

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

September 13, 2016

Taken in the matter of the ZONING BOARD OF APPEALS, at
City of Novi, 45175 West Ten Mile Road, Novi, Michigan,
on Tuesday, September 13, 2016

BOARD MEMBERS

Cindy Gronachan, Chairperson

Jonathan Montville, Secretary

Linda Krieger

David Byrwa

Mav Sanghvi

Joe Peddiboyina

Brent Ferrell

ALSO PRESENT:

Beth Saarela, City Attorney

Lawrence Butler

Coordinator: Monica Dreslinski, Recording Secretary

REPORTED BY: Jennifer L. Wall, Certified Shorthand
Reporter

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Novi, Michigan.
Tuesday, September 13, 2016
7:00 p.m.

** ** *

CHAIRPERSON GRONACHAN: At this time I would like to call the September 2016 Zoning Board of Appeals meeting to order.

Would you please all rise for the Pledge of Allegiance and a moment of silence afterwards.

(Pledge recited.)

CHAIRPERSON GRONACHAN: Thank you. Please be seated.

Monica, could you please call the roll.

MS. DRESLINSKI: Member Byrwa?

MR. BYRWA: Here.

MS. DRESLINSKI: Member Ferrell?

MR. FERRELL: Here.

MS. DRESLINSKI: Member Krieger?

MS. KRIEGER: Here.

MS. DRESLINSKI: Member Montville?

MR. MONTVILLE: Here.

MS. DRESLINSKI: Member

1 Peddiboyina?

2 MR. PEDDIBOYINA: Yes.

3 MS. DRESLINSKI: Member Sanghvi?

4 MR. SANGHVI: Here.

5 MS. DRESLINSKI: Chairperson

6 Gronachan?

7 CHAIRPERSON GRONACHAN: Present.

8 At this time, I would like
9 to bring to the attention of everyone in the
10 audience that there are there -- there is a
11 list in the back with the agenda for public
12 rules and conduct.

13 I would ask everyone to
14 please shut off their cellphones at this
15 time.

16 And then I'll turn it over
17 to the board to ask if there were any changes
18 to the agenda at this point?

19 (No audible responses.)

20 CHAIRPERSON GRONACHAN: Seeing
21 none, all those in favor of tonight's agenda,
22 say aye.

23 THE BOARD: Aye.

24 CHAIRPERSON GRONACHAN: The
25 agenda is approved.

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The minutes of July 9, due to technical issues with Ipads and the inability to have access to them, we are asking to postpone the July 9th minutes vote until the October meeting. All those in favor.

THE BOARD: Aye.

CHAIRPERSON GRONACHAN: Any opposed? So moved, the minutes until October of 2016.

At this point, if there is anyone in the audience that wishes to make comment to the board in other matters regarding anything that is not on the agenda, can so come to the podium right now and speak their peace.

If there aren't any remarks at this time, I will move forward right into our caseload.

(No audible responses.)

CHAIRPERSON GRONACHAN: Seeing none, we will be calling our first case PZ16-0027, Jiffy Signs.

Is the petitioner present.
Come on down.

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Board members will remember that this applicant was present last month and is requesting a variance from the City of Novi ordinance to allow construction of a monument sign. Under the current ordinance a 6-foot sign is allowed.

This is a continuation, and I understand that the petitioner has new information to add this evening.

Sir, you were already sworn in last month, would you please state your name again for our recording secretary.

MR. POTRYKUS: Steven Potrykus.

CHAIRPERSON GRONACHAN: Thank you. You may proceed.

MR. POTRYKUS: Per our tabled meeting last month, we took in the board's recommendations as far as moving the sign north of the driveway.

It's approximately 60 feet now, which clearly made it pedestrian interference with the sidewalk, and we changed the height of the sign, the recommendation by the board was to make it higher and shorter, to get it more visible

1 off that grade.

2 We made both of those
3 changes per the recommendations of last
4 month's meeting.

5 CHAIRPERSON GRONACHAN: Do you
6 have a picture?

7 MR. POTRYKUS: Yes, it's up
8 there. There you go. That was the full size
9 mockup, we stuck up there, right where it
10 would be located at.

11 CHAIRPERSON GRONACHAN: Okay.
12 Anything else you would like to add?

13 MR. POTRYKUS: That was it. From
14 last month, no. Everything else was the
15 same. The square footage of the sign did say
16 the same. We weren't trying to change that,
17 that we requested for the first variance.

18 CHAIRPERSON GRONACHAN: Anything
19 else?

20 MR. POTRYKUS: No.

21 CHAIRPERSON GRONACHAN: Is there
22 anyone in the audience that wishes to make
23 comment on this case? Seeing none, building
24 department.

25 MR. BUTLER: I did discuss that

1 with the landscaping architect, and he said
2 that the trees could be -- if they were in
3 the way of the sign, it could be trimmed up
4 to the 10 feet, but they are not in the
5 right-of-way or anything, so those are pretty
6 much private owner trees. It looks like they
7 have done a good job with that.

8 CHAIRPERSON GRONACHAN: Okay. Is
9 there correspondence?

10 MR. MONTVILLE: Yes, 32 letters
11 mailed, two letters returned, zero approvals,
12 and zero objections.

13 CHAIRPERSON GRONACHAN: Okay.
14 Board members? Members Sanghvi.

15 MR. SANGHVI: Thank you. I want
16 to commend you for accepting the
17 recommendations, everything looks good to me.

18 MR. POTRYKUS: It did make a big
19 change.

20 MR. SANGHVI: I think it's better
21 than before. I have no problem in supporting
22 your application now. Thank you.

23 CHAIRPERSON GRONACHAN: Anyone
24 else? I concur with the previous member. I
25 was pretty shocked. When I was driving down

1 Novi Road, I forgot the mockup was going to
2 be there, I really wasn't looking for it.
3 What a difference.

4 MR. POTRYKUS: Stands out a
5 little bit more.

6 CHAIRPERSON GRONACHAN: I think
7 that the tenants should be pleased that they
8 have now have better identification, which is
9 what the challenge was.

10 So it's not usual that --
11 you know, we try to give guidance to the
12 petitioner, but I'm glad that at this time,
13 you worked with the city, I understand you
14 spoke with Mr. Boulard, he said that you went
15 and took our advice and talked to the tree
16 people as Larry mentioned, and so with --
17 this is a long time business at that corner
18 and I know it faces many challenges, we will
19 do whatever we can to help you and it looks
20 like you're on the right track. Good luck.

21 MR. POTRYKUS: Thank you.

22 CHAIRPERSON GRONACHAN: Having
23 said that, is there a motion to be made?

24 MS. KRIEGER: Question. Sorry.
25 The pole sign that's there then will be

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removed?

MR. POTRYKUS: Yes. They didn't want that one there.

MS. KRIEGER: Thank you.

CHAIRPERSON GRONACHAN: Member Montville?

MR. MONTVILLE: I'm prepared to a make motion, Madam Chair.

I move that we grant the variance in Case No. PZ16-0027, sought by the Jiffy Signs, Incorporated, as the petitioner has shown practical difficulty to use the property as zoned.

The layout of the property is unique and also the location hindering the visibility of the tenants on the north side of the unit.

