

**Meeting**  
**10/08/2024**

1 REGULAR MEETING - ZONING BOARD OF APPEALS

2 CITY OF NOVI

3 TUESDAY, OCTOBER 8, 2024

4 Council Chambers/Novi Civic Center

5 41725 Novi Road

6 Novi, Michigan

7

8 BOARD MEMBERS:

9 Joe Peddiboyina, Chairperson

10 Mike Longo, Secretary

11 Siddharth Mav Sanghvi, Member

12 Linda Krieger, Member

13 Jay McLeod, Member

14 W. Clift Montague, Member

15 ABSENT UNEXCUSED:

16 Michael Thompson, Member

17

18 ALSO PRESENT:

19 Elizabeth Saarela, City Attorney

20 Alan Hall, Deputy Community Development

21 Director

22 Sarah Fletcher, Recording Secretary

23 REPORTED BY:

24 Melinda R. Womack

25 Certified Shorthand Reporter

	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 - September 2024	4
8	Public Remarks	5
9	Approval of Agenda	5
10	Public Hearings	5
11	PZ24-0050	5
12	PZ24-0051	13
13	Other Matters	33
14	Adjournment	35
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

1 CHAIRPERSON PEDDIBOYINA: Call to the  
2 order. Good evening. Today is October 8 at 7  
3 p.m. Welcome to the Novi City Zoning Board of  
4 Appeals. Please stand up for the Pledge of  
5 Allegiance followed by Clift Montague.

6 (Pledge of Allegiance recited)

7 CHAIRPERSON PEDDIBOYINA: Thank you so  
8 much. Please be seated. Roll call, please.

9 MS. FLETCHER: Chairperson Peddiboyina?

10 CHAIRPERSON PEDDIBOYINA: Yes, ma'am.

11 MS. FLETCHER: Member Sanghvi?

12 MEMBER SANGHVI: Yes.

13 MS. FLETCHER: Member Thompson?

14 Absent. Unexcused. Member Montague?

15 MEMBER MONTAGUE: Here.

16 MS. FLETCHER: Member Longo?

17 MEMBER LONGO: Here.

18 MS. FLETCHER: Member Krieger?

19 MEMBER KRIEGER: Here.

20 MS. FLETCHER: Member McLeod?

21 MEMBER McLEOD: Here.

22 MS. FLETCHER: Thank you.

23 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
24 you. And public hearing and format and rules of  
25 conduct and you have today we have two cases. And

1 also approval of minutes September 2024. Can  
2 somebody make a motion, please? Any changes or  
3 any modifications on September 2024 meeting  
4 minutes? If not, somebody can make a motion for  
5 approval.

6 MS. KRIEGER: I move to accept the  
7 minutes of September 2024.

8 MR. LONGO: Second.

9 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
10 you so much. Any nays or say all in favor aye.

11 THE BOARD: Aye.

12 CHAIRPERSON PEDDIBOYINA: Thank you.  
13 Okay. And approval of the agenda, today, October  
14 8, any changes, any modifications, please is the  
15 time where we can change? Okay. Looks like none.  
16 Somebody can make a motion for approval of the  
17 agenda.

18 MEMBER KRIEGER: I move to approve the  
19 agenda for tonight.

20 MEMBER LONGO: I Second.

21 CHAIRPERSON PEDDIBOYINA: Any nays?  
22 Say all in favor aye.

23 THE BOARD: Aye.

24 CHAIRPERSON PEDDIBOYINA: Thank you.  
25 Public remarks. This is the time to make public

1 remarks. Anybody wants to say any public remarks?  
2 Public hearings? Okay. Looks like none. And we  
3 have anybody wants to speak in the audience, you  
4 have three minutes time limit, please come to the  
5 podium. And also once we call the case, please  
6 come to the podium. Tell your first and last name  
7 clearly for the secretary. And if you're an  
8 attorney, you don't need to give an oath. If  
9 you're not an attorney you need to give an oath  
10 for our secretary. Thank you. And today we have  
11 two cases. The first case PZ24-0050 (Community  
12 Financial Credit Union) north of Grand River  
13 Avenue, west of Novi Road, Parcel  
14 50-22-15-476-061. The applicant is requesting a  
15 variance from the City of Novi Zoning Ordinance  
16 Section 5.2.12.D to reduce the number of parking  
17 stalls for this business to 17 (20 required,  
18 variance of 3). This property is zoned Town  
19 Center (TC). Is the applicant present, please?  
20 Can you come to the podium and tell your first and  
21 last name clearly.

22 MR. GIRBACH: My name is Bryce Girbach  
23 speaking on behalf of the Nowak & Fraus Engineers.  
24 Is the projector on?

25 CHAIRPERSON PEDDIBOYINA: Yeah. Please

1 go ahead and put anything you want on it.

2 MEMBER LONGO: Bryce, will you spell  
3 your name, please?

4 MR. GIRBACH: Yes. First name  
5 B-R-Y-C-E, last name Girbach, G-I-R-B-A-C-H.

6 MR. LONGO: Bryce, are you an attorney?

7 MR. GIRBACH: No.

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

10 MR. GIRBACH: I do.

11 MEMBER LONGO: Thank you.

12 CHAIRPERSON PEDDIBOYINA: Thank you so  
13 much. And please go ahead and present your case  
14 where we can help you tonight on the Zoning Board.

15 MR. GIRBACH: So we are looking at a --

16 CHAIRPERSON PEDDIBOYINA: Can you talk  
17 louder, please, so that we can hear?

18 MR. GIRBACH: Apologies. We are  
19 looking at a proposed Community Financial Credit  
20 Union here in City of Novi. It has the existing  
21 conditions of a front yard setback along both the  
22 west and south sides of the property at Crescent  
23 Boulevard and Grand River Avenue. It also has a  
24 floodplain setback along the east and north sides  
25 due to the existing Rouge River going through the

1 property. The variance tonight we are seeking is  
2 to reduce the parking count by three. Due to  
3 studies conducted by Community Financial Credit  
4 Union, a majority of customers coming to this site  
5 are going to opt for the ATMs, which are very  
6 efficient, and allow for quick transit customers  
7 to deal with their banking.

8 In addition, we have proposed a reduced  
9 footprint building at 3,000 square feet, which  
10 allowed us to optimize our parking as much as we  
11 could given the nature of the site. And Community  
12 Financial Credit Union has informed us that  
13 studies they've conducted on similar sites have  
14 shown that filling up this many parking stalls  
15 with a building this size is extremely unlikely,  
16 and that, as I stated previously, most customers  
17 will use the ATMs anyway. If you have any  
18 questions, I'll be here to answer.

19 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
20 you. Okay. From the city?

21 MR. HALL: Thank you, Mr. Chairman.  
22 Yes. He's seeking a variance to reduce his  
23 parking count by three, and there is wetlands  
24 nearby and he's surrounded by road, so this is a  
25 tight site.

1 CHAIRPERSON PEDDIBOYINA: Thank you,  
2 Alan. I appreciate it. And the secretary, any  
3 correspondence?

4 MEMBER LONGO: Yes. So we mailed out  
5 28 letters. None were returned. There were no  
6 objections and no approvals.

7 CHAIRPERSON PEDDIBOYINA: Okay. Before  
8 proceeding, any audience would like to speak on  
9 this case? Okay. Looks like none. It's open to  
10 the board. Okay, Dr. Sanghvi.

11 MEMBER SANGHVI: Thank you. I came and  
12 visited your site and drove around. And on the  
13 ring side, I think the Salvation Army is going to  
14 set up something there. And I drove around, went  
15 inside and behind and all over the place. I  
16 understand your need for a variance because, as  
17 far as I'm concerned, there are too many cement  
18 concrete all over the city here, and I don't think  
19 we need so many parking spots. Maybe you might  
20 need once in twelve months sometimes. So I have  
21 no problem in recommending that. Yes, we should  
22 grant your request. Thank you.

23 CHAIRPERSON PEDDIBOYINA: Thank you,  
24 Dr. Sanghvi. Any other board members? Linda,  
25 please go ahead, Member Linda.



1 MS. KRIEGER: I have a question. Will  
2 you have any sitting benches on the site since  
3 it's a walkable Novi area to sit outside like if  
4 somebody was walking on Grand River or on the ring  
5 road?

