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REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

Tuesday, October 8, 2013

Proceedings taken in the matter of the ZONING BOARD OF APPEALS, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Tuesday, October 8, 2013

BOARD MEMBERS

Linda Krieger, Chairperson

James Gerblich

Mav Sanghvi

Jeffrey Gedeon

David Ghannam

Brent Ferrell

ALSO PRESENT: Charles Boulard, Community Development Director

Beth Saarela, City Attorney

Coordinator: Angela Pawlowski, Recording Secretary

REPORTED BY: Jennifer L. Wall, Certified Shorthand Reporter

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1 Novi , Mi chi gan.  
2 Tuesday, October 8, 2013  
3 7:00 p. m.  
4 \*\* \*\* \*\*  
5 CHAIRPERSON KRIEGER: Good  
6 evening and welcome to the October 8th, 2013  
7 Novi Zoning Board of Appeals meeting, and  
8 Member Gedeon, if you will lead us with the

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PI edge.  
  
(PI edge of Allegiance  
recited.)  
  
CHAIRPERSON KRIEGER: Ms.  
Pawlowski, would you call the roll.  
  
MS. PAWLOWSKI: Member Ferrell?  
MR. FERRELL: Here.  
  
MS. PAWLOWSKI: Member Gedeon?  
MR. GEDEON: Here.  
  
MS. PAWLOWSKI: Member Gerbluck?  
MR. GERBLICK: Here.  
  
MS. PAWLOWSKI: Member Ghannam?  
MR. GHANNAM: Here.  
  
MS. PAWLOWSKI: Member Ibe is  
absent, excused.  
  
Chairperson Krieger?  
CHAIRPERSON KRIEGER: Present.  
  
MS. PAWLOWSKI: Member Sanghvi?  
MR. SANGHVI: Here.  
  
CHAIRPERSON KRIEGER: We have a  
quorum. And tonight the Rules of Conduct,  
there is a copy in the back of the agenda as  
well, if anyone had any questions.  
  
The approval of the agenda, is  
there any additions or subtractions?  
  
MS. PAWLOWSKI: Yes, Case No.  
PZ13-0052 at 210 North Haven Drive, have  
asked to be postponed to the November 19  
meeting.  
  
CHAIRPERSON KRIEGER: Okay. Do

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10-08-13.txt

14 we have a motion to do so or a second?

15 MR. GHANNAM: So moved, I will  
16 move to adjourn it to the next meeting.

17 MR. SANGHVI: Second.

18 CHAIRPERSON KRIEGER: Okay. So  
19 for the agenda then, we have No. 5 tabled to  
20 November 19. We have a motion and a second,  
21 all in favor say aye.

22 THE BOARD: Aye.

23 CHAIRPERSON KRIEGER: Any  
24 opposed?

25 (No audible responses.)

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5

1 CHAIRPERSON KRIEGER: None  
2 opposed, we have an agenda.

3 Any public remarks? Anyone  
4 that has anything to talk about except for  
5 the agenda that we have, come to the podium.

6 (No audible responses.)

7 CHAIRPERSON KRIEGER: Seeing  
8 none, we will close public input.

9 Approval of the minutes for  
10 August 13th, 2013.

11 MR. SANGHVI: Nothing to add.

12 CHAIRPERSON KRIEGER: No  
13 additions or --

14 MR. SANGHVI: I can't think of  
15 any, no. I make a motion to approve the  
16 minutes.

17 MR. FERRELL: Second.

18 CHAIRPERSON KRIEGER: All in

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favor say aye.

THE BOARD: Aye.

CHAIRPERSON KRIEGER: Any

opposed?

(No audible responses.)

CHAIRPERSON KRIEGER: Seeing

none, we have the minutes approved for

August.

Which brings us to our first case, No. PZ13-0036, for Feldman Automotive on Grand River, 42355. If the petitioner could come to the podium and state your name and spell it for the court reporter.

I guess we'll put that until -- Mr. Boulard?

MR. BOULARD: As you may recall, this was a case that the applicant had asked to have delayed a couple of times. Our understanding I believe is we were going to receive some more information from them, which we did not. So we haven't heard this from them at this point, so for whatever it's worth.

MS. KRIEGER: Then maybe a motion -- at the end if they don't show up, to table it until the November meeting?

MR. BOULARD: Sure.

CHAIRPERSON KRIEGER: So I will call the Next Case, No. PZ-0049, 31215 Novi Road, Maple Manor Rehab Center.

24 If you would come to the  
25 podium, state your name, and spell it for our

7

1 court reporter and present your case.