The petitioner did not create the conditions as mentioned as they are preexisting. And the relief granted will not unreasonably interfere with adjacent or surrounding properties as the sign is designed to -- in accordance with how the retail unit is being redesigned or being rebuilt by the current owner and fits in

1 nicely esthetically and is consistent with
2 the spirit and intent of the ordinance.

3 For those reasons, I move
4 that we grant the variance as requested.

5 MS. KRIEGER: Second.

6 CHAIRPERSON GRONACHAN: It's been
7 moved and second. Any further discussion?

8 Monica, would you please
9 call the roll.

10 MS. DRESLINSKI: Member Ferrell?

11 MR. FERRELL: Yes.

12 MS. DRESLINSKI: Member Byrwa?

13 MR. BYRWA: Yes.

14 MS. DRESLINSKI: Member Krieger?

15 MS. KRIEGER: Yes.

16 MS. DRESLINSKI: Member

17 Montville?

18 MR. MONTVILLE: Yes.

19 MS. DRESLINSKI: Member

20 Peddiboyina?

21 MR. PEDDIBOYINA: Yes.

22 MS. DRESLINSKI: Member Sanghvi?

23 MR. SANGHVI: Yes.

24 MS. DRESLINSKI: Chairperson

25 Gronachan?

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CHAIRPERSON GRONACHAN: Yes.

MS. DRESLINSKI: Motion passes
seven to zero.

CHAIRPERSON GRONACHAN:

Congratulations. Your
variance has been granted and best of luck to
you all.

Moving right along. Next
case is Hunter Pasteur Homes and Dunhill
Park, PZ16-0032. Is the petitioner here.
Come on down.

47700 Eight Mile Road, north
of Eight Mile and west of Beck. The
applicant is requesting a variance for two
subdivision business signs to allow increased
visibility.

If you would please state
your name, spell it for our recording
secretary, then be sworn in.

MR. HERKOWITZ: My name is Seth
Herkowitz, H-e-r-k-o-w-i-t-z.

CHAIRPERSON GRONACHAN: Would you
raise your right hand and be sworn in.

MR. MONTVILLE: Do you swear to
provide the truth in the testimony you are

1 about to give?

2 MR. HERKOWITZ: Yes.

3 MR. MONTVILLE: Thank you.

4 MR. HERKOWITZ: Good evening. My
5 name is Seth Herkowitz, as I mentioned. I'm
6 a partner in Hunter Pasteur Homes. I
7 appreciate the opportunity to petition in
8 front of this board this evening.

9 As I mentioned, we are here
10 to seek a variance from the City of Novi code
11 of ordinances, specifically Section 28-6.
12 Our current development, Dunhill Park, is a
13 31 unit single family home neighborhood,
14 prices will range from 800,000 to
15 \$1.3 million.

16 Dunhill Park is located on
17 the northwest corner of Beck and Eight Mile
18 Road and thus has dual frontages,
19 approximately 900 lineal feet along Eight
20 Mile Road and 850 lineal feet along Beck
21 Road.

22 Per ordinance, we are
23 permitted a single sign of 64 square feet.
24 We are respectfully requesting a second 64
25 square foot sign, thus we would locate one

1 site marketing sign along each frontage.

2 Please note we understand
3 and respect the policy behind the ordinance,
4 but would not be asking for a variance if we
5 only had one frontage.

6 Here, however, in an effort
7 to increase awareness and visibility for
8 development, we are seeking two site
9 marketing signs. Drive by traffic is
10 typically one of the largest lead source
11 generators. Our goal is to build a beautiful
12 community for our residents, our neighbors
13 and the cities and townships in which we
14 build.

15 Greater visibility will
16 result in increased sales and a quicker
17 development timeline, subsequently decreasing
18 the construction impact on the residents, the
19 area and the adjacent neighborhoods.

20 Moreover, our circumstance
21 is not self-created, rather we believe our
22 request to be a practical approach based on
23 the location of the land. The sign itself
24 meets all required zoning requirements, its
25 finish and design in a tasteful manner, and

1 is appropriate in terms of scale.

2 Further, the sign is not
3 incompatible nor unreasonably interferes with
4 adjacent or surrounding properties.

5 Finally we believe a second
6 site marketing sign, along a second frontage
7 is not inconsistent with the spirit and
8 intent of the ordinance.

9 I appreciate your
10 consideration and hope you support this
11 request on the merits.

12 I'm willing to answer any
13 questions you may have on this matter.

14 CHAIRPERSON GRONACHAN: Okay.
15 Thank you. Is there anyone in the audience
16 who wishes to make comment on this case?

17 Seeing none, I will do it
18 reverse this time. Is there any
19 correspondence?

20 MR. MONTVILLE: Eleven letters
21 mailed, one letter returned, zero approvals
22 and zero objections.

23 CHAIRPERSON GRONACHAN: Okay.
24 Building department, do you have anything to
25 offer?

1 MR. BUTLER: Nothing to offer at
2 this time. Standing by for questions.

3 CHAIRPERSON GRONACHAN: Thank
4 you. Board members? Member Sanghvi.

5 MR. SANGHVI: Thank you. Couple
6 of questions. How soon are you planning to
7 try building -- are you going to build if
8 they are sold or they are going to keep
9 (unintelligible) and sold?

10 MR. HERKOWITZ: Great questions.
11 The first answer is that we are currently
12 putting in the underground utilities there.
13 Our goal is to be paved by the end of
14 October, early November. Once our master
15 documents are recorded and we have addresses,
16 we will be submitting for building permits.

17 We are in the process of
18 just starting sales. Typically, we build
19 based on sales, not on spec. Typically we
20 might have one or two specs per community.

21 So at this time, we would be
22 building based on sales to answer your
23 question.

24 MR. SANGHVI: Thank you. I have
25 no problem supporting your application for a

1 period of two years. Thank you.

2 CHAIRPERSON GRONACHAN: Thank
3 you. Anyone else? Member Montville.

4 MR. MONTVILLE: I'd just like to
5 add to that. It's a unique situation with
6 the dual frontage, high traffic areas.

7 I think that is clearly
8 unique, when the ordinance was written,
9 thinking every site like that would be dual
10 frontage. So I think it is unique and I can
11 support it as well.

12 CHAIRPERSON GRONACHAN: Okay. I
13 am very well familiar with that corner. And
14 I think that the lay of the land, also not
15 just the frontage, but there is a big hill in
16 there.

17 So visibility is not the
18 greatest, and if you -- when you're driving
19 down Beck Road, trust me, you're not really
20 looking around that stuff.

21 So maybe if you're at a
22 site, the advantage of having the two signs I
23 think would give you visibility to that lot
24 because it really -- when you're driving
25 around and looking at it, it's not very

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visible.

I know that sounds crazy, but when I came back down Beck Road, then I went back down Eight Mile and the lay of that lot is just not -- it's tough to see what it's going to be. So I am in support of your request.

I think that you did an excellent job on your presentation. I thank you for that.

MR. HERKOWITZ: Thank you.

CHAIRPERSON GRONACHAN: Makes our job a lot easier.

Is there a motion or any further discussion? Would anyone like to make a motion. Member Montville.

