

MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

TUESDAY, DECEMBER 13, 2022 7:00 p.m.

Council Chambers | Novi Civic Center | 45175 W. Ten Mile Road

BOARD MEMBERS:

Linda Krieger, Chairperson

Clift Montague, Secretary

Siddharth Mav Sanghvi

Michael Longo

Michael Thompson

Jay McLeod

Bob Copes

ALSO PRESENT:

Elizabeth Saarela, City Attorney

Lawrence Butler, Comm. Development, Dep. Director

Anita Sophia Wagner, Recording Secretary

Reported by:

Darlene K. May, Certified Shorthand Reporter

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Novi, Michigan

Tuesday, December 13, 2022

7:00 p.m.

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CHAIRPERSON KRIEGER: Good evening and welcome to the Novi Zoning Board of Appeals for December 13th, 2022. And if you could all stand and raise your right -- or put your right hand on your heart and Mike will lead us with the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON KRIEGER: Thank you. And then for roll call, please, Anita.

MS. WAGNER: Chairperson Peddiboyina, absent, excused.

Member Longo?

MEMBER LONGO: Here.

MS. WAGNER: Member McLeod?

MEMBER McLEOD: Here.

MS. WAGNER: Member Montague?

MEMBER MONTAGUE: Here.

MS. WAGNER: Member Krieger?

CHAIRPERSON KRIEGER: Here.

1 MS. WAGNER: Member Sanghvi?

2 MEMBER SANGHVI: Yes.

3 MS. WAGNER: Member Thompson?

4 MEMBER THOMPSON: Yes.

5 MS. WAGNER: Member Copes?

6 MEMBER COPEs: Here.

7 CHAIRPERSON KRIEGER: Okay. All present. We
8 have a quorum.

9 This is public hearing format so the -- at
10 the back, at the door, there's information, if you
11 could have picked up on how like what the regards are
12 to the phones, if you can put them on silent mode or
13 vibrate mode; and the Rules of Conduct. And when your
14 case is called, you can come up to the podium, spell
15 your name for our court recorder (sic) and present your
16 case.

17 And we'll go to approval of agenda. We have
18 an agenda. Any changes?

19 MS. WAGNER: No changes.

20 CHAIRPERSON KRIEGER: Okay. Do we have
21 approval for a motion to approve our agenda as it is?

22 MEMBER COPEs: I'll move to approve.

23 MEMBER LONGO: Second.

1 CHAIRPERSON KRIEGER: We have a motion and a
2 second. All in favor?

3 THE BOARD: Aye.

4 CHAIRPERSON KRIEGER: No denials?
5 No denials. Okay. We have an agenda.
6 Minutes for November 2022. Any changes?

7 MS. WAGNER: No changes.

8 MEMBER MONTAGUE: Yes. There's some.

9 CHAIRPERSON KRIEGER: Go ahead.

10 MEMBER MONTAGUE: In the motion -- when
11 swearing people in, you have the wrong name. I was
12 doing the swearing in and you put Member Thompson as
13 doing that.

14 MS. WAGNER: Okay.

15 MEMBER MONTAGUE: In a couple of spots. I'm
16 sorry. I don't know the pages, but just the wrong name
17 on there.

18 MEMBER SANGHVI: Madam Chair?

19 CHAIRPERSON KRIEGER: Yes.

20 MEMBER SANGHVI: May I request that I may be
21 excused from voting on this because I wasn't here?

22 CHAIRPERSON KRIEGER: Very good.

23 MEMBER SANGHVI: Thank you.

1 CHAIRPERSON KRIEGER: All right. So for
2 November, do we have a motion to approve minutes as
3 amended?

4 MEMBER MONTAGUE: I'll move.

5 CHAIRPERSON KRIEGER: Okay. So moved. Any
6 second?

7 MEMBER COPES: I'll second.

8 CHAIRPERSON KRIEGER: Second. All in favor?
9 Aye.

10 MEMBER MONTAGUE: Aye.

11 MEMBER LONGO: Aye.

12 MEMBER THOMPSON: Aye.

13 MEMBER McLEOD: Aye.

14 MEMBER COPES: Aye.

15 CHAIRPERSON KRIEGER: Any denials?

16 No denials. Very good. Dr. Sanghvi is
17 excused.

18 Public remarks. If anyone has anything to
19 say regarding a case other than tonight's cases, you
20 can come up to the podium at this time and have a --
21 present your ideas.

22 Okay. Seeing none. Close the public remarks
23 for now.

1 Public hearings. We have four cases tonight.
2 Our first case is PZ22-0057 for Moiseev Gordon
3 Associates, Incorporated, on 48735 Grand River, Parcel
4 Number 50-22-17-101-014. The applicant is requesting
5 two variances from the City of Novi Zoning Ordinance
6 Section 3.1.18 and 4.19 to erect an accessory structure
7 and generator in the front yard; and for a front yard
8 setback of 30 feet, 40 feet minimum required, a
9 variance of 10 feet. The property is zoned Light
10 Industrial, I-1.

11 Is the presenter here?

12 Okay. All three of you going to speak?

13 MR. ANDRZEJEWSKI: Just him.

14 CHAIRPERSON KRIEGER: Okay.

15 MR. MOISEEV: Just me. They're here --

16 CHAIRPERSON KRIEGER: Are you an attorney?

17 MR. MOISEEV: Pardon me?

18 CHAIRPERSON KRIEGER: Are you an attorney?

19 MR. MOISEEV: No. I'm an architect.

20 CHAIRPERSON KRIEGER: Okay.

21 MR. MOISEEV: And they're from 123Net.

22 CHAIRPERSON KRIEGER: Ah, 123. Okay.

23 MR. MOISEEV: If you have technical

1 questions, they can answer those.

2 CHAIRPERSON KRIEGER: Very good. So I'll
3 have you spell your name and then our secretary will
4 swear you in.

5 MR. MOISEEV: Andrew Moiseev, M-o-i-s-e-e-v,
6 as in Victor.

7 MEMBER MONTAGUE: All right. So you're not
8 an attorney. Do you swear to tell the truth in this
9 case?

10 MR. MOISEEV: I do.

11 MEMBER MONTAGUE: Thank you.

12 CHAIRPERSON KRIEGER: Very good. Please
13 proceed with your presentation.

14 MR. MOISEEV: 123Net, my client, the owner of
15 the property is looking to construct a fiber telecom
16 hut in order to do splices and join fiber optics, fiber
17 optic cables and provide power for them. It's
18 replacing in the front setback because that is the
19 closest location to the fiber optic cables, the best
20 location to service those cables.