2 MR. PODINA: My name is Jeff  
3 Podina, P-o-d-i-n-a.

4 CHAIRPERSON KRIEGER: Are you an  
5 attorney?

6 MR. PODINA: No, I'm the signage  
7 contractor.

8 CHAIRPERSON KRIEGER: We will  
9 have our secretary swear you in.

10 MR. GEDEON: In Case No.  
11 PZ13-0049, do you swear to tell the truth?

12 MR. PODINA: I do.

13 MR. GEDEON: Thank you.

14 CHAIRPERSON KRIEGER: Go ahead.

15 MR. PODINA: Basically the owner  
16 is requesting an additional sign on Novi  
17 Road. Originally they wanted the sign at the  
18 corner of Novi and Fourteen Mile. As you  
19 know there is a city sign there. And the  
20 city had requested that they did not put  
21 their sign there. So he wanted an additional  
22 sign, one on each driveway, but I guess he  
23 was granted this prior to the construction  
24 with his PRO to have two signs.

25 I'm not sure if you can see it

8

1 on here. He's requesting one on each  
2 driveway. And as I said, he originally had

3 been approved for this on his PRO, to have --  
4 to be allowed two signs.

5 One sign is within the  
6 three-foot setback on the northern driveway,  
7 but on the southern driveway, it's about zero  
8 setback, so he's basically requesting the one  
9 additional sign at a zero setback.

10 CHAIRPERSON KRIEGER: Okay.

11 Thank you.

12 MR. PODINA: I think that's it.

13 CHAIRPERSON KRIEGER: Okay.

14 Anybody in the audience have anything to have  
15 input?

16 (No audible responses.)

17 CHAIRPERSON KRIEGER: Seeing no  
18 input, from our city, Mr. Boulard?

19 MR. BOULARD: Just a point of --  
20 little bit of clarification. As part of the  
21 PRO process, the corner sign for the welcome  
22 to the city, that was part of that public  
23 benefit for that.

24 And while the gentleman is  
25 correct, that the signs were shown on the

♀

9

1 site plan, the signs are always exempt from  
2 the site plan approval, that's why they're  
3 here.

4 And so you have a copy of  
5 the -- you have a copy of the proposed sign.

6 I believe there is also copies  
7 of the original requested location, which was  
Page 7

8 at the corner next to the city sign, and then  
9 on the foldout sheet, you have the requested  
10 locations for the two signs that are in the  
11 variance.

12 So the variances for the extra  
13 sign -- and also because of the configuration  
14 of the road, where the sidewalk sits and the  
15 entrances and so on, they have asked for the  
16 variance to allow the signs to be up to the  
17 property line.

18 Did I correctly represent  
19 that?

20 MR. PODINA: That is correct.  
21 Thank you.

22 MR. BOULARD: Thank you.

23 CHAIRPERSON KRIEGER: All right.  
24 And also open it up to the board for  
25 questions.

♀

10

1 CHAIRPERSON KRIEGER: Member  
2 Sanghvi?

3 MR. SANGHVI: Thank you. What  
4 kind of facility is this?

5 MR. PODINA: It is a rehab  
6 center.

7 MR. SANGHVI: What kind of rehab  
8 center?

9 MR. PODINA: I'm not exactly  
10 sure.

11 MR. SANGHVI: This is so huge.  
12 Is it a nursing home?

13 MR. PODINA: I believe it may be.  
14 I'm not exactly sure.

15 MR. SANGHVI: If you don't know,  
16 who knows about it?

17 MR. PODINA: The owner knows  
18 about it. I thought he was going to be here  
19 today. I guess he couldn't make it. It's  
20 just a medical rehabilitation center.

21 MR. SANGHVI: I see.

22 And secondly, the picture here  
23 we have got is quite misleading. This was  
24 taken at the time of the construction that  
25 was going on. It doesn't look like that

♀

11

1 anymore. I was there a couple of days ago.  
2 It looks like a nice, beautiful facility. It  
3 doesn't look like anything what you have in  
4 the packet. The building is all done.

5 And to be honest, I don't  
6 think a Novi sign is blocking anything there.  
7 But they have two -- I mean, the entrance and  
8 the exit way, and if they want two signs, I  
9 can understand that. Thank you.

10 CHAIRPERSON KRIEGER: Member  
11 Gerblick?

12 MR. GERBLICK: I have a question.  
13 For the one sign that you have a zero setback  
14 on, is there anything that's obstructing that  
15 sign from being moved to the minimum three  
16 feet?

17 MR. PODINA: It would have to be  
Page 9

18 put into the parking lot. Right now it's in  
19 the green belt and that's the only area to  
20 put it there. Any further back would be in  
21 the parking lot.

22 MR. GERBLICK: Thank you.

23 CHAIRPERSON KRIEGER: Yes?

24 MR. GEDEON: My question is  
25 directed towards the city.

♀

12

1 Do we need to concern  
2 ourselves about the construction of the sign,  
3 if it's -- we are allowing it to be closer to  
4 the right-of-way? You, know, do we need to  
5 be concerned about if it's, you know, for  
6 safety issues for being closer to the road,  
7 or is that something that other departments  
8 in the city worry about?

9 MR. BOULARD: My understanding is  
10 that those concerns come into play once this  
11 sign or object is in the right-of-way.