MR. MONTVILLE: In Case PZ16-0032, sought by the applicant Hunter Pasteur Homes, I move that we grant the variance request for an additional marketing sign as the petitioner has shown a practical difficulty using the lot getting proper visibility for the residential aspect of the lot.

The property is unique as

1 mentioned previously in conversation due to
2 the wide and large dual frontage of the lot.
3 For that same reason, it's a pretty -- the
4 petitioner did not create that condition, the
5 relief will not unreasonably interfere with
6 any adjacent or surrounding properties and
7 the variance being requested is consistent
8 with the spirit and intent of the ordinance.

9 I move that we grant the
10 variance as requested.

11 MR. PEDDIBOYINA: Second.

12 MS. KRIEGER: I have an addition
13 to the motion.

14 CHAIRPERSON GRONACHAN: Friendly
15 amendment.

16 MS. KRIEGER: For two years.

17 MR. MONTVILLE: I have no problem
18 with that.

19 CHAIRPERSON GRONACHAN: Okay.
20 It's been moved, second, friendly amended.
21 Is there any further discussion?

22 (No audible responses.)

23 CHAIRPERSON GRONACHAN: Seeing
24 none, Monica, will you call please call the
25 roll.

1 MS. DRESLINSKI: Member Ferrell?

2 MR. FERRELL: Yes.

3 MS. DRESLINSKI: Member Byrwa?

4 MR. BYRWA: Yes.

5 MS. DRESLINSKI: Member Krieger?

6 MS. KRIEGER: Yes.

7 MS. DRESLINSKI: Member

8 Montville?

9 MR. MONTVILLE: Yes.

10 MS. DRESLINSKI: Member

11 Peddiboyina?

12 MR. PEDDIBOYINA: Yes.

13 MS. DRESLINSKI: Member Sanghvi?

14 MR. SANGHVI: Yes.

15 MS. DRESLINSKI: Chairperson

16 Gronachan?

17 CHAIRPERSON GRONACHAN: Yes.

18 MS. DRESLINSKI: Motion passes

19 seven to zero.

20 CHAIRPERSON GRONACHAN: Your

21 variance has been granted for two years.

22 Okay. Good luck. We hope you build out

23 before then. I'm sure you do, too.

24 Okay. Our next case is Case

25 No. PZ16-0033, Casa Loma Homeowners

1 Association, which is north of Eight Mile and
2 west of Beck. A lot of traveling up and down
3 Beck this week.

4 Is the petitioner here.
5 Would you please state your name, spell it
6 for our recording secretary and then be sworn
7 in.

8 MR. COMPO: My name is David
9 Compo. I'm the sole owner and developer of
10 Casa Loma as well as currently the head of
11 the homeowners association. That's
12 C-o-m-p-o.

13 CHAIRPERSON GRONACHAN: Would you
14 raise your right hand and be sworn in,
15 please.

16 MR. MONTVILLE: Do you swear to
17 tell the truth in the testimony you are about
18 to provide?

19 MR. COMPO: I do. Thank you.

20 CHAIRPERSON GRONACHAN: You may
21 proceed.

22 MR. COMPO: We had already been
23 approved for the signs that are on the other
24 side. I'm not sure if any of you were able
25 to get out for the grand opening with the

1 mayor or not. But we always had intended to
2 have a coat of arms in the small section of
3 stonewall between the boulevard entry.

4 And my fabricator has
5 created a laser cut, small Casa Loma name in
6 that shield and it never really crossed our
7 mind that that became a sign at that point
8 because the name in the coat of arms, it's a
9 shield about this wide, about three feet
10 tall, it's mounted on the stonewall.

11 And so I request that this
12 be allowed as really a unique aspect to the
13 community as Casa Loma -- actually the gates
14 go on next week and we can look for -- right
15 now we have three other homes in design and
16 two lots sold, including the one that's
17 currently under construction. There are ten
18 lots total. This is definitely in the spirit
19 of Bellagio and the higher end community and
20 it's going to be quite beautiful.

21 We are trying to put in as
22 much money into that entryway and the entire
23 facade that we have done, you know, to really
24 set it apart as much as we could do based on
25 only ten lot sales, including the entire

1 boulevard, which makes it unique because the
2 entire community is a boulevard.

3 So I just ask that you allow
4 this coat of arms, just similar to kind of
5 what Bellagio did next-door. They have a
6 limestone center, just didn't put their name
7 it in it. It's similar in that, in the
8 spirit of creating a set -- portion of a
9 boulevard, which is what we did. Unique to
10 itself.

11 Casa Loma was originally
12 named for the castle in Toronto meaning
13 castle on land, which is I think appropriate
14 for Novi as a great community, which is
15 really why we want to build it there. So any
16 questions, please, I would be happy to answer
17 them.

18 CHAIRPERSON GRONACHAN: Thank
19 you. Is there anyone in the audience that
20 wishes to make comment.

21 (No audible responses.)

22 CHAIRPERSON GRONACHAN: Seeing
23 none, is there any correspondence?

24 MR. MONTVILLE: Yes, 26 letters
25 mailed, five letters returned, one approval,

1 from David Compo, the applicant and he notes
2 his approval.

3 CHAIRPERSON GRONACHAN: Thank
4 you. Building department.

5 MR. BUTLER: They did a really
6 good job. The sign looks good. It enhances
7 the appeal of the sign, does not degrade or
8 anything. But it's nice that they should --
9 for the community, too. Looks good. They
10 did a good job.

11 CHAIRPERSON GRONACHAN: And I
12 have a question for you. It's not visible
13 from outside of the subdivision, correct?

14 MR. COMPO: No, it's not.

15 MR. BUTLER: If it was, it's
16 strictly decorative, too. It's a more
17 decorative coat of arms, as you would say.

18 CHAIRPERSON GRONACHAN: Okay.
19 Thank you very much. Board members? Member
20 Sanghvi.

21 MR. SANGHVI: Thank you.
22 Actually I quite like your sign there. It
23 look quite regal out there. Very
24 esthetically, very beautiful looking thing.
25 I have no problem. Thank you.

1 MR. COMPO: Thank you very much.

2 CHAIRPERSON GRONACHAN: Anyone
3 else? Member Montville.

4 MR. MONTVILLE: This is for the
5 city attorney, if I could, or the building
6 department.

7 Is there anything with it
8 not being visible from the street, that
9 differentiates from the other two signs
10 because it's being roped in as a three sign
11 deal. I feel like it's more decor than a
12 sign. It's really not related to the other
13 two signs that were already approved.

14 Does that make sense?

15 MS. SAARELA: Is there an
16 exception, is that what you are asking?

17 MR. MONTVILLE: Yes.

18 MS. SAARELA: It still needs to
19 have a variance. It's still technically a
20 sign because of the wording on it.

21 CHAIRPERSON GRONACHAN: Anyone
22 else?

23 I know that they are
24 starting the whole thing that the word is --
25 that the name is being put on the sign, and

1 we have to justify the grounds for the
2 variance.

3 I agree it's absolutely
4 breath taking, the whole area out there.
5 When I looked at it, I thought how cool.
6 Then I had to go back, instead of being a
7 resident, I had to go back and be a ZBA
8 member. So that's what the struggle and the
9 silence is of the board right now.

10 So I think that under the
11 circumstances I would be in support of this
12 based on the following criteria. That it's a
13 unique situation, and that due to the high
14 value -- let me reword that.