6 MR. LAPP: Hi. My name is David Lapp.  
7 I'm the Senior Project Manager with Level5. We're  
8 the design builder for Community Financial. The  
9 question was, do we have any seating on the site?

10 MEMBER LONGO: Excuse me, Sir. Will  
11 you spell your name, please?

12 MR. LAPP: David Lapp, L-A-P-P. Two Ps  
13 like in Paul.

14 MEMBER LONGO: Are you an attorney?

15 MR. LAPP: No, sir.

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

18 MR. LAPP: I do.

19 MEMBER LONGO: Thank you.

20 CHAIRPERSON PEDDIBOYINA: Yeah. Please  
21 go ahead.

22 MR. LAPP: The question was about  
23 benches on the site?

24 MS. KRIEGER: Yes.

25 MR. LAPP: Okay. Yes. We do have

1 outdoor seating on the site. If you look, maybe I  
2 can show you here. This area right here, there's  
3 like a little outdoor seating area with a couple  
4 benches and I think a table and few chairs there,  
5 and it's accessible by sidewalks. As you notice,  
6 that is right in front of this parking spot up  
7 here along Grand River, so as the membership comes  
8 in, they can go to the right there and use that if  
9 they'd like to.

10 MS. KRIEGER: Appreciate it. Thank you  
11 very much.

12 MR. LAPP: Sure.

13 CHAIRPERSON PEDDIBOYINA: Okay. Mr.  
14 Lapp, thank you. Any other board member would  
15 like to speak on this? Okay. Mr. Clift Montague.

16 MR. MONTAGUE: You have a proposed bike  
17 rack area?

18 MR. LAPP: Yes.

19 MEMBER MONTAGUE: It's a pretty large  
20 bike rack. You got any idea of the quantity?

21 MR. LAPP: I believe for this site we  
22 are required to have four spaces for bicycle  
23 parking, which would in turn lead to two hoops, if  
24 I remember correctly. I can verify that if you'd  
25 like. We are required to have two bicycle parking

1 spaces, which would equate to one hoop, which is  
2 proposed on the site. So my apologies.

3 MR. MONTAGUE: Okay. No problem.  
4 Thank you.

5 CHAIRPERSON PEDDIBOYINA: Thank you,  
6 Member Montague. Any other board member, please?  
7 Okay. We don't have an issue on that item, okay?  
8 It's time for the motion. Linda, can you make a  
9 motion, please?

10 MS. KRIEGER: I move that we grant the  
11 variance in case number PZ24-0050 for Community  
12 Financial Credit Union for their request for  
13 decreased parking area to 17, 20 required so a  
14 variance of three. The Petitioner has shown  
15 practical difficulty. They have a very tight lot  
16 that they have to comply with a river area on one  
17 side and driving on the other. Without the  
18 variance the Petitioner will be unreasonably be  
19 prevented or limited with respect to the use of  
20 the property because they anticipate mostly ATM  
21 use verse a 3,000 square foot building to make the  
22 site doable. Their presentation in this case  
23 makes it very friendly toward Novi and inviting  
24 toward others. The property is unique because of  
25 the topography and its location. The Petitioner

1 did not create the condition because of its  
2 already existing area. The relief granted will  
3 not unreasonably interfere with adjacent or  
4 surrounding properties because it will actually  
5 help draw customers and pedestrians to the area.  
6 The relief is consistent with the spirit and  
7 intent of the ordinance because it's a minimal  
8 request and friendly toward the environment.

9 CHAIRPERSON PEDDIBOYINA: Thank you,  
10 Linda.

11 MEMBER SANGHVI: Second.

12 CHAIRPERSON PEDDIBOYINA: Thank you.  
13 Roll call, please.

14 MS. FLETCHER: Chairperson Peddiboyina?

15 CHAIRPERSON PEDDIBOYINA: Yes, ma'am.

16 MS. FLETCHER: Member Sanghvi?

17 MEMBER SANGHVI: Yes.

18 MS. FLETCHER: Member Montague?

19 MEMBER MONTAGUE: Yes.

20 MS. FLETCHER: Member Longo?

21 MR. LONGO: Yes.

22 MS. FLETCHER: Member Krieger?

23 MS. KRIEGER: Yes.

24 MS. FLETCHER: Member McLeod?

25 MR. McLEOD: Yes.

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

3 CHAIRPERSON PEDDIBOYINA:  
4 Congratulations. Good luck.

5 MR. GIRBACH: Thank you, very much.

6 MR. LONGO: Welcome to Novi.

7 CHAIRPERSON PEDDIBOYINA: Please.  
8 Second case and final one. PZ24-0051 (Citizens  
9 Bank) 41400 Ten Mile Road, on the northwest corner  
10 of Ten Mile and Meadowbrook Road, Parcel  
11 50-22-23-426-009. The applicant is requesting a  
12 variance from the City of Novi Sign Ordinance  
13 Section 28-5(a) to allow a ground sign at 15 ft.  
14 in height (6 ft. allowed, variance of 9 ft.);  
15 Section 28-5(b)(2)a. to allow a 50.16 sq. ft.  
16 ground sign (43 sq. ft. allowed, variance of 7.16  
17 sq. ft.). This property is zoned General Business  
18 (B-3). Is the applicant present, please? Can you  
19 come to the podium and tell your first and last  
20 name clearly.

21 MR. DETERS: Good evening. My name is  
22 Paul Deters, D-E-T-E-R-S. I am with Metro Signs &  
23 Lighting.

24 MR. LONGO: Paul, are you an attorney?

25 MR. DETERS: No, I'm not.

1 MR. LONGO: Do you promise to tell the  
2 truth in this case?

3 MR. DETERS: I do.

4 MEMBER LONGO: Thank you.

5 CHAIRPERSON PEDDIBOYINA: Go ahead,  
6 Paul, where we can help you on this case, please.

7 MR. DETERS: Thank you for your  
8 consideration this evening. As I'm sure many of  
9 you may know from seeing a number of the  
10 facilities around town, Citizens Bank is going  
11 through a re-imaging program, has changed their  
12 logo and color scheme just slightly. And they had  
13 previously up until, I don't know, maybe six or  
14 eight months ago or so had a pole sign at this  
15 property was hit. It had been there for a number  
16 of years, was taken down. And so we've applied --  
17 hope to replace that sign. And fully understand  
18 Novi's intention is to migrate to monument signs.  
19 And the bank understands that as well, but we're  
20 hoping for some consideration in this regard just  
21 because it's a little bit of a unique circumstance  
22 where they are in the corner there they put in  
23 quite a bit of landscaping and have on both sides  
24 some nice shrubs and trees that they put in, and  
25 it worked fine with the sign that they had

1 previously. If they go to a monument sign, it's  
2 going to significantly inhibit that. One, cars  
3 will be parked within two feet of it there. And  
4 the difficulty that we have, the picture doesn't  
5 really show this that well, I apologize for that,  
6 but right where the existing base is for that sign  
7 right now, immediately it slopes down to a storm  
8 sewer at a very severe pitch. It would be  
9 extremely difficult to put in a monument style  
10 sign where the foundation would have to be much  
11 longer and larger than the existing one. And so  
12 what they're hoping to do is just to be able to  
13 reuse the existing foundation that's there, put  
14 the same size sign up that they've had for a  
15 number of years. And then also just I know it's  
16 larger, not only taller, but larger than you would  
17 typically see, but would ask you to consider if  
18 you drew a box around the word Citizens in the  
19 logo, it's only 17 square feet of signage. So  
20 that's all the text is in this.

21 CHAIRPERSON PEDDIBOYINA: Would you  
22 like to add anything, Paul?

23 MR. DETERS: No. That will do.

24 CHAIRPERSON PEDDIBOYINA: Sounds good.  
25 Okay. From the city?

1 MR. HALL: Thank you, Mr. Chairman.  
2 Yes. He is seeking two variances tonight. One  
3 is -- they're both for the pylon sign. One is for  
4 the height. They're proposing a 15-foot high  
5 sign, so they need a nine-foot variance for that  
6 height. The issue here is what he's already  
7 described is that the existing sign is no longer  
8 there, therefore, there is no grandfather clause  
9 at this point because the sign has been removed.

