

Meeting
08/11/2026

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

Tuesday, August 11, 2026

Council Chambers/Novi Civic Center

41725 Novi Road

Novi, Michigan

BOARD MEMBERS:

W. Clift Montague, Chairperson
Linda Krieger, Member
Mike Longo, Secretary
Joe Samona, Member
Joe Peddiboyina, Member
Marc Jappaya, Member

ABSENT EXCUSED:

Michael Thompson, Member

ALSO PRESENT:

Joellen Shortley, City Attorney
Alan Hall, Deputy Community Development
Director
Megan Nardone, Recording Secretary

REPORTED BY:

Melinda R. Womack
Certified Shorthand Reporter

1	AGENDA	
2		Page
3	Call to Order	3
4	Pledge of Allegiance	3
5	Roll Call	3
6	Public Hearing Format and Rules of Conduct	4
7	Approval of July 2026 minutes	5
8	Approval of Agenda	7
9	Public Remarks	6
10	Public Hearing	6
11	PZ26-0028	7
12	PZ26-0032	19
13	PZ26-0033	28
14	PZ26-0035	46
15	PZ26-0036	53
16	PZ26-0037	62
17	PZ26-0038	72
18	Other Matters	84
19	Adjournment	86
20		
21		
22		
23		
24		
25		

1 Novi, Michigan

2 August 11, 2026

3 - - -

4 CHAIRPERSON MONTAGUE: I'd like to call
5 to order the Zoning Board of Appeals meeting the
6 City of Novi, Tuesday, August 11th. Lead us in
7 The Pledge of Allegiance, please.

8 MEMBER LONGO: Please stand if you can.

9 (Pledge of Allegiance recited)

10 MS. NARDONE: Member Jappaya?

11 MEMBER JAPPAYA: Here.

12 MS. NARDONE: Member Thompson, absent
13 excused. Member Peddiboyina?

14 MEMBER PEDDIBOYINA: Yes, please.

15 MS. NARDONE: Member Longo?

16 MEMBER LONGO: Here.

17 MS. NARDONE: Member Krieger?

18 MEMBER KRIEGER: Here.

19 MS. NARDONE: Member Samona?

20 MEMBER SAMONA: Here.

21 MS. NARDONE: Chairperson Montague?

22 CHAIRPERSON MONTAGUE: Present.

23 MS. NARDONE: Thank you. We have a
24 quorum.

25 CHAIRPERSON MONTAGUE: Go over a little

1 bit of the rules format. We'd ask everyone please
2 silence or turn off your cell phone if you would.
3 We will call the cases and ask for the person
4 representing come to the podium to present.
5 They'll be given ten minutes if they need it to
6 present. I would ask them to stay at the podium
7 afterwards for questions. If there's anyone in
8 the audience that would like to address one of
9 those they will be given three minutes. So those
10 are the majors.

11 Before we start, I need Linda to hold
12 up her certificate for recognizing her for 20
13 years of service.

14 MEMBER SAMONA: She just turned 21
15 yesterday.

16 MEMBER PEDDIBOYINA: Congratulations.

17 MEMBER SAMONA: Congratulations.

18 CHAIRPERSON MONTAGUE: Such a pleasure
19 to work with you. You were here when I came in so
20 I've enjoyed every minute of being around you.

21 MEMBER KRIEGER: Thank you.

22 MEMBER SAMONA: God, I don't want to
23 know what you say about me.

24 CHAIRPERSON MONTAGUE: All right. I'm
25 looking for a motion to approve the meeting

1 minutes from last month.

2 MEMBER PEDDIBOYINA: Approve the
3 minutes.

4 CHAIRPERSON MONTAGUE: Second?

5 MEMBER SAMONA: Second.

6 MS. NARDONE: Member Peddiboyina?

7 MEMBER PEDDIBOYINA: Yes, please.

8 MS. NARDONE: Member Longo?

9 MEMBER LONGO: Yes.

10 MS. NARDONE: Member Krieger?

11 MEMBER KRIEGER: Yes.

12 MS. NARDONE: Member Samona?

13 MEMBER SAMONA: Yes.

14 MS. NARDONE: Chairperson Montague?

15 CHAIRPERSON MONTAGUE: Yes.

16 MS. NARDONE: Member Jappaya?

17 MEMBER JAPPAYA: Yes.

18 MS. NARDONE: Thank you. Motion

19 carries.

20 CHAIRPERSON MONTAGUE: Do we have any
21 changes to the agenda?

22 MR. HALL: No changes to the agenda,
23 Mr. Chairman. I do like add an announcement if I
24 may. We do kind of talk about fireworks. I don't
25 know if you've gotten a mail for someone who was

1 trying to solicit funds from the City of Novi. I
2 know that someone gave us an email and that. So
3 we would never ever ask for money through a wire
4 transfer and that kind of stuff, and if you do get
5 a bill that you don't understand, please call the
6 City of Novi. We've had fraud and tried for fraud
7 in the ZBA hearings, Planning Commission and
8 council meeting. So they're getting more
9 sophisticated and they're getting better in their
10 quality of emails. I'm getting names right now
11 and actually positions correct. And also, please,
12 don't pay attention to those. Please verify the
13 notice that we give you so the bills will be
14 correct, okay? Thank you, Chair.

15 CHAIRPERSON MONTAGUE: Thank you.

16 MEMBER PEDDIBOYINA: Mr. Chair, I would
17 like to ask you a quick question. On PZ26-0037
18 I'm excused due to I'm associated with the
19 association.

20 CHAIRPERSON MONTAGUE: All right.

21 MEMBER PEDDIBOYINA: Thank you.

22 CHAIRPERSON MONTAGUE: This is the
23 opportunity if anyone has some remarks from the
24 public not associated with the case but just some
25 general remarks that they would like to make. Are

1 there any? Seeing none, then we will get on with
2 public hearings. The first tonight --

3 MEMBER SAMONA: I make a motion to
4 approve the agenda.

5 CHAIRPERSON MONTAGUE: Oh, I'm sorry.

6 MEMBER PEDDIBOYINA: I second.

7 MS. NARDONE: Member Longo?

8 MEMBER LONGO: Yes.

9 MS. NARDONE: Member Krieger?

10 MEMBER KRIEGER: Yes.

11 MS. NARDONE: Member Samona?

12 MEMBER SAMONA: Yes.

13 MS. NARDONE: Chairperson Montague?

14 CHAIRPERSON MONTAGUE: Yes.

15 MS. NARDONE: Member Jappaya?

16 MEMBER JAPPAYA: Yes.

17 MS. NARDONE: Member Peddiboyina?

18 MEMBER PEDDIBOYINA: Yes, please.

19 MS. NARDONE: Thank you. Motion

20 carries.

21 CHAIRPERSON MONTAGUE: All right. Now,
22 thank you.

23 MEMBER SAMONA: No worries.

24 CHAIRPERSON MONTAGUE: Okay. First
25 case. PZ26-0028 (Scout Motors) The applicant is

1 seeking a variance from the City of Novi Zoning
2 Ordinance Section 5.11.2. B. To permit a 12 foot
3 high fence. 8 foot maximum is allowed, so it will
4 be a variance of 4 feet. This property is zoned
5 Office Service Technology (OST). Is there someone
6 here to present the case? Please step to the
7 podium. State and spell your name for record
8 door, please.

9 Defendant: My name is James Calzini.
10 James, J-A-M-E-S, Calzini, C-A-L-Z-I-N-I.

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

13 MR. CALZINI: I am not.

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

16 MR. CALZINI: I do.

17 MEMBER LONGO: Thank you.

18 MR. CALZINI: We're seeking a four-foot
19 variance from eight feet to 12 feet for a secured
20 parking structure located in the back parking lot
21 of our office facility. Its primary use will be
22 to secure our prototypes and new vehicles for
23 about a year and a half to two years during which
24 time we'll be conducting tests and reviews of the
25 equipment that we're going to be installing into

1 those vehicles. Having the secured fence on site
2 will allow us to have access in close proximity to
3 those vehicles and limit transport costs for us.
4 That's all I've got.

5 CHAIRPERSON MONTAGUE: Do you have a
6 visual of the fence layout?

7 MR. CALZINI: I was under the
8 impression that it was shared with you guys so I
9 didn't come with any additional documentation. I
10 apologize. So our office building is located
11 here, Cabot Road over here. The secured parking
12 structure would be right in this area, roughly 90
13 feet by 40 feet, 60 feet I believe, egress on both
14 sides and maintain turning radius for the delivery
15 trucks that will pull up to the drive-in door.

16 CHAIRPERSON MONTAGUE: So it remains
17 surface parking with a fence behind it.

18 MR. CALZINI: Correct. And it's a
19 temporary measure. We're in the process of
20 looking for a more long-term storage solution
21 which is why we're saying there's about a two-year
22 runway for this to be in place before de-install
23 and return to nature.

24 CHAIRPERSON MONTAGUE: All right.
25 Anything else to add at this point?

1 MR. CALZINI: The mercy of the board.

2 CHAIRPERSON MONTAGUE: City.

3 MR. HALL: Yes. They are looking for a
4 dimensional variance tonight for a four-foot
5 variance to allow for a 12-foot high fence. As he
6 mentioned, we allow eight foot so we need a
7 variance for that. And the adjacent neighbors are
8 a little higher in elevation I believe too so it
9 actually helps with that protection. I do have a
10 question for you. Will it be slats or some kind
11 of a protective so you can't see in the fence?

12 MR. CALZINI: Yes. There will be some
13 privacy screening.

14 MR. HALL: Okay. And it looks like in
15 the building department we've seen the drawings
16 for it. They've got structural calculations and
17 everything. So it's a substantial fence. You're
18 putting the foundation in and regular fence poles.
19 Typically looks like temporary in nature so I
20 think temporary you're willing to have it for a
21 certain amount of time, but it's not a temporary
22 fence. It's pretty much a permanent fence in the
23 sense it's just a time period, is that correct?

24 MR. CALZINI: Correct. And we
25 approached it in that way so we could avoid any

1 sort of mishaps for the duration of its existence.
2 Leaving it surface mounted you'd have flying fence
3 panels left and right.

4 MR. HALL: Right. You'd need sand bags
5 or any of that kind of stuff to hold it down. I
6 just want to make sure the board understands that
7 it's a substantial construction that you're doing.
8 And then there's no graphics on the slats you're
9 putting on, it's just a color. Do you have a
10 color selected yet that it's going to be?

11 MR. CALZINI: Matching the building to
12 the closest we can.

13 MR. HALL: But it won't be any graphics
14 that says any kind of --

15 MR. CALZINI: We want no attention.

16 MR. HALL: Just want to clarify.

17 MR. CALZINI: Absolutely.

18 MR. HALL: No further questions, Mr.
19 Chairman.

20 CHAIRPERSON MONTAGUE: Correspondence?

21 MEMBER LONGO: Yes. We sent out 24
22 notices and none returned. There were no
23 objections and no approvals.

24 CHAIRPERSON MONTAGUE: Is there anyone
25 in the audience that would like to speak about

1 this case? Looks like none. We'll open it up to
2 the board for question and comments.

3 MEMBER SAMONA: So I have a couple of
4 questions on this. Alan, I just want to be clear.
5 The ordinance states that nonresidential fences
6 can be eight feet to 11 feet high. So am I
7 correct in assuming that minimum is eight feet,
8 the maximum is 11 feet?

9 MR. HALL: That's correct. So the
10 variance would be for four feet, which would
11 exceed the maximum 11 foot high, and 12 still need
12 a variance for four foot.

13 MEMBER SAMONA: So are -- is an
14 applicant required to show anything, any hardship
15 to get to the 11 feet mark, or is that granted
16 just by default being a nonresidential property?

17 MR. HALL: That's correct. So that be
18 default by nonresidential. If it were in that
19 guideline, then that would be something we'd be
20 approving administratively. In this case, it
21 needs a variance.

22 MEMBER SAMONA: Got it. So couple
23 other questions for applicant, and I'll just go
24 through them, and if you need me to restate them,
25 let me know. Standard Number two says that

1 strict, you had put in there strict compliance
2 with the eight foot would not be adequate for
3 screening and security. It's left a little vague.
4 However, why not 11 feet or 12 feet? And I'm not
5 telling you that I'm against it. I guess that's
6 just one of the questions I have. The application
7 mentions the need for the fence for proprietary
8 materials and information seems a little vague.
9 And the most important question that I have, and I
10 know you've kind of mentioned it, but maybe if you
11 can give us a little more information is how long
12 do you anticipate this fence because --

13 MR. CALZINI: Two years or less.

14 MEMBER SAMONA: So that answers that
15 one. So I guess the only questions I have
16 remaining are have you examined what would the
17 feasibility be if you went to 11 feet or 12 feet
18 and kind of the vagueness of the proprietary
19 materials and info. Those all of the questions I
20 have.

21 MR. CALZINI: Twelve feet is preferred
22 for our security and protection team. I didn't
23 realize that there was an 11-foot option that we
24 could have avoided this whole process with. So I
25 looked at eight and 12 feet and got pricing for

1 both of them, and depending on the outcome of this
2 hearing is the direction that we're planning on
3 going.

4 MEMBER SAMONA: Are any of the sizes
5 standard?

6 MR. CALZINI: Yeah. Twelve foot was
7 the next standard size.

8 MEMBER SAMONA: So 11 foot is a custom
9 size.

10 MR. CALZINI: Um-hum.

11 MEMBER SAMONA: Got it. Those are the
12 only questions that I have.

13 MEMBER JAPPAYA: Question. The fence
14 is going to go on the west end of the building in
15 between the building and Cabot Drive? Did I
16 understand that correctly?

17 MR. CALZINI: Correct.

18 MEMBER JAPPAYA: And the elevation for
19 the neighboring properties that you're concerned
20 with, is that like the Goddard School and the
21 buildings to the north.

22 MR. CALZINI: Yeah. The building next
23 door is about four foot higher than our grade in
24 our parking lot.

25 MEMBER JAPPAYA: So that's to the

1 south. Are the buildings to the north equally as
2 elevated as --

3 MR. CALZINI: No. I think the
4 elevation continues to decrease as you work your
5 way out to Cabot slightly below.

6 MEMBER JAPPAYA: So would the entire
7 fence be 12 feet high or only those portions
8 affected by the elevation difference on the south.

9 MR. CALZINI: For continuity we'd do
10 the entire fence at 12 feet.

11 MEMBER JAPPAYA: Can you just help me
12 better understand? I think Joe was saying why the
13 12 feet is necessary, at the location where the
14 12-foot fence is proposed, how tall would an
15 eight-foot fence effectively appear when viewed
16 from the neighboring property?

17 MR. CALZINI: I think the line of sight
18 would cause or be problematic for what we're
19 storing inside of there. We're storing some
20 highly sensitive prototype vehicles that will be
21 undercover, but we don't want to create the
22 opportunity for lookie-loos to start going into
23 neighboring properties and starting to take photos
24 and have a direct line of sight to anything that
25 we're storing in there.

1 MEMBER JAPPAYA: Okay. Understood.

2 That's all I've got. Thank you.

3 MEMBER PEDDIBOYINA: Mr. Chair? What
4 type of business is this?

5 MR. CALZINI: Automotive. Research and
6 development.

7 MEMBER PEDDIBOYINA: Research and
8 development.

9 MR. CALZINI: Yep.

10 MEMBER PEDDIBOYINA: Okay.

11 MEMBER KRIEGER: Would you need to get
12 a truck in there and that's why it needs to be 12
13 feet as well?

14 MR. CALZINI: No. The way that they
15 would get delivered would be the same way that
16 we're getting them delivered now. They would pull
17 up to the drive-in area and offload the vehicles.
18 The vehicles would get rolled into the secured
19 fencing area.

20 MEMBER KRIEGER: And the fencing, you'd
21 have a roof on it too?

22 MR. CALZINI: No. That's why we're
23 looking at the 12 feet because we were originally
24 looking at a canopy and it wasn't feasible within
25 the budget that we were allotted.

1 MEMBER PEDDIBOYINA: Mr. Chair, I have
2 one more question. How far would be the fence be
3 from the property line? Can you show me that?

4 MR. CALZINI: Property line is here and
5 here. Not exactly sure the exact distance, but I
6 would estimate we're probably about 30 feet from
7 the property line on the planned north side.

8 MEMBER KRIEGER: They have roads on
9 both sides.

10 MR. CALZINI: Got Cabot Drive down here
11 and Haggerty on the other side.

12 MEMBER PEDDIBOYINA: Thank you.

13 CHAIRPERSON MONTAGUE: I would
14 entertain a motion.

15 MEMBER KRIEGER: I move that we grant
16 the variance in case number PZ26-0028 sought by
17 Scout Motors for the variance for two years for a
18 temporary 12 foot fence with the screening to
19 match the building. Without the petitioner will
20 be unreasonably prevented or limited with respect
21 to the use of the property because it's far enough
22 away from the prototypes to be delivered and
23 stored in the building until further ideas are
24 created. The property is unique because it's on
25 Haggerty; it's a steeply sloping road. The

1 topography of the buildings are different, which
2 makes it necessary for assistance with height for
3 privacy of the sensitive materials. The
4 petitioner did not create the condition because
5 the topography is there, and it's not a split lot.
6 The relief granted will not unreasonably interfere
7 with the adjacent or surrounding properties
8 because it's for a temporary use. The relief is
9 consistent with the spirit and intent of the
10 ordinance because it will be blended with -- the
11 screening material will be blended with the
12 building.

13 MEMBER SAMONA: Second.

14 MS. NARDONE: Member Krieger?

15 MEMBER KRIEGER: Yes.

16 MS. NARDONE: Member Samona?

17 MEMBER SAMONA: Yes.

18 MS. NARDONE: Chairperson Montague?

19 CHAIRPERSON MONTAGUE: Yes.

20 MS. NARDONE: Member Jappaya?

21 MEMBER JAPPAYA: Yes.

22 MS. NARDONE: Member Peddiboyina?

23 MEMBER PEDDIBOYINA: Yes, please.

24 MS. NARDONE: Member Longo?

25 MEMBER LONGO: Yes.

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

3 MR. CALZINI: Thank you all.

4 CHAIRPERSON MONTAGUE: Good luck. All
5 right. Second case of the night. PZ26-0032
6 (Damas Building) The applicant is seeking
7 variances from the City of Novi Zoning Ordinance
8 Section 5.2.12.D to allow a reduction in parking
9 to 86 spaces. 108 spaces are required, so it
10 would be a variance of 22 spaces; and from Section
11 3.1.18.D to allow a reduced parking setback of 6.2
12 feet along the west property line. 10 ft.
13 Required. That would be a variance of 3.8 feet.
14 This property is zoned Light Industrial. Is the
15 applicant -- oh. State your name and spell it,
16 please.