15 Due to the esthetics and
16 layout of the subdivision, okay, that this
17 is -- really rules as a decorative piece,
18 more as a sign of serving for identification
19 purposes, and that an exception should be
20 made, for us to grant the variance based on
21 that.

22 It wasn't the intent for
23 business identification. It's not intended
24 to degrade anything around it or take away
25 from anything around it.

1 And also the fact that
2 inside the subdivision and it can't be seen
3 by the other areas that are being built up in
4 there, that's how I would probably show my
5 support for this sign.

6 MR. MONTVILLE: If I could add
7 one thing, too. It is a little unique the
8 way the lot is, and when you push back on the
9 lot, this sign being pushed back as well as
10 the other two, that is another unique factor.

11 I would open it up the
12 conversation, but I am in support of this
13 sign as well.

14 CHAIRPERSON GRONACHAN: Member
15 Ferrell.

16 MR. FERRELL: I agree with Member
17 Montville as well.

18 I think if it was visible
19 from the street, I wouldn't be in support of
20 it.

21 The fact that you can't see
22 it from the street, I think that's something
23 I would support.

24 CHAIRPERSON GRONACHAN: Okay.
25 Anyone else?

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(No audible responses.)

CHAIRPERSON GRONACHAN: Silence
is golden. Okay. Is there a motion?

MS. KRIEGER: I can make a
motion.

CHAIRPERSON GRONACHAN: Member
Krieger.

MS. KRIEGER: I move that we
grant the variance in Case No. PZ16-0033 for
Casa Loma, that the petitioner will be
unreasonably prevented and limited with
respect to the use of the property because it
is part of the esthetics of this
neighborhood.

The property is unique. The
position of the -- and the circumstance is
unique that the third sign really is more of
an esthetic shield that is inside the
subdivision, and won't necessarily be used as
a sign.

And IT is not self-created
because of the positioning of the sign being
inside the lot. It can be misconstrued as a
third sign that -- it is a third sign, but
under the circumstances it is within the

1 subdivision and can't be seen from the road.

2 The relief will not
3 unreasonably interfere with adjacent or
4 surrounding properties, will increase the
5 esthetics and it is consistent with the
6 spirit and intent of the ordinance.

7 MR. FERRELL: Second.

8 CHAIRPERSON GRONACHAN: It's been
9 moved and seconded. Is there any further
10 discussion?

11 (No audible responses.)

12 CHAIRPERSON GRONACHAN: Monica,
13 will you please call the roll.

14 MS. DRESLINSKI: Member Ferrell?

15 MR. FERRELL: Yes.

16 MS. DRESLINSKI: Member Byrwa?

17 MR. BYRWA: Yes.

18 MS. DRESLINSKI: Member Krieger?

19 MS. KRIEGER: Yes.

20 MS. DRESLINSKI: Member

21 Montville?

22 MR. MONTVILLE: Yes.

23 MS. DRESLINSKI: Member

24 Peddiboyina?

25 MR. PEDDIBOYINA: Yes.

1 MS. DRESLINSKI: Member Sanghvi?

2 MR. SANGHVI: Yes.

3 MS. DRESLINSKI: Chairperson
4 Gronachan?

5 CHAIRPERSON GRONACHAN: Yes.

6 MS. DRESLINSKI: Moton passes
7 seven to zero.

8 CHAIRPERSON GRONACHAN: Your
9 variance has been granted. Congratulations.
10 Good luck to you. And next time there is an
11 open house, include the Zoning Board. I'm
12 just kidding.

13 Good luck to you.

14 Our next case is the Grant
15 Promenade, LLC 48975 Grand River, it's Case
16 PZ16-0034. This applicant is requesting a
17 variance from the City of Novi to allow
18 construction of a second monument sign at the
19 business.

20 Would you please state your
21 name, spell it for our recording secretary,
22 then be sworn in.

23 MR. PASCARIS: George Pascaris,
24 P-a-s-c-a-r-i-s.

25 CHAIRPERSON GRONACHAN: Raise

1 your right hand, please.

2 MR. MONTVILLE: Do you swear to
3 provide the truth in the testimony you're
4 about to give?

5 MR. PASCARIS: I do.

6 CHAIRPERSON GRONACHAN: You may
7 proceed.

8 MR. PASCARIS: Good evening. We
9 are respectfully requesting a variance to
10 allow a monument sign in front of a new
11 development there on Grand River.

12 We have got a lot of traffic
13 and a lot of interest in our new development
14 there. One of the first questions that the
15 perspective tenants ask for, will there be a
16 sign on the road.

17 And we would love to put one
18 there, so they can answer that question for
19 them and allow them to identify the
20 development.

21 CHAIRPERSON GRONACHAN: Okay.
22 Anything else.

23 Is there anyone in the
24 audience that wishes to make comment on this
25 case?

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(No audible responses.)

CHAIRPERSON GRONACHAN: Seeing none, is there any correspondence?

MR. MONTVILLE: Yes, 29 letters mailed, four letters returned, one approval from Dan D. Valentine at 48750 Grand River, Novi, Michigan. And he notes his approval.

CHAIRPERSON GRONACHAN: Thank you. Building department?

MR. BUTLER: Nothing at this time.

CHAIRPERSON GRONACHAN: Board members? Member Ferrell.

MR. FERRELL: So, if we won't grant the sign that's in front, the sign that's on that drive, that -- is there a sign there?

MR. PASCARIS: Yes. There is a sign on the drive, that signifies the development behind us by the Target and the Sam's Club.

MR. FERRELL: I don't think there is any room left on that sign, is there, to put --

MR. PASCARIS: No, there is not.

1 MR. FERRELL: Only issue I have,
2 I don't know if I would be in support of
3 this. The other board members, see what they
4 talk about. The fact that you can see every
5 business from the road anyway. I don't know
6 if you really need a sign right by the road
7 to see the business. It's not like it's
8 pushed back so far where it's not visible.

9 So I would be a little bit
10 reluctant to approve that. Like I said, I
11 want to hear what some of the other board
12 members say.

13 MR. PASCARIS: Getting into it, I
14 don't think we realized that Novi promenade
15 sign was on the tail end of the property,
16 which wouldn't allow us to put a second one
17 technically according to the zoning. I think
18 the big thing there would be identifying it
19 with the address on the road, allowing it
20 much easier for, you know, patrons and to be
21 able to see instead of trying to find it, you
22 know, up against the building.

23 MR. FERRELL: I agree, but my
24 argument with that would be, somebody is
25 looking for a business, they Googled it on

1 their phone, it's going to point to that
2 direction, as soon as you get close enough,
3 you're going to see the signs on --

4 MR. PASCARIS: No doubt, but you
5 could say that about every business on
6 every --

7 MR. FERRELL: Exactly. Every
8 business wants to have so many signs. We are
9 a little stricter with our sign placement in
10 Novi.

11 MR. PASCARIS: That's why I was
12 staying with our 30 square feet and the
13 placement of it, and what we was thought
14 appropriate.

15 MR. FERRELL: Thank you.

16 CHAIRPERSON GRONACHAN: Thank
17 you, Member Ferrell. Anyone else? Member
18 Sanghvi.

19 MR. SANGHVI: Yes, I came and saw
20 your current sign and it's really close to
21 the Target sign at the moment. Maybe you can
22 move it out from there -- otherwise all the
23 businesses are very, very visible.