10 Also with the sign he also mentioned  
11 that the size of the sign was larger than a pylon  
12 that we use for ordinance by 7.16. It seems  
13 appropriate with what he's showing for design.  
14 But again, that sign is not grandfathered in.  
15 There may be some -- other signs are going to come  
16 forward for ZBA later I think, but tonight we're  
17 just talking about the pylon sign.

18 CHAIRPERSON PEDDIBOYINA: Thank you. I  
19 appreciate it. Secretary for the correspondence?

20 MR. LONGO: Yes. There were 27 letters  
21 mailed out. No return, no objections, and no  
22 approvals.

23 CHAIRPERSON PEDDIBOYINA: Looks like in  
24 the audience. Looks like none. Yeah, Paul. I  
25 know this bank. I know you are a third-party



1 person working on this contract for Citizens Bank  
2 I believe. I'm a bank customer since 1997. My  
3 house is near to Meadowbrook and Ten Mile, not too  
4 far walkable distance. Still, I'm a bank  
5 customer. Some of the things, issues we have in  
6 this monument I have no objection, and it's open  
7 to the board to speak on this case. Okay. Member  
8 Longo.

9 MEMBER LONGO: Is this sign lit? Is  
10 their lighting on it?

11 MR. DETERS: Yes, there is. The only  
12 part that will light up are the logo and the  
13 Citizens lettering.

14 MR. LONGO: From the inside out.

15 MR. DETERS: From the inside. Yes.

16 MEMBER LONGO: Thank you.

17 CHAIRPERSON PEDDIBOYINA: Okay. Dr.  
18 Sanghvi.

19 MEMBER SANGHVI: Linda also.

20 CHAIRPERSON PEDDIBOYINA: I did not see  
21 that. I'm sorry.

22 MS. KRIEGER: I personally have a  
23 concern regarding the height that the potential  
24 for it being a hazard and falling over. There's a  
25 lot of pedestrian traffic there. That yes, be

1 nice to have a monument sign there, but also you  
2 just have the one sign on the building that I  
3 would -- to have one on the east side or on the  
4 north or west side, actually, I'd be more inclined  
5 to, and then have a matching monument sign that  
6 I'm sure that the -- I'm sorry that the bank's not  
7 here they can discuss because it would cause  
8 another variance to change the area. But as a  
9 line of sight as well for turning. So those are  
10 my concerns.

11 CHAIRPERSON PEDDIBOYINA: Thank you,  
12 Member Linda. Dr. Sanghvi.

13 MEMBER SANGHVI: Would you please show  
14 it on the map where this bank is located because  
15 people are watching at home. Okay. And just show  
16 me which one is the Meadowbrook and which one is  
17 Ten Mile here.

18 MR. DETERS: This road here running  
19 north and south is Meadowbrook, and here's Ten  
20 Mile.

21 MEMBER SANGHVI: So you are on the  
22 northwest corner.

23 MR. DETERS: That is correct.

24 MEMBER SANGHVI: You have written here  
25 northeast. I just wanted to point it out.

1 There's an error there. And I've been living in  
2 this area for almost 50 years, and I've seen  
3 umpteen times, used to be Standard Federal Bank in  
4 the old days, names changing and all that. And  
5 right here, show me where is this sign going to go  
6 on this map. Almost at the corner where the  
7 traffic light?

8 MR. DETERS: Sorry. Right here. Right  
9 there.

10 MEMBER SANGHVI: Because now kind of a  
11 car wash on the other side of you, north of you.  
12 And so the traffic pattern has changed. And I  
13 guess you need a better identification than you  
14 used to need in the old days. So I have no  
15 difficulty, but I think you're a little too high.  
16 I don't know whether you need it that high or not.  
17 So I will leave it to the board to decide whether  
18 it is too high.

19 CHAIRPERSON PEDDIBOYINA: Yeah, Dr.  
20 Sanghvi, I agree. And also at the corner on the  
21 northeast, the traffic, the people watching and  
22 also make a left turn also how difficult. I don't  
23 know the traffic thing due to the height.

24 MR. HALL: It is beyond the traffic  
25 vision triangles for the road, so it is back

1 behind that so it won't be obstruction to the  
2 traffic. The height of it it's narrow. So even  
3 if it was, you could still see around it, but it's  
4 more the height than the fact that you would go  
5 with the monument sign.

6 MS. KRIEGER: If it fell over. Through  
7 the Chair. If it fell over, would it fall on the  
8 sidewalk?

9 MR. HALL: It's 15 foot tall, so it's  
10 going to have a reach.

11 MS. KRIEGER: So if kids are running  
12 around or something.

13 CHAIRPERSON PEDDIBOYINA: Okay. Dr.  
14 Sanghvi, you were saying something?

15 MEMBER SANGHVI: It is almost as high  
16 as the traffic sign there, the one they are  
17 proposing. I just wondered whether they can live  
18 with a little less height than what they are  
19 proposing.

20 CHAIRPERSON PEDDIBOYINA: Okay. I have  
21 a question for the city. Do you need the study on  
22 the traffic people on this case about the height  
23 of the monument?

24 MR. HALL: We could do that. You could  
25 ask for a traffic analysis to see if it's going to

1 be an issue. It's not grandfathered in so there's  
2 no obligation for the city to say there's a  
3 preexisting condition, so you know that. So  
4 they're just asking to go back to what it was, and  
5 it's not there now. So the ordinance would  
6 dictate it has to be a monument sign. It wouldn't  
7 be allowed per ordinance. But we could look at  
8 the traffic, they would look at that, see what the  
9 vision triangle and the height and that kind of  
10 stuff they could do that.

11 CHAIRPERSON PEDDIBOYINA: At this  
12 moment, what do you want me to do with this case  
13 on this? Do you want to proceed on this?

14 MR. HALL: I think the question at  
15 large would be do we want a pylon sign of any  
16 height besides the height of the monument sign  
17 that our norms would allow? I guess that would be  
18 the first question we should probably discuss  
19 because I think the applicant -- can I speak for  
20 you? I think he's trying to reuse something that  
21 was already there at one time and using that as  
22 the basis of why the height of it is the way it is  
23 because that's how high it was originally. If the  
24 city has inklings not to do pylon signs, if that's  
25 what they want, the ordinance is written for that

1 to go to monument signs. So that height would be  
2 prohibited in the current ordinance the way it  
3 stands.

4 CHAIRPERSON PEDDIBOYINA: In Novi city  
5 I've never seen this 15-foot height monument in  
6 any corner of the city.

7 MS. KRIEGER: The only sign I remember  
8 is the one on Providence on the corner of Grand  
9 River and Beck. When they asked for their  
10 monument sign it was nine feet I believe, and it  
11 was more proportional to the whole site. And this  
12 case they're trying to replace the pole sign with  
13 a similar sign only elevated, and I'm not inclined  
14 to support it.

15 CHAIRPERSON PEDDIBOYINA: This is my  
16 concern too. I agree, Linda. I don't know why  
17 you want the 15 feet height.

18 MR. DETERS: One is just, they're  
19 trying to keep it within that narrow profile  
20 because of the difficulty of having to excavate  
21 there where the grade pitches down significantly  
22 to the storm sewer. The height enables them to  
23 display their name vertically. If they go to a  
24 monument sign, it will have to be horizontally,  
25 and that would be more of a challenge, in addition

1 to the fact that it would put in all of that nice  
2 landscaping because it wasn't an issue before with  
3 the way the configuration of the sign. Now, most  
4 of the shrubs that they planted are going to block  
5 the text on the sign.

6 CHAIRPERSON PEDDIBOYINA: The text is  
7 your issue, the bank's issue, not us. I don't  
8 know because until I don't know until on my side  
9 until the traffic study proceeds and gives us the  
10 direction to the ZBA so that I can't move on this  
11 case at present.

12 MR. HALL: Can I speak?

13 CHAIRPERSON PEDDIBOYINA: Please.

14 MR. HALL: Just as a comment, if we're  
15 not going to want the monument sign, I hate to put  
16 a burden on the applicant to prove a traffic study  
17 for us to come back and say that we don't want the  
18 height anyway. So I think maybe we should discuss  
19 the height. Is that an issue? If it's not an  
20 issue as a design, and it's just a matter of  
21 height and safety and where its located, that's  
22 another question. But I think maybe we should  
23 talk about the height, see if that's appropriate  
24 and if it's something he should spend money  
25 toward, if that makes sense.