21 The site is behind an existing restaurant.
22 The closest structure to the proposed site is a
23 dumpster for that restaurant in the back of the

1 restaurant and the back of the Sam's Club. It's
2 further shielded by existing fence and trees around the
3 property, separating the 123Net property from the
4 restaurant and the Sam's Club.

5 We hope you approve our application.

6 CHAIRPERSON KRIEGER: Okay. Do you have
7 something you could put for the overhead for viewers at
8 home to see?

9 (Document displayed.)

10 MR. MOISEEV: Can we zoom in that area?

11 CHAIRPERSON KRIEGER: The dial on the top
12 that turns it to zoom it in.

13 MR. MOISEEV: This is it.

14 So this is Grand River up here. Sam's Club
15 is in this location. This location is the strip center
16 with the restaurant. This is a drive-thru. 123Net's
17 property is this with just a drive accessing Grand
18 River. We are looking to put it here on existing
19 parking area. We won't be disturbing any -- well,
20 we'll be disturbing only the parking lot, no grass
21 area. This is stated in the engineering review,
22 there's no issue with storm water retention or anything
23 like that. There's a line of trees and bushes along

1 here and along here, both on our property and also
2 planted by our neighbors when they did their site plan.

3 Got their site plan approval.

4 There's a requirement in the landscape
5 ordinance for foundation planning around the structure
6 at the recommendation of the landscape review
7 department. We're going to have the landscape here
8 along the drive where it's more visible to the
9 neighbors rather than ripping up more pavement for
10 that.

11 It's a small structure. A prefab structure
12 that's just put on a foundation on the site. There
13 will be no rooftop equipment. There -- at some point
14 we'll have a generator to provide power in case of a
15 power failure so that neighboring businesses and homes
16 can still have Internet service.

17 CHAIRPERSON KRIEGER: All set?

18 MR. MOISEEV: All set.

19 CHAIRPERSON KRIEGER: Okay. Very good.

20 Anyone in the audience have any comments
21 regarding this case?

22 Okay. Seeing none. From the City, Larry?

23 MR. BUTLER: No comments from the City at

1 this time.

2 CHAIRPERSON KRIEGER: Okay. From our
3 correspondence.

4 MEMBER MONTAGUE: There were 16 letters
5 mailed, two returned. No objections, and no approvals.

6 CHAIRPERSON KRIEGER: Okey dokey.
7 Then I'll open up to the board.

8 Yes, Mav.

9 MEMBER SANGHVI: Thank you.

10 Good evening, sir.

11 MR. MOISEEV: Good evening.

12 MEMBER SANGHVI: I came and visited your
13 property last week and I think I've come there before
14 once more, too. And I drove around everywhere. And I
15 had some questions but you already answered them now
16 and you showed it on the map here where you are putting
17 it and how it's going to look.

18 MR. MOISEEV: Okay. Good.

19 MEMBER SANGHVI: And so I have no problem
20 supporting your application. Thank you.

21 MR. MOISEEV: Thank you.

22 CHAIRPERSON KRIEGER: Yes.

23 MEMBER COPES: You made mention of a

1 generator. Is the building that you showed us, is that
2 going to house the generator?

3 MR. MOISEEV: At this location here would be
4 a ground mounted generator. More like a residential
5 type generator.

6 MEMBER COPES: So it is exterior to the
7 building, not in the building?

8 MR. MOISEEV: Correct.

9 MEMBER COPES: Okay. Thank you.

10 CHAIRPERSON KRIEGER: Is the generator going
11 to be housed inside the building that you've showed us?
12 And then what about sound, is it going to -- does it go
13 once a month to function or --

14 MR. MOISEEV: Yes. All generators do that.
15 And, no, it'll be separate on ground mounted. It's --
16 residential type?

17 MR. ANDRZEJEWSKI: Yes.

18 FEMALE SPEAKER: Yes.

19 MR. MOISEEV: Yeah. It's a residential type.
20 So it'll meet the requirements of the City as far as,
21 you know, 30 -- I think it's 30 decibels at the
22 property line.

23 MR. ANDRZEJEWSKI: And it'll only be turned

1 on --

2 CHAIRPERSON KRIEGER: Oh, I'm sorry. If
3 you're -- you need to either come up and swear in or he
4 can tell you.

5 MR. ANDRZEJEWSKI: First name is Robert, last
6 name is Andrzejewsk, A-n-d-r-z-e-j-e-w-s-k-i.

7 I am a permit coordinator for 123Net.

8 MEMBER MONTAGUE: Are you an attorney?

9 MR. ANDRZEJEWSKI: No. I'm an employee.

10 MEMBER MONTAGUE: Okay. Do you swear to tell
11 the truth?

12 MR. ANDRZEJEWSKI: Yes, I do.

13 MEMBER MONTAGUE: Thank you.

14 MR. ANDRZEJEWSKI: For the generator it
15 would -- due to fiber optic cable, we need a light
16 signal to travel to push packets through to bring
17 Internet to people. So that would only turn on if
18 there was a power failure due to DTE. So if we had a
19 big storm and it knocked trees out, that's the only
20 time that would flick on. Or if there was power
21 outage.

22 MR. MOISEEV: Well, every once in a while it
23 has to come on anyways. Just to -- so it will come on

1 when it's an emergency. Just the nature of them.

2 MR. ANDRZEJEWSKI: Yes. For emergencies.

3 CHAIRPERSON KRIEGER: Okay. Very good. I
4 went by your area and I can see how you're surrounded
5 so the -- and the fencing and the trees and shrubs
6 assist and makes your location complicated. So I can
7 approve your request.

8 MR. MOISEEV: Thank you.

9 CHAIRPERSON KRIEGER: Anyone else?

10 Seeing none, is there a motion, please?

11 MEMBER THOMPSON: I motion that we grant the
12 variance in case PZ22-0057 sought by Moiseev and Gordon
13 Associates for the 30 foot setback, because the
14 petitioner has shown difficulty requiring installing a
15 small building with a 40 foot setback.

16 Without the variance, the petitioner would be
17 unreasonably prevented order limited with respect to
18 use due to the property because the property is
19 industrial and tucked back off Grand River behind
20 some cover.