17 MS. BENAGLIO: Jillian Benaglio.
18 Jillian, J-I-L-L-I-A-N. Benaglio,
19 B-E-N-A-G-L-I-O.

20 MEMBER LONGO: Jillian, are you an
21 attorney?

22 MS. BENAGLIO: No.

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

25 MS. BENAGLIO: Yes.

1 MEMBER LONGO: Thank you.

2 MS. BENAGLIO: Hi. I'm Jillian
3 Benaglio. I'm with Umlor Group. I'm representing
4 Versa Development, and we're requesting those two
5 variances as mentioned for the purpose of that and
6 parking numbers. So this is our site here. We're
7 off of Grand River. It's approximately two acres
8 zoned for industrial use. There is an existing
9 office building here as well as existing parking
10 coming in off the driveline. There's one row here
11 and then there's parking here at the rear of the
12 site as well.

13 So the first use I'm going to talk
14 about is our request in less spaces. So currently
15 it's zoned light industrial. The building use is
16 business office and we have a slight use change
17 with these updates where it's being shared now
18 with a medical office as well. And per the zoning
19 ordinance that requires a few more parking spaces
20 per square footage, which makes split this
21 existing development and makes us lacking by about
22 21 spaces from what we're able to get.

23 So we went through the site plan, but
24 based on the size and shape of the parcel, and
25 then we're also limited by natural features

1 surrounding this site. We were only able to
2 maximize this lot out at the 60 -- at the 86
3 parking spaces. So what we have created down here
4 we added a second row of parking and then here,
5 but then our property line is right along here and
6 there is Wetland in this area and then also
7 Wetland along this south side here.

8 But per the existing building uses,
9 they haven't had any issues with parking that has
10 seen very sufficient, especially with expected
11 employee numbers, and then also with the amount of
12 patients that they see within a day, so we don't
13 anticipate there being any issue with this
14 reduction in the what is required spaces.

15 And then the second variance we're
16 requesting a relief on is that parking setback
17 along this west property line. Here we have only
18 6.2 feet parking setback where ten is what is
19 required. And here with trying to maximize that
20 parking to get as close to what the ordinance
21 requires. We weren't able with like the drive
22 lines from the fire department approvals. And I
23 just would like the required parking spaces, we
24 weren't able to pull that curb line in any
25 farther. And then also with just the natural

1 topography of the site changes those quite a bit,
2 and we do actually have a retaining wall along the
3 south and west side to help with that grade to
4 just make sure it's a stable lot.

5 And then with this, this property to
6 the west, it is majority of it Wetland, so it
7 isn't developable. So we don't have to worry
8 about in the future there being another use there
9 that would also abut up to that property line.
10 There is a setback. It's regulated by EGLE. That
11 wouldn't be able to be built there so we're not
12 imposing any hardship on any future tenant of that
13 space.

14 And then also it's our understanding
15 from the zoning ordinance, one of the reasons to
16 have that ten-foot setback there for the parking
17 is to allow for additional landscaping in this
18 area to provide shade trees for parking spaces and
19 for the lot just to get a little bit nicer of a
20 space. And because of that, we did add a couple
21 of additional islands in this parking row down
22 here so we can add in some trees to still kind of
23 keep what the intent of the ordinance as much as
24 we can.

25 CHAIRPERSON MONTAGUE: All right.

1 Pretty much cover it?

2 MS. BENAGLIO: Yep.

3 CHAIRPERSON MONTAGUE: All right.

4 City.

5 MR. HALL: Thanks, Mr. Chair. They're
6 seeking two dimensional variances tonight. As she
7 explained, the reduction of 22 spaces, 108 spaces
8 required, 86 space are proposed. And the 3.8 foot
9 parking setback on the western part that she
10 discussed, ten foot required, 6.2 proposed is
11 going to be the setback she's going to have there.
12 The site is densely designed and there is a
13 Wetland there. I believe our Planning Department
14 has talked with you about being in the Wetland
15 buffer. They have allowed that for that area too
16 so with the retaining wall they're trying to do
17 what they can. And she mentioned screening there.
18 This is a natural feature. And part of the
19 reduction we can see in the graphics there are two
20 trees and they put islands on there. They could
21 add those two back in, but again, trying to get
22 trees in the parking lot. With that, I have no
23 further questions. Thank you.

24 CHAIRPERSON MONTAGUE: Correspondence?

25 MEMBER LONGO: Yes. We did 16

1 mailings, three of them were returned, but no
2 objections and no approvals.

3 CHAIRPERSON MONTAGUE: Thank you.
4 Anyone in the audience wish to speak to this case?
5 All right. Seeing none, I will open it up to the
6 board.

7 MEMBER SAMONA: I'm actually going to
8 be very short. I appreciate the informative and
9 thorough application. It definitely made our job
10 a lot more clear and easier, at least mine. I do
11 recognize, I'm familiar with the property, the
12 topography and Wetland issues on the site and with
13 the site. Just to clarify something that you
14 said, which was going to be one of my questions,
15 but I believe you answered it. The 86 parking
16 spots from what I understood, you believe are
17 adequate for the site. So I'm just clarifying.
18 The 86 spots are adequate for the site as well as
19 the most that the site can hold based on the
20 Wetlands.

21 MS. BENAGLIO: Yes.

22 MEMBER SAMONA: With that being said, I
23 have no issues supporting this.

24 MEMBER KRIEGER: I thank you for your
25 presentation. It helps with the knowing the

1 retention walls preserving green space and the
2 Wetland buffer, so I'd be able to support your
3 request.

4 CHAIRPERSON MONTAGUE: So how tall is
5 this retention wall?

6 MS. BENAGLIO: It sits at grade. I
7 don't believe it's too tall. I think at most
8 maybe it's three feet along that edge. It's low
9 enough that it doesn't need like a handrail or
10 anything. I believe it's less than 36 inches at
11 its tallest point.

12 CHAIRPERSON MONTAGUE: Okay. Anymore?
13 All right. Let's entertain a motion, please.

14 MEMBER SAMONA: Mr. Chair, I move that
15 we grant the variances sought by the Damas
16 Building for 44725 Grand River Avenue, LLC for a
17 parking space variance of 86 proposed spots where
18 108 are required, and a parking setback variance
19 of 6.2 feet where 10 feet is required along the
20 West property line. Because the petitioner has
21 shown practical difficulty requiring relief from
22 strict dimensional compliance due to the site's
23 limited buildable area caused by topography and
24 Wetlands. Without the variance, the petitioner
25 will be unreasonably prevented or limited with

1 respect to the use of the property because strict
2 compliance with the 10 foot setback would further
3 reduce available parking increasing the parking
4 deficiency and limiting the site's ability to
5 support the proposed use. The property is unique
6 because it sits at a higher elevation than the
7 adjacent parcel and contains Wetlands and a
8 Wetland buffer that constrained the buildable and
9 park-able area, a condition not shared generally
10 by other properties in this district. Petitioner
11 did not create the condition because the
12 topographic and Wetland constraints are
13 preexisting physical and environmental features of
14 the site, not the result of actions by the
15 applicant or prior owners. The relief granted
16 will not unreasonably interfere with adjacent or
17 surrounding properties, because the expanded
18 parking area will be screened by an existing
19 retaining wall along the West property line, and
20 an existing Wetland provides a natural buffer
21 between the improvements and the neighboring
22 property. The relief is consistent with the
23 spirit and intent of the ordinance, because the
24 request represents the minimum variance necessary
25 to maximize onsite parking within the site's

1 constrained buildable areas while preserving the
2 Wetland buffer consistent with input from the
3 planning department and the city's Wetland
4 consultant. Before I finish that, I'm going to
5 pause my motion for a second. To the city
6 attorney, would it be redundant or would it be
7 appropriate to make a motion granted subject to
8 compliance with the approved final site plan and
9 the continued protection of the Wetland buffer
10 area as agreed with the planning department?

11 MS. SHORTLEY: You can do that if you
12 like.

13 MEMBER SAMONA: All right.

14 MS. SHORTLEY: And EGLE approval, did
15 you want that as well? EGLE approval as well?

16 MS. BENAGLIO: I don't think we need
17 EGLE approval. We're not impacting the Wetland.

18 MEMBER SAMONA: I don't -- kind of
19 going off of what the petitioner said. I think I
20 could be wrong, but I think the EGLE approval
21 would only be necessary if they're making
22 modifications to the Wetland.

23 MR. HALL: So they're in the buffer, so
24 I don't know what complication would happen during
25 construction.

1 MEMBER SAMONA: I could say compliance
2 with EGLE where necessary.

3 MS. SHORTLEY: If needed.

4 MEMBER SAMONA: So I'll resume my
5 motion by saying that the variance is granted
6 subject to compliance with the approved final site
7 plan for 44725 Grand River Avenue, and continued
8 protection of the Wetland buffer area as agreed to
9 with the planning department and compliance with
10 EGLE if and where needed.

11 MEMBER KRIEGER: Second.

12 MS. NARDONE: Member Samona?

13 MEMBER SAMONA: Yes.

14 MS. NARDONE: Chairperson Montague?

15 CHAIRPERSON MONTAGUE: Yes.

16 MS. NARDONE: Member Jappaya?

17 MEMBER JAPPAYA: Yes.

18 MS. NARDONE: Member Peddiboyina?

19 MEMBER PEDDIBOYINA: Yes.

20 MS. NARDONE: Member Longo?

21 MEMBER LONGO: Yes.

22 MS. NARDONE: Member Krieger?

23 MEMBER KRIEGER: Yes.

24 MS. NARDONE: Thank you. Motion
25 carries.

1 MS. BENAGLIO: Thank you.

2 MEMBER PEDDIBOYINA: Good luck.

3 CHAIRPERSON MONTAGUE: All right. The
4 next case. PZ26-0033 (Linda Laplatt) The
5 applicant is seeking a variance from Section
6 4.19.2.A of the City of Novi Zoning Ordinance to
7 permit the placement of a generator in the front
8 yard setback, where accessory structures are
9 required to be in the rear yard. This property is
10 zoned One Family Residential (R-4). State your
11 name and spell it, please Linda.

12 MS. LAPLATT: My name is Linda Laplatt,
13 L-I-N-D-A, L-A-P-L-A-T-T.

14 MEMBER LONGO: Linda, are you an
15 attorney?

16 MS. LAPLATT: No, I am not.

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

19 MS. LAPLATT: Yes, I do.

20 MEMBER LONGO: Thank you.

21 CHAIRPERSON MONTAGUE: All right.

22 MS. LAPLATT: Well I received -- just
23 to start out, when I received the letter, it
24 said -- it makes it sound as if I'm putting it in
25 the front yard. The problem with the house is

1 that this new house I'm building on my lake lot
2 has three sides that face --

3 CHAIRPERSON MONTAGUE: I'm sorry. Do
4 you have a picture?

5 MS. LAPLATT: It's not as pretty as
6 everybody else's, but the house itself is on East
7 Lake Drive, but it's on a corner, and behind it is
8 a access road Chapman Drive. So the letter made
9 it sound like it was going in the front yard, but
10 there was no intention ever. It's going to be a
11 pretty house when it's done to have something like
12 that in the front yard.

13 So if you look at the picture, East
14 Lake Drive and Walled Lake itself, the lake is
15 right here in front of the house. This is
16 Monticello Street. It goes to the subdivision
17 back behind. There's Lashbrook and Paramount and
18 the fire station is back there.

19 The street Chapman, when I was a little
20 girl and I spent a lot of time on the lake was
21 always considered and alley. So it's an access
22 road. I wrote a whole little thing out here, but
23 what I can say about that is that made the walk
24 down all the way to the park. It's only two
25 blocks. Every house faces out towards the lake.

1 There are no -- I Googled, there are no addresses
2 only Chapman Drive Novi, so I made sure there
3 wasn't any of that. And everybody that backs up
4 to Chapman drive uses it for parking or storage or
5 stuff, okay? So there's a lot of stuff.

6 But I'm here because in talking with
7 Mike Miller, we decided the best place for it
8 would be, if this is the front of the house, which
9 would be -- would -- because the front door is
10 there, the front facade. This is the side. Most
11 every window is on the front. There's nothing in
12 between the houses and there's only about six feet
13 between the two houses, and we got the permission
14 originally from this build. So I don't want to
15 put it -- and that's the only place it could go
16 where it wouldn't be seen. So I have it through
17 Mike to place it along the back driveway because
18 the garage is going to come off of Chapman like
19 many do on that street. The garage is going to
20 take up -- it's a very small lot and the house is
21 the same footprint as the house that was on it,
22 but it's going up, and we got that approval last
23 time. But the AC unit and the generator are going
24 to go optimally on would be the left side of the
25 driveway between where the only next door neighbor

1 I have alongside the existing AC that's his and
2 then the generator. And together, I Googled and
3 took pictures and used up. But a Generac
4 generator, which is probably what it would be, is
5 about 48 inches wide or long and 25 inches deep
6 and about 30 inches tall, whereas the AC unit,
7 most of those run about 24 inches by 24 inches by
8 30 inches. So they would go in line with each
9 other along the driveway, and that's an AC unit,
10 so. And it could be an inch or two more,
11 depending on, but it's not that big of a house. I
12 don't imagine it being some giant, anything more
13 than typical. It's only 1500 square foot house.

14 My need for it is because you look at
15 the plan. My first floor consists if a garage and
16 then there's a flex room and a bathroom down there
17 and the utilities like the furnace and stuff under
18 the stairs. The second floor is my main level and
19 right above the garage is going to be the kitchen
20 and a half bath. I lived on that property in 1987
21 to '90. My kids have lived there. There's
22 numerous -- when power goes out in the area, it
23 always tends to hit along the lake. That's a
24 generalization, but it does. And my daughter was
25 reminding me today that it was like 45 days or

1 something that they had to come live back at my
2 house because they had no heat. If I had no heat,
3 then my pipes would be at high risk, even though I
4 don't I know Mike Miller is an exceptional
5 builder, all the insulation in the world when it's
6 minus four out in December in a big open space
7 can't guarantee that your pipes won't break. So
8 I've never had a generator before, but this is my
9 opportunity to have it, and I see that there's
10 going to be a need even so, not really the same
11 topic, but Mike had already recommended me six
12 months ago to put a heater in the garage because
13 of the pipes. So that would be obsolete too if
14 there was a power outage.

15 Now I know that it's not -- when I
16 looked at it and I said where is the best place I
17 can put this that's the farthest away from every
18 room, and this it it right here. Optimally
19 between the houses, but we're already the fire
20 issue there. I had to have the whole house as it
21 gets built is going to have all these special
22 materials, fire retardant materials and things on
23 that one side. I wouldn't want to think of trying
24 to put it between the houses in an emergency,
25 something like that, so.

1 And that's about it. If there was any
2 letters or anything, I feel that when I got it I
3 was going to call and say I don't know how that's
4 going to be interpreted as the front of the house
5 because it's not. I mean every house that has a
6 front door of the front is on the street, but it
7 is circled by three streets. So I don't know. I
8 had a whole thing written out, but I think I've
9 covered it all. And I could talk all night. And
10 as far as the way it's going to look, I do plan on
11 landscaping around the units to make them less
12 visible from the street, likely using shrubs or
13 tall grasses. I'll just have to investigate -- I
14 don't want things dropping in the AC, but, you
15 know, there will be about a four foot two inch lot
16 piece of grass between my driveway and the lot
17 line. So I'm going to plan on definitely covering
18 it up because the City of Novi likes it to look
19 pretty and I don't want people taking the copper
20 out of it, just to be honest with you, so.

21 CHAIRPERSON MONTAGUE: Very good. That
22 pretty much covers it?

23 MS. LAPLATT: Okay.

24 CHAIRPERSON MONTAGUE: City.

25 MR. HALL: Thank you, Mr. Chairman.

1 Yes. She is coming forward for a dimensional
2 variance to place the generator and the air
3 conditioning unit in the front yard setback, and
4 because she does have three front yards, you know,
5 so you can call them exterior side yards. They're
6 still front yards. So you have to have a variance
7 for this case. And the location seems to be
8 logical where you put them. You mentioned Mike
9 Miller's name. He is your builder in this case?

10 MS. LAPLATT: He is my builder, yes.

11 MR. HALL: Is he going to govern the
12 storm water on the site? I'm a little concerned
13 about the -- is there a swale between the two
14 properties?

15 MS. LAPLATT: A little bit. Don't
16 really have the house is the same height and there
17 shouldn't be any change, as far as I know, but
18 they don't always communicate unless they need me
19 to write a check. But anyway there should just be
20 the same as before, maybe there will be a little
21 swale, but there will only be six feet. It's not
22 going to be much of a swale.

23 MR. HALL: So he may have to put in a
24 pipe or something.

25 MS. LAPLATT: He may. I'm sure he's

1 going to put drainage tiles around the house. We
2 already hit the lake level, the table I guess it's
3 called. It took a few days. But the footings are
4 up and packed with sand and bunch of crushed rock
5 for the drive or for the garage.

6 MR. HALL: I think you have a land
7 improvement plan in the city right now that's a
8 site plan for drainage for the property. We
9 should probably have that amended to show these
10 and then to show kind of the storm water around
11 that because you're going to plant some
12 landscaping. I want to make sure that we don't
13 create a drainage issue.

14 MS. LAPLATT: Some sort of a little
15 bit -- doesn't it usually go up on a platform. I
16 can have them after the driveway.

17 MR. HALL: I'm just trying to make you
18 aware that there might be some drainage going past
19 between the two properties. We don't want your
20 water to go from your property to there's kind of
21 a thing. With that, I have no further questions.

22 CHAIRPERSON MONTAGUE: Correspondence?

23 MEMBER LONGO: Yes. We mailed out 69
24 notices on this, 14 were returned, but there were
25 no objections and no approvals.

1 CHAIRPERSON MONTAGUE: Thank you.

2 MS. LAPLATT: Keep giving out cookies.

3 CHAIRPERSON MONTAGUE: Anyone in the
4 audience wish to speak to this case? Quiet
5 audience tonight. All right. Wouldn't be right
6 if you didn't start.

