have in place
19 should be reaffirmed and the variances maintained
20 in place is already granted.

21 CHAIRPERSON PEDDIBOYINA: Thank you so
22 much. Anybody would like to speak?

23 MEMBER KRIEGER: For this case, the

1 original 32 sent, zero returned, three approvals,
2 six objections. The rehearing, 33 three sent,
3 zero returned, 20 approvals, four objections.
4 Read them, or summarize?

5 MS. SAARELA: Summarize.

6 MEMBER KRIEGER: The first one from Jim
7 Bolz is similar to the previous acknowledging that
8 they just have an issue with the size and green
9 belt along the lake. The other one approval from
10 Kozlowski. Approval. Approval. Approval.
11 Approval. Approval. Approval. This one doesn't
12 say either way from David Wenner. Objection. My
13 response is unconditional objection height and
14 distance from Bruce Barnard. Question from
15 Stephanie Spackman wondering about size.
16 Approval. Lee Willer, approval. Tim Richardson.
17 David Dismondy, approval. Joe Bertera, approval.
18 Approval from Xuan Tran & Hommy Doan. Support
19 from Earl Elliot. Ron Johnston, approval.
20 Support from Brian and Becky Kosaiian. Support
21 from Lonnie Ross. Support from Mike and Kim
22 Norris. The proposal will greatly enhance the
23 beauty of the lake from John and Marylou

1 Montville. And that's all of them.

2 CHAIRPERSON PEDDIBOYINA: Thank you,
3 Linda. Any other people would like to speak? And
4 before speaking, on July 13 for this case and also
5 I was absent on the board meeting, they mentioned
6 to review what happened, because the people, I
7 don't know what happened there. Because of this
8 case, unfortunately, on October they did not show
9 up some reason and today called for this meeting
10 and to review this and that's my comment. And any
11 other people, any board member would like to speak
12 on this? Go ahead, Linda.

13 MEMBER KRIEGER: Considering that one
14 of the people that spoke at the podium was part of
15 a homeowners association and all the letters that
16 I've gotten for approval I'm in question of that.
17 Otherwise, as our City attorney explained, we
18 stand with what was previously explained. Thank
19 you.

20 CHAIRPERSON PEDDIBOYINA: We do the
21 same thing. Any other board members?

22 MEMBER SANGHVI: I agree with the
23 previous speaker.

1 CHAIRPERSON PEDDIBOYINA: Thank you so
2 much. Advice for you from me. Do we have to make
3 any motion on this?

4 MS. SAARELA: Based on the discussion,
5 it sounds like you would be moving to affirm the
6 variance request already approved on July 12th.

7 MEMBER KRIEGER: I move.

8 CHAIRPERSON PEDDIBOYINA: Anybody
9 second?

10 MS. SAARELA: Just a motion.

11 MEMBER KRIEGER: I move to approve what
12 was previously spoken in July. That's the motion,
13 so I need a second.

14 MEMBER SANGHVI: I make a motion.

15 CHAIRPERSON PEDDIBOYINA: Somebody make
16 a second. You want to make a motion, go ahead,
17 sir.

18 MEMBER SANGHVI: Make a motion that in
19 case number PZ21-0022, Dan and Wendi Williams,
20 1419 W Lake Drive Parcel Number 50-22-03-204-021,
21 the previously granted variances appear to be
22 in -- is correct and no new evidence has been
23 heard today to change my opinion. Thank you.

1 MEMBER KRIEGER: Second.

2 CHAIRPERSON PEDDIBOYINA: Thank you.

3 Okay. You need to call for the roll call?

4 MS. SAARELA: Yes. A roll call.

5 CHAIRPERSON PEDDIBOYINA: Yeah, please.

6 MS. LUTSEY: Chairperson Peddiboyina?

7 CHAIRPERSON PEDDIBOYINA: Yes.

8 MS. LUTSEY: Member Krieger?

9 MEMBER KRIEGER: Yes.

10 MS. LUTSEY: Member Malott?

11 MEMBER MALOTT: Yes.

12 MS. LUTSEY: Member Montague?

13 MEMBER MONTAGUE: Yes.

14 MS. LUTSEY: Member Sanghvi?

15 MEMBER SANGHVI: Yes.

16 CHAIRPERSON PEDDIBOYINA: Thank you.

17 Okay.

18 MS. OPPERMANN: Motion passes.

19 MEMBER KRIEGER: You're all set.

20 MR. WILLIAMS: Can I ask a question?

21 CHAIRPERSON PEDDIBOYINA: You want to
22 have a question?

23 MR. WILLIAMS: Yes.

1 CHAIRPERSON PEDDIBOYINA: Please come
2 to the podium.

3 MR. WILLIAMS: Thank you for your
4 re-approval. I appreciate that. Anticipating
5 that, I did want to ask a couple of questions.

6 MS. SAARELA: That wouldn't be
7 appropriate at this point. If you have any
8 additional questions regarding the variances
9 granted, you're free to call the Building
10 Department.

11 MR. WILLIAMS: I do. I very
12 specifically regarding the process and the
13 variances granted, I just wanted to make sure that
14 the approval would be inclusive of my retracting
15 the one variance on the rear yard setback.