21 The property is unique again because it's
22 tucked back off Grand River and not seen by anyone
23 unless they're on the site, the industrial site.

1 The petitioner did not create the condition
2 because of the location of the fiber cables. The
3 relief granted will not unreasonably interfere with
4 adjacent or surrounding properties, more or less
5 because it is out of site which puts it out of mind.
6 And the relief is consistent with the spirit and the
7 intent of the ordinance for a small structure on an
8 industrial piece of property tucked away.

9 MEMBER SANGHVI: Second.

10 CHAIRPERSON KRIEGER: We have a motion and a
11 second. Any other comments?

12 MEMBER SANGHVI: I second it.

13 CHAIRPERSON KRIEGER: Yeah. Seeing none.
14 Anita, it you could call the roll.

15 MS. WAGNER: Member Krieger?

16 CHAIRPERSON KRIEGER: Yes.

17 MS. WAGNER: Member Longo?

18 MEMBER LONGO: Yes.

19 MS. WAGNER: Member McLeod?

20 MEMBER McLEOD: Yes.

21 MS. WAGNER: Member Montague?

22 MEMBER MONTAGUE: Yes.

23 MS. WAGNER: Member Sanghvi?

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MEMBER SANGHVI: Yes.

MS. WAGNER: Member Thompson?

MEMBER THOMPSON: Yes.

MS. WAGNER: Member Copes?

MEMBER COPES: Yes.

MS. WAGNER: Motion passes.

CHAIRPERSON KRIEGER: Best wishes.

All right. Very good. That comes to our next case, PZ22-0058, AZD Associates, Incorporated, on 1607 East Lake Drive, Parcel Number 50-22-02-357-020. Applicant is requesting variances from the City Zoning Ordinance 3.1.5 for a front yard setback of 9.17 feet, 30 feet minimum required, variance of 20.83 feet; a rear yard setback of 10.3 feet, 35 feet required, variance of 24.7 feet; a side yard setback of three feet, 10 feet required, variance of seven feet; a side yard setback of 2.75 feet, 15 feet required, variance of 12.25 feet; aggregate together side yard setback of 5.75 feet, 25 feet required, variance of 19.25 feet; and a proposed lot coverage of 47.4 percent, 25 percent max allowed, variance of 22.4 percent. These variances would accommodate the building of a new home. Property is zoned Single Family Residential.

1 Very good. Welcome.

2 MR. VIRGA: Hi. My name is Anthony Virga.
3 It's V as Victor i-r-g-a. I'm the owner of the home.
4 And with me I have Brad from AZD Architects.

5 MR. BALKWILL: So Brad Balkwill,
6 B-a-l-k-w-i-l-l, from AZD. And I'm the architect and
7 designer of the home.

8 CHAIRPERSON KRIEGER: Okay. Very good.

9 MEMBER MONTAGUE: Are either one of you
10 attorneys?

11 MR. BALKWILL: No.

12 MR. VIRGA: No.

13 MEMBER MONTAGUE: Do you swear to tell the
14 truth in this case?

15 MR. VIRGA: Yes.

16 MR. BALKWILL: Yes.

17 MEMBER MONTAGUE: Thank you very much.

18 CHAIRPERSON KRIEGER: Proceed with your
19 case.

20 MR. VIRGA: We're currently living at 1607
21 East Lake Drive. I've lived in the city of Novi for 21
22 years and I love the city and I've chosen to make it my
23 and my wife's forever home at this location. I know

1 it's a privilege to have the opportunity to build your
2 own home which not many people get the chance to do and
3 we're very excited to move forward with this project.

4 We'd love nothing more than to build our
5 dream home here in the city of Novi. Our home is
6 roughly 916 square feet as it is right now and it was
7 built in 1930. It's a cozy little home, but our family
8 is growing and we would like something bigger and we've
9 dreamt of something bigger working with AZD Architect
10 here.

11 Our home sits on a lot 110 feet by 45 feet
12 which makes it very narrow. Like many of the lots on
13 the lake, we didn't obtain -- if we didn't get a
14 variance, our house would be smaller than the current
15 house we live in now.

16 It would probably be about 10 by 10 because
17 it's such a small lot. We're asking for some similar
18 variances that happened and that has already been
19 approved in the city.

20 I'm sorry. I don't like talking up here. I
21 get nervous. This is one of the homes that was very
22 recent that we're kind of comparing it to. We're
23 asking for a little less than what they've gotten on

1 their variances so we kind of played it off of this
2 location and how close their lot lines are as well.
3 The house we're proposing is an average size family
4 home of roughly 3,800 square feet.

5 Show you -- just for visually here, to show
6 you because it sounds like we're asking for a whole
7 lot, but if you look at this picture here.

8 (Document displayed.)

9 So our current house and driveway and garage
10 sit where this red -- the red is and the new house will
11 sit where the red is and the green is what we're
12 adding. So our setback we've been talking and working
13 with the city already with AZD and we've moved a couple
14 of setbacks already. One was for the garage. There
15 was something about the overhang and we brought that
16 back. And there was something about the property line
17 between the two houses. And we set that back two to
18 three feet to allow for partial windows on that side of
19 the house and we do understand that has to be fire
20 rated.

21 We've reduced the square footage where we
22 thought was best. Like the garage is one and a half
23 car garage as it sits. And the driveway that we

1 currently have will be in the same location. Sorry. I
2 would like to show this one last drawing here to show
3 the setback that we currently have right here is where
4 the new house setback will be in the same location, but
5 just to show that the entire street has the same
6 setback. And you can go down Enwell (ph) Street and
7 you can see every house is pretty much in the same
8 spot. And we're lined up with all our neighbors and
9 every one in line if we could keep our front setback
10 how it is.

11 I think that's it.

12 MS. VAN PELT: My name is Lauren Van Pelt.
13 My last name V-a-n P-e-l-t. I'm his wife. Really, the
14 only --

15 CHAIRPERSON KRIEGER: Wait a minute. You got
16 to swear in. Are you an attorney?

17 MS. VAN PELT: Oh, I'm so sorry. Yes, I
18 swear to tell the truth.

19 MEMBER MONTAGUE: Okay. Thank you.

20 MS. VAN PELT: The only extra thing is like
21 this one I know did confuse a couple of you with this
22 variance. This was just the approved variance, word by
23 word, that was approved for the house that is five

1 houses down from us. So it just got built, like, last
2 year. Newly built. They did ask for like 15 -- 51
3 percent max lot. We are asking for a little bit less
4 so we are thinking this is pretty comparable to what
5 we're asking compared to, like, how setback they are
6 from their neighbors and from the road, it will be
7 pretty similar. So that's just -- I didn't mean to
8 confuse you with that variance. It's just a very
9 similar variance.