12 Where if it was in the  
13 right-of-way, there would be a licensing  
14 requirement from the city, and also would  
15 have to be break away, and things like that,  
16 but once we are out of the right-of-way,  
17 that's not a concern.

18 MR. GEDEON: Thank you. I don't  
19 have a problem with this request.

20 CHAIRPERSON KRIEGER: Yes?

21 MR. GHANNAM: I just have a  
22 question for the city.

23 What is the clear zone area?  
24 What does that mean?

25 MR. BOULARD: The clear zone area

13

1 is basically a triangle that allows folks in  
2 vehicles to see the oncoming traffic and so  
3 on.

4 Depending on the location and  
5 the size, whether it's a driveway or a  
6 street, that can differ.

7 In this particular case, the  
8 sidewalk is set. The sidewalk is not right  
9 at the property line or the edge of the  
10 right-of-way line, so there is some  
11 additional space there. So folks can see the  
12 traffic that's coming in and --

13 MR. GHANNAM: Will either of  
14 these signs obstruct that view? Is that a  
15 problem?

16 MR. BOULARD: Yes, in moving  
17 to -- in moving up to the setback, the sign  
18 would -- the signs would be in that --  
19 potentially be that clear view area.

20 MR. GHANNAM: One or both of  
21 them?

22 MR. BOULARD: I believe both.

23 MR. GHANNAM: And the variance  
24 to -- I think that's all the questions I  
25 have. That's all the questions I have.

14

1 Thank you.

2 CHAIRPERSON KRIEGER: I drove by  
3 there today. I guess it would be a different  
4 scenario if it was snow covered you couldn't  
5 see the sidewalks and the curb, when you have  
6 zero setback to the street. When I drove by,  
7 it doesn't seem like it would be an obstacle.  
8 So that was observation.

9 Sir, do you have a comment?

10 MR. EVANGELISTA: I'm just here  
11 available for any questions. I'm the  
12 developer of Maple Manor Rehab Center.  
13 Marcus Evangelista.

14 CHAIRPERSON KRIEGER: We might as  
15 well swear you in then.

16 Could you spell your name.

17 MR. EVANGELISTA: Marcus,  
18 M-a-r-c-u-s, Evangelista,  
19 E-v-a-n-g-e-l-i-s-t-a.

20 MR. GEDEON: In Case PZ13-0049,  
21 do you swear to tell the truth?

22 MR. EVANGELISTA: Yes, I do.

23 CHAIRPERSON KRIEGER: Member  
24 Sanghvi, do you have a question regarding  
25 what type of rehab?

1 MR. SANGHVI: What kind of  
2 facility is this going to be?

3 MR. EVANGELISTA: Maple Manor  
4 Rehab Center, it's going to be an 85 bed  
5 nursing facility. It's skilled. We



11 your parking lot to have any driving issues  
12 that, you know, a normal population wouldn't  
13 have?

14 MR. EVANGELISTA: No, I don't  
15 think so. A lot of our -- obviously a lot of  
16 the residents stay there on a permanent basis  
17 or least for 100 days of care, then those --  
18 that have long-term care will stay there  
19 until their end stage of their life.

20 They will have visitors,  
21 usually, you know, here and there, but some  
22 people don't even have visitors.

23 So it is -- will there be a  
24 parking or congestion issues, I don't think  
25 so. And I think we have had traffic studies

♀

17

1 done during site plan approval, so I think we  
2 should be okay.

3 MR. GEDEON: Thank you.

4 CHAIRPERSON KRIEGER: Before we  
5 do, if you could read into the minutes. I  
6 forgot that.

7 MR. GEDEON: In Case No.  
8 PZ13-0049, there were 16 notices mailed out,  
9 three returned, zero approvals and zero  
10 objections.

11 CHAIRPERSON KRIEGER: Go ahead.

12 MR. GEDEON: In Case PZ13-0049,  
13 Maple Manor Rehab Center, I move to approve  
14 the variances as requested.

15 The request is based upon

16 circumstances or features that are  
 17 exceptional and unique to the property and do  
 18 not result from conditions that exist  
 19 generally in the city or that are  
 20 self-created. Specifically the applicant  
 21 noted that the ideal location for a ground  
 22 sign is occupied by the City of Novi sign.

23 Additionally the angle, nature  
 24 of the main road prevents the second sign  
 25 from having proper setback.

♀

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1 The failure to grant relief  
 2 will unreasonably prevent or limit the use of  
 3 the property and will result in substantially  
 4 more than a mere inconvenience or inability  
 5 to attain a higher economic or financial  
 6 return.

7 The grant of relief will not  
 8 result in the use of structure that is  
 9 incompatible with or unreasonably interferes  
 10 with adjacent or surrounding properties, will  
 11 result in substantial justice being done to  
 12 both the applicant and adjacent or  
 13 surrounding properties and is not  
 14 inconsistent with the spirit of the  
 15 ordinance.