1 CHAIRPERSON PEDDIBOYINA: Thank you  
2 very much. I appreciate it. Yeah, there's a  
3 concern about my side is the height. I'm sorry.  
4 Okay. Any other board member would like to speak?  
5 Okay. Clift Montague?

6 MR. MONTAGUE: Do you know how high the  
7 previous pole sign was?

8 MR. DETERS: It was 15 feet tall.

9 MEMBER MONTAGUE: So you're proposing  
10 something that was the same height as that.

11 MR. DETERS: And the reason I didn't  
12 replace it right away is because I knew they were  
13 re-imaging, so I didn't want to put a sign up, and  
14 then a couple months later have to put a new sign  
15 up when they changed their image. So that's why  
16 it's been, probably was it six or seven months now  
17 I believe since the sign's been down. And they've  
18 just been waiting for the new logos to come out.

19 MEMBER MONTAGUE: Is it possible for  
20 you to entertain bringing it down so there's an  
21 improvement proposed on this versus what was  
22 there? That would be a plus in terms of the way  
23 we approve signage. You're doing something out of  
24 an improvement.

25 MR. DETERS: Certainly.



1 MEMBER MONTAGUE: Could you look at  
2 making this a shorter sign?

3 MR. DETERS: I understand. And is  
4 there some direction that the board might be able  
5 to provide that I could go back to the bank? Is  
6 there something that would be within what you  
7 would consider acceptable for this type of  
8 location that I could make a recommendation to  
9 them?

10 CHAIRPERSON PEDDIBOYINA: Okay. I  
11 understood you are a third-party person who would  
12 like to talk to the board. Okay. What you say  
13 the board? Linda?

14 MS. KRIEGER: The text of the Citizens,  
15 how much is that? How tall is it? Sorry.

16 MR. DETERS: The total of that is just  
17 over eight feet.

18 MS. KRIEGER: Eight feet?

19 MR. DETERS: Eight feet eight inches, I  
20 believe.

21 MS. KRIEGER: So you need eight feet.  
22 And then grade to the road. So ten feet?

23 MR. DETERS: The letter S then in  
24 Citizens would be two feet above grade.

25 CHAIRPERSON PEDDIBOYINA: Can you show

1 the monument?

2 MR. DETERS: Sure.

3 CHAIRPERSON PEDDIBOYINA: Please go  
4 ahead and show that letter so that Linda can  
5 understand what you're talking. Go ahead, Linda.

6 MS. KRIEGER: So Citizens and then so  
7 it's at grade so they can see the word Citizens.  
8 So the grade would be like ten feet?

9 MR. DETERS: Yes.

10 MS. KRIEGER: So yeah. If the sign is  
11 eight feet with the emblem and then Citizens and  
12 then two feet for grade to the road. So ten feet.

13 MR. McLEOD: Quick question from my  
14 side. As I'm looking at the second picture, what  
15 is the purpose of the pylon sign? Because when  
16 I'm looking at that picture, I see your company's  
17 name twice very clearly through this particular  
18 view. So I don't know if that second sign, the  
19 pylon sign is intended to be for helping customers  
20 find the bank. I don't know if this is intended  
21 to be like and on-road advertisement. But based  
22 on what I see from that picture, in my opinion, it  
23 does work against you of having the extra sign as  
24 it doesn't seem necessary.

25 MR. DETERS: Well, I think it's such a

1 competitive business. Branding, like virtually  
2 any business, that is on two very busy streets.  
3 There's a value to that. And certainly the  
4 sightlines for that are much farther away than the  
5 wall signs are, and do help to identify for  
6 prospective customers to come in to get in the  
7 proper lanes to turn in. I understand where  
8 you're coming from, but the branding implications  
9 for banks and retailers and restaurants, those  
10 signs have proven to be extremely valuable and  
11 effective for them.

12 MEMBER MONTAGUE: I was just by there  
13 today, and coming south on Meadowbrook, it is a  
14 visibility issue. They don't have a sign on that  
15 side so it does help identify that you should get  
16 over and turn right into. You've got that first  
17 driveway and you kind of miss that before. So in  
18 my view, it is necessary for getting people in  
19 terms of traffic safety to get them in that lane  
20 to turn right to get into the bank because there  
21 isn't one on the side.

22 CHAIRPERSON PEDDIBOYINA: I agree,  
23 Member Montague. I agree. It's not a new bank.  
24 It's been a bank more than two decades, I believe.  
25 Dr. Sanghvi.

1 MEMBER SANGHVI: I just don't want to  
2 tell him this job, but if this written Citizens in  
3 a vertical manner is a lot easier to read, then do  
4 it sideways, the way the letters are put there.  
5 You know, you got these letters in a horizontal  
6 sign, it's sideways. But when it is sitting  
7 upright like that, your letters are sideways. If  
8 you make it the other way and put C-I-T in a  
9 vertical manner, people can read easier than  
10 sideways. That's just my thought. You are a sign  
11 maker. I'm not going to tell you how to do your  
12 job.

13 CHAIRPERSON PEDDIBOYINA: Paul, I have  
14 a question. This bank is implementing all these  
15 signs all of the branches, or this is the only  
16 branch?

17 MR. DETERS: All of them. They're  
18 re-imaging all their branches across the country.

19 CHAIRPERSON PEDDIBOYINA: I don't know  
20 what to say. Okay. Any other board member would  
21 like to speak on this case? Okay. Looks like  
22 none. I would like to go for the --

23 MS. KRIEGER: So the bank didn't ask  
24 about another wall sign versus this monument sign,  
25 because people coming from the south, they'll see

1 the sign, but as Dr. Sanghvi was saying, their  
2 reading it is going to be an issue.

3 MR. DETERS: So we do have a wall sign  
4 that has been approved. It is in the rendering  
5 there on the side elevation, but it's just their  
6 logo. So you can see, it's the green logo in the  
7 bottom picture. Like all of these brands right  
8 now, they're going more towards logos being for  
9 their branding.

10 CHAIRPERSON PEDDIBOYINA: Okay. You  
11 asked the question about you want to make it how  
12 many feet you are seeking the board to reduce  
13 that, am I right?

14 MR. DETERS: Well, if the board would  
15 approve ten feet, I can take that back to the bank  
16 then.

17 MR. HALL: Mr. Chairman, can I offer an  
18 opinion? He's also asking for a size variance  
19 along with height. Do you think when you reduce  
20 the height, will the size be reduced?

21 MR. DETERS: It will be well under  
22 the -- because what's calculated right now is that  
23 entire green field. So as we reduce the sign by  
24 five feet in height, that will significantly  
25 reduce the area as well.

1 MR. HALL: So it is possible if you  
2 redesign the sign, you'll only need to have a  
3 height variance rather than a size variance.

4 MR. DETERS: That is correct.

5 MR. HALL: So we should consider that.

6 CHAIRPERSON PEDDIBOYINA: Okay. You  
7 want to come back and talk to your bank and reduce  
8 some kind of size and make this monument, or you  
9 want to proceed tonight, and what decision do you  
10 want?

11 MS. SAARELA: You are permitted to just  
12 grant a lesser variance. They don't have to  
13 accept it. You can just grant a smaller variance.

14 CHAIRPERSON PEDDIBOYINA: Okay.

15 MEMBER MONTAGUE: I guess the question  
16 is, do you want us to vote on it tonight, or do  
17 you want to go to the bank and come back, because  
18 if we approve a smaller --

19 MR. DETERS: What we would like to see,  
20 if the board could say -- we certainly understand  
21 your position. If a monolith type of sign  
22 structure works a lot better for there because of  
23 the practical difficulties of this a ten-foot tall  
24 sign would work better for them than a six-foot  
25 monument. So if that's something that the board

1 would accept, I'm happy to take it back to the  
2 bank. If that doesn't work for them, then their  
3 option would be a conforming monument sign.