10 CHAIRPERSON KRIEGER: The architect have
11 anything -- do you want to add anything?

12 MR. BALKWILL: Not a lot. I'm here mostly to
13 help answer questions if the board has any. But just
14 very quickly just wanted to reinforce something that
15 Anthony said. As you can see, this red box, that is
16 the allowed building envelope for the property. So
17 talking about the variance requests and their need as
18 an expanding family. You know, we took a lot of
19 different looks at how we can add to the house and try
20 to minimize our variance request. But you can see that
21 with that building envelope as it sits, it's very
22 difficult to -- it's really almost non-buildable. We
23 tried to match the front setback as it exists as well

1 as on the one side we actually pulled in a little bit
2 from what exists now to get away from the property line
3 a little bit to allow for windows as Mr. Virga said.
4 And did our best to work with the existing conditions
5 and try to minimize our variance request, but still
6 accommodate their needs for their growing family.

7 CHAIRPERSON KRIEGER: Very good. Thank you.
8 All set, then, till questions?

9 MR. BALKWILL: Yes.

10 CHAIRPERSON KRIEGER: Okay. Anyone else in
11 the audience have a comment regarding this case?

12 Okay. Seeing none. From the City?

13 MR. BUTLER: No comments. Standing by.

14 CHAIRPERSON KRIEGER: Very good. Thank you.
15 From correspondence?

16 MEMBER MONTAGUE: 48 letters mailed, seven
17 returned. No objections and no approvals.

18 CHAIRPERSON KRIEGER: Very good. And I'll
19 open up to the board. Yes, Mav.

20 MEMBER SANGHVI: Thank you. Good evening. I
21 came and visited your lot a couple of days ago,
22 actually. And I have been familiar with East Lake
23 Drive since 1974. Those homes were designed for a

1 weekend just cottages, you see, and they were not
2 designed for a permanent residence like what we are
3 doing now. And all these ordinances didn't exist in
4 those days. So I can understand your problem. And
5 when I came there and I looked at your application, I
6 couldn't figure out how you are going to put all these
7 things you want to do on a tiny little thing. It is
8 almost the size of a postage stamp, your lot is. But
9 now I see your new pictures and I understand how you
10 are going to do it.

11 I know that you cannot build anything
12 worthwhile on that lot without variances. And you do
13 require lot coverage a lot larger than most allowed by
14 these newer ordinances.

15 So I have no problem recommending your
16 variances and approving them. Thank you.

17 MR. VIRGA: Thank you. Thank you very much.

18 CHAIRPERSON KRIEGER: Very good. Anyone else
19 with comments?

20 Okay. Seeing none.

21 MEMBER THOMPSON: Comment.

22 CHAIRPERSON KRIEGER: Oh, go ahead.

23 MEMBER THOMPSON: This is going to make sense

1 at some point.

2 CHAIRPERSON KRIEGER: All right. Very good.

3 MEMBER MONTAGUE: I guess I'd like to at
4 least ask a question or so.

5 CHAIRPERSON KRIEGER: Sure.

6 MEMBER MONTAGUE: My concerns are always with
7 the lot coverage. This is like huge. We're getting to
8 where there's no lots left out there. So I guess my
9 question is, have you looked at this in terms of
10 minimizing the coverage for what they need in terms of
11 the dimensions of the facility inside?

12 MR. BALKWILL: We did go back and forth with
13 them on, you know, how do we get just what we need or
14 what they need. You know, and, you know, the garage
15 itself as mentioned is really it's not even a two-car
16 garage. You know, it's kind of substandard. And, you
17 know, it's really only like a three bedroom house,
18 which is not expansive for a growing family this day
19 and age.

20 So we were very conscious that we were
21 really, you know, over the coverage but, you know, we
22 felt like we were squeezed into that by the dimensions
23 of the lot. So we did try to minimize it. But, you

1 know, this is where we ended up to make sure we still
2 satisfied their needs for the house itself. And when
3 we looked at the neighborhood, it wasn't out of
4 character with some of the newer homes that were being
5 built there.

6 MEMBER MONTAGUE: I realize that. It doesn't
7 mean that character is proper in terms of lot coverage
8 and all. I know that it is a tough lot, I give you
9 that. You've kept -- basically kept the setbacks sort
10 of as they are now on the sides and the front.

11 MR. BALKWILL: For the most part the one side
12 we came in a little bit and it was more of a code issue
13 with windows. It had to be at least three feet from
14 the property line. The original was two and a half
15 feet or two foot nine maybe. So a few inches we came
16 back and that allowed us to have some daylight windows
17 for the proposed house on that side line.

18 MEMBER MONTAGUE: Okay. Thank you.

19 MEMBER THOMPSON: So ...

20 CHAIRPERSON KRIEGER: Go ahead.

21 MEMBER THOMPSON: It might not make sense.
22 Just in the line on the sheet as we're going through,
23 the stuff -- the petitioner did not create the

1 condition. The lot is -- the lot is there and
2 that's -- to me that's what was purchased.

3 MS. SAARELA: I'd make a clarification on
4 that.

5 MEMBER THOMPSON: Yes.

6 MS. SAARELA: They didn't create the lot. So
7 what that means is that let's say they had a big three
8 times the lot that size and they decided to divide it
9 into four and they made four lots that were no longer
10 conforming. That's what it means to create the
11 condition when you're talking about the lot size. They
12 did not create this lot size. It existed. It
13 preexisted the zoning ordinance. So when we have a lot
14 that preexisted the zoning ordinance, our zoning
15 ordinance requires us to allow it to be buildable. So
16 there is a zoning ordinance provision that says we
17 cannot deny a building permit to a lot just because it
18 doesn't meet our zoning ordinance requirements now. As
19 long as it did at one time.

20 MEMBER THOMPSON: Got it.

21 MS. SAARELA: Okay.

22 MEMBER THOMPSON: Okay. I was just going to
23 go on, it's great that there was that many sent out

1 without any rejections sent back because that's kind of
2 been a hotspot. So I can tell you guys have definitely
3 put the effort into making that neighbor friendly as
4 possible.