16 MS. SAARELA: The original variances
17 are reaffirmed. The original variances from July
18 are in place.

19 MR. WILLIAMS: Okay. So I suppose it
20 goes without saying then, if I want to just build
21 within the envelope, that that's okay.

22 MS. SAARELA: You can build within
23 those variances granted, or anything less than

1 those variances.

2 MR. WILLIAMS: Perfect, because I think
3 what we're leaning into is pulling that deck,
4 again, nice guy Dan here, pulling that deck, the
5 three feet off the lake and just build the house
6 and hand deck within the envelope of what's
7 allowed.

8 MS. SAARELA: You can build with any
9 lesser variances. You don't have to use all the
10 variances granted.

11 MR. WILLIAMS: I'm grateful for that.

12 MR. CONDON: But then you'll need a
13 larger lot coverage approval.

14 MEMBER KRIEGER: Out of order, sir.

15 MS. SAARELA: So any further questions,
16 you can feel free to follow-up with Larry in the
17 building department.

18 MR. WILLIAMS: Any increases in lot
19 coverage, I would just scooch the house a little
20 closer to the lake. I'm grateful for that. Thank
21 you. No additional variances will be requested.

22 CHAIRPERSON PEDDIBOYINA: Thank you.

23 Move to next case. PZ21-0056 (Joseph Yono) 1401 E

1 Lake Drive, West of Novi Road and South of
2 Fourteen Mile Road, Parcel 50-22-02-329-027. The
3 applicant is requesting a variance from The City
4 of Novi Zoning Ordinance Section 3.32-10.ii. A,
5 for the building of a proposed 392 square foot
6 shed on the waterfront (100 square feet allowed by
7 code, variance of 292 square feet). The variance
8 would accommodate the building of a new lakefront
9 accessory structure. This property is zoned
10 Single Family Residential (R-4). This case was
11 tabled from the October 12, 2021 meeting. Is
12 Applicant present. Okay. Please go ahead, your
13 first and last name. Please spell separately.
14 Linda, can you please take it?

15 MR. YONO: Joseph Yono, J-O-S-E-P-H,
16 Y-O-N-O. Raymond Schauer, S-C-H-A-U-E-R.

17 JOSEPH YONO, AND RAYMOND SCHAUER,
18 having first been duly sworn, was examined and testified
19 on their oath as follows:

20 CHAIRPERSON PEDDIBOYINA: Please go
21 ahead, sir.

22 MR. SCHAUER: So we have tabled, you
23 know, as you guys remember from the last ZBA

1 meeting, and we reduced the overall cabana size by
2 about 33%. We were 14 feet by 28 feet before and
3 now we are going to be 12 feet by 22 feet. So,
4 you know, I believe we're asking for a variance of
5 about 142 square feet in addition to the 100.

6 We've drastically reduced the scope and
7 size of the powder room, the entertaining and the
8 shed so that it can kind of function is a flex
9 space. If you want to be able to store something
10 over the wintertime, whether that's a jet ski,
11 canoes, kayaks, we have the ability to kind of
12 move things around. It's a little more flexible.

13 Again, I would kind of bring it back to
14 what we were talking about before. The reason why
15 we want to build this structure and have it be
16 across the road is for throughout the summer
17 months when the weather's nice and we want to
18 enjoy the water. The Yono family wants to reduce
19 the amount of times that they need to cross the
20 road to use the bathroom, to get a beverage, to go
21 have lunch. This structure would allow them to
22 stay on one side of the road theoretically, you
23 know, on those summer days when you're outside

1 when it's nice out, and there's a lot to be said
2 safety wise with that.

3 Also too, we feel like if you look at
4 how this compares to the house that we're going to
5 be starting construction on soon, it kind it ties
6 in and it's going to enhance both the Lakeview and
7 then also as you drive down East Lake Road, it
8 will be kind of an estate feel, if you will. It's
9 kind of a smaller version of the home.

10 We feel that the reduction that we've
11 done here is more than adequate. You know, like I
12 said, we're down to 32%. Before we were probably
13 much higher and asking for too large. So I think
14 I would respectfully request that you guys approve
15 this with this reduction.

16 CHAIRPERSON PEDDIBOYINA: Would you
17 like to add anything?

18 MR. YONO: No, sir.

19 CHAIRPERSON PEDDIBOYINA: Anything to
20 add speak, please. Anyone in the audience? Looks
21 like none. Okay. From the City.

22 MR. BUTLER: No comments from the City.

23 CHAIRPERSON PEDDIBOYINA: Thank you,

1 Larry. Secretary?

2 MEMBER KRIEGER: Thirty-four letters
3 were sent, seven returned, two approval, zero
4 objections. The first one is approval from Wayne
5 Tilmos on Paramount, and the second one is from
6 Lauren Pober, and she's on East Lake. That's it.

7 CHAIRPERSON PEDDIBOYINA: Thank you,
8 Member Linda. Okay. Anybody would like to speak
9 on this case on the board? It's open discussion
10 to the Board. Member Sanghvi, go ahead.