7 MEMBER SAMONA: I just wanted to know
8 what kind of cookies she makes.

9 MS. LAPLATT: A thousand cookies at
10 least at Christmas.

11 MEMBER SAMONA: Well I actually did the
12 other day and without even thinking about this,
13 I'm like, this house looks really familiar. And
14 it turns out that, and I've sent it to myself two
15 days before on Facebook, I saw the builder was on
16 Advertisement, and I said that's a beautiful
17 house. And for some reason, like without even
18 thinking about it, I'm like that's got to be this
19 house. They were talking about Walled Lake. So I
20 remember this specifically when you first came
21 that I remember in front of the board back in
22 November, and I remember what the importance was
23 to keep this in the family and you're selling your
24 current home and you're building your home here to
25 have a more manageable lot. And I remember in

1 April the two and a half versus three story thing.
2 So I'm not saying that I am against it, but I do
3 have some questions. There's no magic number on
4 the amount of variances that someone can get. I
5 mean it's based upon what is needed.

6 One of the things that I'm struggling
7 with and whether it's the applicant or one of my
8 colleagues or Alan is how this is not
9 self-created. The reason that I say that is with
10 the approximately five variances already granted,
11 front yard setback side yard, rear yard lot
12 coverage and the storage variance, it seems as if
13 it's almost that the home was already maximized to
14 what the lot would support. I think it's a
15 result, a predictable result would be building to
16 a maximum footprint and height allowed would
17 likely need these variances. However, with
18 actually needing the already five approved and
19 what would be six with this seems like there would
20 be no compliant space left over. So I guess you
21 said anyone for their comment or whatnot as to how
22 this is not a self-created issue, and that would
23 be my first -- that would be my --

24 MS. LAPLATT: I'm hoping this is the
25 last time I have to come up here as far as that.

1 MEMBER SAMONA: What about for cookies?

2 I'm kidding. Scratch that.

3 MS. LAPLATT: I don't know that
4 anybody -- you know, I went to TK and had
5 beautiful designs made but I don't think anybody
6 did that whole where do we put the AC unit and
7 that. So almost everybody on the street because I
8 have the three, there are a few people that do
9 have threes. There's people that would have three
10 streets that would be down at where the boat
11 launch is. I can't think of the name of the
12 street now, but towards the park and two corners
13 there. But those are the only ones I can think of
14 because the people that come up Lashbrook do not
15 have the access road behind them. So I guess it's
16 kind of like -- it's considered a road for
17 purposes and it's more of an access. Nobody lives
18 on it, but I think that would just have been
19 normally considered the back yard of the house.
20 And so because it's not, it requires a variance.

21 MEMBER SAMONA: With that being said, I
22 will say that one of the reasons that I would
23 support this is my opinion, if you sold the house
24 one day to John, and John wanted to put a
25 generator in, John didn't self-create issue. It's

1 just one of the questions that I had, and I can
2 understand based on your explanation. The only
3 other question that I have is for Alan. Alan, I
4 realize I look and I shared some of these concerns
5 kind of loosely, but I share some of the same
6 concerns regarding the drainage and grading
7 issues. If -- if there's a motion to grant this,
8 which I don't have a problem supporting it, what
9 would the city believe would be appropriate
10 language as to, for example, if swale drains or
11 another remedy is needed as for draining, you
12 know, the petitioner must comply. This is
13 approved contingent based on that. Would there be
14 something appropriate that would help alleviate
15 some of those concerns regarding drainage?

16 MR. HALL: I think you can say as long
17 as the storm drain is considered and there's no
18 water that would shed from her property to the
19 neighbors.

20 MEMBER SAMONA: As long as the storm
21 drain has been considered.

22 MS. BENAGLIO: The storm drain there
23 would be on the other corner of my --

24 MR. HALL: I'm talking about the actual
25 rainfall on the property. So the water is going

1 to come down. There's probably a swale that go
2 between the two properties. This has a potential
3 blocking the swale with the landscaping. As long
4 as that's considered in the final design, the idea
5 is we don't want any water to shed. So if they
6 have to put different measures in, her builder can
7 take a look at that.

8 MEMBER SAMONA: Then I guess I'm going
9 to maybe direct this question to the city
10 attorney. What's another word that wouldn't tie
11 it up in legality if someone said considered
12 because I considered putting in a swale drain, I
13 considered it, but I'm not doing it, what's
14 another way to say that where it would be I guess
15 like comply with --

16 CHAIRPERSON MONTAGUE: Can I interrupt
17 for a second. I'm sorry. We're not giving a
18 solution. We're not saying the water needs to be
19 handled and not onto the other property.

20 MEMBER SAMONA: I'm not saying the
21 swale drain specifically, I'm talking about
22 drainage in general, not necessarily a swale
23 drain. How about just complies with all drainage
24 requirements?

25 MS. SHORTLEY: Okay, and potential that

1 any landscaping would not -- would take into
2 consideration drainage factors as well.

3 MEMBER SAMONA: Got it. Okay.

4 MS. LAPLATT: And just as it stands
5 now, both back yards, the next door neighbor's and
6 the back yard -- well now mines all tore up, was
7 really very hard gravel, and I'm planning on
8 having a landscape with sod. I'll do it up to the
9 property line potentially, depending on how wide
10 the part of her line too, if needed, but that and
11 have the sod put between the two houses because
12 right now it's pure weeds. Right now again it's
13 just mud. But I had no intention of keeping it to
14 the point where it was before as far as the hard
15 packed top of stone that was in the back. So
16 hopefully the grass itself will help with the
17 drainage. And I have all confidence in the world
18 with Mike, so I will talk to him about the
19 drainage and say that you questioned it and that
20 it's potentially something should really have to
21 be addressed, just to make sure.

22 MEMBER PEDDIBOYINA: Thank you, Mr.
23 Chair. And Linda, Thank you for the good
24 presentation. This is a practical difficulty and
25 I have no objection to this.

1 CHAIRPERSON MONTAGUE: Just want to
2 talk about your question, she doesn't have a rear
3 yard, therefore it's not self-created that she
4 doesn't have a rear yard, she has streets on all
5 sides. I think that's the -- that's the --

6 MEMBER SAMONA: I thought that as I was
7 speaking aloud and hearing her talk.

8 CHAIRPERSON MONTAGUE: I guess that's
9 what qualifies it because she doesn't have a rear
10 yard.

11 MEMBER SAMONA: I drive by it probably
12 daily. One of favorite places to go is Big Dip
13 Burgers on Walled Lake Drive. So right there, and
14 I drive by it daily. And they just don't have
15 cookies there.

16 CHAIRPERSON MONTAGUE: Any other
17 comments? All right. Motion, please.

18 MEMBER PEDDIBOYINA: Thank you, Chair.
19 I would move to grant the variance in Case Number
20 PZ26-0033, sought by Linda Laplatt because the
21 petitioner has shown practical difficulty,
22 including the constrained configuration of the
23 site the property is narrow, with frontage on two
24 streets and an alley resulting in multiple
25 front-yard setbacks. Without the variance, the

1 petitioner is unnecessarily prevented or limited
2 because of the property's narrow configuration and
3 bordered by more than one street, both East Lake
4 Drive and Monticello Street impose front-yard
5 setback requirements, substantially limiting the
6 usable area of the property. The property is
7 unique because the required setbacks would leave a
8 very limited practical location for the generator
9 under the usual constraints of the lot, which
10 limit the petitioner. The petitioner did not
11 create the condition because the setback
12 limitations allow no practical place to position
13 the generator besides the proposed location. This
14 relief is granted because the placement will not
15 interfere with the surrounding property. There is
16 a high probability that a power outage may occur
17 and the electrical generator will be needed for
18 safety and power for the home. The relief is
19 consistent with the spirit and intent of the
20 ordinance because the generator is an essential
21 improvement. Because of the property's unique
22 physical constraints, the requested relief is
23 reasonable. The generator will remain supportive
24 of the residential use of the property while
25 maintaining the intent of the ordinance and

1 property setbacks.

2 MEMBER SAMONA: Are we making that
3 subject to compliant with any draining
4 requirements?

5 MEMBER PEDDIBOYINA: You want me to add
6 that one?

7 MEMBER SAMONA: I second.

8 MS. NARDONE: Member Jappaya?

9 MEMBER JAPPAYA: Yes.

10 MS. NARDONE: Member Peddiboyina?

11 MEMBER PEDDIBOYINA: Yes.

12 MS. NARDONE: Member Longo?

13 MEMBER LONGO: Yes.

14 MS. NARDONE: Member Krieger?

15 MEMBER KRIEGER: Yes.

16 MS. NARDONE: Member Samona?

17 MEMBER SAMONA: Yes.

18 MS. NARDONE: Chairperson Montague?

19 CHAIRPERSON MONTAGUE: Yes.

20 MS. NARDONE: Thank you. Motion

21 carries.

22 MS. LAPLATT: All right. Thank you
23 very much.

24 MEMBER SAMONA: By the way, that was
25 one of the most beautiful renderings of an ad that

1 I've seen on Facebook.

2 MS. LAPLATT: Well, if I showed you the
3 one that the builder sent me, you wouldn't have
4 been able to understand it.

5 MEMBER SAMONA: Show us the next
6 variance request. No, I'm kidding. I'm kidding.

7 MS. LAPLATT: Thank you.

8 CHAIRPERSON MONTAGUE: All right. Next
9 case. PZ26-0035 (Jeff & Loricel Escote) The
10 applicant is requesting variances from the City of
11 Novi Zoning Ordinance Section 4.19.1.E.iii to
12 permit an aggregate accessory structure area of
13 3,965 square feet. 1,500 square feet is the
14 maximum allowed. So this would be a variance of
15 2,465 square feet. This property is zoned
16 Residential Acreage (RA). Please state your name
17 and spell it if you would.

18 MR. DePORRE: Good evening. My name is
19 John DePorre, J-O-H-N, last name D-E-P-O-R-R-E.

20 MEMBER LONGO: John, are you an
21 attorney?

22 DePORRE: No.

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

25 DePORRE: I do.

1 MEMBER LONGO: Thank you.

2 MR. MR. DePORRE: So the subject
3 property that we're talking about here tonight,
4 they have about a little over 80,000 square foot
5 parcel, so it's a parcel that's on Nine Mile Road
6 there.

7 CHAIRPERSON MONTAGUE: Do you have a
8 visual?

9 DePORRE: I don't because I didn't know
10 I was to bring one.

11 CHAIRPERSON MONTAGUE: That's all
12 right.

13 MR. DePORRE: I have a sketched one
14 with my Crayolas, but that ain't going to work.
15 Thanks. Okay. So the area that we're talking
16 about tonight is the three car unexcavated garage
17 here approximately 850 square feet. Currently the
18 house does not have an attached garage. The
19 folks, the Escotes when they bought the home,
20 there's a pole barn in the back and they didn't
21 think they couldn't have a garage. The house has
22 never had a garage attached to it. So as they age
23 in place and that, especially after last winter's
24 reminder, they wanted to get the garage attached
25 to the home and have a three-car garage. So

1 that's the reason we're here tonight. The new
2 garage is going to be strictly -- it's just their
3 personal use and utility and there is a drainage
4 to the right, but there's nothing affected,
5 buffers, any wetlands or anything like that. It's
6 all just going to be self-contained water. So
7 again, it's something that we didn't create. I
8 guess my comment on that would be that when they
9 purchased the home again they had a pole barn off
10 in the distance and they didn't ever think that
11 they would not be able to put a garage on the
12 home. So that's kind of the problem. And they
13 just need to have a garage attached to their home
14 because they're aging, you know, so we all are.
15 So that's kind of the story. I heard some numbers
16 there and I was a little concerned because the
17 garage it's about 850 square feet.

18 CHAIRPERSON MONTAGUE: We'll get that
19 verified.

20 MR. DePORRE: Okay. I appreciate that.

21 CHAIRPERSON MONTAGUE: All right.
22 City.

23 MR. HALL: Thank you, Mr. Chairman.
24 Yes, they are asking for a variance to allow an
25 increase of 2,465 square feet regarding the

1 aggregate of all accessory structures on the
2 property. So there is two existing detached
3 accessory structures on the property and the
4 attached would be --

5 MR. DePORRE: So it's the pole barn
6 plus sheds.

7 MR. HALL: So all together it goes in.
8 So they add them all up, and then you're allowed
9 to have 15. So we take the 1,500 square feet
10 that's allowed, subtract that, and so you're
11 asking for a variance of 2,465. So that's the
12 reason. With that, I don't have any questions.

13 CHAIRPERSON MONTAGUE: Correspondence.

14 MEMBER LONGO: Yes. We mailed out 17
15 notices. Two were returned. There are no
16 objections and one approval of a neighbor nearby
17 just simply said I approve.

18 CHAIRPERSON MONTAGUE: Any audience
19 member like to speak towards this case? I will
20 open it up to the board.

21 MEMBER JAPPAYA: Mr. Chairman.

22 CHAIRPERSON MONTAGUE: Yes.

23 MEMBER JAPPAYA: Have any of the
24 neighboring property owners expressed concern?

25 DePORRE: Not at all. Again, this is

1 kind of out there. It's on the south side of Nine
2 Mile, so it is Novi but it's in Northville, so
3 those are the bigger lots and the deeper lots over
4 there. Most of the surrounding have accessory
5 structures.

6 MEMBER JAPPAYA: I've got this pulled
7 up on Google Maps. It's an overhead view, and it
8 says that the property is 50907. Can I approach
9 and put it up there just to get confirmation of
10 what I'm looking at. I don't know if everyone can
11 see this very well, but I'm trying to understand.
12 Is this the property here? Is this the home, the
13 pole barn and accessory?

14 MR. DePORRE: Yep. So when you're
15 looking at that, right, you would think that's the
16 house because that's where the marker is, but
17 that's actually the home there.

18 MEMBER JAPPAYA: I see. And the garage
19 will be going where?

20 MR. DePORRE: Right over here.

21 MEMBER JAPPAYA: The driveway is here
22 though, is that correct?

23 MR. DePORRE: Correct. So they have a
24 driveway come around the back.

25 MEMBER JAPPAYA: Okay. Thank you. No

1 objections here.

2 CHAIRPERSON MONTAGUE: Member Samona?

3 MEMBER SAMONA: Only one thing. The
4 application that was submitted says that there's a
5 variance being requested of 1,465 square feet
6 versus the 2,465. I guess for purposes -- I have
7 no issues supporting this and I don't have any
8 questions either. Surprise for you.

9 MR. HALL: So it was advertised for the
10 2,465. We added up the accessory garages and made
11 the application correct. So what you're approving
12 tonight is being advertised and duly noted.

13 MEMBER SAMONA: Got it. With that
14 being said, I wouldn't have any issues supporting
15 that.

16 MEMBER PEDDIBOYINA: Thank you, Joe.

17 MEMBER SAMONA: You're welcome, Joe.

18 CHAIRPERSON MONTAGUE: Any other
19 comments? It is a very big lot. All right. I'll
20 entertain a motion.

21 MEMBER KRIEGER: I move that we grant
22 the variance in Case Number PZ26-0035, sought by
23 Jeff and Loricel Escote for a 2,465-square-foot
24 variance, because the petitioner has shown
25 practical difficulty requiring the increased

1 variance request. The petitioner will not be
2 unreasonably prevented or limited with respect to
3 the use of the property because they're adding a
4 garage to the house, and the aggregate structures
5 on the property are consistent with the RA
6 District, so therefore, the pole barn's already
7 existing and has no impact on the house or
8 neighbors. The property is unique based on it is
9 one entire lot with the acreage. The petitioner
10 did not create the condition because it's not a
11 split lot. The relief granted will not
12 unreasonably interfere with adjacent or
13 surrounding properties because of the acreage area
14 on Nine Mile for residences and already existing
15 buildings. The relief is consistent with the
16 spirit and intent of the ordinance because it's
17 very important to have a garage in winter.

18 MEMBER LONGO: I second.

19 MS. NARDONE: Member Peddiboyina?

20 MEMBER PEDDIBOYINA: Yes, please.

21 MS. NARDONE: Member Long?

22 MEMBER LONGO: Yes.

23 MS. NARDONE: Member Krieger?

24 MEMBER KRIEGER: Yes.

25 MS. NARDONE: Member Samona?

1 MEMBER SAMONA: Yes.

2 MS. NARDONE: Chairperson Montague?

3 CHAIRPERSON MONTAGUE: Yes.

4 MS. NARDONE: Member Jappaya?

5 MEMBER JAPPAYA: Yes.

6 MS. NARDONE: Thank you. Motion

7 carries.

8 CHAIRPERSON MONTAGUE: Thank you very

9 much.

10 DePORRE: Good evening and thank you.

11 MEMBER PEDDIBOYINA: Good luck.

12 CHAIRPERSON MONTAGUE: Next case.

13 PZ26-0036 (Desi District) The applicant is

14 requesting a variance from the City of Novi Sign

15 Ordinance Section 28-5(a)Chart to permit one additional

16 wall sign. One sign maximum allowed, so this would be a

17 variance of one sign. This property is zoned Town

18 Center-1 (TC-1). The applicant please come up. State

19 and spell your name.

20 MR. BAJJURI: Phanish Bajjuri.

21 P-H-A-N-I-S-H, B-A-J-J-U-R-I.

22 MEMBER LONGO: Are you an attorney?

23 MR. BAJJURI: No.

24 MEMBER LONGO: Do you promise to tell

25 the truth in this case?

1 MR. BAJJURI: Yes.

2 MEMBER LONGO: Thank you.

3 CHAIRPERSON MONTAGUE: All right.

4 Proceed. Do you have any says visuals.

5 MR. BAJJURI: I have a few visuals.

6 I'll be happy to share a few more documents if
7 you'd like to. I can present it here as well.

8 MEMBER PEDDIBOYINA: Ahead and prevent.

9 MR. BAJJURI: I have a few maps I can
10 share. So this property on the Main Street. So
11 the proposed business is almost like more than
12 half of this building. And this request is
13 regarding the extra wall sign, which gives us the
14 so that, you know, it gives us more visibility, it
15 helps customers to identify the range of
16 businesses that we are offering. So this is the
17 existing sign that we already got approval and
18 this is sign that we're actually asking us to give
19 us the better visibility. And basically primary
20 issue is this actually helps us in better
21 visibility and gives us impression from the
22 customers that's walking from this road on here as
23 well, which is coming from the Novi Road to the
24 Main Street of here. And since we have on three
25 entrances for this building and entire building is

1 almost close to 30,000 square foot which offers
2 multiple business. So request, you know, help us
3 more visibility for ourselves. And since we don't
4 have, what is it called? We don't have the
5 signage so this helps us give an impression for
6 the customers to provide, you know, the whole
7 businesses of us and have a better understanding
8 for the people. It's just identification of
9 customer wayfinding, and at the same time, the
10 reason why it is important for us is we don't have
11 monument sign on the road on Grand River Avenue,
12 and all the businesses earlier asked for the city
13 but unfortunately as far other businesses it was
14 never approved for various reasons. But since we
15 are new to the business so I hope that will be
16 approved. This helps us better identification.
17 I'm happy to answer any questions if you have any.