5 So thank you for that.

6 MR. VIRGA: Thank you.

7 CHAIRPERSON KRIEGER: Okay.

8 I have a question regarding the back.
9 There's the fence with the neighbor in the rear so it's
10 going to be three feet, the footprint from the garage;
11 is that correct?

12 MR. BALKWILL: The garage on the side --
13 well, on the rear property line, no, it's going to be I
14 think we have it --

15 MR. VIRGA: Ten feet.

16 MR. BALKWILL: Ten feet.

17 CHAIRPERSON KRIEGER: Okay.

18 MR. BALKWILL: But it's on the side where it
19 was three feet.

20 CHAIRPERSON KRIEGER: Three feet. Okay.

21 Very good.

22 Considering every lot on -- around Walled
23 Lake is unique and so that's why you end up with the

1 variance requirements. And what the homes going --
2 people wanting to stay and upgrade the area, is a great
3 thing. So because you've done due diligence and desire
4 to stay and have had like a minimum request, you
5 probably could have build more if you wanted to, but
6 then you would have the neighbors having impact. So I
7 would be able to approve your request.

8 MR. VIRGA: Thank you.

9 CHAIRPERSON KRIEGER: Yeah. Mike?

10 MEMBER LONGO: Yes. Following on to what you
11 said, I move that we grant the variance in case number
12 PZ22-0058 sought by AZD Associates, Incorporated, for
13 four setback variances and a lot coverage variance
14 because the petitioner has shown the practical
15 difficulty requiring the variances to fit this -- to
16 fit a house, current house on the prop -- on the lot.

17 Without the variances, petitioner would be
18 unreasonably prevented or limited with respect to use
19 of the property because the lot is far too small to
20 meet the standard variances that we have today.
21 Standard ordinances we have today. Excuse me.

22 The property is unique because it was zoned
23 many, many years ago and is quite small. The relief

1 granted will not unreasonably interfere with adjacent
2 or surrounding properties because it is common for the
3 homes in that area to require ordinance variances
4 similar to the ones you have requested.

5 The relief is consistent with the spirit and
6 the intent of the ordinance because of homes typically
7 cover more space than the ordinances permit.

8 MEMBER SANGHVI: Second.

9 CHAIRPERSON KRIEGER: I have a motion and a
10 second. Any other discussion?

11 Seeing none. Anita, if you can call the
12 roll.

13 MS. WAGNER: Member Krieger?

14 CHAIRPERSON KRIEGER: Yes.

15 MS. WAGNER: Member Longo?

16 MEMBER LONGO: Yes.

17 MS. WAGNER: Member McLeod?

18 MEMBER McLEOD: Yes.

19 MS. WAGNER: Member Montague?

20 MEMBER MONTAGUE: No.

21 MS. WAGNER: Member Sanghvi?

22 MEMBER SANGHVI: Yes.

23 MS. WAGNER: Member Thompson?

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MEMBER THOMPSON: Yes.

MS. WAGNER: Member Copes?

MEMBER COPES: Yes.

MS. WAGNER: Motion passes.

CHAIRPERSON KRIEGER: Best wishes.

MR. VIRGA: Thank you, very much.

CHAIRPERSON KRIEGER: All right. That brings us to our next case. PZ22-0060, Michael -- how do you say the last name, Jocz?

MR. JOCZ: Jocz.

CHAIRPERSON KRIEGER: Jocz. Very good. 45144 Nine Mile Road, Parcel Number 50-22-27-355-031. The applicant is requesting variance from the City of Novi Zoning Ordinance 4.19.1.E(i) for 1,688 square feet of garage space, maximum of 850 square feet allowed by code, variance of 838 feet. Variance would accommodate the building of a garage addition. The property is zoned Single Family Residential.

Welcome. Are either of you attorneys?

MR. JOCZ: No.

MR. MYERS: No.

CHAIRPERSON KRIEGER: Okay. If you can spell your names for our court reporter and then our

1 secretary will swear you in.

2 MR. MYERS: My name is Frank Myers, F-r-a-n-k
3 M-y-e-r-s. I'm working with the Jocz on design and
4 build of their protect.

5 MR. JOCZ: Michael Jocz. Last name J-o-c-z.

6 MEMBER MONTAGUE: Do you all swear to tell
7 the truth in this case?

8 MR. JOCZ: Yes.

9 MR. MYERS: Yes.

10 MEMBER MONTAGUE: Thank you, very much.

11 CHAIRPERSON KRIEGER: Okay. Proceed. And
12 then if you want to use the overhead, that's fine as
13 well.

14 MR. MYERS: Yeah. We don't have too much to
15 show. We were before the board back in July, a year
16 ago there.

17 CHAIRPERSON KRIEGER: A year ago.

18 MR. MYERS: This is Nine Mile Road as it sits
19 out here and there's a detached pole barn in the back,
20 back over in this area. And right over here is where
21 the proposed garage addition is right in there. And
22 it's, you know, a 30 by 30 garage. And we had zoning
23 approval back, I think, in July a year ago and we were

1 approved, but we -- it's only good for one year and we
2 had a delay in getting the plans all organized and
3 everything so we're back before the board asking for
4 the same variance again for the garage structure.

5 CHAIRPERSON KRIEGER: May I ask, is it from
6 the -- the one before was behind the house and then
7 this one is to the --

8 MR. MYERS: No. It's the same one.

9 CHAIRPERSON KRIEGER: Same one. Okay. Very
10 good.

11 MR. MYERS: Yeah. Same plot plan.
12 Everything is still the same. We just had some design
13 changes a little bit on the existing home.

14 CHAIRPERSON KRIEGER: Okay. And that's it?

15 MR. MYERS: Yeah.

16 CHAIRPERSON KRIEGER: All right. For
17 questions?

18 Okay. For -- are there anyone in the
19 audience that would like to make a comment regarding
20 this case?

21 Okay. Seeing none. From the City?

22 MR. BUTLER: No comments from the City at
23 this time.

1 CHAIRPERSON KRIEGER: Okay. And
2 correspondence?

3 MEMBER MONTAGUE: There were 51 letters
4 mailed, zero returned, zero objections and zero
5 approvals.

6 CHAIRPERSON KRIEGER: Thank you. Open it up
7 to the board. Mav.

8 MEMBER SANGHVI: Thank you.

9 CHAIRPERSON KRIEGER: Thank you for leading.

10 MEMBER SANGHVI: I came and visited your
11 place. All of the appearances on the application are
12 pretty misleading. When you come and look at your
13 property, it's a pretty large property. Quite isolated
14 property. And I don't think by increasing your garage
15 size or whatever you are going to cause any trouble to
16 anybody. So I have no problem supporting your
17 application. Thank you.