4 CHAIRPERSON PEDDIBOYINA: I have a  
5 question for the attorney. What is your advice on  
6 this case? To reduce the ten feet?

7 MS. SAARELA: Well, you have two  
8 options. You can table it and have him come back,  
9 or you can grant a lesser variance to whatever you  
10 think it should be.

11 CHAIRPERSON PEDDIBOYINA: Okay. I'll  
12 table it tonight and you come back next available.

13 MS. SAARELA: You have to say the date  
14 on the record so that we don't have to re-notice  
15 it.

16 CHAIRPERSON PEDDIBOYINA: November  
17 19th. Can you make a motion, Member Clift  
18 Montague, on this?

19 MEMBER MONTAGUE: Yes.

20 CHAIRPERSON PEDDIBOYINA: The date is  
21 November 19th?

22 MS. SAARELA: So you have to make a  
23 motion to table it to November 19th.

24 MR. MONTAGUE: I move that we table  
25 case PZ24-0051 until November 19th.

1 MEMBER SANGHVI: I second it.

2 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
3 you. Okay. Roll call?

4 MS. FLETCHER: Member McLeod?

5 MR. McLEOD: Sure.

6 MS. FLETCHER: Member Krieger?

7 MS. KRIEGER: Yes.

8 MS. FLETCHER: Member Longo?

9 MR. LONGO: Yes.

10 MS. FLETCHER: Member Montague?

11 MEMBER MONTAGUE: Yes.

12 MS. FLETCHER: Member Sanghvi?

13 MEMBER SANGHVI: Yes.

14 MS. FLETCHER: Chairperson Peddiboyina?

15 CHAIRPERSON PEDDIBOYINA: Yes, ma'am.

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

18 CHAIRPERSON PEDDIBOYINA: Thank you.  
19 See you on November 19 and you come back with your  
20 decision, whatever you want your bank manager or  
21 bank person and see you and explain to them and  
22 come back. Thank you. And good luck. And before  
23 I went to other business -- you're done, sir.

24 MR. DETERS: Do I just need to submit  
25 new plans then that would show what that would be?



1 MS. FLETCHER: No. They're tabling it  
2 so you can go back and talk to the bank and see if  
3 they're okay with that.

4 MS. KRIEGER: In other words, we're  
5 denying it.

6 MR. HALL: Just bring that to the next  
7 meeting.

8 MR. DETERS: The revised plan.

9 MEMBER KRIEGER: Yes.

10 CHAIRPERSON PEDDIBOYINA: Thank you  
11 very much. In other matters and before I adjourn,  
12 I would like do one thing. We are very sorry for  
13 Linda's mom.

14 MS. KRIEGER: Thank you.

15 CHAIRPERSON PEDDIBOYINA: And also we  
16 have good news. Our fellow board member and Dr.  
17 Mav Sanghvi, he's sitting for the 20 years in  
18 Planning and Zoning City of Novi Boards. The city  
19 has appreciated him in a certificate and pin. And  
20 I would like to present it along with the board  
21 members. And please stand up and let us celebrate  
22 on this. Please come. Everybody can stand and  
23 you can take a picture so that we have memory for  
24 him. Michigan Association of Planning  
25 Certificate, Mav Sanghvi, July 1st, 2024, 20-year

1 membership. We honor him for his commitment to  
2 the Association of Community Planning in the State  
3 of Michigan. Dr. Sanghvi. I'm so proud of that.  
4 I'm presenting for you on this pin along with  
5 that, and also the letter. Thank you, everybody.  
6 Dr. Sanghvi would like to speak one word.

7 MEMBER SANGHVI: First of all, I want  
8 to thank our Chairman for doing what he just did.  
9 Thank you. And second thing I wanted to say  
10 about, I consider members of this group as my  
11 family. And I felt that two of our board members  
12 lost their mother, so I'd like to express a  
13 heartfelt condolences on behalf of the entire team  
14 here of the Zoning Board to Joe as well as Linda  
15 and we share your grief and we wish you all the  
16 best. Thank you.

17 CHAIRPERSON PEDDIBOYINA: Thank you,  
18 Dr. Sanghvi. Before I adjourn, any other things?  
19 Okay. I'm adjourning the meeting. All in favor  
20 say aye.

21 THE BOARD: Aye.

22 CHAIRPERSON PEDDIBOYINA: Any nays.  
23 Thank you. Good night. Drive safe.

24 (The was meeting was adjourned at 7:39 p.m.)

25

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  
10/08/2024

1

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**1**

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**15** 13:13 20:9 22:17 24:8  
**15-foot** 22:5  
**15-foot** 16:4  
**17** 5:17 11:13 15:19  
**19** 32:19  
**1997** 17:2  
**19th** 31:17,21,23,25  
**1st** 33:25

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**2**

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**20** 5:17 11:13 33:17  
**20-year** 33:25  
**2024** 4:1,3,7 33:25  
**27** 16:20  
**28** 8:5  
**28-5(a)** 13:13  
**28-5(b)(2)a** 13:15

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**3**

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**3** 5:18  
**3,000** 7:9 11:21

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**4**

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**41400** 13:9  
**43** 13:16

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**5**

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**5.2.12.D** 5:16  
**50** 19:2  
**50-22-15-476-061** 5:14  
**50-22-23-426-009** 13:11  
**50.16** 13:15

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**6**

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**6** 13:14

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**7**

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**7** 3:2  
**7.16** 13:16 16:12  
**7:39** 34:24

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**8**

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**8** 3:2 4:14

---

**9**

---

**9** 13:14

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**A**

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**Absent** 3:14  
**accept** 4:6 30:13 31:1  
**acceptable** 25:7  
**accessible** 10:5  
**add** 15:22  
**addition** 7:8 22:25  
**adjacent** 12:3  
**adjourn** 33:11 34:18  
**adjourned** 34:24  
**adjourning** 34:19  
**advertisement** 26:21  
**advice** 31:5  
**agenda** 4:13,17,19  
**agree** 19:20 22:16 27:22,23  
**ahead** 6:1,13 8:25 9:21 14:5 26:4,5  
**Alan** 8:2  
**Allegiance** 3:5,6

**allowed** 7:10 13:14,16 21:7  
**analysis** 20:25  
**anticipate** 11:20  
**apologies** 6:18 11:2  
**apologize** 15:5  
**Appeals** 3:4  
**applicant** 5:14,19 13:11,18 21:19 23:16  
**applied** 14:16  
**appreciated** 33:19  
**approval** 4:1,5,13,16  
**approvals** 8:6 16:22  
**approve** 4:18 24:23 29:15 30:18  
**approved** 29:4  
**area** 9:3 10:2,3,17 11:13,16 12:2,5 18:8 19:2 29:25  
**Army** 8:13  
**Association** 33:24 34:2  
**ATM** 11:20  
**ATMS** 7:5,17  
**attorney** 5:8,9 6:6 9:14 13:24 31:5  
**audience** 5:3 8:8 16:24  
**Avenue** 5:13 6:23  
**aye** 4:10,11,22,23 34:20,21

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**B**

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**B-3** 13:18  
**B-R-Y-C-E** 6:5  
**back** 19:25 21:4 23:17 25:5 29:15 30:7,17 31:1,8,12 32:19,22 33:2  
**bank** 13:9 14:10,19 16:25 17:1,2,4 18:14 19:3 25:5 26:20 27:20,23,24 28:14,23 29:15 30:7,17 31:2 32:20,21

33:2  
bank's 18:6 23:7  
banking 7:7  
banks 27:9  
base 15:6  
based 26:21  
basis 21:22  
Beck 22:9  
behalf 5:23 34:13  
benches 9:2,23 10:4  
bicycle 10:22,25  
bike 10:16,20  
bit 14:21,23  
block 23:4  
board 3:3 4:11,23 6:14 8:10,  
24 10:14 11:6 17:7 19:17 24:4  
25:4,12,13 28:20 29:12,14  
30:20,25 33:16,20 34:11,14,  
21  
Boards 33:18  
bottom 29:7  
Boulevard 6:23  
box 15:18  
branch 28:16  
branches 28:15,18  
branding 27:1,8 29:9  
brands 29:7  
bring 33:6  
bringing 24:20  
Bryce 5:22 6:2,6  
builder 9:8  
building 7:9,15 11:21 18:2  
burden 23:16  
business 5:17 13:17 27:1,2  
32:23  
busy 27:2