11 MEMBER SANGHVI: Thank you, Mr. Chair.
12 Good evening.

13 MR. SCHAUER: How are you doing.

14 MEMBER SANGHVI: Thank you. Let me get
15 it very clear in my mind. Have you got any new
16 graphics for your change what you have done?

17 MR. SCHAUER: So this is, I printed out
18 a version here. So this doesn't have the shading
19 of brick but, you know, from the water side there
20 would be a glass door wall, and then from the
21 roadside there would be a small garage door to be
22 able to bring in, you know, jet skis on a trailer,
23 storing it securely, also bringing in kayaks and

1 that sort of thing that we'd be able to store kind
2 of year round and have it function as that.

3 And then along here would be like a
4 rollup drink ledge that you could come up and
5 entertain guests on. And then the way that we
6 have the floor plan laid out is what we're trying
7 to make this function as multiple things with that
8 flex base, we also from inside the space we would
9 like to maintain the water views, so as you're
10 sitting in the center of the room, you have a
11 chair or couch or something, you could look out to
12 the water.

13 MEMBER SANGHVI: So how much exactly
14 have you reduced.

15 MR. SCHAUER: 32.7%, I believe.
16 Approximately 32%.

17 MEMBER SANGHVI: Square footage.

18 MR. SCHAUER: It's over 100 square
19 feet. I can do some quick math here.

20 MEMBER SANGHVI: So what's your new
21 variance request?

22 MR. YONO: We're now to 264 square feet
23 from 292.

1 MR. SCHAUER: We were 392 before, so we
2 are 264, and the last time we tabled it we were at
3 392.

4 MEMBER SANGHVI: Thank you.

5 CHAIRPERSON PEDDIBOYINA: Any other
6 board member would like speak?

7 MEMBER MONTAGUE: How is the toilet?
8 Is there a sewer line out there that's going to
9 tie into or how does that toilet work?

10 MR. YONO: That's what we're hoping
11 for, yeah, sewer city water.

12 MEMBER MONTAGUE: City sewer line?

13 MR. YONO: Yes.

14 MR. SCHAUER: And again, we're thinking
15 about in practical terms. There's the traffic
16 along East Side Drive is increasing annually,
17 people speed up and down all the time. On a given
18 summer day, your family could be crossing that
19 road dozens of times. So this would allow us to
20 stay on that side of the property little bit more
21 frequently and have to cross less.

22 MR. MONTAGUE: I understand. I
23 appreciate you making it smaller, but still kind

1 of concerning. You've got a mini house on the
2 other side with a toilet in it, kitchen. Those
3 are basically meant to be I think accessory sheds
4 there. It's not a living quarter, so it's a
5 little bit disturbing to me still.

6 MR. SCHAUER: It definitely would not
7 be, you know, living quarters. It's not going to
8 be inhabited.

9 MR. MONTAGUE: No, it will be inhabited
10 with a toilet and things, it's sort of like moving
11 a piece of the house over there I'm afraid.

12 MR. SCHAUER: Much like a lot of the
13 other homes along East Lake Drive that have the
14 same cabana sort of there. Every other cabana on
15 the street aren't ten by ten sheds.

16 MEMBER MONTAGUE: I don't know how many
17 toilets are over there. I apologize. I don't
18 mean toilets, but that kind of gives it a
19 different kind of, kind of a feel than a cabana
20 that has patios you can grill on, you can serve
21 your pop and beer or whatever and store your
22 stuff. It's a little different feel on this one.

23 MEMBER KRIEGER: Can I have a question

1 through the Chair?

2 CHAIRPERSON PEDDIBOYINA: Yeah.

3 MEMBER KRIEGER: The glass door is
4 going to be facing the water and the roll down
5 door is going to be facing the street?

6 MR. SCHAUER: Correct.

7 CHAIRPERSON PEDDIBOYINA: Any other
8 questions, Member Krieger? Okay. Any other board
9 member would like to speak? Looks like none.
10 Okay.

11 MR. YONO: There's another one on East
12 Lake Drive similar to what I've got there. It's a
13 little bit more narrow and longer. It's about
14 four doors down, sits at level like I do. And
15 then if you go further down going towards 14,
16 there's other ones that are a little bit lower
17 underground that have bathrooms, and kitchen, and
18 bars, and sinks.

19 CHAIRPERSON PEDDIBOYINA: Okay. Thank
20 you. Anything you'd like to add? Okay. Looks
21 like none. Member Sanghvi?

22 MEMBER SANGHVI: Can I just have a
23 question from the City?

1 CHAIRPERSON PEDDIBOYINA: Yeah, please.

2 MEMBER SANGHVI: Do you have the new
3 variance on the new plans which they are talking
4 about trying?

5 MS. OPPERMANN: They provided the new
6 plans. They were in the packet. They didn't
7 provide an updated application form notating the
8 specific reduction, but because it's smaller than
9 the original, we should be able to incorporate
10 that in a motion.