18 MR. MYERS: Thank you.

19 MR. JOCZ: Thank you.

20 CHAIRPERSON KRIEGER: Is the addition going
21 to match the house?

22 MR. JOCZ: Yes. The exterior will match the
23 existing house.

1 CHAIRPERSON KRIEGER: Okay. Very good.

2 Anyone else from the board have a question?

3 Yes.

4 MEMBER THOMPSON: Will there be anything in
5 there from the city that it would just be for like --
6 are you using it to store your stuff?

7 MR. JOCZ: The garage itself?

8 MEMBER THOMPSON: Yeah.

9 MR. JOCZ: Yeah. Two car garage and then
10 some of the lawn equipment will be in there.

11 MEMBER THOMPSON: Your stuff?

12 MR. JOCZ: Yes.

13 MEMBER THOMPSON: Yeah. Does the city need
14 to put anything in there that it's never going to be
15 for industrial use?

16 MS. SAARELA: No.

17 MEMBER THOMPSON: Okay.

18 CHAIRPERSON KRIEGER: Okay. Member Clift.

19 MEMBER MONTAGUE: All right. I move that we
20 grant the variance in case number PZ22-0060 sought by
21 Michael Jocz. Without the variance, the petitioner
22 would be unreasonably prevented or limited in the use
23 of his property because he's got a garage need and he

1 has a very large property. The property is unique
2 because it's a large area of property that's isolated.
3 There's some good plantings around it. We saw that.
4 And so it will be pretty much contained to his view.
5 The petitioner did not create the condition. It's an
6 existing lot that he's building his garage on.

7 The relief granted will not unreasonably
8 interfere with adjacent or surrounding properties
9 because it is on a large lot. It's isolated. It's
10 very screened from view some other places. And it is
11 consistent with the spirit and intent of the ordinance
12 for people to have the best use of their property.

13 MEMBER SANGHVI: Second.

14 CHAIRPERSON KRIEGER: Okay. I have a motion
15 and a second.

16 All right. Anita, if you can call the roll.

17 MS. WAGNER: Member Krieger?

18 CHAIRPERSON KRIEGER: Yes.

19 MS. WAGNER: Member Longo?

20 MEMBER LONGO: Yes.

21 MS. WAGNER: Member McLeod?

22 MEMBER McLEOD: Yes.

23 MS. WAGNER: Member Montague?

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MEMBER MONTAGUE: Yes.

MS. WAGNER: Member Sanghvi?

MEMBER SANGHVI: Yes.

MS. WAGNER: Member Thompson?

MEMBER THOMPSON: Yes.

MS. WAGNER: Member Copes?

MEMBER COPES: Yes.

MS. WAGNER: Motion passes.

MR. JOCZ: Thank you.

CHAIRPERSON KRIEGER: Best wishes. It's good
to have a garage.

Come to our final case. PZ22-0061, Ron
Morelli for Benito's Pizza, on 24270 Novi Road, Parcel
Number 50-22-23-351-064. Applicant is requesting a
variance from the City of Novi Zoning Ordinance Section
5.2.12 to allow for a reduction of a 30 square -- 30
required parking spaces for proposed restaurant
expansion in an existing multi-tenant development. 89
parking spaces are provide, 119 are required. The
property is zoned General Business.

Welcome.

MR. MORELLI: Hi. My name is Ron Morelli,
M-o-r-e-l-l-i. And I run operations for Benito's Pizza

1 Corporation.

2 CHAIRPERSON KRIEGER: Are you an attorney?

3 MR. MORELLI: I am not an attorney.

4 CHAIRPERSON KRIEGER: Okay.

5 MEMBER MONTAGUE: Do you swear to tell the
6 truth in this case?

7 MR. MORELLI: I do.

8 MEMBER MONTAGUE: Thank you.

9 MR. MORELLI: I'm here -- we're actually
10 asking for the same variance that was approved a few
11 years ago. Pre-COVID we were here for our expansion of
12 the -- of our Benito's restaurant on Ten Mile and Novi
13 Road there behind -- in the complex behind the
14 Speedway.

15 We had a traffic study done back then. We
16 were told by your community development department we
17 did not have to do that again. The conclusion that
18 they came up with then -- and I'll read it verbatim of
19 what they had. That like you said, we had 89 parking
20 spaces in the development and the data collected from
21 the company that did it had existing peak weekday
22 parking demand was only 41 spaces and we only had --
23 there was only the -- about the same amount on the

1 weekdays.

2 So there was -- again, back then you guys did
3 approve it.

4 They did have back then -- I can show you the
5 counts. This was the study that was done back then and
6 they had -- I don't know if you can read that or in
7 not. But of the four times, the four sections of the
8 parking that they had on the totals -- and these were
9 the times that -- the studies on these particular days.
10 There was never more at the highest part which was
11 lunch time, was only 41 parking spaces that were used
12 at the time of the 89.

13 CHAIRPERSON KRIEGER: Does the City have a
14 copy of that? I'm sorry.

15 MR. MORELLI: I'm sorry.

16 CHAIRPERSON KRIEGER: Does the City have a
17 copy of that?

18 MR. MORELLI: Yes. It's in your packet. It
19 should be in your -- in fact, this is a copy of the
20 packet you guys got. I printed offline. So all of
21 that is in your packet.

22 CHAIRPERSON KRIEGER: All right.

23 MR. MORELLI: The plan that is in your

1 packet, though, because they included the packet from
2 the last time we got approved was the old plan. The
3 old plan was a complete redo of the entire restaurant.
4 And then now post-COVID changes a lot of how we outfit
5 these things. So this is the plan we're looking at
6 now. We took over the cleaners next to it. This part
7 over there is the existing -- our existing store which
8 everything there is staying the same. The kitchen is
9 there. Everything is the same. In fact, I had a --
10 let me show you what that one is. This is the existing
11 kitchen staying where it's at. This is the existing
12 seating that we have right now to the existing outdoor
13 seating that we have. And then this is the new -- is
14 going into the cleaners next door. And so the only
15 seating that we're adding there is this little bit
16 here, this little bit here. We are moving our cooler
17 over here and we're moving a little bit of our
18 equipment over here to make room -- make more room in
19 the kitchen area that we have.