C

C-I-T 28:8  
calculated 29:22  
call 3:1,8 5:5 12:13 32:3  
car 19:11  
carries 13:2 32:17  
cars 15:2  
case 5:5,11 6:9,13 8:9 9:17  
11:11,22 13:8 14:2,6 17:7  
20:22 21:12 22:12 23:11  
28:21 31:6,25  
cases 3:25 5:11  
celebrate 33:21  
cement 8:17  
Center 5:19  
certificate 33:19,25  
Chair 20:7  
Chairman 7:21 16:1 29:17  
34:8  
Chairperson 3:1,7,9,10,23  
4:9,12,21,24 5:25 6:12,16  
7:19 8:1,7,23 9:20 10:13 11:5  
12:9,12,14,15 13:3,7 14:5  
15:21,24 16:18,23 17:17,20  
18:11 19:19 20:13,20 21:11  
22:4,15 23:6,13 24:1 25:10,25  
26:3 27:22 28:13,19 29:10  
30:6,14 31:4,11,16,20 32:2,  
14,15,18 33:10,15 34:17,22  
chairs 10:4  
challenge 22:25  
change 4:15 18:8  
changed 14:11 19:12 24:15  
changing 19:4  
circumstance 14:21  
citizens 13:8 14:10 15:18  
17:1,13 25:14,24 26:6,7,11  
28:2

city 3:3 5:15 6:20 7:20 8:18  
13:12 15:25 20:21 21:2,24  
22:4,6 33:18  
clause 16:8  
Cliff 3:5 10:15 24:5 31:17  
color 14:12  
comment 23:14  
commitment 34:1  
community 5:11 6:19 7:3,11  
9:8 11:11 34:2  
company's 26:16  
competitive 27:1  
comply 11:16  
concern 17:23 22:16 24:3  
concerned 8:17  
concerns 18:10  
concrete 8:18  
condition 12:1 21:3  
conditions 6:21  
condolences 34:13  
conduct 3:25  
conducted 7:3,13  
configuration 23:3  
conforming 31:3  
Congratulations 13:4  
consideration 14:8,20  
consistent 12:6  
contract 17:1  
corner 13:9 14:22 18:22 19:6,  
20 22:6,8  
correct 18:23 30:4  
correctly 10:24  
correspondence 8:3 16:19  
count 7:2,23  
country 28:18

**couple** 10:3 24:14  
**create** 12:1  
**Credit** 5:12 6:19 7:3,12 11:12  
**Crescent** 6:22  
**current** 22:2  
**customer** 17:2,5  
**customers** 7:4,6,16 12:5  
26:19 27:6

---

**D**

---

**D-E-T-E-R-S** 13:22  
**date** 31:13,20  
**David** 9:6,12  
**days** 19:4,14  
**deal** 7:7  
**decades** 27:24  
**decide** 19:17  
**decision** 30:9 32:20  
**decreased** 11:13  
**denying** 33:5  
**design** 9:8 16:13 23:20  
**Deters** 13:21,22,25 14:3,7  
15:23 17:11,15 18:18,23 19:8  
22:18 24:8,11,25 25:3,16,19,  
23 26:2,9,25 28:17 29:3,14,21  
30:4,19 32:24 33:8  
**dictate** 21:6  
**difficult** 15:9 19:22  
**difficulties** 30:23  
**difficulty** 11:15 15:4 19:15  
22:20  
**direction** 23:10 25:4  
**discuss** 18:7 21:18 23:18  
**display** 22:23  
**distance** 17:4  
**doable** 11:22

**draw** 12:5  
**drew** 15:18  
**Drive** 34:23  
**driveway** 27:17  
**driving** 11:17  
**drove** 8:12,14  
**due** 6:25 7:2 19:23

---

**E**

---

**easier** 28:3,9  
**east** 6:24 18:3  
**effective** 27:11  
**efficient** 7:6  
**elevated** 22:13  
**elevation** 29:5  
**emblem** 26:11  
**enables** 22:22  
**Engineers** 5:23  
**entertain** 24:20  
**entire** 29:23 34:13  
**environment** 12:8  
**equate** 11:1  
**error** 19:1  
**evening** 3:2 13:21 14:8  
**excavate** 22:20  
**Excuse** 9:10  
**existing** 6:20,25 12:2 15:6,11,  
13 16:7  
**explain** 32:21  
**express** 34:12  
**extra** 26:23  
**extremely** 7:15 15:9 27:10

---

**F**

---

**facilities** 14:10

**fact** 20:4 23:1  
**fall** 20:7  
**falling** 17:24  
**family** 34:11  
**farther** 27:4  
**favor** 4:10,22 34:19  
**Federal** 19:3  
**feet** 7:9 15:3,19 22:10,17 24:8  
25:17,18,19,21,22,24 26:8,11,  
12 29:12,15,24 31:6  
**fell** 20:6,7  
**fellow** 33:16  
**felt** 34:11  
**field** 29:23  
**filling** 7:14  
**final** 13:8  
**Financial** 5:12 6:19 7:3,12 9:8  
11:12  
**find** 26:20  
**fine** 14:25  
**FLETCHER** 3:9,11,13,16,18,  
20,22 12:14,16,18,20,22,24  
13:1 32:4,6,8,10,12,14,16  
33:1  
**floodplain** 6:24  
**foot** 11:21 20:9  
**footprint** 7:9  
**format** 3:24  
**forward** 16:16  
**foundation** 15:10,13  
**Fraus** 5:23  
**friendly** 11:23 12:8  
**front** 6:21 10:6  
**ft** 13:13,14,15,16,17  
**fully** 14:17

Meeting  
10/08/2024

---

**G**

---

**G-I-R-B-A-C-H** 6:5  
**General** 13:17  
**Girbach** 5:22 6:4,5,7,10,15,18  
13:5  
**give** 5:8,9  
**good** 3:2 13:4,21 15:24 32:22  
33:16 34:23  
**grade** 22:21 25:22,24 26:7,8,  
12  
**Grand** 5:12 6:23 9:4 10:7 22:8  
**grandfather** 16:8  
**grandfathered** 16:14 21:1  
**grant** 8:22 11:10 30:12,13  
31:9  
**granted** 12:2  
**green** 29:6,23  
**grief** 34:15  
**ground** 13:13,16  
**group** 34:10  
**guess** 19:13 21:17 30:15

---

**H**

---

**HALL** 7:21 16:1 19:24 20:9,24  
21:14 23:12,14 29:17 30:1,5  
33:6  
**happy** 31:1  
**hate** 23:15  
**hazard** 17:24  
**hear** 6:17  
**hearing** 3:24  
**hearings** 5:2  
**heartfelt** 34:13  
**height** 13:14 16:4,6 17:23  
19:23 20:2,4,18,22 21:9,16,22  
22:1,5,17,22 23:18,19,21,23

24:3,10 29:19,20,24 30:3  
**helping** 26:19  
**high** 16:4 19:15,16,18 20:15  
21:23 24:6  
**hit** 14:15  
**home** 18:15  
**honor** 34:1  
**hoop** 11:1  
**hoops** 10:23  
**hope** 14:17  
**hoping** 14:20 15:12  
**horizontal** 28:5  
**horizontally** 22:24  
**house** 17:3

---

**I**

---

**idea** 10:20  
**identification** 19:13  
**identify** 27:5,15  
**image** 24:15  
**immediately** 15:7  
**implementing** 28:14  
**implications** 27:8  
**improvement** 24:21,24  
**inches** 25:19  
**inclined** 18:4 22:13  
**informed** 7:12  
**inhibit** 15:2  
**inklings** 21:24  
**inside** 8:15 17:14,15  
**intended** 26:19,20  
**intent** 12:7  
**intention** 14:18  
**interfere** 12:3

**inviting** 11:23  
**issue** 11:7 16:6 21:1 23:2,7,  
19,20 27:14 29:2  
**issues** 17:5  
**item** 11:7  
**it's** 12:7