11 MEMBER SANGHVI: I don't remember
12 seeing it.

13 MS. OPPERMANN: This plan that he's
14 showing now was on the packet.

15 MEMBER SANGHVI: Now it is. He's just
16 presented it today.

17 MS. OPPERMANN: No. This was in the
18 packet, this plan.

19 MEMBER SANGHVI: Thank you.

20 CHAIRPERSON PEDDIBOYINA: Motion,
21 Sanghvi, make a motion.

22 MEMBER SANGHVI: May I make a motion?

23 CHAIRPERSON PEDDIBOYINA: Yeah, please.

1 MEMBER SANGHVI: I move that we grant
2 the variance in case number PZ-0056 for Joseph
3 Yono of 1401 E Lake Drive, Parcel
4 50-22-02-329-027. The applicant is requesting a
5 variance from The City of Novi Zoning Ordinance
6 Section 3.32-10.ii. A, for the building of a
7 proposed accessory building on the waterfront and
8 has requested a variance of 292 square feet.

9 MEMBER KRIEGER: Wait a minute.

10 MS. OPPERMANN: If I could, it's a
11 variance of 164 square feet. They're requesting
12 the building be 264 square feet.

13 MEMBER SANGHVI: Okay. Only 164 now.

14 MS. OPPERMANN: Yes.

15 MEMBER SANGHVI: Okay. Anyway, I stand
16 corrected. Thank you. And Petitioner has shown
17 the practicality the need for requiring the need
18 for these variances. Without the variance, the
19 Petitioner will be unreasonably prevented the use
20 of this newly constructed accessory building
21 because they will have to take necessary space for
22 storage as well as for the kitchenette, and they
23 would frequent cross the East Lake Drive. And it

1 also can be a hazard for doing this thing,
2 crossing the road very frequently.

3 This property is unique because it is
4 on the waterfront, and Petitioner did not create
5 this condition. The relief granted will not
6 unreasonably interfere with the surrounding
7 properties because it will not have any effect on
8 the fresh air or ventilation. The relief is
9 consistent with the spirit and intent of the
10 ordinance. Thank you.

11 CHAIRPERSON PEDDIBOYINA: Thank you.
12 Lori can call for the roll?

13 MS. LUTSEY: Chairperson Peddiboyina?

14 CHAIRPERSON PEDDIBOYINA: Yes, please.

15 MS. OPPERMANN: Do we have a second?

16 CHAIRPERSON PEDDIBOYINA: Yeah.

17 MEMBER KRIEGER: Second.

18 MS. LUTSEY: Member Krieger?

19 MEMBER KRIEGER: Yes.

20 MS. LUTSEY: Member Malott?

21 MEMBER MALOTT: No.

22 MS. LUTSEY: Member Montague?

23 MEMBER MONTAGUE: No.

1 MS. LUTSEY: Member Sanghvi? Yes.

2 Three passes and two fails.

3 MS. OPPERMANN: Motion passes three to
4 two.

5 CHAIRPERSON PEDDIBOYINA: Okay. Thank
6 you.

7 MR. SCHAUER: Thank you.

8 MS. SAARELA: I have to check rules and
9 procedures.

10 CHAIRPERSON PEDDIBOYINA: Can we move
11 to the third case, please?

12 MS. OPPERMANN: Just a moment. Beth
13 needs to check on something.

14 MS. SAARELA: Motion to approve a
15 nonuse variance require a minimum of four votes of
16 approval irrespective of the number members
17 present, so it fails. So based on the fact that
18 it failed, someone should make a motion to deny.
19 He'll have to be informed, but someone should make
20 a motion to deny, since the motion to approve
21 failed.

22 MEMBER MONTAGUE: Yes. I guess I'll
23 make a motion.

1 CHAIRPERSON PEDDIBOYINA: Okay. Go
2 ahead.

3 MEMBER MONTAGUE: I make motion that we
4 deny case PZ21-00-56.

5 MS. SAARELA: Actually, you don't have
6 to make a motion to deny because you need four
7 votes. It wasn't a fail just because it was a
8 tie, so you didn't need to do it. That would only
9 be in the event of a tie.

10 MEMBER KRIEGER: So what do they have
11 to do?

12 MS. SAARELA: They were denied, so in
13 order to come back, they would have to come back
14 for a different variance.

15 CHAIRPERSON PEDDIBOYINA: Okay. And
16 the City is going to inform them.

17 MS. SAARELA: Correct.

18 CHAIRPERSON PEDDIBOYINA: I appreciate
19 it. Thank you so much. Going to case number
20 three. PZ21-0064 (Cambridge of Novi LLC/Terra),
21 West of Beck Road and North of Eight Mile Road,
22 Parcel number 50-22-32-402-036. The applicant is
23 requesting an extension to a variance from the

1 City of Novi Code of Ordinance Section 28-6 for a
2 temporary sign beyond 64 days. The sign is
3 located at the northwest corner of the
4 intersection at Eight Mile Road and Beck Road.
5 The maximum display time of a free-standing
6 temporary signs is 64 days. The board previously
7 approved this and one other, since removed sign,
8 on June 11, 2019, in case PZ19-0020 "for the
9 duration of two years or, if sooner, until 75% of
10 Certificates of Occupancy have been issued". This
11 property is zoned Single Family Residential (R-1).
12 Is Applicant present. Looks like he's not
13 present.