16 MR. GERBLICK: Second.

17 CHAIRPERSON KRIEGER: Have a  
 18 motion and a second. Any other discussion?

19 (No audible responses.)

20 CHAIRPERSON KRIEGER: Seeing

21 none, if Ms. Pawlowski could call the roll.

22 MS. PAWLOWSKI: Member Ferrell?

23 MR. FERRELL: Yes.

24 MS. PAWLOWSKI: Member Gedeon?

25 MR. GEDEON: Yes.

19

1 MS. PAWLOWSKI: Member Gerbl ick?

2 MR. GERBLI CK: Yes.

3 MS. PAWLOWSKI: Member Ghannam?

4 MR. GHANNAM: Yes.

5 MS. PAWLOWSKI: Chai rperson

6 Kri eger?

7 CHAI RPERSON KRI EGER: Yes.

8 MS. PAWLOWSKI: Member Sanghvi ?

9 MR. SANGHVI: Yes.

10 MS. PAWLOWSKI: Moti on passes six

11 to zero.

12 CHAI RPERSON KRI EGER: Congratul at

13 i ons.

14 MR. PODI NA: Thank you very much.

15 CHAI RPERSON KRI EGER: That bring

16 us to our next case, PZ13-0050, for 25795

17 Meadowbrook Road.

18 If you coul d state your name

19 and be sworn in with our secretary.

20 MR. HADLEY: My name is Lawrence

21 D. Hadl ey, L-a-w-r-e-n-c-e, D, and last name

22 H-a-d-l -e-y.

23 MR. GEDEON: In Case PZ13-0050,

24 do you swear to tell the truth?

25 MR. HADLEY: I do.

1 CHAIRPERSON KRIEGER: Go ahead.

2 MR. HADLEY: Asking for our  
3 renewal of the temporary variance, we have  
4 here for -- this is 50, right?

5 CHAIRPERSON KRIEGER: Yes.

6 MR. HADLEY: For our property on  
7 Meadowbrook Road.

8 The issue we have got is a  
9 large wetland and a berm is in front of us  
10 and the building -- the lease spaces are in  
11 the back.

12 And so if we were to adhere to  
13 the ordinance and just keep the sign on the  
14 actual -- the distance allowed, from the  
15 building, wouldn't be visible from the road  
16 because of that blockage.

17 And the complex remains  
18 stubbornly vacant. It was 40 percent vacant  
19 when I came here last year. It's 20 percent  
20 vacant this year.

21 I just signed for 9,00 square  
22 feet to QNX and their subsidiary Blackberry,  
23 so we are holding our breath on that one.

24 And, you know, the market is  
25 coming back slowly but surely, but we need

1 the visibility being able to have the lease  
2 sign on the road for a while.

3 CHAIRPERSON KRIEGER: Is that it?

4 MR. HADLEY: Yes, ma'am.

5 CHAIRPERSON KRIEGER: Is there  
6 anybody in the public that has a comment?

7 (No audible responses.)

8 CHAIRPERSON KRIEGER: Seeing  
9 none, Member Gedeon, could you read in the  
10 minutes.

11 MR. GEDEON: In Case PZ 13-0050,  
12 there were 16 notices mailed, two returned  
13 mails, zero approvals, zero objections.

14 CHAIRPERSON KRIEGER: Mr. Boulard?

15 MR. BOULARD: Nothing to add.

16 CHAIRPERSON KRIEGER: Okay. Open  
17 it up to the board for questions.

18 MR. GHANNAM: Why is it that you  
19 can't have a 16 square foot sign as opposed  
20 to the one you're proposing?

21 MR. HADLEY: I don't think our  
22 issue is with the square footage of the sign,  
23 it's with the placement of the sign.

24 I believe the issue -- I think  
25 our sign conforms to the area. It's the --

‡

22

1 the issue is the -- we have to put the  
2 building -- put the sign way back in the back  
3 of the property behind the signal tenant  
4 building there and it wouldn't be visible  
5 from the road because of the way the property  
6 slopes.

7 MR. GHANNAM: My understanding,  
8 and maybe I'm wrong, is that this is just for  
9 a larger sign than what they're entitled to

10 as opposed to the placement, is that  
11 accurate?

12 MR. BOULARD: It is a larger sign  
13 and the placement.

14 MR. GHANNAM: It's both?

15 MR. BOULARD: Yes. Yes, the same  
16 section of the ordinance governs the maximum  
17 size. It is oversized by eight square feet.

18 MR. HADLEY: I see.

19 MR. GHANNAM: Why can't you have  
20 the allowed square footage of sign in that  
21 space?

22 MR. HADLEY: That had not come up  
23 as an issue before. I guess there would be  
24 no reason not to have four by four, versus a  
25 four by six sign.

♀

23

1 MR. GHANNAM: Well, I mean that's  
2 what we have to consider. Whether your  
3 circumstances -- that would justify relief  
4 from the ordinance.