18 CHAIRPERSON MONTAGUE: Very good. All
19 right. City.

20 MR. HALL: Thank you, Mr. Chairman.
21 Yes. They are asking for a dimensional variance
22 tonight for an additional wall sign and for
23 wayfinding on the site. I do have some questions
24 for you. When looking at the photo on the screen
25 that you have, is your front door the door that's

1 right center?

2 MR. BAJJURI: There's one entrance here
3 and one there's other entrance here, and there's
4 another entrance behind this building with has
5 almost 50 spots of parking.

6 MR. HALL: And then when I look at
7 those two entrances, so you have your store is
8 actually under the building that has a sign all
9 the way to the left. And then those four windows
10 that we show on the right side of that entrance,
11 where the new sign's going, that's your space
12 also. So you have all that space.

13 MEMBER JAPPAYA: So requesting the city
14 to introduce a new concept of all under one roof.

15 MR. HALL: And then what does the new
16 sign say? What are the words for the new sign.

17 MR. BAJJURI: Eatery, Meat and Market.

18 MR. HALL: So it describes the
19 services. Is there electricity to those signs?
20 Is it backlit? How is it lit?

21 MR. BAJJURI: Just going with standard.

22 MR. HALL: So just letters with like a
23 backlight around it? And there's no animation?
24 There's no flashing lights?

25 MR. BAJJURI: No flashing lights,

1 that's for sure.

2 MR. HALL: I don't have any further
3 questions.

4 CHAIRPERSON MONTAGUE: Correspondence.

5 MEMBER LONGO: Yes. We mailed out
6 seven notices. No returns. There were no
7 objections and no approvals.

8 CHAIRPERSON MONTAGUE: Anyone in the
9 audience care to speak on this one? That being
10 said, let's open it up to the board.

11 MEMBER KRIEGER: Is it for a sign
12 variance request, wouldn't they need square
13 footage and then they can put what they like on
14 the sign?

15 MR. HALL: So this one, it's an
16 additional sign, so they already have one sign or
17 two and they can put the third one up, so there
18 wouldn't be size range, which I believe the size
19 would be for the second sign controlled by the
20 ordinance.

21 MEMBER KRIEGER: Okay.

22 MEMBER PEDDIBOYINA: Mr. Chair? You
23 said the same size you're using.

24 MR. BAJJURI: It's not the same size.
25 It is a 24 inch height. You are asking about the

1 size of the letter? 24 inch.

2 MEMBER PEDDIBOYINA: On the one parcel
3 number we can make a number of allowances? That's
4 what I'm asking.

5 MR. HALL: If they had more than one
6 LLC that would be a lease agreement, but that
7 would be under the lease agreement.

8 MEMBER PEDDIBOYINA: I know this
9 property. I've been there so many times. Welcome
10 to the city. And seems to be that the property is
11 almost like two, three years nothing is there.
12 It's good that you have good challenges and good
13 luck.

14 MR. BAJJURI: Thank you.

15 MEMBER SAMONA: Don't look at me.

16 MEMBER JAPPAYA: I don't have any
17 questions, but I do have a comment. I'm with
18 Member Peddiboyina. I'm very familiar with the
19 space. I'm an active Novi Chamber of Commerce
20 member so it's right across the street and I'd
21 like to welcome you to Main Street. I think it's
22 going to be a great addition. It's always good to
23 see that underutilized commercial space is being
24 used up, and I don't think the sign is going to
25 have any negative impacts on any of the

1 surrounding tenants. I wish you guys all the
2 best. Glad to see you filling space.

3 MEMBER SAMONA: I will say, I've seen,
4 I haven't been in there that it used to be the
5 former Library Pub. It was Library Pub. And then
6 Dueling Piano Bar. And I remember the parking lot
7 in the back that he's talking about. I remember
8 that exactly. Novi Police used to park a car
9 right out there on that piece that said this ride
10 ten bucks looking like a taxi and the police car
11 parks at this right \$10,000 to deter people from
12 drinking and driving. I remember the car, the car
13 that was parked there. I'm looking forward to it
14 and I don't have any questions and I can make a
15 motion whenever we're ready.

16 CHAIRPERSON MONTAGUE: I think the
17 signage for the market and the scale-wise it looks
18 very -- it looks appropriate for the building.
19 Does the lettering on the window count as signage
20 if you look at this picture?

21 MR. BAJJURI: So that's the
22 presentation picture.

23 CHAIRPERSON MONTAGUE: It's not going
24 to be like this?

25 MR. BAJJURI: It's not going to be

1 there.

2 CHAIRPERSON MONTAGUE: Not on the
3 windows?

4 MR. BAJJURI: Not on the windows.

5 CHAIRPERSON MONTAGUE: Just the
6 signage.

7 MR. BAJJURI: Just the signage.

8 CHAIRPERSON MONTAGUE: Okay. I can
9 entertain a motion.

10 MEMBER SAMONA: Mr. Chair, I'll make a
11 motion. Oh, you go ahead.

12 MEMBER PEDDIBOYINA: Joe, you go ahead.

13 MEMBER SAMONA: I do want to make
14 notice -- I'm going to take notice of the letter
15 that was included because standard number two, the
16 petitioner basically listed -- didn't basically,
17 only listed the issue as loss of revenue and
18 business, and one of the prongs is that it will
19 result in substantially more than mere
20 inconvenience or ability to attain a higher
21 economic or financial return, so I do want to take
22 notice just I guess for the record, if you will,
23 that I did read the letter that was prepared by
24 the Petitioner that was attached to the
25 application that talks about this also being a

1 wayfinding issue so I'm not ignoring the informal
2 prong two, but I think the answer to that question
3 is found elsewhere in the application.

4 CHAIRPERSON MONTAGUE: Just that one.
5 You don't have to meet all those. You don't have
6 to talk to all the points.

7 MEMBER SAMONA: I was talking about the
8 application.

9 CHAIRPERSON MONTAGUE: I know. One of
10 the principles that you don't have to talk to
11 that.

12 MEMBER SAMONA: Gotcha. I move that we
13 grant the variance in case PZ26-0036 sought by
14 Phanish Bajjuri on behalf of Desi District for
15 42875 Grand River Avenue, Suite 104. Because the
16 petitioner has shown practical difficulty,
17 including the inability to adequately identify and
18 provide wayfinding to the distinct customer
19 destinations within a single large format building
20 requiring an additional wall sign Reading Eatery
21 Meat Market on the basis of the following: that
22 the request is based upon circumstances or
23 features that are exceptional and unique to the
24 property, and do not result from conditions that
25 exist generally in the city or that are

1 self-created, including the buildings
2 approximately 13,000 square foot footprint,
3 housing multiple physically separated customer
4 destination, restaurant, market and rear entrance
5 served by three distinct customer entrances
6 combined with the property's lack of an existing
7 monument sign along Grand River Avenue to orient
8 the approaching traffic.

9 MEMBER PEDDIBOYINA: I second.

10 MS. NARDONE: Member Longo?

11 MEMBER LONGO: Yes.

12 MS. NARDONE: Member Krieger?

13 MEMBER KRIEGER: Yes.

14 MS. NARDONE: Member Samona?

15 MEMBER SAMONA: Yes.

16 MS. NARDONE: Chairperson Montague?

17 CHAIRPERSON MONTAGUE: Yes.

18 MS. NARDONE: Member Jappaya?

19 MEMBER JAPPAYA: Yes.

20 MS. NARDONE: Member Peddiboyina?

21 MEMBER PEDDIBOYINA: Yes, please.

22 MS. NARDONE: Thank you. Motion

23 carries.

24 CHAIRPERSON MONTAGUE: Congratulations.

25 MEMBER SAMONA: When do you guys open.

1 MR. BAJJURI: Two months from now.

2 MEMBER SAMONA: Good luck. Best of
3 luck out there.

4 CHAIRPERSON MONTAGUE: All right. The
5 next case. PZ26-0037 (Willowbrook Farms) The
6 applicant is requesting variances from City of
7 Novi Sign Ordinance Section 28-5(a)Chart to allow
8 construction of six foot in height residential
9 entrance way signs. 5 foot maximum allowed so
10 it's a variance of one foot; and Section
11 28-5(d)(11)to allow an additional residential
12 entranceway sign at vehicular entrance. One sign
13 permitted, variance of one sign. This property is
14 zoned One-Family Residential (R-4). State and
15 spell your name.

16 MS. SMITH: Good evening. My name is
17 Molly Smith and I work for Signs & More in Troy,
18 Michigan.

19 MEMBER LONGO: Excuse me. Molly, are
20 you an attorney?

21 MS. SMITH: No, I am not.

22 MEMBER LONGO: Please spell your name.

23 MS. SMITH: M-O-L-L-Y, S-M-I-T-H.

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

1 MS. SMITH: Yes.

2 MEMBER LONGO: Thank you, Molly.

3 MS. SMITH: Thank you. I am here on
4 behalf of Willowbrook Farm, and I do have one of
5 the homeowners in the audience with me today,
6 Shyam Valloornat, and I might call on him for some
7 information about the community as needed. It is
8 a large community in the City of Novi and it has
9 been there for many years. Shyam reached out to
10 our company earlier this year to look at the four
11 entrances of the subdivision overall because they
12 are in need of repair. They've been there for
13 many years. The limestone needs to be replaced.
14 The signs are difficult to read and old and they
15 need to be replaced. And without taking away from
16 the aesthetics of the community and the timing
17 that they were built, we proposed an idea where we
18 would utilize the existing walls and do the mason
19 work that needs to be done to get them standing
20 tall, put new limestone caps on them and basically
21 maintain what they have there, but offer a sign, a
22 solution that would last forever in limestone.

23 So what we're promoting here is
24 recommending a transition or update for their
25 community that maintains the current aesthetics.

1 The top photo is the current sign. The bottom
2 photo is -- this is an example of what we are
3 proposing to do.

4 One of the variances that we are
5 requesting is that the sign height be one foot
6 higher than what is currently allowed. And what
7 we are doing is maintaining the original design of
8 the wall. So the top sign is currently six feet
9 from the grade to the top of the sign as well as
10 the bottom. On this entrance there are two walls.
11 This entrance is at the entrance at Meadowbrook
12 and Clermont. There is a north side entrance and
13 a south side entrance. So as you enter into
14 this -- and I wish I had a top view of the overall
15 subdivision so you could see all the entrances.
16 But this is basically got one wall on one side and
17 one on the other.

18 In today's ordinances, only one sign is
19 allowed per entrance. This is one of four
20 entrances that has two signs, and so we're simply
21 maintaining what's there, not tearing down walls.
22 But that's what the request is here. So this is
23 the entrance at Meadowbrook and Clermont. There
24 are two signs there. There are overall five signs
25 that are being replaced. There's the entryway at

1 Bethany and Ten Mile Road. The same situation.
2 We're maintaining exist wall construction. In
3 this modification we are going to take this
4 opportunity to move the sign closer to the road.
5 As you can see, the limestone is even with the
6 path. But that's not what the issue is that we're
7 addressing right now, it's the variance request
8 having this sign one foot above what the current
9 ordinance is.

10 There are two other signs, and they are
11 both located in the center island. So when you
12 pull in, there's a center island. The island
13 signs are set back quite a distance from the road.
14 This is the entrance, one at the end of Ten Mile
15 Road and something similar at Meadowbrook and
16 Scarborough Lane. So when you look at the side
17 rim, this is the center island, you can see that
18 the road is here. There's a sidewalk. The sign
19 is way back here, so it's difficult to read on
20 approach. In our design, currently these signs
21 are less -- at within ordinance at five feet and
22 we are asking, we're proposing to maintain the
23 look and elevate the sign to the six feet. And as
24 you can see, the center island sign on the top,
25 the sign is currently 56 inches high. It's

1 blocked somewhat by the landscaping, which I know
2 can be trimmed, but for visibility purposes, we
3 would like to take this opportunity and move the
4 sign closer to the edge, closer to the road. And
5 having a six foot height to match the rest of the
6 entrances is aesthetically what the community
7 wants. And I don't think it will create a
8 hardship, difficulty with sight distance because
9 the sign is set back so far. So we've got that
10 one and this last one, the center island sign,
11 which is located at Scarborough and Meadowbrook,
12 the same situation.

13 Each sign has a different look because
14 this community has grown over the years. I forget
15 how many, between 350 homes in the community.

16 CHAIRPERSON MONTAGUE: 162.

17 MS. SMITH: Approximately. It's a
18 large community. And that's our request.

19 CHAIRPERSON MONTAGUE: City.

20 MR. HALL: Thank you, Mr. Chairman.
21 Yes, they're asking for some dimensional variances
22 tonight as she's talked about all the entrances
23 that they're doing and the one-foot increase and
24 the height of the signs. I do have a question,
25 are the signs lit or do the signs have light to

1 them, or how do you light the signs?

2 MS. SMITH: Currently they are not
3 illuminated. There is ground lighting out there.

4 MR. HALL: Okay. So you won't be
5 adding any lighting, extra measures, just allow
6 the ground lighting to light the signs.

7 MS. SMITH: They are going to upgrade
8 the lighting to LED lighting, but it is going to
9 be the same ground lighting that is out there.

10 MR. HALL: Directed to the signs and
11 not to the sky so there won't be any glare.

12 MS. SMITH: Correct.

13 MR. HALL: With that, I have no further
14 questions. Thank you.

15 CHAIRPERSON MONTAGUE: Okay.

16 MEMBER LONGO: We mailed out 33
17 notices, one was returned. There were no
18 objections and no approvals.

19 CHAIRPERSON MONTAGUE: All right. I'd
20 ask if anyone in the audience has comments on this
21 one.

22 MR. VALLOORNATT: Good evening. Thank
23 you so much for the opportunity for the record.

24 MEMBER LONGO: Excuse me, sir. Could
25 you give your first name and last name?

1 MR. VALLOORNATT: Shyam Valloornatt.

2 S-H-Y-A-M, V-A-L-L-O-O-R-N-A-T-T.

3 MEMBER LONGO: Are you an attorney?

4 MR. VALLOORNATT: No.

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

7 MR. VALLOORNATT: Yes.

8 MEMBER LONGO: Thank you.

9 MR. VALLOORNATT: Appreciate it. So
10 this operation is close to 27 years old. There
11 are four entrances, two on Ten Mile, two on
12 Meadowbrook, and the sign we see was installed by
13 the same home. It has all this fancy letters and
14 colors which is faded. Walls are cracking, the
15 signs have been cracking. So we collected enough
16 funds from the homeowner's through the HOA fee.
17 And then we approached Signs & More, and they were
18 very nice to give us multiple options. For two
19 reasons why we are pushing the sign closer to the
20 road, we initially thought we would even ask for a
21 variance to extend the wall itself closer to the
22 road. But I think from the middle of the road the
23 allowance is not letting us to do that. So we
24 then thought we would move it closer to the wall
25 so we are not changing any structure, existing

1 structure to the image. So that is one.

2 Second aspect of six feet is going to
3 be helping particularly on Ten Mile where traffic
4 is going east and west. We have had a number of
5 instances guests have missed, some entrances were
6 missed because they could not see the sign.
7 Similarly on Meadowbrook the sign is so set
8 inside, unless they come close to the sign, they
9 can't even see it. That's when we again wanted to
10 take the sign closer to the road but to the edge
11 of the wall. Now this is a one time the board
12 wants to do so that we don't want to come back.

13 The second aspect, we're going for a
14 limestone with black letters because we don't have
15 to come back and repaint it or retouched up. And
16 the light fixtures, we're replacing them with LED
17 light so we already have approval for it.

18 Just to add, whether it makes sense or
19 not, at this time Willowbrook Farms applied for
20 the increase sign award, and we got awarded those
21 \$5,000 as well. So I've been in touch with
22 Katherine in city office. So once the
23 construction is done, we will also be enhancing
24 the landscape around the sites. So are there
25 questions to allow us to have at six feet for

1 better visibility and one planned fixture? And we
2 immensely appreciate the opportunity.

3 CHAIRPERSON MONTAGUE: Thank you for
4 that explanation. We appreciate it. I guess we
5 open it up to the board.

6 MEMBER KRIEGER: For the street ones
7 where the signs are, how far is it from the island
8 to the street for the sign if you advance it and
9 go six feet, because I'm think of line of sight
10 when you're driving, and if there's a child riding
11 a bicycle across the street.

12 MR. VALLOORNATT: It's to the wall.
13 It's not protruding behind the wall.

14 MEMBER KRIEGER: Right.

15 MS. SMITH: The distance from the curb
16 to the edge of the sign is 30 feet approximately.
17 I don't know what to the center of the road is.
18 That would be anything 20 feet, so it's quite a
19 ways back.

20 MEMBER KRIEGER: I'm in support. That
21 was my main worry was that drivers and
22 pedestrians.

23 MS. SMITH: Right. So if you look at
24 the setback, this is the sign, that's the
25 sidewalk. See, that's the sidewalk right there.

1 This is the middle of the street. The sign is way
2 back there. So on this street, the visibility is
3 poor as you approach to those island signs.

4 MEMBER KRIEGER: Okay. Thank you.

5 MEMBER JAPPAYA: Mr. Chairman?

6 CHAIRPERSON MONTAGUE: Yes.

7 MEMBER JAPPAYA: I'd just like to
8 confirm, we're not changing the sign's locations,
9 we're just simply replacing the existing signs,
10 removing the signs around on the existing
11 monument, but it's keeping the same footprint, is
12 that correct?

13 MS. SMITH: Correct.

14 MEMBER JAPPAYA: Okay. Thank you.

15 MEMBER SAMONA: I'm a real estate
16 agent, so I know the subdivision very well and I
17 know that it's in need of that sign being
18 replaced. Just a couple of comments that the
19 existing brick entry wall and the, you know, dual
20 sign configuration were built years ago and not
21 something that you all are newly created. I also
22 live in a subdivision developed by Singh, and our
23 association sent out emails recently regarding
24 possibly redoing the signs in the coming future.
25 I like the fact that you're using the same

1 footprint. I don't think that there's a need to
2 change anything because there's no need for the
3 HOA, or anyone for that matter, to start spending
4 extra money to tear into the structural brick
5 walls. I don't think there's any public harm.
6 This is one of the easiest supports that I have
7 had in a long time.