24 MR. PASCARIS: Are you saying
25 move it farther to the east?

1 MR. SANGHVI: I'm still a little
2 reluctant to have a second sign moving the
3 one to a more visible location.

4 CHAIRPERSON GRONACHAN: Yes, more
5 to the east. I don't think Member Sanghvi
6 heard your question, but I'm going to answer
7 that for him.

8 MR. PASCARIS: I don't think we
9 have a problem moving it farther to the east.
10 I think on the original design, it was just
11 showing in the middle of the property. And
12 that's where we had left it. No problem
13 moving it.

14 CHAIRPERSON GRONACHAN: Okay.
15 Board members. Member Montville?

16 MR. MONTVILLE: With the unique
17 aspect of the lot, behind the original
18 development of Sam's Club and Target behind
19 there, that's where the initial sign went, I
20 understand you want to limit signs as much as
21 you can, but at the same time these
22 businesses -- let me rephrase.

23 The landlord and the
24 developer for the business, the way it's
25 zoned, is a retail unit and retail tenants

1 demand signage, you know, say it's a new day
2 and age, but at the same time it's not.

3 It's still a retail store
4 front. Grand River, that's a high speed
5 area, I believe it's 50 through there, it
6 might be 45 or 50. It's a high speed, high
7 traffic area, and the sign is not egregious
8 in any way. It's not oversized. It's within
9 the size requirements and it sounds like the
10 applicant is willing to move it a little
11 farther east, so it's not right next -- it's
12 not right next to the Target sign either, I
13 believe there is a significant amount of
14 distance. But if he's willing to move it
15 farther east as well, I have no problem
16 supporting it at this time.

17 CHAIRPERSON GRONACHAN: Okay.
18 Member Peddiboyina?

19 MR. PEDDIBOYINA: I also support
20 the same thing moving to the east side.

21 CHAIRPERSON GRONACHAN: Thank
22 you. Member Krieger?

23 MS. KRIEGER: For Grand
24 Promenade, the Target sign, is that separate
25 property?

1 MR. PASCARIS: We thought it was
2 separate properties because of the curb cut
3 there, entrance to the Novi Promenade, but it
4 does fall on the edge of our lot.

5 MS. KRIEGER: So from a different
6 way that if this Grand Promenade center had
7 been there first and then Target was moving
8 in behind, it's just a matter of timing, who
9 has their sign what and where.

10 I was thinking more if the
11 Grand Promenade, like the Pine Ridge before,
12 you have Pine Ridge in a corner, then you
13 have a list of the sign on that monument
14 sign, although the speed is 50 miles an hour.

15 So if you did want to -- if
16 that is a second sign, then move it a little
17 bit farther east. I am in agreement with
18 that. And then, I don't know, I guess
19 whatever you put on sign -- we agreed to the
20 size of the sign, is that correct?

21 CHAIRPERSON GRONACHAN: We are
22 just agreeing to the size.

23 MS. KRIEGER: That's it right
24 now.

25 CHAIRPERSON GRONACHAN: Okay.

1 Anyone else? Member Ferrell?

2 MR. FERRELL: I still just don't
3 see the hardship why we need another sign.
4 You're going to see all the signs on the
5 building. You're going to have -- all the
6 tenants are going to come in and try to get
7 bigger signs for their building as well. So
8 now you're going to have to go with all that.

9 I think it's -- I'm not
10 going to say it's creating more work, it will
11 happen anyway, we can't stop that. I just
12 don't see a hardship of adding a monument
13 sign, when there is no obstructions
14 whatsoever to see the building.

15 CHAIRPERSON GRONACHAN: Okay. I
16 am on the fence on this one. And the reason
17 I am on the fence is because when you started
18 construction at your site, I lost site of
19 where the Sam's Club sign was, that was where
20 I could focus in and I knew where to turn. I
21 know that -- I always talk like a consumer or
22 a driver.

23 You know, I have lived here
24 a lot of years. So I looked at stuff as if
25 I'm going someplace where I'm trying to find

1 something.

2 I take that as a bad corner.

3 But I think that the existing sign needs to
4 get moved. I think this needs to get
5 reworked, and the reason why I say that is
6 because when we got the packet, as a matter
7 of fact, I called the department today, there
8 wasn't enough in here for me to generally
9 feel one way or the other.

10 I think that there needs to
11 be a little more homework done on this to
12 present your case as to why you need that
13 information -- why you need that second sign.
14 I think that we should have -- I'm not
15 telling you what to do, this is just a
16 suggestion. I want to be clear on that.
17 What I suggest doesn't necessarily mean that
18 your case will be approved. I want to say
19 that.

20 But I think there needs to
21 be some more -- there needs to be more meat
22 in this packet.

23 I don't think there is
24 enough here to make a good decision. I am
25 going to suggest that we postpone it, if

1 possible, until next month, if you're in
2 agreement to that, and you add some more
3 information and I would seriously recommend
4 maybe more pictures from different angles.
5 Just one drawing of the sign doesn't paint --
6 doesn't cover the issues that you're having
7 with this location.

8 Does that make sense to you?

9 MR. PASCARIS: It does.

10 CHAIRPERSON GRONACHAN: So it is
11 not up to the board to come up with reasons.
12 It is up to the petitioner to show why you
13 need that sign there, okay.

14 And so I think that a little
15 more due diligence would be done on the
16 petitioner's part. I don't think that the
17 board would be torn at this point.

18 So I don't know if you are
19 open to my suggestion, to table this until
20 next month and give some us more information
21 on this case, if the board members would be
22 in agreement to that, because it seems like
23 we are split.

24 I am not seeing any shaking
25 of heads or otherwise. We are on track.

1 It's really up to you. If
2 you would look to take that suggestion and
3 add something more to --

4 MR. PASCARIS: I don't have a
5 problem with that. I think the trouble that
6 we had with it, it's being called a second
7 sign.

8 The first sign is not our
9 sign for that development, so it doesn't
10 identify our development.

11 That's the only thing we
12 want to do. And we want to give that to our
13 tenants. Respectfully I understand what you
14 are saying about people being able to drive
15 by and see the signs.

16 But the fact is, if you
17 drive around, every business has a sign. We
18 are not asking for a double size sign. We
19 are not asking for a taller one, a wider one.
20 We stated the parameters and just want a
21 monument sign that will identify our
22 property, that's all.

23 CHAIRPERSON GRONACHAN: Go ahead.

24 MR. FERRELL: City attorney,
25 building department, that is not their sign,

1 why would it be considered a second sign for
2 them for that development? Is it because
3 it's on the same property?

4 MR. BUTLER: It would be
5 considered a second sign because they are
6 identified on the first sign, but it's not
7 their sign. So technically really their
8 first sign. Would you agree with that?

9 MS. SAARELA: I haven't looked at
10 that section of how this is laid out to see
11 how -- where it is on the property or
12 anything. So it's hard for me to determine
13 how that decision was made --

14 MR. FERRELL: If we table this,
15 if you provide information to us, than why
16 maybe that is considered a second sign or
17 better understand why it's a second sign, not
18 just their initial sign.