---

**J**

---

**job** 28:2,12  
**Joe** 34:14  
**July** 33:25

---

**K**

---

**kids** 20:11  
**kind** 19:10 21:9 27:17 30:8  
**knew** 24:12  
**Krieger** 3:18,19 4:6,18 9:1,24  
10:10 11:10 12:22,23 17:22  
20:6,11 22:7 25:14,18,21  
26:6,10 28:23 32:6,7 33:4,9,  
14

---

**L**

---

**L-A-P-P** 9:12  
**landscaping** 14:23 23:2  
**lane** 27:19  
**lanes** 27:7  
**Lapp** 9:6,12,15,18,22,25  
10:12,14,18,21  
**large** 10:19 21:15  
**larger** 15:11,16 16:11  
**lead** 10:23  
**leave** 19:17  
**left** 19:22  
**lesser** 30:12 31:9  
**letter** 25:23 26:4 34:5

**lettering** 17:13  
**letters** 8:5 16:20 28:4,5,7  
**Level5** 9:7  
**light** 17:12 19:7  
**lighting** 13:23 17:10  
**limit** 5:4  
**limited** 11:19  
**Linda** 8:24,25 11:8 12:10  
17:19 18:12 22:16 25:13 26:4,  
5 34:14  
**Linda's** 33:13  
**lit** 17:9  
**live** 20:17  
**living** 19:1  
**located** 18:14 23:21  
**location** 11:25 25:8  
**logo** 14:12 15:19 17:12 29:6  
**logos** 24:18 29:8  
**longer** 15:11 16:7  
**Longo** 3:16,17 4:8,20 6:2,6,8,  
11 8:4 9:10,14,16,19 12:20,21  
13:6,24 14:1,4 16:20 17:8,9,  
14,16 32:8,9  
**lost** 34:12  
**lot** 11:15 17:25 28:3 30:22  
**louder** 6:17  
**luck** 13:4 32:22

---

**M**

---

**mailed** 8:4 16:21  
**majority** 7:4  
**make** 4:2,4,16,25 11:8,21  
19:22 25:8 28:8 29:11 30:8  
31:17,22  
**maker** 28:11  
**makes** 11:23 23:25

**making** 25:2  
**manager** 9:7 32:20  
**manner** 28:3,9  
**map** 18:14 19:6  
**matching** 18:5  
**matter** 23:20  
**matters** 33:11  
**Mav** 33:17,25  
**McLeod** 3:20,21 12:24,25  
26:13 32:4,5  
**Meadowbrook** 13:10 17:3  
18:16,19 27:13  
**meeting** 4:3 33:7 34:19,24  
**member** 3:11,12,13,14,15,16,  
17,18,19,20,21 4:18,20 6:2,8,  
11 8:4,11,25 9:10,14,16,19  
10:14,19 11:6 12:11,16,17,18,  
19,20,22,24 14:4 17:7,9,16,19  
18:12,13,21,24 19:10 20:15  
24:4,9,19 25:1 27:12,23 28:1,  
20 30:15 31:17,19 32:1,4,6,8,  
10,11,12,13 33:9,16 34:7  
**members** 8:24 33:21 34:10,11  
**membership** 10:7 34:1  
**memory** 33:23  
**mentioned** 16:10  
**Metro** 13:22  
**Michigan** 33:24 34:3  
**migrate** 14:18  
**Mile** 13:9,10 17:3 18:17,20  
**minimal** 12:7  
**minutes** 4:1,4,7 5:4  
**modifications** 4:3,14  
**mom** 33:13  
**moment** 21:12  
**money** 23:24  
**monolith** 30:21

**Montague** 3:5,14,15 10:15,16,  
19 11:3,6 12:18,19 24:5,6,9,  
19 25:1 27:12,23 30:15 31:18,  
19,24 32:10,11  
**months** 8:20 14:14 24:14,16  
**monument** 14:18 15:1,9 17:6  
18:1,5 20:5,23 21:6,16 22:1,5,  
10,24 23:15 26:1 28:24 30:8,  
25 31:3  
**mother** 34:12  
**motion** 4:2,4,16 11:8,9 13:1  
31:17,23 32:16  
**move** 4:6,18 11:10 23:10  
31:24

---

**N**

---

**names** 19:4  
**narrow** 20:2 22:19  
**nature** 7:11  
**nays** 4:10,21 34:22  
**nearby** 7:24  
**news** 33:16  
**nice** 14:24 18:1 23:1  
**night** 34:23  
**nine-foot** 16:5  
**norms** 21:17  
**north** 5:12 6:24 18:4,19 19:11  
**northeast** 18:25 19:21  
**northwest** 13:9 18:22  
**notice** 10:5  
**November** 31:16,21,23,25  
32:19  
**Novi** 3:3 5:13,15 6:20 9:3  
11:23 13:6,12 22:4 33:18  
**Novi's** 14:18  
**Nowak** 5:23  
**number** 5:16 11:11 14:9,15  
15:15



**Meeting  
10/08/2024**

---

**O**

---

**oath** 5:8,9  
**objection** 17:6  
**objections** 8:6 16:21  
**obligation** 21:2  
**obstruction** 20:1  
**October** 3:2 4:13  
**offer** 29:17  
**on-road** 26:21  
**open** 8:9 17:6  
**opinion** 26:22 29:18  
**opt** 7:5  
**optimize** 7:10  
**option** 31:3  
**options** 31:8  
**order** 3:2  
**ordinance** 5:15 12:7 13:12  
16:12 21:5,7,25 22:2  
**originally** 21:23  
**outdoor** 10:1,3

---

**P**

---

**p.m.** 3:3 34:24  
**Parcel** 5:13 13:10  
**parked** 15:3  
**parking** 5:16 7:2,10,14,23  
8:19 10:6,23,25 11:13  
**part** 17:12  
**pattern** 19:12  
**Paul** 9:13 13:22,24 14:6 15:22  
16:24 28:13  
**Peddiboyina** 3:1,7,9,10,23  
4:9,12,21,24 5:25 6:12,16  
7:19 8:1,7,23 9:20 10:13 11:5  
12:9,12,14,15 13:3,7 14:5

15:21,24 16:18,23 17:17,20  
18:11 19:19 20:13,20 21:11  
22:4,15 23:6,13 24:1 25:10,25  
26:3 27:22 28:13,19 29:10  
30:6,14 31:4,11,16,20 32:2,  
14,15,18 33:10,15 34:17,22  
**pedestrian** 17:25  
**pedestrians** 12:5  
**people** 18:15 19:21 20:22  
27:18 28:9,25  
**permitted** 30:11  
**person** 17:1 25:11 32:21  
**personally** 17:22  
**Petitioner** 11:14,18,25  
**picture** 15:4 26:14,16,22 29:7  
33:23  
**pin** 33:19 34:4  
**pitch** 15:8  
**pitches** 22:21  
**place** 8:15  
**plan** 33:8  
**Planning** 33:18,24 34:2  
**plans** 32:25  
**planted** 23:4  
**pledge** 3:4,6  
**podium** 5:5,6,20 13:19  
**point** 16:9 18:25  
**pole** 14:14 22:12 24:7  
**position** 30:21  
**potential** 17:23  
**practical** 11:15 30:23  
**preexisting** 21:3  
**present** 5:19 6:13 13:18 23:11  
33:20  
**presentation** 11:22  
**presenting** 34:4

**pretty** 10:19  
**prevented** 11:19  
**previous** 24:7  
**previously** 7:16 14:13 15:1  
**problem** 8:21 11:3  
**proceed** 21:13 30:9  
**proceeding** 8:8  
**proceeds** 23:9  
**profile** 22:19  
**program** 14:11  
**prohibited** 22:2  
**Project** 9:7  
**projector** 5:24  
**promise** 6:8 9:16 14:1  
**proper** 27:7  
**properties** 12:4  
**property** 5:18 6:22 7:1 11:20,  
24 13:17 14:15  
**proportional** 22:11  
**proposed** 6:19 7:8 10:16 11:2  
24:21  
**proposing** 16:4 20:17,19 24:9  
**prospective** 27:6  
**proud** 34:3  
**prove** 23:16  
**proven** 27:10  
**provide** 25:5  
**Providence** 22:8  
**Ps** 9:12  
**public** 3:24 4:25 5:1,2  
**purpose** 26:15  
**put** 6:1 14:22,24 15:9,13 23:1,  
15 24:13,14 28:4,8  
**pylon** 16:3,11,17 21:15,24  
26:15,19