14 MS. SAARELA: You can put it to the end
15 and see if he shows up.

16 CHAIRPERSON PEDDIBOYINA: I will see if
17 he comes.

18 MS. SAARELA: Is there somebody here on
19 his behalf?

20 AUDIENCE MEMBER: No. We're opposing.
21 You should keep on going. He doesn't show, I mean
22 we have people here to speak against it.
23 That's --

1 MS. SAARELA: We're not putting it on
2 the to the next meeting, were just putting it to
3 the end of the meeting to see if he shows up.

4 AUDIENCE MEMBER: No. That's
5 inappropriate.

6 MS. SAARELA: Well, that's not --
7 that's the decision of the Chair, not your
8 decision.

9 CHAIRPERSON PEDDIBOYINA: Okay. Thank
10 you so much. Okay. I'll make it for the -- I'll
11 make this case in the last. If he shows, we'll
12 see. And we're going to case number PZ21-0065
13 (Marc & Katherine Kennedy) 1201 S Lake Drive, West
14 of Old Novi Road and South of South Lake Drive,
15 Parcel 50-22-03-332-003. The applicant is
16 requesting a variance from the City of Novi Zoning
17 Ordinance Section 5.11 to install a fence in the
18 front yard of a corner lot. By code, a fence
19 shall not extend toward the front of the lot
20 nearer than the minimum front yard setback. The
21 proposed new fence would be replacing an existing
22 chain link fence in the same location. This
23 property is zoned Single Family Residential (R-4).

1 Is the Applicant present? Please come to the
2 podium and speak -- tell your first and last name
3 for the court reporter and secondary.

4 MS. KENNEDY: Hi. My name is Katherine
5 Kennedy, K-A-T-H-E-R-I-N-E, Kennedy,
6 K-E-N-N-E-D-Y.

7 MEMBER KRIEGER: Are you a lawyer?

8 MS. KENNEDY: No.

9 KATHERINE KENNEDY,
10 having first been duly sworn, was examined and testified
11 on her oath as follows:

12 CHAIRPERSON PEDDIBOYINA: Please go
13 ahead.

14 MS. KENNEDY: So I apologize. I don't
15 have any material. I was informed that you have a
16 digital copy of the packet we sent in, so I hope
17 that's the case. So we have -- just to quickly
18 clarify the description since we're requesting a
19 variance to install a fence in the front yard of
20 the corner lot, this is actually our backyard. We
21 are on a corner lot, though, so technically the
22 frontage.

23 MS. OPPERMANN: It's considered the

1 front yard because you are a corner lot, it's
2 considered an exterior front yard because of the
3 way it's set.

4 MS. KENNEDY: Okay. Thank you.

5 MS. OPPERMANN: You can establish that
6 for your vantage, it's the rear yard of your home.

7 MS. KENNEDY: Correct. Thank you. So
8 I just wanted to make that clarification ahead of
9 anticipating because we're a lakefront property
10 some dissents in the mail, so I just want to kind
11 of clarify that because the way it reads is a
12 little confusing for people.

13 So we actually have a fence in our
14 backyard already. It's a black chain link fence.
15 It's been place for 40 years, as I understand it.
16 It was grandfathered in, essentially the sidewalk
17 that goes around the fence that's currently in
18 place. That's how long it's been there. So this
19 would be to replace the current fence that we
20 already have. We're just asking to upgrade it and
21 make it a privacy fence.

22 So where the lot is currently it's like
23 we kind of live in a fishbowl. You can see the

1 back yard from all sides how it's positioned.
2 And, you know, there's a lot of foot traffic. We
3 have, you know, people parking along the house to
4 use the lake. There's new development coming in
5 the back of our neighborhood, and I anticipate
6 that that's going to actually increase traffic to
7 the lake with the new development, more people
8 parking there, more people using that side part of
9 our yard to park.

10 I have small children. We have a play
11 structure and toys in the back, so it's our
12 opinion that this would just give us some privacy.
13 We've spoken to the neighbors that this could
14 potentially impact, right, our direct neighbors on
15 all sides, and they've told us that they are good
16 with this. And again, we're just looking to get
17 some privacy in our backyard. That's it.

18 CHAIRPERSON PEDDIBOYINA: Okay.
19 Audience, anyone who would like to speak on this
20 case, please, is the time to speak. Okay. Looks
21 like none. From the City? Larry?

22 MR. BUTLER: The only comment would be
23 the consideration of because that is a corner and

1 you have oncoming traffic, they need to be in
2 consideration of being able for cars that pull up
3 to that fence be able to see around the corner
4 seeing cars coming. Just want to make sure that
5 there's going to be that clearance there for
6 oncoming vehicles going to approach out onto the
7 road.

8 MS. KENNEDY: Yeah. So I don't think
9 that's going to create a hazard. Are you saying
10 from our perspective?

11 MR. BUTLER: From both, your
12 perspective and from drivers coming down the road.
13 People want to pull out, you have cars coming up.
14 There's a fence there. Is the fence going to be
15 right out to the sidewalk, is it going to be back
16 more towards the house a little bit so vehicles
17 can pull up and see the oncoming traffic?

18 MS. KENNEDY: Yes. There's still quite
19 a bit of room from where the fence line would be
20 to the actual road, so much so that you can
21 actually park the car and still have some extra
22 space before the road traffic actually starts.