5 MR. HADLEY: I mean, the  
6 circumstances are just really the topography  
7 of the property, which limits the --  
8 obstructs the visibility.

9 And when you are on  
10 Meadowbrook Road, people are going by very  
11 fast in their cars.

12 So if you could have a four by  
13 six sign instead of a four by four sign, you  
14 have got a better shot of someone seeing it

15 and sticking in their mind, maybe coming back  
16 and making note of the phone number, what  
17 have you, to call me -- my cellphone number  
18 is on there and I get calls on my properties,  
19 you know, morning, noon and night from  
20 people, and having the visibility when you're  
21 on a main road like that, is important. Both  
22 the size of the sign and its placement.

23 MR. GHANNAM: That really goes  
24 more towards the placement, does it not?

25 MR. HADLEY: Yes, but having a

24

1 larger sign because it's on a main road,  
2 hopefully grabs the motorist's attention  
3 because they're zooming by at 40 miles an  
4 hour on Meadowbrook as opposed to just going  
5 through the office park at 20 or 25.

6 MR. GHANNAM: I understand bigger  
7 is better. We hear that all of the time.

8 I'm just trying find out if  
9 there is any significant difference in your  
10 case, that's all.

11 MR. HADLEY: For us, bigger is  
12 better because it's on a main road.

13 MR. GHANNAM: Gotcha. Thanks.

14 CHAIRPERSON KRIEGER: Yes?

15 MR. GEDEON: There is -- the sign  
16 is already in place, right, this is a renewal  
17 of a prior variance.

18 MR. HADLEY: Yes.

19 MR. GEDEON: So presumably the

♀

20 sign that's there is the 24 square feet?

21 MR. HADLEY: Yes, sir.

22 MR. GEDEON: So if we required  
23 you to comply with the 16 square feet you  
24 would have to put a new sign up?

25 MR. HADLEY: Yes, sir.

25

1 MR. GEDEON: Thank you.

2 MR. SANGHVI: How long have you  
3 had that sign there?

4 MR. HADLEY: I've only come to  
5 this meeting one once or twice myself. I  
6 don't know the history of it. I'm sorry. I  
7 don't know how long.

8 MR. SANGHVI: Five years?

9 MR. HADLEY: Possibly.

10 MR. SANGHVI: What do you call a  
11 temporary sign, five years?

12 MR. HADLEY: I guess we just got  
13 to keep hoping for the market to get to the  
14 point where that variance isn't necessary.

15 MR. SANGHVI: So let me ask it  
16 another way. What else are they doing about  
17 leasing this place other than the sign?

18 MR. HADLEY: We have this  
19 property listed on a very expensive  
20 proprietary website called Loopnet. That's  
21 also on Costar. I do email blasts. I'm a  
22 spammer, but only people that want it, and  
23 they can opt out.

24 I do -- I go to office  
Page 21

25

buildings and drop off flyers to get

26

1 people's -- try to get people's attention.  
2 So we were taking a very active approach to  
3 market the property.

4 I'm not spamming emails, by  
5 the way.

6 MR. SANGHVI: Thank you.

7 MR. HADLEY: It's only the people  
8 that signed up.

9 CHAIRPERSON KRIEGER: Okay.

10 MR. GEDEON: I think you said  
11 that you estimated you had 20 percent -- did  
12 you say 20 vacancy or 20 occupancy?

13 MR. HADLEY: Vacancy. About  
14 60,000 square feet of multi-tenant space and  
15 about 12,000 square feet of vacancy.

16 MR. GEDEON: You know, what  
17 percentage of occupancy would you need to  
18 have to take down the sign?

19 MR. HADLEY: 90 or 95 probably.  
20 I'm not the owner, so that decision wouldn't  
21 be mine. I'm only guessing.

22 MR. GEDEON: Does that ever  
23 happen with office buildings, is that ever  
24 that low on occupancy?

25 MR. HADLEY: Yes, I've got a

27

1 building in Troy that's full.

2 MR. GEDEON: Thank you.

3 MR. GERBLICK: If the board were  
4 inclined to to grant the variance, would you  
5 be willing to reduce the sign in that --

6 MR. HADLEY: That's not my  
7 decision to make.

8 I mean, obviously, I'm the  
9 owner's representative here. That question  
10 has never even come up.

11 Obviously we will have to  
12 comply with whatever the board decides, if  
13 it's going -- will cost money to remake the  
14 sign, 200 bucks, and I guess I don't -- that  
15 would not be my first choice, obviously. It  
16 would cost him money to have to redo the  
17 sign.

18 MR. GERBLICK: Thank you.

19 MS. SAARELA: I just wanted to  
20 remind the board that you can grant a lesser  
21 variance without having the applicant  
22 approval.