**Meeting  
10/08/2024**

**PZ24-0050** 5:11 11:11

**PZ24-0051** 13:8 31:25

---

**Q**

---

**quantity** 10:20

**question** 9:1,9,22 20:21  
21:14,18 23:22 26:13 28:14  
29:11 30:15 31:5

**questions** 7:18

**quick** 7:6 26:13

---

**R**

---

**rack** 10:17,20

**re-imaging** 14:11 24:13 28:18

**re-notice** 31:14

**reach** 20:10

**read** 28:3,9

**reading** 29:2

**reason** 24:11

**recited** 3:6

**recommendation** 25:8

**recommending** 8:21

**record** 31:14

**redesign** 30:2

**reduce** 5:16 7:2,22 29:12,19,  
23,25 30:7 31:6

**reduced** 7:8 29:20

**regard** 14:20

**relief** 12:2,6

**remarks** 4:25 5:1

**remember** 10:24 22:7

**removed** 16:9

**rendering** 29:4

**replace** 14:17 22:12 24:12

**request** 8:22 11:12 12:8

**requesting** 5:14 13:11

**required** 5:17 10:22,25 11:13

**respect** 11:19

**restaurants** 27:9

**retailers** 27:9

**return** 16:21

**returned** 8:5

**reuse** 15:13 21:20

**revised** 33:8

**ring** 8:13 9:4

**river** 5:12 6:23,25 9:4 10:7  
11:16 22:9

**road** 5:13 7:24 9:5 13:9,10  
18:18 19:25 25:22 26:12

**Roll** 3:8 12:13 32:3

**Rouge** 6:25

**rules** 3:24

**running** 18:18 20:11

---

**S**

---

**SAARELA** 30:11 31:7,13,22

**safe** 34:23

**safety** 23:21 27:19

**Salvation** 8:13

**Sanghvi** 3:11,12 8:10,11,24  
12:11,16,17 17:18,19 18:12,  
13,21,24 19:10,20 20:14,15  
27:25 28:1 29:1 32:1,12,13  
33:17,25 34:3,6,7,18

**scheme** 14:12

**seated** 3:8

**seating** 9:9 10:1,3

**secretary** 5:7,10 8:2 16:19

**Section** 5:16 13:13,15

**seeking** 7:1,22 16:2 29:12

**Senior** 9:7

**sense** 23:25

**September** 4:1,3,7

**set** 8:14

**setback** 6:21,24

**severe** 15:8

**sewer** 15:8 22:22

**share** 34:15

**shorter** 25:2

**show** 10:2 15:5 18:13,15 19:5  
25:25 26:4 32:25

**showing** 16:13

**shown** 7:14 11:14

**shrubs** 14:24 23:4

**side** 8:13 11:17 18:3,4 19:11  
23:8 24:3 26:14 27:15,21 29:5

**sides** 6:22,24 14:23

**sidewalk** 20:8

**sidewalks** 10:5

**sideways** 28:4,6,7,10

**sight** 18:9

**sightlines** 27:4

**sign** 13:12,13,16 14:14,17,25  
15:1,6,10,14 16:3,5,7,9,10,11,  
14,17 17:9 18:1,2,5 19:5 20:5,  
16 21:6,15,16 22:7,10,12,13,  
24 23:3,5,15 24:7,13,14 25:2  
26:10,15,18,19,23 27:14 28:6,  
10,24 29:1,3,23 30:2,21,24  
31:3

**sign's** 24:17

**signage** 15:19 24:23

**significantly** 15:2 22:21 29:24

**signs** 13:22 14:18 16:15 21:24  
22:1 27:5,10 28:15

**similar** 7:13 22:13

**sir** 9:10,15 32:23

**sit** 9:3

**site** 7:4,11,25 8:12 9:2,9,23  
10:1,21 11:2,22 22:11

**sites** 7:13

**sitting** 9:2 28:6 33:17

**six-foot** 30:24

**size** 7:15 15:14 16:11 29:18,20  
30:3,8

**slightly** 14:12

**slopes** 15:7

**smaller** 30:13,18

**Sounds** 15:24

**south** 6:22 18:19 27:13 28:25

**spaces** 10:22 11:1

**speak** 5:3 8:8 10:15 17:7  
21:19 23:12 24:4 28:21 34:6

**speaking** 5:23

**spell** 6:2 9:11

**spend** 23:24

**spirit** 12:6

**spot** 10:6

**spots** 8:19

**sq** 13:15,16,17

**square** 7:9 11:21 15:19

**stalls** 5:17 7:14

**stand** 3:4 33:21,22

**Standard** 19:3

**stands** 22:3

**State** 34:2

**stated** 7:16

**storm** 15:7 22:22

**streets** 27:2

**structure** 30:22

**studies** 7:3,13

**study** 20:21 23:9,16

**stuff** 21:10

**style** 15:9

**submit** 32:24

**support** 22:14

**surrounded** 7:24

**surrounding** 12:4

---

**T**

---

**table** 10:4 31:8,12,23,24

**tabling** 33:1

**talk** 6:16 23:23 25:12 30:7  
33:2

**talking** 16:17 26:5

**tall** 20:9 24:8 25:15 30:23

**taller** 15:16

**TC** 5:19

**team** 34:13

**ten** 13:9,10 17:3 18:17,19  
25:22 26:8,12 29:15 31:6

**ten-foot** 30:23

**terms** 24:22 27:19

**text** 15:20 23:5,6 25:14

**thing** 19:23 33:12 34:9

**things** 17:5 34:18

**third-party** 16:25 25:11

**Thompson** 3:13

**thought** 28:10

**tight** 7:25 11:15

**time** 4:15,25 5:4 11:8 21:21

**times** 19:3

**today** 3:2,25 4:13 5:10 27:13

**tonight** 4:19 6:14 7:1 16:2,16  
30:9,16 31:12

**topography** 11:25

**total** 25:16

**town** 5:18 14:10

**traffic** 17:25 19:7,12,21,23,24  
20:2,16,22,25 21:8 23:9,16  
27:19

**transit** 7:6

**trees** 14:24

**triangle** 21:9

**triangles** 19:25

**truth** 6:9 9:17 14:2

**turn** 10:23 19:22 27:7,16,20

**turning** 18:9

**twelve** 8:20

**type** 25:7 30:21

**typically** 15:17

---

**U**

---

**umpteen** 19:3

**understand** 8:16 14:17 25:3  
26:5 27:7 30:20

**understands** 14:19

**understood** 25:11

**Unexcused** 3:14

**Union** 5:12 6:20 7:4,12 11:12

**unique** 11:24 14:21

**unreasonably** 11:18 12:3

**upright** 28:7

---

**V**

---

**valuable** 27:10

**variance** 5:15,18 7:1,22 8:16  
11:11,14,18 13:12,14,16 16:5  
18:8 29:18 30:3,12,13 31:9

**variances** 16:2

**verify** 10:24

**verse** 11:21

**versus** 24:21 28:24

**vertical** 28:3,9

**Meeting  
10/08/2024**

**vertically** 22:23  
**view** 26:18 27:18  
**virtually** 27:1  
**visibility** 27:14  
**vision** 19:25 21:9  
**visited** 8:12  
**vote** 30:16

**Zoning** 3:3 5:15 6:14 33:18  
34:14

---

**W**

---

**waiting** 24:18  
**walkable** 9:3 17:4  
**walking** 9:4  
**wall** 27:5 28:24 29:3  
**wanted** 18:25 34:9  
**wash** 19:11  
**watching** 18:15 19:21  
**west** 5:13 6:22 18:4  
**wetlands** 7:23  
**wondered** 20:17  
**word** 15:18 26:7 34:6  
**words** 33:4  
**work** 26:23 30:24 31:2  
**worked** 14:25  
**working** 17:1  
**works** 30:22  
**written** 18:24 21:25 28:2

---

**Y**

---

**yard** 6:21  
**years** 14:16 15:15 19:2 33:17

---

**Z**

---

**ZBA** 16:16 23:10  
**zoned** 5:18 13:17