20 We did apply for a liquor license so all of
21 the bar equipment and all of that stuff is going to be
22 in this area over here. And there's not going to be
23 any seating at the bar anymore like we did in the old

1 plan and that kind of thing.

2 So what we're requesting is just the same
3 variance that you approved the last time that we were
4 here.

5 CHAIRPERSON KRIEGER: Very good.

6 Does anyone in the audience have any comment
7 regarding this case?

8 All right. Seeing none. From the City?

9 MR. BUTLER: No comments from the City.

10 CHAIRPERSON KRIEGER: Correspondence?

11 MEMBER MONTAGUE: 19 letters were mailed,
12 zero returned, no objections and no approvals.

13 CHAIRPERSON KRIEGER: Okay. Open up to the
14 board. Mav?

15 MEMBER SANGHVI: Thank you. I came and
16 visited your place. I've been there umpteen times
17 actually. So which store are you taking over?

18 MR. MORELLI: We're taking over the cleaners.

19 MEMBER SANGHVI: Oh, you're taking over --

20 MR. MORELLI: It was the cleaners next door
21 and they vacated now going on four years ago and
22 unfortunately we've been paying rent on it --

23 MEMBER SANGHVI: I know. I noticed that --

1 you see the traffic * mentioned doesn't exist
2 anymore.

3 MR. MORELLI: Correct.

4 MEMBER SANGHVI: Our traffic volume now is
5 much greater than it was then in '89, you said?

6 MR. MORELLI: No. The traffic -- well, 89
7 parking spaces --

8 MEMBER SANGHVI: Yeah. So there is no
9 comparison about the traffic volume. But I understand
10 your problem. There is nowhere to put more parking
11 spaces out in that area.

12 MR. MORELLI: Right. Right.

13 MEMBER SANGHVI: And I am very happy that you
14 are doing good -- business well and you're expanding
15 your business.

16 MR. MORELLI: Thank you.

17 MEMBER SANGHVI: I would be very happy to
18 support your application. Thank you.

19 MR. MORELLI: Thank you, very much. I
20 appreciate that.

21 CHAIRPERSON KRIEGER: Jay?

22 MEMBER McLEOD: The question is, and it may
23 actually end up being for the City. Do you know how

1 the 119 was calculated?

2 MR. MORELLI: I do. It was calculated on --
3 in fact, I have it here.

4 That also was in your packet. It was
5 calculated based on the -- the packing that was there.
6 And going down the fitness center requires 15, Penn
7 Station requires -- required 27. The cleaners which we
8 took over now is going to require none. The bank
9 required 27. That's really where they kicked up a lot
10 because banks are based off -- the parking requirements
11 are based on square footage instead of for us it's
12 based on seats.

13 And with online banking and stuff like that,
14 I mean, I don't know any bank that would need 27
15 parking spots is a lot so that's kind of where the
16 traffic study picked up a lot of spaces. For us,
17 existing with the seats that we had or the proposed
18 seats, we had 60 which required 35 seats and then they
19 told us when we talked to the City that we also needed
20 for weighting and out door.

21 So we needed 12 spots for outdoor, three
22 spots for waiting parking spaces which brought us up to
23 50. So the 50 to 27, the 15 and the 27 then came up to

1 119.

2 MEMBER McLEOD: Okay. Thank you.

3 MEMBER MONTAGUE: So the 89, I was there also
4 and there's a -- it wraps around the side of the bank
5 there, right?

6 MR. MORELLI: Correct.

7 MEMBER MONTAGUE: Does the 89 include those
8 spaces --

9 MR. MORELLI: Yeah.

10 MEMBER MONTAGUE: -- by the bank?

11 MR. MORELLI: It includes all the parking on
12 the site.

13 MEMBER MONTAGUE: Okay.

14 MR. MORELLI: And the site plan -- I don't
15 know if you'll be able to read it. I do have it here.

16 It may be easier to see.

17 It's also in you're packet, but it's from --
18 that's what it looks like. And so, you know, we're
19 over here and, yeah, it includes all this parking for
20 the entire site.

21 MEMBER MONTAGUE: Okay. And you're adding 11
22 seats for customers in your addition, if I counted
23 right; is that correct?

1 MR. MORELLI: Yes.

2 MEMBER MONTAGUE: And you had how many seats
3 to begin with?

4 MR. MORELLI: I didn't count them. But
5 the -- one, two, three, four, five, six, seven, eight,
6 nine, ten, 11, 12 -- 12 four tops plus the outdoor
7 seating.

8 MEMBER MONTAGUE: So you had 40 --

9 MR. MORELLI: We had --

10 MEMBER MONTAGUE: 48 inside and you're adding
11 11 --

12 MR. MORELLI: And then one, two, three, four,
13 five -- we have five four tops outside. Is what the
14 plan shows.

15 MEMBER MONTAGUE: And when you did the
16 traffic study, that included traffic for your
17 restaurant at the time?

18 MR. MORELLI: Oh, yes, absolutely.

19 MEMBER MONTAGUE: Okay. So that was
20 everybody that was --

21 MR. MORELLI: For everybody -- yeah. They
22 did the traffic study for the entire site, for the
23 bank, Penn Station, us, and the physical therapy place.

1 When they did -- in fact, when they did the traffic
2 study, the cleaners was still open.

3 MEMBER MONTAGUE: Okay. Thank you.

4 MEMBER SANGHVI: May I add one more question?

5 CHAIRPERSON KRIEGER: Sure.

6 MEMBER SANGHVI: You have Huntington Bank
7 next door. Have you talked to them that you can use
8 their parking lot in the after hours?

9 MR. MORELLI: Well, it's actually not their
10 parking lot. It is the -- all of the parking is the
11 parking for the complex.

12 MEMBER SANGHVI: Because there is a lot of
13 parking there which is not used in that. Because your
14 business hours busy time is later in the evening rather
15 than during the whole day.

16 MR. MORELLI: Right. Well, I --

17 MEMBER SANGHVI: And I just -- I just
18 wondering if you try to talk to them so that will solve
19 your problem about this variance also.