23 CHAIRPERSON KRIEGER: Thank you.  
24 It is nice to see that it went from -- you  
25 said 40 percent to 20 percent?

♀

28

1 MR. HADLEY: Uh-huh.

2 CHAIRPERSON KRIEGER: Okay.

3 MR. GEDEON: I'll make a motion  
4 to approve this.

5 CHAIRPERSON KRIEGER: For a  
6 certain amount of years?

7 MR. GEDEON: Yes.

8 In Case PZ13-0050, I move to  
9 approve the variance as requested, for both  
10 the placement and the oversized sign for one  
11 year.

12 The request is based on  
13 circumstances or features that are  
14 exceptional and unique to the property and do  
15 not result from conditions that exist  
16 generally in the city, or that are  
17 self-created.

18 Specifically the applicant  
19 noted a wet area of wetlands that prevents  
20 proper placement of the signage, as well as  
21 the placement near the main road, which would  
22 benefit from a larger size sign.

23 The failure to grant relief  
24 will unreasonably prevent or limit the use of  
25 the property and will result substantially in

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1 more than a mere inconvenience or inability  
2 to attain a higher economic or financial  
3 return.

4 The grant of relief will not  
5 result in a use of structure that is  
6 incompatible with or unreasonably interferes  
7 with adjacent or surrounding properties and  
8 result in substantial justice being done to  
9 both the applicant and the adjacent or  
10 surrounding properties and is not  
11 inconsistent with the spirit of the  
12 ordinance.

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MR. FERRELL: Second.

CHAIRPERSON KRIEGER: We have a motion and a second. Any other discussion?

(No audible responses.)

CHAIRPERSON KRIEGER: Seeing none, if Ms. Pawlowski could call the roll.

MS. PAWLOWSKI: Member Ferrell?

MR. FERRELL: Yes.

MS. PAWLOWSKI: Member Gedeon?

MR. GEDEON: Yes.

MS. PAWLOWSKI: Member Gerbluck?

MR. GERBLUCK: Yes.

MS. PAWLOWSKI: Member Ghannam?

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MR. GHANNAM: No.

MS. PAWLOWSKI: Chairperson Krieger?

CHAIRPERSON KRIEGER: Yes.

MS. PAWLOWSKI: Member Sanghvi?

MR. SANGHVI: No.

MS. PAWLOWSKI: Motion passes four to two.

CHAIRPERSON KRIEGER: You're here for the next case as well?

MR. HADLEY: Yes, ma'am.

CHAIRPERSON KRIEGER: Next case is PZ13-0051 41200 Bridge Street.

If you could repeat -- Ms. Wall, you need the name again?

MS. WALL: No.

MR. GEDEON: In PZ13-0051, do you

18 swear to tell the truth?

19 MR. HADLEY: I do.

20 CHAIRPERSON KRIEGER: Thank you.

21 The issue here is partial topography, and  
22 again partial placement.

23 The property is located on  
24 Bridge Street just east of Meadowbrook.  
25 Because of the berm that exists in that park

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1 between Meadowbrook and the building, a sign  
2 for the property directly in front of the  
3 building within the distance allowed would  
4 not be visible from the road.

5 And so therefore, again the  
6 same issue of placement and size of the sign  
7 because of the main road for that building,  
8 too. That building has done a little bit  
9 better, but we have still got -- we had one  
10 tenant expand. We haven't signed any new  
11 leases in that building this year, so we are  
12 still at about 20 percent vacant in that  
13 complex as well.

14 CHAIRPERSON KRIEGER: Okay.  
15 Anyone in the audience have any comments?

16 (No audible responses.)

17 CHAIRPERSON KRIEGER: Seeing  
18 none, if Member Gedeon could read in the  
19 minutes.

20 MR. GEDEON: In Case No.  
21 PZ13-0051, there was 20 notices mailed, three  
22 returned mails, zero approvals, zero

23 objections.

24 CHAIRPERSON KRIEGER: Mr. Boulard?

25 MR. BOULARD: Stand by for

32

1 questions.

2 CHAIRPERSON KRIEGER: Open it up

3 to the board.

4 MR. GEDEON: Which road does this

5 sign face?

6 MR. HADLEY: This sign faces the

7 east side of Meadowbrook Road because this

8 building is on the north side of Bridge

9 Street, just a couple hundred yards east of

10 Meadowbrook Road.

11 MR. GEDEON: So is it viewable

12 from Meadowbrook, not from the freeway?

13 MR. HADLEY: Yes, sir.

14 MR. GEDEON: Thank you.

15 CHAIRPERSON KRIEGER: You have an

16 occupancy for this site?

17 MR. HADLEY: We are about

18 80 percent here by virtue, and again we were

19 like at a 60 or 70 last year, but by virtue

20 of expansion, no new leases. It's just --

21 it's slow but sure, but it's stubborn.

22 CHAIRPERSON KRIEGER: That's the

23 same thing but for a second time that you had

24 come before us?

25 MR. HADLEY: Yes. I have been

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1 here a couple times.

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CHAIRPERSON KRIEGER: Yes.

MR. GERBLICK: Seeing that this case isn't very different from the case we just had, I'd be prepared to make a motion.