19 MR. PASCARIS: It is on the
20 inside of the walkway closest to the drive.
21 And what we thought is maybe it was allowed
22 or put there when they put that drive in the
23 development. And we couldn't find anywhere
24 where it was an easement or something that
25 allowed for it. And that's why we didn't

1 even think of it as, you know, consider it a
2 second sign.

3 CHAIRPERSON GRONACHAN: Having
4 said all that, are you in agreement to having
5 the case tabled until next month?

6 MR. PASCARIS: Yes. I have no
7 problem with that. I mean, we are very
8 finish line.

9 We have tenants that are
10 getting ready to start their construction.
11 We would like to wrap it up, so if we have to
12 wait another month, then --

13 CHAIRPERSON GRONACHAN: Monica,
14 can I have the date for next month, please.

15 MS. DRESLINSKI: October 11.

16 CHAIRPERSON GRONACHAN: So what I
17 would like to do is move that the Case No.
18 PZ16-0034, be moved until October 11 to
19 answer some of the questions presented by the
20 board members tonight as to why this is a
21 second sign and how it is tied into the other
22 business.

23 Member Sanghvi?

24 MR. SANGHVI: I just wanted to
25 suggest that maybe at the same time they

1 should consider moving the current sign and
2 modifying or they need a second sign all
3 together.

4 CHAIRPERSON GRONACHAN: Okay.
5 Point taken. All those in favor of tabling
6 until next month say aye.

7 THE BOARD: Aye.

8 CHAIRPERSON GRONACHAN: We will
9 see you next month. If you have any
10 questions, please contact the building
11 department for any guidance.

12 Our next case is Curtis
13 Builders, PZ16-0037, at 41882 Ridge Road
14 East, south of Grand River west of
15 Meadowbrook. Good evening.

16 If you are both going to
17 give testimony, I need both of you to please
18 state your names, spell them for the
19 secretary and then raise your right hand to
20 be sworn in, please.

21 MS. KOVAL: Deborah Koval,
22 D-e-b-o-r-a-h, K-o-v, as in Victor, a-l.

23 MR. CURTIS: Carl Curtis,
24 C-a-r-l, C-u-r-t-i-s.

25 CHAIRPERSON GRONACHAN: Would you

1 please raise your right hand to be sworn in.

2 MR. MONTVILLE: Do you promise to
3 provide the truth in the testimony you are
4 about to give.

5 MS. KOVAL: I do.

6 MR. CURTIS: I do.

7 CHAIRPERSON GRONACHAN: You may
8 proceed.

9 MS. KOVAL: As I said, I'm
10 Deborah Koval. I'm the homeowner that is
11 applying for this variance in my backyard. I
12 would like to do an addition on the rear of
13 my home. Unfortunately, my yard is very
14 narrow. The yard is very small. If you want
15 to try to stay within 35 feet of that lot
16 line, it's not going to happen. So I'm
17 looking for a reduce of that rear setback
18 from 35 to 32.6 feet, so I can put a nice
19 sunroom on the back of my house.

20 CHAIRPERSON GRONACHAN: Anything
21 else?

22 MR. CURTIS: Again, just want to
23 reiterate that, you know, the size of -- the
24 depth of the rear yard is basically not
25 conducive to adding onto the house. This is

1 not a large addition, it's 10 by 12. So just
2 really no other way to add on at this point.

3 CHAIRPERSON GRONACHAN: Okay.
4 Thank you. Anything else?

5 MS. KOVAL: No.

6 CHAIRPERSON GRONACHAN: Is there
7 anyone in the audience that wishes to make
8 comment on this case? Seeing none.
9 Correspondence?

10 MR. MONTVILLE: 58 letters
11 mailed, zero letters returned, two approvals,
12 first from Jack Bentley at 41874 Ridge Road
13 East, he approves the request.

14 And the second one is from
15 Stephanie Bentley at the same address, also
16 noting her approval.

17 CHAIRPERSON GRONACHAN: Okay.
18 Thank you. Building department?

19 MR. BUTLER: No comments at this
20 time.

21 CHAIRPERSON GRONACHAN: Thank
22 you. Board members?

23 MR. SANGHVI: I came and visited
24 your home on Sunday, actually, looked at the
25 area. You have a corner, you have a pie

1 shaped lot and there isn't room anywhere else
2 and you are asking for a minimal variance. I
3 have no problem with it.

4 MS. KOVAL: Thank you.

5 CHAIRPERSON GRONACHAN: All
6 right. Member Krieger?

7 MS. KRIEGER: I just want to
8 confirm it's 11 by 12 feet?

9 MS. KOVAL: Yes, 11 by 12 feet.

10 CHAIRPERSON GRONACHAN: Anyone
11 else? Okay.

12 I have no problem. If there
13 is any definition of what's unique, it's that
14 lot. You fit all the criteria, quite
15 frankly. The uniqueness, the inability to
16 stay within the standards because of lot size
17 and the shape.

18 So I have no problem. I
19 will be offering my support, if anyone would
20 like to make a motion, if there is no further
21 discussion.

22 Member Krieger.

23 MS. KRIEGER: I move that we
24 grant the variance in Case No. PZ16-0037 at
25 41882 Ridge Road East, that the applicant,

1 petitioner has shown practical difficulty,
2 just looking at the map of the property, is
3 pie shaped, every which way is going to be
4 requiring some kind of assistance.

5 The petitioner will be
6 unreasonably prevented and limited from using
7 it because of that, and it is unique because
8 of its pie shape.

9 And they didn't create this
10 situation and it will unreasonably -- not
11 unreasonably interfere with adjacent or
12 surrounding properties. The addition will
13 enhance property values, and is consistent
14 with the spirit and intent of the ordinance.

15 MR. FERRELL: Second.

16 CHAIRPERSON GRONACHAN: It's been
17 moved and second. Any further discussion?

18 (No audible responses.)

19 CHAIRPERSON GRONACHAN: Seeing
20 none, Monica, please call the roll.

21 MS. DRESLINSKI: Member Ferrell?

22 MR. FERRELL: Yes.

23 MS. DRESLINSKI: Member Byrwa?

24 MR. BYRWA: Yes.

25 MS. DRESLINSKI: Member Krieger?

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MS. KRIEGER: Yes.

MS. DRESLINSKI: Member
Montville?

MR. MONTVILLE: Yes.

MS. DRESLINSKI: Member
Peddiboyina?

MR. PEDDIBOYINA: Yes.

MS. DRESLINSKI: Member Sanghvi?

MR. SANGHVI: Yes.

MS. DRESLINSKI: Chairperson
Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MS. DRESLINSKI: Motion passes
seven to zero.

CHAIRPERSON GRONACHAN: Your
variance has been granted. Congratulations.
I'm sure you'll be in touch with the building
department.

Our final case of the
evening is PZ16-0038, Conlon Installations at
40800 West Thirteen Mile Road.

This applicant is requesting
a variance from the ordinance to allow
construction of a 57.5 square foot monument
sign, under current ordinance. Board members

1 you will recall that 30 square feet area.