23 MR. BUTLER: Thank you.

1 CHAIRPERSON PEDDIBOYINA: Thank you,
2 Larry. Secretary?

3 MEMBER KRIEGER: 34 letters were sent,
4 zero returned, one objection, four approvals.
5 Objection from M. Miller. The privacy fence is a
6 good idea for the rear sides of the house. My
7 concern is the safety for cars pulling onto South
8 Lake from Henning. The fence all the way up to
9 the bike path would block the view of eastbound
10 traffic. Patricia Maniewski is we approve the
11 variance for the fence. From Dorothy and Michael
12 Duchesneau, approval per submitted plans, approve
13 privacy fence for back yard only. Dorothy
14 Duchesneau approval per submitted plans. Approve
15 privacy fence for back yard only. Michael
16 Duchesneau same thing. That's it.

17 CHAIRPERSON PEDDIBOYINA: Thank you.
18 Open to the board. Member Sanghvi, go ahead.

19 MEMBER SANGHVI: Thank you. I came and
20 visited your place a couple of days ago, drove
21 around. You are on the corner lot, so technically
22 you have two front yards.

23 MS. KENNEDY: Yes.

1 MEMBER SANGHVI: You already got a
2 fence there now.

3 MS. KENNEDY: Yes.

4 MEMBER SANGHVI: And you want to change
5 that fence and make it better looking.

6 MS. KENNEDY: Correct.

7 MEMBER SANGHVI: It's a very narrow
8 street going down I think Henning, isn't it, the
9 street?

10 MS. KENNEDY: Yes.

11 MEMBER SANGHVI: The corner, and it's
12 very hard to turn around. I had a hard time
13 turning around coming in the side. But I think
14 you deserve some privacy in spite of all the other
15 things, and I can support your variance request
16 for the new fence. Thank you.

17 MS. KENNEDY: Thank you.

18 CHAIRPERSON PEDDIBOYINA: Thank you,
19 Member Sanghvi. Member Linda?

20 MEMBER KRIEGER: For the new fence
21 you're going to have the enclosed fence. Is that
22 going to go up to the South Lake side?

23 MS. KENNEDY: No.

1 MEMBER KRIEGER: Toward the -- all the
2 way, or are you going to leave the old chain line
3 fence?

4 MS. KENNEDY: Correct. So the front
5 yard will keep the fence that's currently there,
6 and then the privacy fence is going to stop on the
7 backyard side of our house, so it won't extend up
8 to South Lake.

9 MEMBER KRIEGER: Okay. So it will be
10 on Henning up to the house and that's it. So line
11 of sight for drivers will be okay.

12 MS. KENNEDY: Correct.

13 MEMBER KRIEGER: Thank you.

14 CHAIRPERSON PEDDIBOYINA: Any other
15 board member like to speak before we make a
16 motion?

17 MEMBER MONTAGUE: All right. I move
18 that we grant variance in case number PZ21-0065
19 for Marc and Katherine Kennedy requesting a
20 variance for a fence to extend into the front
21 yard. I believe without this variance, the
22 Petitioner is limited on the use of the property
23 because of the lack of privacy, and obviously has

1 kids, play structures in the back yard and all
2 that I saw as well. The property is unique, as a
3 lot of them are on a corner lot like that.
4 Petitioner did not create the condition. The
5 property was on the corner when she bought it.
6 The relief granted I don't think will
7 unnecessarily interfere with any adjacent or
8 surrounding property. The fence is already there,
9 and the relief is consistent with the spirit and
10 intent of the ordinance because it adds to her
11 safety for her children.

12 MEMBER SANGHVI: Second.

13 CHAIRPERSON PEDDIBOYINA: Thank you.

14 MEMBER KRIEGER: Did you specify to how
15 she was talking that the chain link fence will
16 stay where it is on South Lake?

17 MR. MONTAGUE: I can put that in. It's
18 in her application here and she has a picture.
19 But yes. Assuming it's just on the Henning Street
20 side what you're calling the back of the house.

21 MS. KENNEDY: Correct. It won't extend
22 beyond where our garage door is.

23 MEMBER MONTAGUE: Right.

1 CHAIRPERSON PEDDIBOYINA: Second is
2 Sanghvi. Okay. Lori, can you call roll call
3 please?

4 MS. LUTSEY: Chairperson Peddiboyina?

5 CHAIRPERSON PEDDIBOYINA: Yes, please.

6 MS. LUTSEY: Member Krieger?

7 MEMBER KRIEGER: Yes.

8 MS. LUTSEY: Member Malott?

9 MEMBER MALOTT: Yes.

10 MS. LUTSEY: Member Montague?

11 MEMBER MONTAGUE: Yes.

12 MS. LUTSEY: Member Sanghvi?

13 MEMBER SANGHVI: Yes.

14 CHAIRPERSON PEDDIBOYINA:

15 Congratulations.

16 MS. KENNEDY: Thank you so much. I
17 really appreciate it.

18 MS. LUTSEY: Motion passes.

19 MS. KENNEDY: Thank you.

20 CHAIRPERSON PEDDIBOYINA: PZ21-0068

21 (Thomas Sebold & Associates) 21575 Equestrian

22 Trail, West of Beck Road and North of Eight Mile

23 Road, Parcel number 50-22-32-401-089. The

1 applicant is requesting the variance from The City
2 of Novi Zoning Ordinance Section 3.1.2 for a rear
3 yard setback of 19.93 feet (35 feet minimum
4 required, variance of 15.07 feet). These
5 variances would accommodate the building of a new
6 home addition. This property is zoned Residential
7 Acreage (RA). Please spell your first and last
8 name clearly for our secretary to record. And
9 Member Linda, can you please take it.