8 MS. SMITH: Thank you.

9 CHAIRPERSON MONTAGUE: All right.
10 Motion away.

11 MEMBER JAPPAYA: Mr. Chairman, I move
12 that we grant the variance in case number
13 PZ26-0037, sought by Willowbrook Farms for
14 residential entrance signs, six feet in height,
15 and to allow an additional residential entranceway
16 sign. Because petitioner has shown practical
17 difficulty, including that the signs are already
18 existing, requiring relief on the basis the grant
19 of relief will not result in a use or structure
20 that is incompatible with, or unreasonably
21 interferes with adjacent or surrounding
22 properties, will result in substantial justice
23 being done to both the applicant and adjacent or
24 surrounding properties, and is not inconsistent
25 with the spirit and intent of this chapter because

1 the request is based upon the existing physical
2 configuration of the subdivision entrances and the
3 existing brick entrance walls, including an
4 existing condition with signage already at two
5 entrances.

6 MEMBER SAMONA: Second.

7 MS. NARDONE: Member Krieger?

8 MEMBER KRIEGER: Yes.

9 MS. NARDONE: Member Samona?

10 MEMBER SAMONA: Yes.

11 MS. NARDONE: Chairperson Montague?

12 CHAIRPERSON MONTAGUE: Yes.

13 MS. NARDONE: Member Jappaya?

14 MEMBER JAPPAYA: Yes.

15 MS. NARDONE: Member Peddiboyina?

16 MR. HALL: Excused.

17 MS. NARDONE: Excused. Member Longo?

18 MEMBER LONGO: Yes.

19 MS. NARDONE: Thank you. Motion

20 carries.

21 CHAIRPERSON MONTAGUE: Now we'll move
22 on to the last case of the night here. PZ26-0038
23 (Ross Dress for Less) The applicant is requesting
24 a variance from the City of Novi Sign Ordinance
25 Section 28-5(b)(1) b to allow a 258 square foot

1 illuminated wall sign, 181.5 square feet permitted
2 by code. So this would be a variance of 76.5
3 square feet. The property is zoned Regional
4 Center (RC). Introduce yourself. Spell your
5 name.

6 MR. CORRADI: Good evening. My name is
7 Chris Corradi and I represent Aver Sign Company.
8 You spell my name C-O-R-R-A-D-I.

9 MEMBER LONGO: Chris, are you an
10 attorney?

11 MR. CORRADI: I am not.

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

14 MR. CORRADI: I do.

15 MEMBER LONGO: Thank you.

16 MR. CORRADI: You're welcome. So we
17 are asking for a fairly large variance in terms of
18 square footage, but if we looked at percentages,
19 it's not that large of a sign. So just the area
20 from here to here is 50 feet. And so the area of
21 this, just the front and middle of the facade is
22 2,500 square feet. We asking for I want to say it
23 was 238 square feet, something of that nature.
24 But that's only about 8% of the total area of just
25 that center part of the facade. If you extend it

1 out to the entire frontage of the building, it's
2 like 4%.

3 And also, the building is set very far
4 back from the road. You're probably all familiar
5 with this development, but you can see how far the
6 building is from the roads now. So we think that
7 the larger sign will help customer wayfinding, and
8 as well as the fact that it's not really an
9 unusual size for a sign in this development. And
10 as you see here, it's pretty well aligned with the
11 other signs that are already exist. We feel
12 something equivalent to those would be eliminate
13 the practical difficulty of the distance from the
14 road and that would eliminate the sign from being
15 swallowed up by the sign facade and we think would
16 grant substantial justice to the property. I
17 think that's all I have. I'm happy to answer any
18 questions of course.

19 CHAIRPERSON MONTAGUE: All right.
20 City.

21 MR. HALL: Thank you, Mr. Chairman.
22 Could you put the rendering for the front facade
23 up again, please?

24 MR. CORRADI: Yes, absolutely.

25 MR. HALL: The applicant is here for a

1 dimensional variance. He's seeking 77 square foot
2 wall sign, so it's allowed to 101.5 square feet
3 allowed and it's proposed to be 258.5 square feet.
4 So the variance would be 77 square feet. I just
5 wanted the audience and the board to see that
6 there are window film graphics shown. This is not
7 part of this request.

8 MR. CORRADI: Sorry. I should have
9 thought of that. That's a majore oversight.
10 Yeah, the window graphics are not part --

11 MR. HALL: They're not part of the
12 request and if they wanted it, that would be a
13 different ZBA request. With that, we have no
14 further questions. Thank you.

15 CHAIRPERSON MONTAGUE: Correspondence?

16 MEMBER LONGO: First of all, I have a
17 comment. This was advertised as north of 12 Mile.
18 It's actually south of 12 Mile. We mailed out 37
19 notices, there were no returns, no objections and
20 no approvals.

21 CHAIRPERSON MONTAGUE: Thank you very
22 much. The audience is gone, so I'll open it up to
23 the board.

24 MEMBER SAMONA: Alan, maybe you can
25 clarify this first. The applicant has in there

1 that 250 square feet is allowed and the ordinance
2 says 181.5 five square feet. Can you, maybe you
3 or someone clarify the discrepancy there?

4 MR. HALL: So the ordinance when it
5 says maximal element that's allowed, but the 181.5
6 is based on the distance and the length of the
7 building. So there's a calculation that can't
8 exceed that number. So that's why the allowed is
9 181.5 so the request is 77 square feet.

10 MEMBER SAMONA: Got it. So the max you
11 could have if --

12 MR. HALL: That would be a different
13 ZBA request.

14 MEMBER SAMONA: If everything crossed
15 the t's and dotted the i's is 250, that's the max
16 you can have. I get it. Okay. Then I guess
17 the -- I'm familiar with this spot, former Jo-Ann
18 Fabrics, right? I personally don't think that
19 anyone is going to be driving on Novi Road and
20 seeing that from the road, no matter how big the
21 sign is. That's just my opinion. If they can see
22 it that far back, I feel bad for the cars in front
23 of them. But the only I guess quarrel, I'll say,
24 that I have is the application is framing the
25 practical difficulty based entirely on three,

1 you're saying 3% larger than what's allowed. 250
2 square feet is not allowed by this.

3 MR. CORRADI: Yeah. No. I believe
4 that I made a mistake on that. I was also having
5 to calculate the stuff on my own, you know. I
6 didn't have like help from the city.

7 MEMBER SAMONA: Sure.

8 MR. CORRADI: So I was looking at the
9 ordinances and I think -- I should have amended
10 that because that's not correct, obviously. It's
11 not a 3% difference. I think that what it was is
12 that I had calculated based on frontage and come
13 up with a larger amount number than 180 feet. And
14 then when the city came back, they said no, this
15 is what you're allowed, and that's why there's
16 that discrepancy in the application. I apologize
17 for that.

18 MEMBER SAMONA: No worries. How big
19 are typical Ross signs? Are they -- do they --
20 are they pretty similar in square footage?

21 MR. CORRADI: Yeah. I mean depending
22 on the size of the building, but yeah they're a
23 typical sign package, yes.

24 MEMBER SAMONA: That's all.

25 MEMBER LONGO: I agree with you in Novi

1 Road. However, if you look at and been there, you
2 do come in on a road that's a long distance from
3 their building, if you know what I mean.

4 MEMBER SAMONA: Yes, yes, yes.

5 MEMBER LONGO: You're still a long
6 distance from there.

7 MEMBER SAMONA: Yes. Once you turn in,
8 yes. Off of Novi Road directly no. Once you turn
9 in where that Art Van used to be, which I think is
10 even a furniture store now. Yes. I understand.

11 MEMBER LONGO: Essentially I'm agreeing
12 with you but Novi Road --

13 MEMBER SAMONA: That doesn't happen
14 often.

15 MEMBER LONGO: This is the second time
16 in four years.

17 CHAIRPERSON MONTAGUE: So this is -- it
18 says it's a lighted sign. How is it lighting?

19 MR. CORRADI: Internally with LEDs.

20 CHAIRPERSON MONTAGUE: It's internal?

21 MR. CORRADI: Um-hum.

22 CHAIRPERSON MONTAGUE: So it's a whole
23 sign and the whole sign is lit?

24 MR. CORRADI: Well, the letters are all
25 illuminated.

1 CHAIRPERSON MONTAGUE: Just the
2 letters.

3 MR. CORRADI: Just the letters.
4 There's no like backing or anything like that. I
5 think they're mounted directly on the side of the
6 building and they have LEDs inside and just like a
7 translucent blue lenses on the front.

8 CHAIRPERSON MONTAGUE: Okay.

9 MEMBER SAMONA: Is it going to be two
10 stories still? Just curious. Because Jo-Ann
11 Fabrics was two stories, wasn't it?

12 MR. CORRADI: Presumably, but honestly.

13 MEMBER SAMONA: I was just curious.

14 CHAIRPERSON MONTAGUE: Go check it out.

15 MEMBER SAMONA: I'd rather not. I'm
16 sure my mom will be there four times a day.

17 CHAIRPERSON MONTAGUE: Motion, please.

18 MEMBER LONGO: Yes. I move that we
19 grant the variance in case number PZ26-0038,
20 sought by Ross Dress for Less for a sign variance
21 of 76.5 square feet because the petitioner has
22 shown practical difficulty requiring clear
23 visibility of their business. Without the
24 variance, the petitioner will be unreasonably
25 prevented or limited with respect to the use of

1 the property because it may be difficult to locate
2 the business. The property is unique because it
3 is a long distance from even the internal road.
4 The petitioner did not create the condition. They
5 are in an existing building. Relief granted does
6 not unreasonably interfere with adjacent or
7 surrounding properties because the adjacent
8 businesses have similar sized signs. Relief is
9 consistent with the spirit and the intent of the
10 ordinance because it does not intrude with
11 neighboring properties.

12 MEMBER SAMONA: Second.

13 MEMBER KRIEGER: Time out.

14 MS. NARDONE: Member Samona?

15 MEMBER KRIEGER: Wait a minute. You
16 did the dimensional variance. Sorry.

17 MEMBER LONGO: So starting over.
18 Sorry. I move that we grant the variance in case
19 number PZ26-0038, sought by Ross Dress for Less,
20 for a sign variance of 76.5 square feet because
21 the petitioner has shown difficulty in clearly
22 locating their business. The grant of relief will
23 be offset by other improvements or actions such as
24 increased setbacks, increased -- I'm sorry.
25 Strike that. I'm going to start over. I'll be

1 done in a minute. That the failure to grant the
2 relief is unreasonably prevent or limit the use of
3 the property and will result substantially more
4 than a mere inconvenience or inability to obtain
5 higher economic financial return because of the
6 difficulty in locating the business.

7 MEMBER SAMONA: Second. Oh, Mr. Hall.

8 MR. HALL: I have an amendment. Would
9 the petitioner mind if they change the amendment
10 from 76.5 square feet to 77 square feet?

11 CHAIRPERSON MONTAGUE: 77.

12 MR. HALL: 77. That's point five
13 square feet larger than he actually calculated.

14 CHAIRPERSON MONTAGUE: Thank you.

15 MS. NARDONE: Member Samona?

16 MEMBER SAMONA: I'm sorry. The
17 variance being requested is 77 square feet?

18 MR. HALL: That's correct.

19 MEMBER SAMONA: I thought we can go
20 smaller, but we can't go larger.

21 MR. HALL: So that's the point five
22 square feet. So you can make the determination.
23 There's nobody here to say that, but it's point
24 five square feet.

25 MEMBER SAMONA: I don't have an

1 objection to that if we're allowed to, but yes.

2 MR. HALL: It was a miscalculation, so
3 I just wanted to clarify that.

4 MEMBER SAMONA: Yeah, I wasn't trying
5 to like be --

6 CHAIRPERSON MONTAGUE: No, you weren't.

7 MEMBER SAMONA: Yes.

8 MS. NARDONE: Chairperson Montague?

9 CHAIRPERSON MONTAGUE: Yes.

10 MS. NARDONE: Member Jappaya.

11 MEMBER JAPPAYA: Yes.

12 MS. NARDONE: Member Peddiboyina?

13 MEMBER PEDDIBOYINA: Yes, please.

14 MS. NARDONE: Member Longo?

15 MEMBER LONGO: Yes.

16 MS. NARDONE: Member Krieger?

17 MEMBER KRIEGER: Yes.

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

20 MR. CORRADI: Thank you so much. Have
21 a great night everybody.

22 MEMBER SAMONA: Mr. Chair, before we
23 adjourn I want to put something on the screen not
24 related to this.

25 MEMBER KRIEGER: Other matters. I have

1 other matters too.

2 CHAIRPERSON MONTAGUE: Other matters.

3 MEMBER LONGO: It's not going to be a
4 cookie recipe is it?

5 MEMBER SAMONA: There you go, guys.
6 There you go. It says Novi Police the front of
7 the car says this ride \$10,150. The back is like
8 a taxi. It says this ride \$20. That used to be
9 parked outside of Library Pub on the Wednesday
10 before Thanksgiving every year. So I was not
11 crazy in thinking that. I just wanted to make
12 that record clear.

13 CHAIRPERSON MONTAGUE: Did you ride in
14 the car?

15 MEMBER LONGO: Which did you ride in,
16 the police or the taxi?

17 MEMBER SAMONA: I've done two
18 ride-alongs before. With that, I'm going to make
19 a motion to --

20 CHAIRPERSON MONTAGUE: We have another
21 other matters.

22 MEMBER KRIEGER: Yeah. Question about
23 Culver's, the sign out front. First it was all
24 the concrete, now I see some bricking on it. Are
25 they going to complete that, are what's --

1 MR. HALL: They are. They're in the
2 process of doing that so it should be all
3 completed.

4 MEMBER KRIEGER: Since it's a main
5 entrance point of Novi.

6 MR. HALL: It is, yes. It's better
7 than the handwritten number that was there for a
8 while, but we're getting there.

9 MEMBER SAMONA: I have seven more
10 questions. Motion to adjourn.

11 MEMBER JAPPAYA: Second.

12 MEMBER LONGO: Second.

13 CHAIRPERSON MONTAGUE: All in favor
14 aye.

15 THE BOARD: Aye.

16 CHAIRPERSON MONTAGUE: Anybody opposed,
17 you're in trouble.

18 (The meeting was adjourned at 8:49 p.m.)
19
20
21
22
23
24
25

CERTIFICATE OF NOTARY

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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, Jackson County

My Commission expires: 06-22-2032

**Meeting
08/11/2026**

1

\$
\$10,000 59:11
\$10,150 85:7
\$20 85:8
\$5,000 70:21
1
1,465 51:5
1,500 46:13 49:9
10 19:12 25:19 26:2
101.5 77:2
104 61:15
108 19:9 23:7 25:18
11 3:2 12:6,8,11,15 13:4,17 14:8
11-foot 13:23
11th 3:6
12 8:2,19 12:11 13:4,17,25 15:7,10,13 16:12,23 17:18 77:17,18
12-foot 10:5 15:14
13,000 62:2
14 36:24
15 49:9
1500 32:13
16 23:25
162 67:16
17 49:14
180 79:13
181.5 75:1 78:2,5,9
1987 32:20
2
2,465 46:15 48:25 49:11 51:6,

10
2,465-square-foot 51:23
2,500 75:22
20 4:12 71:18
2026 3:2
21 4:14 20:22
22 19:10 23:7
238 75:23
24 11:21 32:7 57:25 58:1
25 32:5
250 78:1,15 79:1
258 74:25
258.5 77:3
27 69:10
28-5(a)chart 53:15 63:7
28-5(b)(1) 74:25
28-5(d)(11)to 63:11
3
3% 79:1,11
3,965 46:13
3.1.18.D 19:11
3.8 19:13 23:8
30 17:6 32:6,8 71:16
30,000 55:1
33 68:16
350 67:15
36 25:10
37 77:18
4
4 8:4
4% 76:2
4.19.1.e.iii 46:11

4.19.2.A 29:6
40 9:13
42875 61:15
44725 25:16 28:7
45 32:25
48 32:5
5
5 63:9
5.11.2 8:2
5.2.12.D 19:8
50 56:5 75:20
50907 50:8
56 66:25
6
6.2 19:11 21:18 23:10 25:19
60 9:13 21:2
69 36:23
7
76.5 75:2 81:21 82:20 83:10
77 77:1,4 78:9 83:10,11,12,17
8
8 8:3
8% 75:24
80,000 47:4
850 47:17 48:17
86 19:9 21:2 23:8 24:15,18 25:17
8:49 86:18
9
90 9:12 32:21

A

ability 26:4 60:20
absent 3:12
absolutely 11:17 76:24
abut 22:9
AC 31:23 32:1,6,9 34:14 39:6
access 9:2 30:8,21 39:15,17
accessory 29:8 46:12 49:1,3 50:4,13 51:10
acreage 46:16 52:9,13
acres 20:7
actions 26:14 82:23
active 58:19
actual 40:24
ad 45:25
add 5:23 9:25 22:20,22 23:21 45:5 49:8 70:18
added 21:4 51:10
adding 52:3 68:5
addition 58:22
additional 9:9 22:17,21 53:15 55:22 57:16 61:20 63:11 73:15
address 4:8
addressed 42:21
addresses 31:1
addressing 66:7
adequate 13:2 24:17,18
adequately 61:17
adjacent 10:7 18:7 26:7,16 52:12 73:21,23 82:6,7
adjourn 84:23 86:10
adjourned 86:18
administratively 12:20
advance 71:8

advertised 51:9,12 77:17
Advertisement 37:16
aesthetically 67:6
aesthetics 64:16,25
affected 15:8 48:4
age 47:22
agenda 5:21,22 7:4
agent 72:16
aggregate 46:12 49:1 52:4
aging 48:14
agree 79:25
agreed 27:10 28:8
agreeing 80:11
agreement 58:6,7
ahead 54:8 60:11,12
air 35:2
Alan 12:4 38:8 40:3 77:24
aligned 76:10
Allegiance 3:7,9
alleviate 40:14
alley 30:21 43:24
allotted 16:25
allowance 69:23
allowances 58:3
allowed 8:3 23:15 38:16 46:14 49:8,10 53:16 63:9 65:6,19 77:2,3 78:1,5,8 79:1,2,15 84:1
alongside 32:1
aloud 43:7
amended 36:9 79:9
amendment 83:8,9
amount 10:21 21:11 38:4 79:13
animation 56:23
announcement 5:23

answers 13:14
anticipate 13:12 21:13
Anymore 25:12
apologize 9:10 79:16
Appeals 3:5
applicant 7:25 12:14,23 19:6,15 26:15 29:5 38:7 46:10 53:13,18 63:6 73:23 74:23 76:25 77:25
application 13:6 24:9 51:4,11 60:25 61:3,8 78:24 79:16
applied 70:19
approach 50:8 66:20 72:3
approached 10:25 69:17
approaching 62:8
approval 27:14,15,17,20 31:22 49:16 54:17 70:17
approvals 11:23 21:22 24:2 36:25 57:7 68:18 77:20
approve 4:25 5:2 7:4 49:17
approved 27:8 28:6 38:18 40:13 55:14,16
approving 12:20 51:11
approximately 20:7 38:10 47:17 62:2 67:17 71:16
April 38:1
area 9:12 16:17,19 21:6 22:18 23:15 25:23 26:9,18 27:10 28:8 32:22 44:6 46:12 47:15 52:13 75:19,20,24
areas 27:1
Art 80:9
aspect 70:2,13
assistance 18:2
association 6:19 72:23
assuming 12:7
attached 47:18,22,24 48:13 49:4 60:24

attain 60:20
attention 6:12 11:15
attorney 8:12 19:21 27:6
29:15 41:10 46:21 53:22
63:20 69:3 75:10
audience 4:8 11:25 24:4 37:4,
5 49:18 57:9 64:5 68:20 77:5,
22
August 3:2,6
Automotive 16:5
Avenue 25:16 28:7 55:11
61:15 62:7
Aver 75:7
avoid 10:25
avoided 13:24
award 70:20
awarded 70:20
aware 36:18
aye 86:14,15