CHAIRPERSON KRIEGER: Okay.

MR. GERBLICK: In Case No. PZ13-0051, I move that we grant the variance as requested, as the requested variance is based on circumstances or features that are exceptional and unique to the property and do not result from conditions that generally exist in the city or that are self-created. Specifically, with the large berm, and the topography of this particular site.

The failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than a mere inconvenience or inability to attain a higher economic or financial return.

The grant of the relief will not result in a use of structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will

result in substantial justice being done to both the applicant and adjacent or surrounding properties and is not inconsistent with the spirit of the ordinance.

CHAIRPERSON KRIEGER: Yes, Mr.  
Page 28

7                   Boul ard?  
8                   MR. BOULARD: Was there a time  
9                   limit?  
10                  MR. GERBLICK: I'd like to limit  
11                  the time of the sign to one year.  
12                  MR. BOULARD: Thank you.  
13                  MR. GEDEON: I will second.  
14                  CHAI RPERSON KRI EGER: Have a  
15                  moti on and a second.  
16                          Any other comments?  
17                          (No audi ble responses.)  
18                  CHAI RPERSON KRI EGER: Seei ng  
19                  none, if Ms. Pawlowski could call the roll.  
20                  MS. PAWLOWSKI: Member Ferrell?  
21                  MR. FERRELL: Yes.  
22                  MS. PAWLOWSKI: Member Gedeon?  
23                  MR. GEDEON: Yes.  
24                  MS. PAWLOWSKI: Member Gerbl ick?  
25                  MR. GERBLI CK: Yes.

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1                   MS. PAWLOWSKI: Member Ghannam?  
2                   MR. GHANNAM: No.  
3                   MS. PAWLOWSKI: Chai rperson  
4                   Kri eger?  
5                   CHAI RPERSON KRI EGER: Yes.  
6                   MS. PAWLOWSKI: Member Sanghvi ?  
7                   MR. SANGHVI: No.  
8                   MS. PAWLOWSKI: Moti on passes  
9                   four to two.  
10                  CHAI RPERSON KRI EGER: See you  
11                  next year.

12 MR. HADLEY: Hopefully not.  
13 Thank you very much for your time this  
14 evening.

15 CHAIRPERSON KRIEGER: Good luck.  
16 That bring us to Case No.  
17 PZ13-0053, for 44175 West Twelve Mile Road,  
18 Black Rock Bar and Grill.

19 If you could state your name,  
20 spell it and then be sworn in by our  
21 secretary.

22 MR. MORGANROTH: Hello, my name  
23 is Lonny, L-o-n-n-y, Morganroth,  
24 M-o-r-g-a-n-r-o-t-h. I own the Black Rock.

25 MR. GEDEON: In Case No.

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1 PZ13-0052, do you swear to tell the truth?

2 MR. MORGANROTH: I do.

3 MR. GEDEON: Thank you.

4 CHAIRPERSON KRIEGER: Go ahead.

5 MR. MORGANROTH: I haven't really  
6 done this before. So I mean, Black Rock  
7 opened its doors in April. We are a  
8 professional restaurant serving everything  
9 from frozen cokes to filets, so we take care  
10 of little kids. We take care, you know, of  
11 everybody really.

12 But we are a professional  
13 environment with a professional business.

14 I don't know if you saw on  
15 Channel 4, but we did win the number one  
16 steakhouse in Michigan. We are happy to

17 bring that to Novi.

18 We constructed through the  
19 building department and prior site plans a  
20 permanent structure, an awning roof and  
21 walls, same identical company that made ours  
22 made Diamond Jim Brady's. They use theirs  
23 year-round and with our volume of business,  
24 we'd like to use ours in the same fashion  
25 they do.

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1 It would be inside of our unit  
2 itself. We would expand on the footprint  
3 that we've already got and it would be heated  
4 and enclosed, you know, inside of the room  
5 that was made.

6 I don't know what else you  
7 want me to say. Answer any questions really.

8 CHAIRPERSON KRIEGER: Thank you  
9 very much. Is there anybody in the public  
10 that has any comments?

11 (No audible responses.)

12 CHAIRPERSON KRIEGER: Seeing  
13 none, Mr. Boulard?

14 MR. BOULARD: Thank you. This is  
15 a -- we've seen a couple, as Joe mentioned,  
16 this is the second one that we have seen of  
17 these kind of hybrid outdoor spaces that are  
18 heated, enclosed, comfortable nearly all the  
19 year.

20 The original ordinance  
21 restriction and the ordinance limitations

22 were, you know, for an open, unenclosed,  
23 unheated area, where you might have patio  
24 seating. The idea was that the patio chairs  
25 and tables wouldn't be all covered with snow

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1 all winter long.