20 MR. MORELLI: Right.

21 MEMBER SANGHVI: Anyway. This is just a
22 thought. Thank you.

23 MR. MORELLI: Okay. Thank you.

1 CHAIRPERSON KRIEGER: I had a question --

2 MEMBER McLEOD: Sorry. One more question.

3 This might be my misunderstanding when I do the case
4 officially, today right now there are 89 seats -- I'm
5 sorry, 89 parking spots?

6 MR. MORELLI: Yes.

7 MEMBER McLEOD: Okay.

8 MR. MORELLI: There's 89 parking spots on the
9 site.

10 MEMBER McLEOD: Got it. When I read through
11 the first time I thought there was 119 and you were
12 looking to expand and reduce the parking spots by 20
13 slots.

14 MR. MORELLI: No. In fact, when I was
15 talking to Anita at community development, she kept
16 using reduction. I said we really don't want a
17 reduction in the -- we're not reducing the lots. How
18 many lots there are is how many spaces there are. And
19 there's 89 spaces. And the requirement based on city
20 ordinance on how many parking spaces we need per seats
21 and with the bank and everything else, like I say
22 they're based on square footage, was 119 required by
23 ordinance. But like the traffic study, even at peak

1 hours, only 41 were actually used at the time.

2 MEMBER McLEOD: All right. Thank you.

3 CHAIRPERSON KRIEGER: How long have you --
4 has Benito's been in that corner now?

5 MR. MORELLI: What time did you guys --
6 October 2008.

7 CHAIRPERSON KRIEGER: 2008? So a good long
8 time.

9 MR. MORELLI: A long time.

10 CHAIRPERSON KRIEGER: You have a vested
11 interested. And then the expansion is kind of a bonus
12 and you're in a unique location. And then, yes, every
13 time I drive through there, the back parking lot isn't
14 full so I can understand how it would be easier to
15 accommodate. And then also the access points, you have
16 egress from Novi Road and Ten Mile, if needed.

17 MR. MORELLI: Correct.

18 CHAIRPERSON KRIEGER: So I can understand the
19 need and the investment it just -- I would be able to
20 support your request.

21 MR. MORELLI: Thank you, very much.

22 CHAIRPERSON KRIEGER: Yeah. Jay?

23 MEMBER McLEOD: Okay. So I move that we

1 grant the variance in case number PZ22-0061 sought by
2 Ron Morelli/Benito's Pizza for having the requirement
3 of 89 spaces in lieu of 119 because the petitioner has
4 shown the practical difficulty in requiring -- I'll say
5 business expansion, but in reality you only have 89
6 today and expanding that to 119 would be a destruction
7 of business. Without the variance, petitioner would be
8 unreasonably prevented or limited with respect to the
9 use of property because he -- they will be unable to
10 use the buildings properly and use -- run the
11 businesses.

12 The property is unique because there is
13 current parking of 89 spaces. The buildings already
14 exists and the parking lot already exists. And the
15 utilization is barely 50 percent and even in peak
16 hours.

17 Petitioner did not create the condition
18 because this is the situation today and has been for
19 years.

20 The relief granted will not unreasonably
21 interfere with the adjacent or surrounding properties
22 because this is commercial property and this has been
23 the situation for a number of years and there's no --

1 nothing changing.

2 The relief is consistent with the spirit and
3 intent of the ordinance because there is still ample
4 parking for customers.

5 MEMBER SANGHVI: Second.

6 CHAIRPERSON KRIEGER: I have a motion and
7 second. Any other discussion?

8 Seeing none. Anita, if you can call the
9 roll.

10 MS. WAGNER: Member Krieger?

11 CHAIRPERSON KRIEGER: Yes.

12 MS. WAGNER: Member Longo?

13 MEMBER LONGO: Yes.

14 MS. WAGNER: Member McLeod?

15 MEMBER McLEOD: Yes.

16 MS. WAGNER: Member Montague?

17 MEMBER MONTAGUE: Yes.

18 MS. WAGNER: Member Sanghvi?

19 MEMBER SANGHVI: Yes.

20 MS. WAGNER: Member Thompson?

21 MEMBER THOMPSON: Yes.

22 MS. WAGNER: Member Copes?

23 MEMBER COPES: Yes.

1 MS. WAGNER: Motion passes.

2 MR. MORELLI: Thank you, very. I appreciate
3 it.

4 CHAIRPERSON KRIEGER: Best wishes. Yep.
5 Looking forward to having the seating open again too.

6 MR. MORELLI: Thank you. Us too.

7 MEMBER THOMPSON: Guys, and thank you for
8 your support of Novi Athletics. We get to go to the
9 high school and you guys -- you guys are there for them
10 and we appreciate that.

11 UNIDENTIFIED SPEAKER: You're welcome. Thank
12 you.

13 CHAIRPERSON KRIEGER: Mav. Yes.

14 MEMBER SANGHVI: I just had a question for
15 Mr. Butler. What will it take to make this area
16 one-way road instead of having two and getting out at
17 this place? If we get out near the traffic light, it
18 is a lot safer than getting out at this exit here where
19 I do.

20 CHAIRPERSON KRIEGER: Oh, I thought you were
21 talking about pizza. Okay.

22 MEMBER SANGHVI: So I am just curious, what
23 is -- what's the -- how do we get this to become a

1 one-way?

2 MR. BUTLER: Have to go through a traffic
3 study.

4 MEMBER McLEOD: Please no. I disagree.

5 CHAIRPERSON KRIEGER: Another light? No.

6 MEMBER McLEOD: I don't like waiting at the
7 red light --

8 MR. BUTLER: You talking about our --

9 MEMBER SANGHVI: Because -- it comes so fast
10 on Ten Mile Road from the west side. You can't even
11 see them before they come and hit you. A little
12 worrisome to me every time I come at night. I just
13 wondered whether there is any way we can -- it used to
14 be a one-way traffic before * became the --

15 CHAIRPERSON KRIEGER: One-way traffic?

16 (Court reporter interposes.)

17 CHAIRPERSON KRIEGER: Motion to adjourn.

18 We're adjourned.

19 (At 7:50 p.m., meeting concluded.)

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C E R T I F I C A T E

STATE OF MICHIGAN)

) ss

COUNTY OF OAKLAND)

I, Darlene K. May, Notary Public within and for the County of Oakland, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the above-entitled matter at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of fifty-one (51) typewritten pages, is a true and correct transcript of my said stenographic notes.

/s/Darlene K. May
Darlene K. May, Notary Public
Oakland County, Michigan
My commission expires: 01-13-2024

December 21, 2022
(Date)