B

B-A-J-J-U-R-I 53:21
B-E-N-A-G-L-I-O 19:19
back 8:20 23:21 30:17,18
31:17 33:1 37:21 39:19 42:5,
6,15 47:20 50:24 59:7 66:13,
19 67:9 70:12,15 71:19 72:2
76:4 78:22 79:14 85:7
backing 81:4
backlight 56:23
backlit 56:20
backs 31:3
bad 78:22
bags 11:4
Bajjuri 53:20,23 54:1,5,9 56:2,
17,21,25 57:24 58:14 59:21,
25 60:4,7 61:14 63:1

Bar 59:6
barn 47:20 48:9 49:5 50:13
barn's 52:6
based 20:24 24:19 38:5 40:2,
13 52:8 61:22 74:1 78:6,25
79:12
basically 54:19 60:16 64:20
65:16
basis 61:21 73:18
bath 32:20
bathroom 32:16
beautiful 37:16 39:5 45:25
behalf 61:14 64:4
Benaglio 19:17,18,22,25 20:2,
3 23:2 24:21 25:6 27:16 29:1
40:22
Bethany 66:1
bicycle 71:11
big 32:11 33:6 43:12 51:19
78:20 79:18
bigger 50:3
bill 6:5
bills 6:13
bit 4:1 22:1,19 35:15 36:15
black 70:14
blended 18:10,11
blocked 67:1
blocking 41:3
blocks 30:25
blue 81:7
board 3:5 10:1 11:6 12:2 24:6
37:21 49:20 57:10 70:11 71:5
77:5,23 86:15
boat 39:10
bordered 44:3
bottom 65:1,10

bought 47:19
break 33:7
brick 72:19 73:4 74:3
bricking 85:24
bring 47:10
bucks 59:10
budget 16:25
buffer 23:15 25:2 26:8,20
27:2,9,23 28:8
buffers 48:5
build 31:14
buildable 25:23 26:8 27:1
builder 33:5 35:9,10 37:15
41:6 46:3
building 9:10 10:15 11:11
14:14,15,22 17:19,23 18:12
19:6 20:9,15 21:8 25:16 30:1
37:24 38:15 54:12,25 56:4,8
59:18 61:19 76:1,3,6 78:7
79:22 80:3 81:6 82:5
buildings 14:21 15:1 18:1
52:15 62:1
built 22:11 33:21 64:17 72:20
bunch 36:4
Burgers 43:13
business 16:4 20:16 54:11
55:2,15 60:18 81:23 82:2,22
83:6
businesses 54:16 55:7,12,13
82:8

C

C-A-L-Z-I-N-I 8:10
C-O-R-R-A-D-I 75:8
Cabot 9:11 14:15 15:5 17:10
calculate 79:5
calculated 79:12 83:13

Meeting 08/11/2026

4

calculation 78:7
calculations 10:16
call 3:4 4:3 6:5 34:3 35:5 64:6
called 36:3 55:4
Calzini 8:9,10,13,16,18 9:7,18
 10:1,12,24 11:11,15,17 13:13,
 21 14:6,10,17,22 15:3,9,17
 16:5,9,14,22 17:4,10 19:3
canopy 16:24
caps 64:20
car 47:16 59:8,10,12 85:7,14
care 57:9
carries 5:19 7:20 19:2 28:25
 45:21 53:7 62:23 74:20 84:19
cars 78:22
case 6:24 7:25 8:6,15 12:1,20
 17:16 19:5,24 24:4 29:4,18
 35:7,9 37:4 43:19 46:9,24
 49:19 51:22 53:12,25 61:13
 63:5,25 69:6 73:12 74:22
 75:13 81:19 82:18
cases 4:3
caused 25:23
cell 4:2
center 56:1 66:11,12,17,24
 67:10 71:17 75:4,25
Center-1 53:18
certificate 4:12
Chair 6:14,16 16:3 17:1 23:5
 25:14 42:23 43:18 57:22
 60:10 84:22
Chairman 5:23 11:19 34:25
 48:23 49:21 55:20 67:20 72:5
 73:11 76:21
Chairperson 3:4,21,22,25
 4:18,24 5:4,14,15,20 6:15,20,
 22 7:5,13,14,21,24 9:5,16,24
 10:2 11:20,24 17:13 18:18,19
 19:4 22:25 23:3,24 24:3 25:4,
 12 28:14,15 29:3,21 30:3
 34:21,24 36:22 37:1,3 41:16

43:1,8,16 45:18,19 46:8 47:7,
 11 48:18,21 49:13,18,22 51:2,
 18 53:2,3,8,12 54:3 55:18
 57:4,8 59:16,23 60:2,5,8 61:4,
 9 62:16,17,24 63:4 67:16,19
 68:15,19 71:3 72:6 73:9
 74:11,12,21 76:19 77:15,21
 80:17,20,22 81:1,8,14,17
 83:11,14 84:6,8,9 85:2,13,20
 86:13,16
challenges 58:12
Chamber 58:19
change 20:16 35:17 73:2 83:9
changing 69:25 72:8
Chapman 30:8,19 31:2,4,18
chapter 73:25
check 35:19 81:14
child 71:10
Chris 75:7,9
Christmas 37:10
circled 34:7
circumstances 61:22
city 3:6 6:1,6 8:1 10:2 19:7
 23:4 27:5 29:6 34:18,24 36:7
 40:9 41:9 46:10 48:22 53:14
 55:12,19 56:13 58:10 61:25
 63:6 64:8 67:19 70:22 74:24
 76:20 79:6,14
city's 27:3
clarify 11:16 24:13 77:25 78:3
 84:3
clarifying 24:17
clear 12:4 24:10 81:22 85:12
Clermont 65:12,23
close 9:2 21:20 55:1 69:10
 70:8
closer 66:4 67:4 69:19,21,24
 70:10
closest 11:12

code 75:2
colleagues 38:8
collected 69:15
color 11:9,10
colors 69:14
combined 62:6
comment 38:21 48:8 58:17
 77:17
comments 12:2 43:17 51:19
 68:20 72:18
Commerce 58:19
commercial 58:23
Commission 6:7
communicate 35:18
community 64:7,8,16,25 67:6,
 14,15,18
company 64:10 75:7
complete 85:25
completed 86:3
compliance 13:1 25:22 26:2
 27:8 28:1,6,9
compliant 38:20 45:3
complication 27:24
complies 41:23
comply 40:12 41:15
concept 56:14
concern 49:24
concerned 14:19 35:12 48:16
concerns 40:4,6,15
concrete 85:24
condition 18:4 26:9,11 44:11
 52:10 74:4 82:4
conditioning 35:3
conditions 61:24
conducting 8:24
confidence 42:17

configuration 43:22 44:2
72:20 74:2

confirm 72:8

confirmation 50:9

Congratulations 4:16,17
62:24

consideration 42:2

considered 30:21 39:16,19
40:17,21 41:4,11,12,13

consistent 18:9 26:22 27:2
44:19 52:5,15 82:9

consists 32:15

constrained 26:8 27:1 43:22

constraints 26:12 44:9,22

construction 11:7 27:25 63:8
66:2 70:23

consultant 27:4

contingent 40:13

continued 27:9 28:7

continues 15:4

continuity 15:9

controlled 57:19

cookie 85:4

cookies 37:2,8,9 39:1 43:15

copper 34:19

corner 30:7 40:23

corners 39:12

Corradi 75:6,7,11,14,16 76:24
77:8 79:3,8,21 80:19,21,24
81:3,12 84:20

correct 6:11,14 9:18 10:23,24
12:7,9,17 14:17 50:22,23
51:11 68:12 72:12,13 79:10
83:18

correctly 14:16

Correspondence 11:20 23:24
36:22 49:13 57:4 77:15

costs 9:3

council 6:8

count 59:19

couple 12:3,22 22:20 72:18

cover 23:1

coverage 38:12

covered 34:9

covering 34:17

covers 34:22

cracking 69:14,15

Crayolas 47:14

crazy 85:11

create 15:21 18:4 26:11 36:13
44:11 48:7 52:10 67:7 82:4

created 17:24 21:3 72:21

crossed 78:14

crushed 36:4

Culver's 85:23

curb 21:24 71:15

curious 81:10,13

current 37:24 64:25 65:1 66:8

custom 14:8

customer 55:9 61:18 62:3,5
76:7

customers 54:15,22 55:6

D

D-E-P-O-R-R-E 46:19

daily 43:12,14

damas 19:6 25:15

daughter 32:24

day 21:12 37:12 39:24 81:16

days 32:25 36:3 37:15

de-install 9:22

December 33:6

decided 31:7

decrease 15:4

deep 32:5

deeper 50:3

default 12:16,18

Defendant 8:9

deficiency 26:4

delivered 16:15,16 17:22

delivery 9:14

densely 23:12

department 10:15 21:22 23:13
27:3,10 28:9

depending 14:1 32:11 42:9
79:21

Deporre 46:18,19,22,25 47:2,
9,13 48:20 49:5,25 50:14,20,
23 53:10

describes 56:18

desi 53:13 61:14

design 41:4 65:7 66:20

designed 23:12

designs 39:5

destination 62:4

destinations 61:19

detached 49:2

deter 59:11

determination 83:22

developable 22:7

developed 72:22

development 16:6,8 20:4,21
76:5,9

difference 15:8 79:11

difficult 64:14 66:19 82:1

difficulty 25:21 42:24 43:21
51:25 61:16 67:8 73:17 76:13
78:25 81:22 82:21 83:6

dimensional 10:4 23:6 25:22
35:1 55:21 67:21 77:1 82:16

Dip 43:12

direct 15:24 41:9

Directed 68:10

direction 14:2

directly 80:8 81:5

discrepancy 78:3 79:16

discussed 23:10

distance 17:5 48:10 66:13
67:8 71:15 76:13 78:6 80:2,6
82:3

distinct 61:18 62:5

district 26:10 52:6 53:13
61:14

documentation 9:9

documents 54:6

door 8:8 9:15 14:23 31:9,25
34:6 42:5 55:25

dotted 78:15

drain 40:17,21,22 41:12,21,23

drainage 36:1,8,13,18 40:6,15
41:22,23 42:2,17,19 48:3

draining 40:11 45:3

drains 40:10

drawings 10:15

Dress 74:23 81:20 82:19

drinking 59:12

drive 14:15 17:10 21:21 30:7,
8,14 31:2,4 36:5 43:11,13,14
44:4

drive-in 9:15 16:17

driveline 20:10

drivers 71:21

driveway 31:17,25 32:9 34:16
36:16 50:21,24

driving 59:12 71:10 78:19

dropping 34:14

dual 72:19

due 6:18 25:22

Dueling 59:6

duly 51:12

duration 11:1

E

earlier 55:12 64:10

easier 24:10

easiest 73:6

east 30:6,13 44:3 70:4

Eatery 56:17 61:20

economic 60:21 83:5

edge 25:8 67:4 70:10 71:16

effectively 15:15

EGLE 22:10 27:14,15,17,20
28:2,10

egress 9:13

eight-foot 15:15

electrical 44:17

electricity 56:19

element 78:5

elevate 66:23

elevated 15:2

elevation 10:8 14:18 15:4,8
26:6

eliminate 76:12,14

else's 30:6

email 6:2

emails 6:10 72:23

emergency 33:24

employee 21:11

end 14:14 66:14

enhancing 70:23

enjoyed 4:20

enter 65:13

entertain 17:14 25:13 51:20
60:9

entire 15:6,10 52:9 54:25 76:1

entrance 56:2,3,4,10 62:4
63:9,12 65:10,11,12,13,19,23
66:14 73:14 74:3 86:5

entrances 54:25 56:7 62:5
64:11 65:15,20 67:6,22 69:11
70:5 74:2,5

entranceway 63:12 73:15

entry 72:19

entryway 65:25

environmental 26:13

equally 15:1

equipment 8:25

equivalent 76:12

Escote 46:9 51:23

Escotes 47:19

essential 44:20

Essentially 80:11

estate 72:15

estimate 17:6

evening 46:18 53:10 63:16
68:22 75:6

exact 17:5

examined 13:16

exceed 12:11 78:8

exceptional 33:4 61:23

Excuse 63:19 68:24

excused 3:13 6:18 74:16,17

exist 61:25 66:2 76:11

existence 11:1

existing 20:8,9,21 21:8 26:18,
20 32:1 49:2 52:7,14 54:17
62:6 64:18 69:25 72:9,10,19

73:18 74:1,3,4 82:5
expanded 26:17
expected 21:10
explained 23:7
explanation 40:2 71:4
expressed 49:24
extend 69:21 75:25
exterior 35:5
extra 54:13 68:5 73:4

F

Fabrics 78:18 81:11
facade 31:10 75:21,25 76:15, 22
face 30:2
Facebook 37:15 46:1
faces 30:25
facility 8:21
fact 72:25 76:8
factors 42:2
faded 69:14
failure 83:1
fairly 75:17
familiar 24:11 37:13 58:18 76:4 78:17
family 29:10 37:23
fancy 69:13
Farm 64:4
Farms 63:5 70:19 73:13
farther 21:25
farthest 33:17
favor 86:13
favorite 43:12
feasibility 13:17
feasible 16:24

feature 23:18
features 20:25 26:13 61:23
fee 69:16
feel 34:2 76:11 78:22
feet 8:4,19 9:13 12:6,7,8,10,15 13:4,17,21,25 15:7,10,13 16:13,23 17:6 19:13 21:18 25:19 31:12 35:21 46:13,15 47:17 48:17,25 49:9 51:5 65:8 66:21,23 70:2,25 71:9,16,18 73:14 75:1,3,20,22,23 77:2,3, 4 78:1,2,9 79:2,13 81:21 82:20 83:10,13,17,22,24
feet along 19:12 25:8
fence 8:3 9:1,6,17 10:5,11,17, 18,22 11:2 13:7,12 14:13 15:7,10,14,15 17:2,18
fences 12:5
fencing 16:19,20
filling 59:2
film 77:6
final 27:8 28:6 41:4
financial 60:21 83:5
finish 27:4
fire 21:22 30:18 33:19,22
fireworks 5:24
fixture 71:1
fixtures 70:16
flashing 56:24,25
flex 32:16
floor 32:15,18
flying 11:2
folks 47:19
foot 8:2,3 10:6 12:11,12 13:2 14:6,8,23 17:18 23:8,10 26:2 32:13 34:15 47:4 55:1 62:2 63:8,9,10 65:5 66:8 67:5 74:25 77:1

footage 20:20 57:13 75:18 79:20
footings 36:3
footprint 31:21 38:16 62:2 72:11 73:1
forever 64:22
forget 67:14
format 4:1 61:19
forward 35:1 59:13
found 61:3
foundation 10:18
four-foot 8:18 10:4
framing 78:24
fraud 6:6
front 29:7,25 30:9,12,15 31:8, 9,10,11 34:4,6 35:3,4,6 37:21 38:11 55:25 75:21 76:22 78:22 81:7 85:6,23
front-yard 43:25 44:4
frontage 43:23 76:1 79:12
ft 19:12
funds 6:1 69:16
furnace 32:17
furniture 80:10
future 22:8,12 72:24

G

garage 31:18,19 32:15,19 33:12 36:5 47:16,18,21,22,24, 25 48:2,11,13,17 50:18 52:4, 17
garages 51:10
gave 6:2
Generac 32:3
general 6:25 41:22
generalization 32:24

generally 26:9 61:25
generator 29:7 31:23 32:2,4
 33:8 35:2 39:25 44:8,13,17,
 20,23
giant 32:12
girl 30:20
give 6:13 13:11 54:18 55:5
 68:25 69:18
giving 37:2 41:17
Glad 59:2
glare 68:11
God 4:22
Goddard 14:20
good 19:4 29:2 34:21 42:23
 46:18 53:10,11 55:18 58:12,
 22 63:2,16 68:22 75:6
Google 50:7
Googled 31:1 32:2
Gotcha 61:12
govern 35:11
grade 14:23 22:3 25:6 65:9
grading 40:6
Grand 20:7 25:16 28:7 55:11
 61:15 62:7
grant 17:15 25:15 40:7 43:19
 51:21 61:13 73:12,18 76:16
 81:19 82:18,22 83:1
granted 12:15 18:6 26:15 27:7
 28:5 38:10 44:14 52:11 82:5
graphics 11:8,13 23:19 77:6,
 10
grass 34:16 42:16
grasses 34:13
gravel 42:7
great 58:22 84:21
green 25:1
ground 68:3,6,9

Group 20:3
grown 67:14
guarantee 33:7
guess 13:5,15 36:2 38:20
 39:15 41:8,14 43:8 48:8 51:6
 60:22 71:4 78:16,23
guests 70:5
guideline 12:19
guys 9:8 59:1 62:25 85:5