2 Good evening, are you all
3 giving testimony this evening?

4 MR. VERES: Good evening. My
5 name is Chuck Veres, V, as in Victor,
6 e-r-e-s.

7 CHAIRPERSON GRONACHAN: You are,
8 sir?

9 MR. FRECHETTE: My name is Norman
10 Frechette. I'm the administrator pastor at
11 the church, F-r-e-c-h-e-t-t-e.

12 CHAIRPERSON GRONACHAN: And you
13 are?

14 MR. JONNA: Gary Jonna. Chairman
15 of the Brightmoor Church building committee.

16 CHAIRPERSON GRONACHAN:
17 Gentlemen, will you please
18 raise your right hand to be sworn in.

19 MR. MONTVILLE: Do you swear to
20 tell the truth in the testimony you are about
21 to provide?

22 MR. FRECHETTE: I do.

23 MR. JONNA: I do.

24 MR. VERES: I do.

25 We have a fairly unique

1 property that we are looking at, somewhat
2 unique in its configuration. In that it's a
3 40 acre parcel with about 175,000 square foot
4 under roof.

5 What brings us here tonight
6 is that there are three distinct ministries
7 within this facility. The minimum size that
8 we are proposing for the sign that's before
9 you tonight is required to identify properly
10 the three distinct ministries to motorists so
11 they can safely enter the property.

12 A good portion of this is
13 because when you're coming from the east,
14 traveling west, we were required to increase
15 the size of our turning lane or our -- the
16 cut-in for the turn to 225 linear feet, which
17 is much greater than it was before.

18 So the opportunity and
19 necessity to get in that lane is much earlier
20 than it was prior to the expansion of the
21 facility.

22 As far as the separation of
23 the faces of the sign, that's the second
24 variance we are seeking this evening, our
25 opinion is that this separation is totally in

1 keeping with the spirit of the ordinance.

2 I have been in the sign
3 business probably 32 years now, and my
4 understanding of the reason for the
5 separation of the faces wanting to be minimal
6 was so that you could not have a sign
7 basically two signs facing at odd angles at
8 an intersection, thereby giving somebody two
9 single face signs.

10 This sign will be visible
11 exactly the same from east or westbound
12 traffic, which is what it would be seen from,
13 and the reason we want the elliptical shape
14 is number one, is beautification, if you
15 will, it's going to be a planter area, that
16 this sign will be actually installed on, and
17 this elliptical detail is something that
18 travels through the entire facility, on the
19 outside and the inside.

20 If you look at the packet we
21 submitted, we showed some of the way finding
22 signage, too. Just to show you that that
23 elliptical theme is carried throughout. And
24 it's very important to the design and the
25 architect's design intent to have that

1 carried through and it does not increase
2 visibility at all on the sign itself, it's
3 strictly a beatification attempt.

4 Other than that, we do have
5 letters of support from the immediate
6 neighbors and we put the address on the front
7 of the sign to also assist with the public
8 safety so people could clearly identify the
9 address of the property.

10 Other than that, I'm here to
11 just answer your questions and help wherever
12 I can.

13 CHAIRPERSON GRONACHAN: Thank
14 you. Gentlemen, would you like to add
15 anything?

16 MR. FRECHETTE: No.

17 CHAIRPERSON GRONACHAN:
18 Correspondence?

19 MR. MONTVILLE: 64 letters
20 mailed, four letters returned, one approval,
21 four objections. First objection is from
22 Katherine Default (ph) at 40827 Lennox Park
23 Drive. She believes that the current signage
24 size is sufficient.

25 The second objection is

1 Albert Buchanan, 40721 Lennox, and they
2 believe the current ordinance is fair, should
3 be respected.

4 Third is from Louise Pascolo
5 (ph), 40792 Lennox Park, and she notes
6 that -- she believes large billboards cheapen
7 the area in Novi.

8 The last approval is from
9 Dave and Deborah Olcowski, 40788 Lennox Park
10 Drive -- excuse me, objection. And they note
11 that the variance request is twice the size
12 of the current ordinance as written.

13 Then the approval from
14 Michael McCormick. He notes on behalf of the
15 Fox Run retirement community, they express
16 their support. They note their partnership
17 with their neighbor and to reiterate their
18 support for the variance request.

19 CHAIRPERSON GRONACHAN: Building
20 department.

21 MR. BUTLER: Just a follow-up
22 with what he just read.

23 I had quite a few members
24 out in the community actually come in to see
25 me because they actually thought it was a

1 billboard sign. They did not see the
2 elliptical design. When I showed it to them,
3 explained to them, I got several, oh, that's
4 what it is, we don't mind that. A lot of
5 them, they didn't realize, they thought it
6 was just a billboard sign. That kind of
7 interfered with their good just opinion of
8 it. It's a nice design.

9 CHAIRPERSON GRONACHAN: Thank
10 you. Board members? Member Sanghvi.

11 MR. SANGHVI: I think I came and
12 visited your property a fourth time or fifth
13 time. I don't know how often you have been
14 here for different things to the ZBA, over
15 the years. And I really admire the way your
16 whole campus, I'd like to call has expanded
17 and developed.

18 I really want to commend you
19 for that kind of development on the corner
20 there. And I realize the need for the
21 identification of the three ministries and
22 all that you mentioned.

23 And I am also aware of the
24 fact that M5 is a fast moving place and once
25 you turn, there is no place to go before you

1 get into your entranceway, and so you need a
2 really easy identifiable sign.

3 So I have no problem
4 supporting your sign, which is also, as I
5 might mention, esthetically beautiful and
6 very pleasing sign. Thank you.

7 MR. VERES: Thank you.

8 CHAIRPERSON GRONACHAN: Anyone
9 else. Member Peddiboyina?

10 MR. PEDDIBOYINA: I say the same
11 thing, what he said. We need a big sign for
12 the M5 to enter into that. I support that.

13 CHAIRPERSON GRONACHAN: All
14 right, thank you. Anyone else? Member
15 Krieger?

16 MS. KRIEGER: Is it going to be
17 pre-lit in the middle or is that just going
18 to have planting area there or each side will
19 have lit for day or night?

20 MR. VERES: It would just be some
21 exterior illumination. No internal
22 illumination.

23 MR. JONNA: Our current monument
24 sign has ground lighting up into the sign.
25 We intend to light the new sign the same way.

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CHAIRPERSON GRONACHAN: Member

Ferrell?

MR. FERRELL: What's the height of the current sign, do you know?

MR. JONNA: I think it meets the -- the maximum height I think is six feet is it. That's what --

MR. FERRELL: This one is going to be six feet tall?

MR. JONNA: Yes.

MR. FERRELL: I got a question for the city.

So if it's six feet tall, they put plantings in it and that grows taller, is that considered part of the sign, would that increase the square footage of the sign because it's part of the sign?

MR. BUTLER: I have never seen anything in writing that would be part of the sign. That is actually plants, not part of the physical structure of the sign, in my professional opinion.

MR. FERRELL: So the square footage, just to kind of keep the sign at certain -- having the ordinance -- I don't

1 know what the thought process was for making
2 the ordinance for that, but keeping the size
3 to a minimum, if you add plantings to it.
4 So, anybody can add plantings to the sign,
5 that would just enhance the size of it. I
6 just -- I don't know.

7 MS. SAARELA: I don't know that
8 there has been a formal interpretation done
9 of that before, that might be a new question.
10 You know, it's just an interpretation.