10 MR. PETOSKEY: Jeffrey Petoskey.

11 J-E-F-F-R-E-Y, P-E-T-O-S-K-E-Y.

12 MR. YAGER: Mike Yager, M-I-K-E,

13 Y-A-G-E-R.

14 MEMBER KRIEGER: Are either of you
15 attorneys?

16 MR. PETOSKEY: No, ma'am.

17 JEFFREY PETOSKEY, AND MIKE YAGER,
18 having first been duly sworn, was examined and testified
19 on their oath as follows:

20 CHAIRPERSON PEDDIBOYINA: Please go
21 ahead, Mike and Jeffery.

22 MR. PETOSKEY: Thank you, Honorable
23 Chair and esteemed members. We thank you for the

1 opportunity to bring forth this request for
2 individual variance 21575 Equestrian Trail,
3 property of the Lehmkuhls, who are actually here
4 with us tonight. Michael is the architect on
5 record for this project, and I am the director of
6 operations for Thomas Sebold & Associates
7 representing the general contractor.

8 Quite frankly, we have a very unique
9 cul-de-sac with large open areas between the
10 properties. As you can see, the setbacks allow
11 for the green space to be open. We have about a
12 15-foot request that we're here in the rear
13 property for you guys here tonight. In perpetuity
14 with the existing structures, there's an existing
15 pool, hot tub, and a auxiliary outdoor living
16 structure. As you can see, that runs exactly
17 parallel to the rear of the project in which we're
18 proposing here today. We believe it wants to be
19 this type of project for what the intended use is
20 for our client who does do a lot of entertaining
21 for events and fundraisers, and they wanted to
22 create a very unique courtyard with an
23 indoor/outdoor living space, as well as add a

1 first floor living space to the home, which it
2 does not currently have, for their, for their
3 parents who are going to be in need of such
4 egress.

5 I don't want to spend a ton of your
6 time. We did send you some photos. We did send
7 you the preliminary plans in which we would like
8 to continue dedicating our time and effort to
9 improving so that we can come back for a building
10 permit.

11 We were able to get the HO-8 to give us
12 an approval on the process based on the plans that
13 you were provided, as well as we have a signed
14 letter from both property owners left and right of
15 the project in question here today, who are both
16 in favor of such. The project would take shape of
17 primarily on the left side of the property where
18 you see the left side owner. We do have the
19 ability to fit the project into the rear setbacks,
20 which would allow us to do such, but then may
21 encroach a little bit on the views that we so much
22 hopefully keep by doing the project this specific
23 way.

1 The architect is here. He is,
2 obviously, the professional with the mindset and
3 design intents that we're trying to bring forth.
4 So if there's any questions for he or I, we're
5 definitely here for as long as you need us.

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

8 MR. YAGER: Not at this time.

9 CHAIRPERSON PEDDIBOYINA: Okay. Thank
10 you. From the audience, anybody would like to
11 speak on this case, please is the time to speak.

12 MR. PETOSKEY: Not unless there's a
13 question for us.

14 CHAIRPERSON PEDDIBOYINA: Okay. Looks
15 like none. City?

16 MR. BUTLER: No comments from the City.

17 CHAIRPERSON PEDDIBOYINA: Thank you.
18 Linda?

19 MEMBER KRIEGER: Nine were sent, one
20 returned, one objection, zero approvals.
21 Objection is from Greg Lehmkuhl, L-E-H-M-K-U-H-L.

22 MR. YAGER: That's the homeowner.

23 MEMBER KRIEGER: Never mind then.

1 CHAIRPERSON PEDDIBOYINA: Okay. Thank
2 you, Secretary. Open to the board? Please go
3 ahead.

4 MEMBER SANGHVI: Good evening. Yours
5 is a gated community. I usually like to see every
6 site. And it just so happened that somebody was
7 getting out and I sneaked into your place, and
8 found your place off the street I think further
9 down. Anyway, I was there and I looked at your
10 property. You have a beautiful home. You have a
11 pie-shaped lot there, and behind you is almost
12 like woodlands and wetlands. There's no other
13 neighbors around there.

14 I also talked to one of your neighbors
15 was around. I believe he's a cardiologist a
16 couple of houses down from there, and considering
17 everything from your application and everything, I
18 have no problem supporting your request for the
19 variance. Thank you.

20 MR. PETOSKEY: Thank you.

21 CHAIRPERSON PEDDIBOYINA: Thank you,
22 Member Sanghvi. Any other board member, please.
23 Okay. Looks like none. Motion? Member Linda?