H

Haggerty 17:11,25
half 8:23 32:20 38:1 54:12
Hall 5:22 10:3,14 11:4,13,16,
 18 12:9,17 23:5 27:23 34:25
 35:11,23 36:6,17 40:16,24
 48:23 49:7 51:9 55:20 56:6,
 15,18,22 57:2,15 58:5 67:20
 68:4,10,13 74:16 76:21,25
 77:11 78:4,12 83:7,8,12,18,21
 84:2 86:1,6
handled 41:19
handrail 25:9
handwritten 86:7
happen 27:24 80:13
happy 54:6 55:17 76:17
hard 42:7,14
hardship 12:14 22:12 67:8
harm 73:5
heard 48:15
hearing 14:2 43:7
hearings 6:7 7:2
heat 33:2
heater 33:12
height 18:2 35:16 38:16 57:25
 63:8 65:5 67:5,24 73:14
helping 70:3

helps 10:9 24:25 54:15,20
 55:5,16
high 8:3 10:5 12:6,11 15:7
 33:3 44:16 66:25
higher 10:8 14:23 26:6 60:20
 65:6 83:5
highly 15:20
hit 32:23 36:2
HOA 69:16 73:3
hold 4:11 11:5 24:19
home 37:24 38:13 44:18
 47:19,25 48:9,12,13 50:12,17
 69:13
homeowner's 69:16
homeowners 64:5
homes 67:15
honest 34:20
honestly 81:12
hope 55:15
hoping 38:24
house 29:25 30:1,6,11,15,25
 31:8,20,21 32:11,13 33:2,20
 34:4,5 35:16 36:1 37:13,17,19
 39:19,23 47:18,21 50:16 52:4,
 7
houses 31:12,13 33:19,24
 42:11
housing 62:3

I

i's 78:15
idea 41:4 64:17
ideas 17:23
identification 55:8,16
identify 54:15 61:17
ignoring 61:1
illuminated 68:3 75:1 80:25

image 70:1
imagine 32:12
immensely 71:2
impact 52:7
impacting 27:17
impacts 58:25
importance 37:22
important 13:9 52:17 55:10
impose 44:4
imposing 22:12
impression 9:8 54:21 55:5
improvement 36:7 44:21
improvements 26:21 82:23
inability 61:17 83:4
inch 32:10 34:15 57:25 58:1
inches 25:10 32:5,6,7,8 66:25
included 60:15
including 43:22 61:17 62:1 73:17 74:3
incompatible 73:20
inconsistent 73:24
inconvenience 60:20 83:4
increase 48:25 67:23 70:20
increased 51:25 82:24
increasing 26:3
industrial 19:14 20:8,15
info 13:19
informal 61:1
information 13:8,11 64:7
informative 24:8
initially 69:20
input 27:2
inside 15:19 70:8 81:6
installed 69:12

installing 8:25
instances 70:5
insulation 33:5
intent 18:9 22:23 26:23 44:19, 25 52:16 73:25 82:9
intention 30:10 42:13
interfere 18:6 26:16 44:15 52:12 82:6
interferes 73:21
internal 80:20 82:3
Internally 80:19
interpreted 34:4
interrupt 41:16
introduce 56:14 75:4
intrude 82:10
investigate 34:13
island 66:11,12,17,24 67:10 71:7 72:3
islands 22:21 23:20
issue 21:13 33:20 36:13 38:22 39:25 54:20 60:17 61:1 66:6
issues 21:9 24:12,23 40:7 51:7,14

J

J-A-M-E-S 8:10
J-I-L-L-I-A-N 19:18
J-O-H-N 46:19
James 8:9,10,11
Jappaya 3:10,11 5:16,17 7:15, 16 14:13,18,25 15:6,11 16:1 18:20,21 28:16,17 45:8,9 49:21,23 50:6,18,21,25 53:4,5 56:13 58:16 62:18,19 72:5,7, 14 73:11 74:13,14 84:10,11 86:11
jeff 46:9 51:23

Jillian 19:17,18,20 20:2
Jo-ann 78:17 81:10
job 24:9
Joe 15:12 51:16,17 60:12
John 39:24,25 46:19,20
justice 73:22 76:16

K

Katherine 70:22
keeping 42:13 72:11
kidding 39:2 46:6
kids 32:21
kind 5:24 6:4 10:10 11:5,14 13:10,18 22:22 27:18 36:10, 20 37:8 39:16 40:5 48:12,15 50:1
kitchen 32:19
knowing 24:25
Krieger 3:17,18 4:21 5:10,11 7:9,10 16:11,20 17:8,15 18:14,15 24:24 28:11,22,23 45:14,15 51:21 52:23,24 57:11,21 62:12,13 71:6,14,20 72:4 74:7,8 82:13,15 84:16, 17,25 85:22 86:4

L

L-A-P-L-A-T-T 29:13
L-I-N-D-A 29:13
lack 62:6
lacking 20:21
lake 30:1,7,14,20,25 32:23 36:2 37:19 43:13 44:3
land 36:6
landscape 42:8 70:24
landscaping 22:17 34:11 36:12 41:3 42:1 67:1

Lane 66:16
language 40:10
Laplatt 29:4,12,16,19,22 30:5
 34:23 35:10,15,25 36:14 37:2,
 9 38:24 39:3 42:4 43:20 45:22
 46:2,7
large 61:19 64:8 67:18 75:17,
 19
larger 76:7 79:1,13 83:13,20
Lashbrook 30:17 39:14
launch 39:11
layout 9:6
Lead 3:6
lease 58:6,7
leave 44:7
Leaving 11:2
LED 68:8 70:16
LEDS 80:19 81:6
left 11:3 13:3 31:24 38:20 56:9
legality 41:11
length 78:6
lenses 81:7
letter 29:23 30:8 58:1 60:14,23
lettering 59:19
letters 34:2 56:22 69:13 70:14
 80:24 81:2,3
letting 69:23
level 32:18 36:2
Library 59:5 85:9
light 19:14 20:15 67:25 68:1,6
 70:16,17
lighted 80:18
lighting 68:3,5,6,8,9 80:18
lights 56:24,25
likes 34:18
limestone 64:13,20,22 66:5

70:14
limit 9:3 44:10 83:2
limitations 44:12
limited 17:20 20:25 25:23,25
 44:1,8 52:2 81:25
limiting 26:4 44:5
linda 4:11 29:4,11,12,14 42:23
 43:20
lines 21:22
listed 60:16,17
lit 56:20 67:25 80:23
live 33:1 72:22
lived 32:20,21
lives 39:17
LLC 25:16 58:6
locate 82:1
located 8:20 9:10 66:11 67:11
locating 82:22 83:6
location 15:13 35:7 44:8,13
locations 72:8
logical 35:8
long 13:11 32:5 40:16,20 41:3
 52:21 73:7 80:2,5 82:3
long-term 9:20
Longo 3:8,15,16 5:8,9 7:7,8
 8:11,14,17 11:21 18:24,25
 19:20,23 20:1 23:25 28:20,21
 29:14,17,20 36:23 45:12,13
 46:20,23 47:1 49:14 52:18,22
 53:22,24 54:2 57:5 62:10,11
 63:19,22,24 64:2 68:16,24
 69:3,5,8 74:17,18 75:9,12,15
 77:16 79:25 80:5,11,15 81:18
 82:17 84:14,15 85:3,15 86:12
looked 13:25 33:16 75:18
lookie-loos 15:22
loosely 40:5
Loricel 46:9 51:23

loss 60:17
lot 8:20 14:24 18:5 21:2 22:4,
 19 23:22 24:10 30:1,20 31:5,
 20 34:15,16 37:25 38:11,14
 44:9 51:19 52:9,11 59:6
lots 50:3
low 25:8
luck 19:4 29:2 53:11 58:13
 63:2,3

M

M-O-L-L-Y 63:23
made 24:9 30:8,23 31:2 39:5
 51:10 79:4
magic 38:3
mail 5:25
mailed 36:23 49:14 57:5 68:16
 77:18
mailings 24:1
main 32:18 54:10,24 58:21
 71:21 86:4
maintain 9:14 64:21 66:22
maintaining 44:25 65:7,21
 66:2
maintains 64:25
majore 77:9
majority 22:6
majors 4:10
make 6:25 7:3 11:6 22:4 27:7
 34:11 36:12,17 42:21 58:3
 59:14 60:10,13 83:22 85:11,
 18
makes 18:2 20:20,21 29:24
 37:8 70:18
making 27:21 45:2
manageable 37:25
maps 50:7 54:9
mark 12:15

Meeting 08/11/2026

11

marker 50:16
market 56:17 59:17 61:21 62:4
mason 64:18
match 17:19 67:5
Matching 11:11
material 18:11
materials 13:8,19 18:3 33:22
matter 73:3 78:20
matters 84:25 85:1,2,21
max 78:10,15
maximal 78:5
maximize 21:2,19 26:25
maximized 38:13
maximum 8:3 12:8,11 38:16
46:14 53:16 63:9
Meadowbrook 65:11,23 66:15
67:11 69:12 70:7
measure 9:19
measures 41:6 68:5
Meat 56:17 61:21
medical 20:18
meet all 61:5
meeting 3:5 4:25 6:8 86:18
member 3:8,10,11,12,13,14,
15,16,17,18,19,20 4:14,16,17,
21,22 5:2,5,6,7,8,9,10,11,12,
13,16,17 6:16,21 7:3,6,7,8,9,
10,11,12,15,16,17,18,23 8:11,
14,17 11:21 12:3,13,22 13:14
14:4,8,11,13,18,25 15:6,11
16:1,3,7,10,11,20 17:1,8,12,
15 18:13,14,15,16,17,20,21,
22,23,24,25 19:20,23 20:1
23:25 24:7,22,24 25:14 27:13,
18 28:1,4,11,12,13,16,17,18,
19,20,21,22,23 29:2,14,17,20
36:23 37:7,11 39:1,21 40:20
41:8,20 42:3,22 43:6,11,18
45:2,5,7,8,9,10,11,12,13,14,
15,16,17,24 46:5,20,23 47:1

49:14,19,21,23 50:6,18,21,25
51:2,3,13,16,17,21 52:18,19,
20,21,22,23,24,25 53:1,4,5,
11,22,24 54:2,8 56:13 57:5,
11,21,22 58:2,8,15,16,18,20
59:3 60:10,12,13 61:7,12
62:9,10,11,12,13,14,15,18,19,
20,21,25 63:2,19,22,24 64:2
68:16,24 69:3,5,8 71:6,14,20
72:4,5,7,14,15 73:11 74:6,7,8,
9,10,13,14,15,17,18 75:9,12,
15 77:16,24 78:10,14 79:7,18,
24,25 80:4,5,7,11,13,15 81:9,
13,15,18 82:12,13,14,15,17
83:7,15,16,19,25 84:4,7,10,
11,12,13,14,15,16,17,22,25
85:3,5,15,17,22 86:4,9,11,12
mentioned 10:6 13:10 20:5
23:17 35:8
mentions 13:7
mercy 10:1
mere 60:19 83:4
Michigan 3:1 63:18
middle 69:22 72:1 75:21
Mike 31:7,17 33:4,11 35:8
42:18
Mile 47:5 50:2 52:14 66:1,14
69:11 70:3 77:17,18
Miller 31:7 33:4
Miller's 35:9
mind 83:9
mine 24:10
mines 42:6
minimum 12:7 26:24
minus 33:6
minute 4:20 82:15 83:1
minutes 4:5,9 5:1,3
miscalculation 84:2
mishaps 11:1
missed 70:5,6

mistake 79:4
modification 66:3
modifications 27:22
Molly 63:17,19 64:2
mom 81:16
money 6:3 73:4
Montague 3:4,21,22,25 4:18,
24 5:4,14,15,20 6:15,20,22
7:5,13,14,21,24 9:5,16,24
10:2 11:20,24 17:13 18:18,19
19:4 22:25 23:3,24 24:3 25:4,
12 28:14,15 29:3,21 30:3
34:21,24 36:22 37:1,3 41:16
43:1,8,16 45:18,19 46:8 47:7,
11 48:18,21 49:13,18,22 51:2,
18 53:2,3,8,12 54:3 55:18
57:4,8 59:16,23 60:2,5,8 61:4,
9 62:16,17,24 63:4 67:16,19
68:15,19 71:3 72:6 73:9
74:11,12,21 76:19 77:15,21
80:17,20,22 81:1,8,14,17
83:11,14 84:6,8,9 85:2,13,20
86:13,16
month 5:1
months 33:12 63:1
Monticello 30:16 44:4
monument 55:11 62:7 72:11
motion 4:25 5:18 7:3,19 17:14
19:1 25:13 27:5,7 28:5,24
40:7 43:17 45:20 51:20 53:6
59:15 60:9,11 62:22 73:10
74:19 81:17 84:18 85:19
86:10
Motors 7:25 17:17
mounted 11:2 81:5
move 17:15 25:14 43:19 51:21
61:12 66:4 67:3 69:24 73:11
74:21 81:18 82:18
mud 42:13
multiple 43:24 55:2 62:3 69:18

N

names 6:10
NARDONE 3:10,12,15,17,19,
21,23 5:6,8,10,12,14,16,18
7:7,9,11,13,15,17,19 18:14,
16,18,20,22,24 19:1 28:12,14,
16,18,20,22,24 45:8,10,12,14,
16,18,20 52:19,21,23,25 53:2,
4,6 62:10,12,14,16,18,20,22
74:7,9,11,13,15,17,19 82:14
83:15 84:8,10,12,14,16,18
narrow 43:23 44:2
natural 20:25 21:25 23:18
26:20
nature 9:23 10:19 75:23
nearby 49:16
necessarily 41:22
needed 28:3,10 38:5 40:11
42:10 44:17 64:7
needing 38:18
negative 58:25
neighbor 31:25 49:16
neighbor's 42:5
neighboring 14:19 15:16,23
26:21 49:24 82:11
neighbors 10:7 40:19 52:8
newly 72:21
nice 69:18
nicer 22:19
night 19:5 34:9 74:22 84:21
nonresidential 12:5,16,18
north 14:21 15:1 17:7 65:12
77:17
Northville 50:2
noted 51:12
notice 6:13 60:14,22
notices 11:22 36:24 49:15

57:6 68:17 77:19

November 37:22

Novi 3:1,6 6:1,6 8:1 19:7 29:6
31:2 34:18 46:11 50:2 53:14
54:23 58:19 59:8 63:7 64:8
74:24 78:19 79:25 80:8,12
85:6 86:5

number 12:25 17:16 38:3
43:19 51:22 58:3 60:15 70:4
73:12 78:8 79:13 81:19 82:19
86:7

numbers 20:6 21:11 48:15

numerous 32:22

O

objection 42:25 84:1

objections 11:23 24:2 36:25
49:16 51:1 57:7 68:18 77:19

obsolete 33:13

obtain 83:4

occur 44:16

offer 64:21

offering 54:16

offers 55:1

office 8:5,21 9:10 20:9,16,18
70:22

offload 16:17

offset 82:23

One-family 63:14

one-foot 67:23

onsite 26:25

open 12:1 24:5 33:6 49:20
57:10 62:25 71:5 77:22

operation 69:10

opinion 39:23 78:21

opportunity 6:23 15:22 33:9
66:4 67:3 68:23 71:2

opposed 86:16

optimally 31:24 33:18

option 13:23

options 69:18

order 3:5

ordinance 8:2 12:5 18:10 19:7
20:19 21:20 22:15,23 26:23
29:6 44:20,25 46:11 52:16
53:15 57:20 63:7 66:9,21
74:24 78:1,4 82:10

ordinances 65:18 79:9

orient 62:7

original 65:7

originally 16:23 31:14

OST 8:5

outage 33:14 44:16

outcome 14:1

overhead 50:7

oversight 77:9

owners 26:15 49:24

P

P-H-A-N-I-S-H 53:21

p.m. 86:18

package 79:23

packed 36:4 42:15

panels 11:3

Paramount 30:17

parcel 20:24 26:7 47:5 58:2

park 30:24 39:12 59:8

park-able 26:9

parked 59:13 85:9

parking 8:20 9:11,17 14:24
19:8,11 20:6,9,11,19 21:3,4,9,
16,18,20,23 22:16,18,21 23:9,
22 24:15 25:17,18 26:3,18,25
31:4 56:5 59:6

Meeting 08/11/2026

13

parks 59:11
part 23:9,18 42:10 75:25 77:7,10,11
past 36:18
path 66:6
patients 21:12
pause 27:5
pay 6:12
Peddiboyina 3:13,14 4:16 5:2,6,7 6:16,21 7:6,17,18 16:3,7,10 17:1,12 18:22,23 28:18,19 29:2 42:22 43:18 45:5,10,11 51:16 52:19,20 53:11 54:8 57:22 58:2,8,18 60:12 62:9,20,21 74:15 84:12,13
pedestrians 71:22
people 34:19 39:8,9,14 55:8 59:11
percentages 75:18
period 10:23
permanent 10:22
permission 31:13
permit 8:2 29:7 46:12 53:15
permitted 63:13 75:1
person 4:3
personal 48:3
personally 78:18
petitioner 17:19 18:4 25:20,24 26:10 27:19 40:12 43:21 44:1,10 51:24 52:1,9 60:16,24 61:16 73:16 81:21,24 82:4,21 83:9
Phanish 53:20 61:14
phone 4:2
photo 55:24 65:1,2
photos 15:23
physical 26:13 44:22 74:1
physically 62:3

Piano 59:6
picture 30:4,13 59:20,22
pictures 32:3
piece 34:16 59:9
pipe 35:24
pipes 33:3,7,13
place 9:22 31:7,15,17 33:16 35:2 44:12 47:23
placement 29:7 44:14
plan 20:23 27:8 28:7 32:15 34:10,17 36:7,8
planned 17:7 71:1
planning 6:7 14:2 23:13 27:3,10 28:9 42:7
plant 36:11
platform 36:15
pleases 43:12
pleasure 4:18
pledge 3:7,9
podium 4:4,6 8:7
point 9:25 25:11 42:14 83:12,21,23 86:5
points 61:6
pole 47:20 48:9 49:5 50:13 52:6
poles 10:18
police 59:8,10 85:6,16
poor 72:3
portions 15:7
position 44:12
positions 6:11
possibly 72:24
potential 41:2,25
potentially 42:9,20
power 32:22 33:14 44:16,18
practical 25:21 42:24 43:21

44:8,12 51:25 61:16 73:16 76:13 78:25 81:22
predictable 38:15
preexisting 26:13
preferred 13:21
prepared 60:23
present 3:22 4:4,6 8:6 54:7
presentation 24:25 42:24 59:22
preserving 25:1 27:1
pretty 10:22 23:1 30:5,11 34:19,22 76:10 79:20
prevent 54:8 83:2
prevented 17:20 25:25 44:1 52:2 81:25
pricing 13:25
primary 8:21 54:19
principles 61:10
prior 26:15
privacy 10:13 18:3
probability 44:16
problem 29:25 40:8 48:12
problematic 15:18
Proceed 54:4
process 9:19 13:24 86:2
promise 8:14 19:23 29:17 46:23 53:24 63:24 69:5 75:12
promoting 64:23
prong 61:2
prongs 60:18
properties 14:19 15:23 18:7 26:10,17 35:14 36:19 41:2 52:13 73:22,24 82:7,11
property 8:4 12:16 15:16 17:3,4,7,21,24 19:12,14 21:5,17 22:5,9 24:11 25:20 26:1,5,19,22 29:9 32:20 36:8,20 40:18,25 41:19 42:9 43:23 44:6,15,