11 Larry is saying he didn't
12 interpret it at this point as not being part
13 of the sign.

14 MS. KRIEGER: If you drive by,
15 you look at Fox Run, the whole area is
16 plantings.

17 MR. FERRELL: Just saying.

18 CHAIRPERSON GRONACHAN: Anyone
19 else?

20 MR. VERES: Just one point of
21 clarification. You do not have a letter of
22 support of Lennox Park in the file? You
23 didn't mention it.

24 CHAIRPERSON GRONACHAN: If it was
25 part of the packet, it's already part of the

1 record. So the correspondence we read is
2 what we receive after the notification goes
3 out.

4 MR. VERES: That one was sent in
5 with the packet.

6 CHAIRPERSON GRONACHAN: Thank you
7 for bringing that to the board's attention.
8 We appreciate that.

9 I think that given the size
10 of this campus, and for lack of a better word
11 right now, how tastefully it is done
12 throughout the whole campus, I see the need
13 for the size of the sign.

14 I concur with Member
15 Ferrell, however, that's not going to stop me
16 from supporting this tonight, but I would be
17 cognizant of what the planting were to not
18 take away from that identification.

19 So when we had other cases
20 where, you know, they did something then
21 something grows in front of it, it's, you
22 know, blocked -- I wouldn't want to see that
23 for the vegetation, so I would just keep that
24 in mind.

25 But given the size of your

1 campus, given the visibility hinderance that
2 you have with the type of traffic that you
3 have, also given the fact that you have the
4 three separate businesses that need to be
5 properly identified, you don't have a lot of
6 time to figure out the identity, I have no
7 problem with your request. Therefore I will
8 be supporting it.

9 MR. VERES: Thank you.

10 CHAIRPERSON GRONACHAN: Is there
11 any further discussion? Would someone like
12 to make a motion. Member Ferrell. Sorry.
13 Member Montville.

14 MR. MONTVILLE: In Case No.
15 PZ16-0038, sought by Conlon Installation, I
16 move that we grant the variances -- the two
17 variances as requested as the petitioner has
18 shown practical difficulty presenting --
19 getting the proper visibility of their
20 development, to the traffic flow.

21 Without the variance the
22 petitioner will be unreasonably prevented
23 from getting the visibility out properly,
24 given the large land side 40 acreage lot
25 parcel, thus the necessary additional size of

1 the sign.

2 And additionally, from a
3 safety concern for westbound traffic coming
4 down Thirteen Mile, and the expansion of the
5 entranceway into the property, the necessary
6 proper visibility so the (unintelligible) can
7 properly identify the development and enter
8 that lane in a safe manner. The petitioner
9 did not create these individual conditions,
10 as mentioned, through the large size, and the
11 safety concerns and the relief when granted
12 will not unreasonably interfere with any
13 adjacent or surrounding properties, again,
14 due to the esthetic improvement of the sign
15 or increase property values.

16 And the relief is consistent
17 with the spirit and intent of the ordinance.

18 For those reasons, I move
19 that grant the variances as requested.

20 MR. FERRELL: Second.

21 CHAIRPERSON GRONACHAN: It's been
22 moved and second by Member Ferrell.

23 Is there any further
24 discussion?

25 Seeing none, Monica, would

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you please call the roll.

MS. DRESLINSKI: Member Ferrell?

MR. FERRELL: Yes.

MS. DRESLINSKI: Member Byrwa?

MR. BYRWA: Yes.

MS. DRESLINSKI: Member Krieger?

MS. KRIEGER: Yes.

MS. DRESLINSKI: Member

Montville?

MR. MONTVILLE: Yes.

MS. DRESLINSKI: Member

Peddiboyina?

MR. PEDDIBOYINA: Yes.

MS. DRESLINSKI: Member Sanghvi?

MR. SANGHVI: Yes.

MS. DRESLINSKI: Chairperson

Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MS. DRESLINSKI: Motion passes

seven to zero.

CHAIRPERSON GRONACHAN: Your

variance has been granted.

MR. FRECHETTE: We are very

grateful for your support. Thank you.

CHAIRPERSON GRONACHAN: Thank

1 you.

2 Are there any other matters
3 to discuss?

4 (No audible responses.)

5 CHAIRPERSON GRONACHAN: I have a
6 suggestion to the board members that in light
7 of fact that the last couple of months we
8 have been having some technical issues with
9 our I pads.

10 I did have a conversation
11 with Mr. Boulard and I'm going to suggest
12 that we have a small meeting, a training
13 session, if you will.

14 I don't know that we need to
15 know how to operate an Ipad, but I think we
16 all agree that we are having struggles with
17 it. Maybe meeting with IT people, if we sit
18 down for a half an hour. And I know we are
19 all busy.

20 MR. SANGHVI: I haven't used the
21 Ipad for a long time because of the problems
22 I have had. And I just use my own laptop and
23 download everything from the city site.

24 CHAIRPERSON GRONACHAN: However,
25 not all of us have that ability to do that.

1 I mean, I have more computers than I need.
2 This Ipad is my saving Grace right now.

3 Given the challenges that we
4 all faced, over the last couple of months, I
5 am going to ask Monica if she would please
6 get together with the powers that be and
7 maybe schedule a half an hour or an hour and
8 then let us know when that would be
9 convenient. Is everybody okay with that?

10 THE BOARD: Yeah.

11 CHAIRPERSON GRONACHAN: Is
12 evening better than a Saturday morning for a
13 quick bit, or evening better for everybody?

14 THE BOARD: Evening.

15 MR. BUTLER: Is there a certain
16 evening of the week that's more feasible than
17 another?

18 CHAIRPERSON GRONACHAN: Not
19 Mondays.

20 MR. FERRELL: Or the second
21 Tuesday of every month.

22 MS. DRESLINSKI: I have to get
23 with IT. I will email you guys a couple of
24 days.

25 CHAIRPERSON GRONACHAN: If there

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a motion to adjourn?

MR. FERRELL: So moved.

MR. SANGHVI: Second.

CHAIRPERSON GRONACHAN: All those
in favor.

THE BOARD: Aye.

CHAIRPERSON GRONACHAN: Meeting
adjourned.

(The meeting was adjourned at 8:10 p.m.)

** ** *

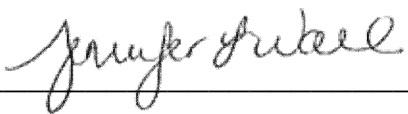
1 STATE OF MICHIGAN)
 2) ss.
 3 COUNTY OF OAKLAND)

4 I, Jennifer L. Wall, Notary Public within and
 5 for the County of Oakland, State of Michigan, do hereby
 6 certify that the proceedings taken were
 7 stenographically recorded in the presence of myself and
 8 afterward transcribed by computer under my personal
 9 supervision, and that the said proceedings are a full,
 10 true and correct transcript.

11 I further certify that I am not connected by
 12 blood or marriage with any of the parties.

13 IN WITNESS THEREOF, I have hereunto set my
 14 hand at the City of Walled Lake, County of Oakland,
 15 State of Michigan, this 14th day of October 2016.

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Jennifer L. Wall CSR-4183
 Oakland County, Michigan
 My Commission Expires 11/12/22