1 MEMBER KRIEGER: I move that we grant
2 the variance request for PZ21-0068 for Thomas
3 Sebold & Associates for 21575 Equestrian Trail,
4 parcel number 50-22-32-401-089. Applicant is
5 requesting variances from the City of Novi Section
6 3.1.2 for rear yard setback of 19.93 feet, 35
7 required variance of 15.07 feet. Variances would
8 accommodate the building of a new home addition.
9 Property is zoned residential acreage. The
10 petitioner will be unreasonably prevented or
11 limited with respect to the use of their property
12 because of its pie shaped, and it's unique because
13 of it being where it's at in that having a
14 woodland behind it and the topography of the site
15 itself. They didn't create the condition because
16 of that, and the relief granted will not
17 unreasonably interfere with adjacent or
18 surrounding properties because it's in line with
19 the current home. So it would be seamless and the
20 two other homeowners, one on each side, had no
21 objections to that, and there's approval from the
22 homeowners association. And this relief will be
23 consistent with the spirit and intent of the

1 ordinance because of its minimum request.

2 MEMBER SANGHVI: Second.

3 CHAIRPERSON PEDDIBOYINA: Thank you.

4 Lori, please can call roll call.

5 MS. LUTSEY: Chairperson Peddiboyina?

6 CHAIRPERSON PEDDIBOYINA: Yes, please.

7 MS. LUTSEY: Member Krieger?

8 MEMBER KRIEGER: Yes.

9 MS. LUTSEY: Member Malott?

10 MEMBER MALOTT: Yes.

11 MS. LUTSEY: Member Montague?

12 MR. MONTAGUE: Yes.

13 MS. LUTSEY: Member Sanghvi?

14 MEMBER SANGHVI: Yes.

15 MS. LUTSEY: Motion passes.

16 CHAIRPERSON PEDDIBOYINA: Coming to

17 PZ21-0064. Is applicant present? Looks like

18 none. Okay. I would like to --

19 MS. SAARELA: So you have two options.

20 You can either deny it based on applicant not

21 being here and not providing you the basis of

22 facts to base a variance on, or two, you can

23 postpone it to the December, is it 14th?

1 MS. OPPERMANN: Yes.

2 MS. SAARELA: December 14th meeting.

3 So those are your two options.

4 CHAIRPERSON PEDDIBOYINA: Okay.

5 MEMBER KRIEGER: What about public
6 input?

7 CHAIRPERSON PEDDIBOYINA: Nobody.

8 MS. SAARELA: It would depend. So if
9 you're going to deny it, you don't need to have
10 public input. If you're going to postpone it,
11 that would be public hearing at the December 14th
12 meeting.

13 MEMBER KRIEGER: Okay.

14 CHAIRPERSON PEDDIBOYINA: Okay. I
15 deny. Any other board members would like to
16 speak. Due to lack of evidence and due to absent,
17 I am denying. Any other? Okay. Looks like
18 anybody second.

19 MEMBER MONTAGUE: I'll second.

20 CHAIRPERSON PEDDIBOYINA: Thank you.

21 And Lori, can you recall, please.

22 MS. LUTSEY: Chairperson Peddiboyina?

23 CHAIRPERSON PEDDIBOYINA: Yes.

1 MS. LUTSEY: Member Krieger?

2 MEMBER KRIEGER: Yes.

3 MS. LUTSEY: Member Malott?

4 MEMBER MALOTT: Yes.

5 MS. LUTSEY: Member Montague?

6 MR. MONTAGUE: Yes.

7 MS. LUTSEY: Member Sanghvi?

8 MEMBER SANGHVI: No.

9 MS. LUTSEY: Motion passes four to one.

10 CHAIRPERSON PEDDIBOYINA: Thank you.

11 Okay. That brings today's all the cases and I
12 would like to -- just a couple of other -- nothing
13 else? Any other matters before I adjourn the
14 meeting?

15 MEMBER SANGHVI: I just want to thank
16 you all and wish you all a very happy
17 Thanksgiving.

18 CHAIRPERSON PEDDIBOYINA: Any other
19 matters before I adjourn? Okay. Anybody.

20 MEMBER KRIEGER: Motion to adjourn.

21 CHAIRPERSON PEDDIBOYINA: Second?

22 MEMBER SANGHVI: Second.

23 CHAIRPERSON PEDDIBOYINA: Say aye in

1 favor.

2 BOARD MEMBERS: Aye.

3 CHAIRPERSON PEDDIBOYINA: Thank you.

4 Motion passes.

5 (At 8:40 p.m., meeting adjourned)

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CERTIFICATE OF NOTARY

STATE OF MICHIGAN)

) SS

COUNTY OF OAKLAND)

I, Melinda R. Womack, Certified
Shorthand Reporter, a Notary Public in and for the
above county and state, do hereby certify that the
above meeting was taken before me at the time and
place hereinbefore set forth, recorded by me
stenographically and reduced to computer
transcription; and that this is a true, full and
correct transcript of my stenographic notes so taken.

ss/Melinda R. Womack

Melinda R. Womack, CSR-3611

Notary Public,

Oakland County, Michigan

My Commission expires: 06-22-2025