Meeting 08/11/2026

14

24 45:1 46:15 47:3 49:2,3,24
50:8,12 52:3,5,8 53:17 54:10
58:9,10 61:24 63:13 75:3
76:16 82:1,2 83:3

property's 62:6

property's 44:2,21

proposed 15:14 23:8,10 25:17
26:5 44:13 54:11 64:17 77:3

proposing 65:3 66:22

proprietary 13:7,18

protection 10:9 13:22 27:9
28:8

protective 10:11

prototype 15:20

prototypes 8:22 17:22

protruding 71:13

provide 22:18 55:6 61:18

proximity 9:2

Pub 59:5 85:9

public 6:24 7:2 73:5

pull 9:15 16:16 21:24 66:12

pulled 50:6

purchased 48:9

pure 42:12

purpose 20:5

purposes 39:17 51:6 67:2

pushing 69:19

put 13:1 23:20 31:15 33:12,17,
24 35:8,23 36:1 39:6,24 41:6
42:11 48:11 50:9 57:13,17
64:20 76:22 84:23

putting 10:18 11:9 29:24
41:12

PZ26-0028 7:25 17:16

PZ26-0032 19:5

PZ26-0033 29:4 43:20

PZ26-0035 46:9 51:22

PZ26-0036 53:13 61:13

PZ26-0037 6:17 63:5 73:13

PZ26-0038 74:22 81:19 82:19

Q

qualifies 43:9

quality 6:10

quarrel 78:23

question 6:17 10:10 12:2 13:9
14:13 17:2 40:3 41:9 43:2
61:2 67:24 85:22

questioned 42:19

questions 4:7 11:18 12:4,23
13:6,15,19 14:12 23:23 24:14
36:21 38:3 40:1 49:12 51:8
55:17,23 57:3 58:17 59:14
68:14 70:25 76:18 77:14
86:10

quick 6:17

Quiet 37:4

quorum 3:24

R

R-4 29:10 63:14

RA 46:16 52:5

radius 9:14

rainfall 40:25

range 54:15 57:18

RC 75:4

reached 64:9

read 60:23 64:14 66:19

Reading 61:20

ready 59:15

real 72:15

realize 13:23 40:4

rear 20:11 29:9 38:11 43:2,4,9
62:4

reason 37:17 38:9 48:1 49:12
55:10

reasonable 44:23

reasons 22:15 39:22 55:14
69:19

received 29:22,23

recently 72:23

recipe 85:4

recited 3:9

recognize 24:11

recognizing 4:12

recommended 33:11

recommending 64:24

record 8:7 60:22 68:23 85:12

redoing 72:24

reduce 26:3

reduced 19:11

reduction 19:8 21:14 23:7,19

redundant 27:6

Regional 75:3

regular 10:18

regulated 22:10

related 84:24

relief 18:6,8 21:16 25:21
26:15,22 44:14,18,22 52:11,
15 73:18,19 82:5,8,22 83:2

remain 44:23

remaining 13:16

remains 9:16

remarks 6:23,25

remedy 40:11

remember 37:20,21,22,25
59:6,7,12

reminder 47:24

reminding 32:25

removing 72:10

Meeting 08/11/2026

15

rendering 76:22
renderings 45:25
repaint 70:15
repair 64:12
replaced 64:13,15 65:25 72:18
replacing 70:16 72:9
represent 75:7
representing 4:4 20:3
represents 26:24
request 20:14 25:3 26:24 46:6
52:1 54:12 55:2 57:12 61:22
65:22 66:7 67:18 74:1 77:7,
12,13 78:9,13
requested 44:22 51:5 83:17
requesting 20:4 21:16 46:10
53:14 56:13 63:6 65:5 74:23
required 12:14 19:9,13 21:14,
19,23 23:8,10 25:18,19 29:9
44:7
requirements 41:24 44:5 45:4
requires 20:19 21:21 39:20
requiring 25:21 51:25 61:20
73:18 81:22
Research 16:5,7
residences 52:14
residential 29:10 44:24 46:16
63:8,11,14 73:14,15
respect 17:20 26:1 52:2 81:25
rest 67:5
restate 12:24
restaurant 62:4
result 26:14 38:15 60:19 61:24
73:19,22 83:3
resulting 43:24
resume 28:4
retaining 22:2 23:16 26:19
retardant 33:22

retention 25:1,5
retouched 70:15
return 9:23 60:21 83:5
returned 11:22 24:1 36:24
49:15 68:17
returns 57:6 77:19
revenue 60:17
reviews 8:24
ride 59:9 85:7,8,13,15
ride-alongs 85:18
riding 71:10
rim 66:17
risk 33:3
River 20:7 25:16 28:7 55:11
61:15 62:7
road 9:11 17:25 30:8,22 39:15,
16 47:5 54:22,23 55:11 66:1,
4,13,15,18 67:4 69:20,22
70:10 71:17 76:4,14 78:19,20
80:1,2,8,12 82:3
roads 17:8 76:6
rock 36:4
rolled 16:18
roof 16:21 56:14
room 32:16 33:18
ross 74:23 79:19 81:20 82:19
roughly 9:12
row 20:10 21:4 22:21
rules 4:1
run 32:7
runway 9:22

S

S-H-Y-A-M 69:2
S-M-I-T-H 63:23
safety 44:18

Samona 3:19,20 4:14,17,22
5:5,12,13 7:3,11,12,23 12:3,
13,22 13:14 14:4,8,11 18:13,
16,17 24:7,22 25:14 27:13,18
28:1,4,12,13 37:7,11 39:1,21
40:20 41:8,20 42:3 43:6,11
45:2,7,16,17,24 46:5 51:2,3,
13,17 52:25 53:1 58:15 59:3
60:10,13 61:7,12 62:14,15,25
63:2 72:15 74:6,9,10 77:24
78:10,14 79:7,18,24 80:4,7,13
81:9,13,15 82:12,14 83:7,15,
16,19,25 84:4,7,22 85:5,17
86:9
sand 11:4 36:4
scale-wise 59:17
Scarborough 66:16 67:11
School 14:20
scout 7:25 17:17
Scratch 39:2
screen 55:24 84:23
screened 26:18
screening 10:13 13:3 17:18
18:11 23:17
Section 8:2 19:8,10 29:5
46:11 53:15 63:7,10 74:25
secure 8:22
secured 8:19 9:1,11 16:18
security 13:3,22
seeking 8:1,18 19:6 23:6 29:5
77:1
selected 11:10
self-contained 48:6
self-create 39:25
self-created 38:9,22 43:3 62:1
selling 37:23
sense 10:23 70:18
sensitive 15:20 18:3
separated 62:3

Meeting 08/11/2026

16

served 62:5
service 4:13 8:5
services 56:19
set 66:13 67:9 70:7 76:3
setback 19:11 21:16,18 22:10, 16 23:9,11 25:18 26:2 29:8 35:3 38:11 44:5,11 71:24
setbacks 43:25 44:7 45:1 82:24
shade 22:18
shape 20:24
share 40:5 54:6,10
shared 9:8 20:17 26:9 40:4
shed 40:18 41:5
sheds 49:6
short 24:8
SHORTLEY 27:11,14 28:3 41:25
show 12:14 17:3 36:9,10 46:5 56:10
showed 46:2
shown 25:21 43:21 51:24 61:16 73:16 77:6 81:22 82:21
shrubs 34:12
Shyam 64:6,9 69:1
side 17:7,11 21:7 22:3 31:10, 24 33:23 35:5 38:11 50:1 56:10 65:12,13,16 66:16 81:5
sides 9:14 17:9 30:2 43:5
sidewalk 66:18 71:25
sight 15:17,24 67:8 71:9
sign 53:14,16,17 54:13,17,18 55:11,22 56:8,16 57:11,14,16, 19 58:24 61:20 62:7 63:7,12, 13 64:21 65:1,5,8,9,18 66:4,8, 18,23,24,25 67:4,9,10,13 69:12,19 70:6,7,8,10,20 71:8, 16,24 72:1,17,20 73:16 74:24 75:1,7,19 76:7,9,14,15 77:2

78:21 79:23 80:18,23 81:20 82:20 85:23
sign's 56:11 72:8
signage 55:5 59:17,19 60:6,7 74:4
signs 56:19 63:9,17 64:14 65:20,24 66:10,13,20 67:24, 25 68:1,6,10 69:15,17 71:7 72:3,9,10,24 73:14,17 76:11 79:19 82:8
silence 4:2
similar 66:15 79:20 82:8
Similarly 70:7
simply 49:17 65:20 72:9
Singh 72:22
single 61:19
sir 68:24
site 9:1 20:6,12,23 21:1 22:1 23:12 24:12,13,17,18,19 26:14 27:8 28:6 35:12 36:8 43:23 55:23
site's 25:22 26:4,25
sites 70:24
sits 25:6 26:6
situation 66:1 67:12
size 14:7,9 20:24 57:18,23,24 58:1 76:9 79:22
sized 82:8
sizes 14:4
sketched 47:13
sky 68:11
slats 10:10 11:8
slight 20:16
slightly 15:5
sloping 17:25
small 31:20
smaller 83:20

Smith 63:16,17,21,23 64:1,3 67:17 68:2,7,12 71:15,23 72:13 73:8
sod 42:8,11
sold 39:23
solicit 6:1
solution 9:20 41:18 64:22
sophisticated 6:9
sort 11:1 36:14
sought 17:16 25:15 43:20 51:22 61:13 73:13 81:20 82:19
sound 29:24 30:9
south 15:1,8 21:7 22:3 50:1 65:13 77:18
space 22:13,20 23:8 25:1,17 33:6 38:20 56:11,12 58:19,23 59:2
spaces 19:9,10 20:14,19,22 21:3,14,23 22:18 23:7
speak 11:25 24:4 37:4 49:19 57:9
speaking 43:7
special 33:21
specifically 37:20 41:21
spell 8:7 19:15 29:11 46:17 53:19 63:15,22 75:4,8
spending 73:3
spent 30:20
spirit 18:9 26:23 44:19 52:16 73:25 82:9
split 18:5 20:20 52:11
spot 78:17
spots 24:16,18 25:17 56:5
square 20:20 32:13 46:13,15 47:4,17 48:17,25 49:9 51:5 55:1 57:12 62:2 74:25 75:1,3, 18,22,23 77:1,2,3,4 78:1,2,9 79:2,20 81:21 82:20 83:10,13,

Meeting 08/11/2026

17

17,22,24
stable 22:4
stairs 32:18
stand 3:8
standard 12:25 14:5,7 56:21 60:15
standing 64:19
stands 42:4
start 4:11 15:22 29:23 37:6 73:3 82:25
starting 15:23 82:17
state 8:7 19:15 29:10 46:16 53:18 63:14
states 12:5
station 30:18
stay 4:6
steeply 17:25
step 8:6
stone 42:15
storage 9:20 31:4 38:12
store 56:7 80:10
stored 17:23
stories 81:10,11
storing 15:19,25
storm 35:12 36:10 40:17,20, 22
story 38:1 48:15
street 30:16,19 31:19 34:6,12 39:7,12 44:3,4 54:10,24 58:20,21 71:6,8,11 72:1,2
streets 34:7 39:10 43:4,24
strict 13:1 25:22 26:1
strictly 48:2
Strike 82:25
structural 10:16 73:4
structure 8:20 9:12 46:12

69:25 70:1 73:19
structures 29:8 49:1,3 50:5 52:4
struggling 38:6
stuff 6:4 11:5 31:5 32:17 79:5
subdivision 30:16 64:11 65:15 72:16,22 74:2
subject 27:7 28:6 45:3 47:2
submitted 51:4
substantial 10:17 11:7 73:22 76:16
substantially 44:5 60:19 83:3
subtract 49:10
sufficient 21:10
Suite 61:15
support 25:2 26:5 38:14 39:23 71:20
supporting 24:23 40:8 51:7,14
supportive 44:23
supports 73:6
surface 9:17 11:2
Surprise 51:8
surrounding 18:7 21:1 26:17 44:15 50:4 52:13 59:1 73:21, 24 82:7
swale 35:13,21,22 40:10 41:1, 3,12,21,22
swallowed 76:15

T

table 36:2
taking 34:19 64:15
talk 5:24 20:13 34:9 42:18 43:2,7 61:6,10
talked 23:14 67:22
talking 31:6 37:19 40:24 41:21 47:3,15 59:7 61:7

talks 60:25
tall 15:14 25:4,7 32:6 34:13 64:20
tallest 25:11
taxi 59:10 85:8,16
TC-1 53:18
team 13:22
tear 73:4
tearing 65:21
Technology 8:5
telling 13:5
temporary 9:19 10:19,20,21 17:18 18:8
ten 4:5 21:18 23:10 59:10 66:1,14 69:11 70:3
ten-foot 22:16
tenant 22:12
tenants 59:1
terms 75:17
tests 8:24
Thanksgiving 85:10
thing 30:22 34:8 36:21 38:1 51:3
things 33:22 34:14 38:6
thinking 37:12,18 85:11
Thompson 3:12
thought 43:6 69:20,24 77:9 83:19
thousand 37:9
three-car 47:25
threes 39:9
tie 41:10
tiles 36:1
time 8:24 10:21,23 30:20 31:23 38:25 55:9 70:11,19 73:7 80:15 82:13

times 58:9 81:16
 timing 64:16
 TK 39:4
 today 32:25 64:5
 today's 65:18
 tonight 7:2 10:4 23:6 37:5
 47:3,16 48:1 51:12 55:22
 67:22
 top 42:15 65:1,8,9,14 66:24
 topic 33:11
 topographic 26:12
 topography 18:1,5 22:1 24:12
 25:23
 tore 42:6
 total 75:24
 touch 70:21
 Town 53:17
 traffic 62:8 70:3
 transfer 6:4
 transition 64:24
 translucent 81:7
 transport 9:3
 trees 22:18,22 23:20,22
 trimmed 67:2
 trouble 86:17
 Troy 63:17
 truck 16:12
 trucks 9:15
 truth 8:15 19:24 29:18 46:24
 53:25 63:25 69:6 75:13
 Tuesday 3:6
 turn 4:2 80:7,8
 turned 4:14
 turning 9:14
 turns 37:14

Twelve 13:21 14:6
 two-year 9:21
 type 16:4
 typical 32:13 79:19,23
 Typically 10:19

U

Um-hum 14:10 80:21
 Umlor 20:3
 undercover 15:21
 understand 6:5 14:16 15:12
 40:2 46:4 50:11 80:10
 understanding 22:14 55:7
 understands 11:6
 understood 16:1 24:16
 underutilized 58:23
 unexcavated 47:16
 unique 17:24 26:5 44:7,21
 52:8 61:23 82:2
 unit 31:23 32:6,9 35:3 39:6
 units 34:11
 unnecessarily 44:1
 unreasonably 17:20 18:6
 25:25 26:16 52:2,12 73:20
 81:24 82:6 83:2
 unusual 76:9
 update 64:24
 updates 20:17
 upgrade 68:7
 usable 44:6
 usual 44:9
 utilities 32:17
 utility 48:3
 utilize 64:18

V

V-A-L-L-O-O-R-N-A-T-T 69:2
 vague 13:3,8
 vagueness 13:18
 Valloornat 64:6
 Valloornatt 68:22 69:1,4,7,9
 71:12
 Van 80:9
 variance 8:1,4,19 10:4,5,7
 12:10,12,21 17:16,17 19:10,
 13 21:15 25:17,18,24 26:24
 28:5 29:5 35:2,6 38:12 39:20
 43:19,25 46:6,14 48:24 49:11
 51:5,22,24 52:1 53:14,17
 55:21 57:12 61:13 63:10,13
 66:7 69:21 73:12 74:24 75:2,
 17 77:1,4 81:19,20,24 82:16,
 18,20 83:17
 variances 19:7 20:5 23:6
 25:15 38:4,10,17 46:10 63:6
 65:4 67:21
 vehicles 8:22 9:1,3 15:20
 16:17,18
 vehicular 63:12
 verified 48:19
 verify 6:12
 Versa 20:4
 versus 38:1 51:6
 view 50:7 65:14
 viewed 15:15
 visibility 54:14,19,21 55:3
 67:2 71:1 72:2 81:23
 visible 34:12
 visual 9:6 47:8
 visuals 54:4,5

W

Wait 82:15

walk 30:23

walking 54:22

wall 22:2 23:16 25:5 26:19
53:16 54:13 55:22 61:20 65:8,
16 66:2 69:21,24 70:11 71:12,
13 72:19 75:1 77:2

Walled 30:14 37:19 43:13

walls 25:1 64:18 65:10,21
69:14 73:5 74:3

wanted 37:7 39:24 47:24 70:9
77:5,12 84:3 85:11

water 35:12 36:10,20 40:18,25
41:5,18 48:6

wayfinding 55:9,23 61:1,18
76:7

ways 71:19

Wednesday 85:9

weeds 42:12

west 14:14 19:12 21:17 22:3,6
25:20 26:19 70:4

western 23:9

Wetland 21:6,7 22:6 23:13,14
24:12 25:2 26:8,12,20 27:2,3,
9,17,22 28:8

wetlands 24:20 25:24 26:7
48:5

whatnot 38:21

wide 32:5 42:9

willowbrook 63:5 64:4 70:19
73:13

window 31:11 59:19 77:6,10

windows 56:9 60:3,4

winter 52:17

winter's 47:23

wire 6:3

word 41:10

words 56:16

work 4:19 15:4 47:14 63:17

64:19

world 33:5 42:17

worries 7:23 79:18

worry 22:7 71:21

write 35:19

written 34:8

wrong 27:20

wrote 30:22

Y

yard 29:8,9,25 30:9,12 35:3
38:11 39:19 42:6 43:3,4,10

yards 35:4,5,6 42:5

year 8:23 64:10 85:10

years 4:13 8:23 13:13 17:17
58:11 64:9,13 67:14 69:10
72:20 80:16

yesterday 4:15

Z

ZBA 6:7 77:13 78:13

zoned 8:4 19:14 20:8,15 29:10
46:15 53:17 63:14 75:3

zoning 3:5 8:1 19:7 20:18
22:15 29:6 46:11