2 This is a completely different  
3 situation. And for that reason we would  
4 wholeheartedly support this.

5 CHAIRPERSON KRIEGER: Thank you.

6 Mr. Gedeon, if you can read  
7 into the minutes.

8 MR. GEDEON: In Case PZ13-0053,  
9 there were 27 notices mailed, three returned  
10 mails, zero approvals and zero objections.

11 CHAIRPERSON KRIEGER: All right.  
12 We will open it up to the board for  
13 questions.

14 Go ahead.

15 MR. GHANNAM: I have taken a look  
16 at the the plans. They do seem reasonable.  
17 The structure will be protective. It is kind  
18 of unique because most people don't have the  
19 type of structure and enclosures you have. I  
20 don't see any problem with it and I will be  
21 supporting it.

22 MR. MORGANROTH: Thank you.

23 MR. SANGHVI: I have no problem  
24 so long as people are preparing to freeze,  
25 unless the weather changes in Michigan.

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1 MR. MORGANROTH: I di dn' t  
2 understand.

3 CHAIRPERSON KRI EGER: It' s goi ng  
4 to be heated though?

5 MR. MORGANROTH: Yes.

6 CHAIRPERSON KRI EGER: It will be  
7 di fferent from i nside or how would you know  
8 you' re i n a patio?

9 MR. MORGANROTH: You haven' t been  
10 there yet, no?

11 CHAIRPERSON KRI EGER: I drove by,  
12 but I coul dn' t tell the envi ronment.

13 MR. MORGANROTH: Well, I mean,  
14 it' s got -- have you been to Di amond Jim  
15 Brady' s? They have the i dential .

16 It' s a canvas awni ng. We have  
17 electronic motorized walls that drop open and  
18 closed. And it' s fully enclosed. We have  
19 got three bids on the heating. And a  
20 professional heating company came out, put  
21 bids on, you know, making it warm.

22 I mean, obvi ously if it' s too  
23 cold, we are not going to sit anyone out  
24 there if it' s too cold anyway. Because the  
25 only thing people will be i s upset.

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1 But for that are not overly  
2 dramatic on cold, you know, we' re -- it heats  
3 up to appropriate. If it' s okay, we will do  
4 it. If not we woul dn' t want to do that to

5 our customers. We want to be a long-term  
6 business.

7 CHAIRPERSON KRIEGER: For like  
8 next summer when the awning goes up, is it  
9 raised, or come down, you have fence  
10 around.

11 MR. MORGANROTH: Like the remote  
12 control on the TV, we hit a button the  
13 curtains go up, and it is fully fenced in.  
14 That we also do because the liquor control  
15 commission -- the liquor doesn't leave the  
16 patio.

17 They did a real nice job on  
18 the -- it's a beautiful patio.

19 CHAIRPERSON KRIEGER: I drove by.  
20 It looks very nice. Thank you.

21 MR. MORGANROTH: Thank you.

22 MR. GERBLICK: I'm prepared to  
23 make a motion.

24 Case No. PZ13-0053, I move  
25 that we grant the variance as requested, as

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1 there are unique circumstance or physical  
2 conditions to the property, as it's already  
3 constructed, covered, heated area.

4 The need is not self-created.  
5 Certain compliance with regulation governing  
6 area, setback, frontage, height, bulk,  
7 density or other dimensional requirements  
8 will unreasonably prevent the property owner  
9 from using the property for a permitted

10 purpose, or render conformity with those  
11 regulations unnecessarily burdensome.

12 The requested variance is the  
13 minimum variance necessary to do substantial  
14 justice to the applicant, as well as other  
15 property owners in the district, and the  
16 requested variance will not cause an adverse  
17 impact on surrounding properties, property  
18 values or the use and enjoyment of the  
19 property in the neighborhood or zoning  
20 district.

21 MR. FERRELL: Second.

22 CHAIRPERSON KRIEGER: We have a  
23 motion and a second. Any other discussion?

24 (No audible responses).

25 CHAIRPERSON KRIEGER: Seeing

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1 none, if Ms. Pawlowski could call the roll.

2 MS. PAWLOWSKI: Member Ferrell?

3 MR. FERRELL: Yes.

4 MS. PAWLOWSKI: Member Gedeon?

5 MR. GEDEON: Yes.

6 MS. PAWLOWSKI: Member Gerbl ick?

7 MR. GERBLI CK: Yes.

8 MS. PAWLOWSKI: Member Ghannam?

9 MR. GHANNAM: Yes.

10 MS. PAWLOWSKI: Chairperson

11 Krieger?

12 CHAIRPERSON KRIEGER: Yes.

13 MS. PAWLOWSKI: Member Sanghvi?

14 MR. SANGHVI: Yes.

15 MS. PAWLOWSKI: Motion passes six  
16 to zero.

17 CHAIRPERSON KRIEGER: Congratul at  
18 i ons.

19 MR. MORGANROTH: Thank you very  
20 much. Black Rock appreciates being part of  
21 your communi ty.

22 CHAIRPERSON KRIEGER: That brings  
23 us now to Case No. PZ13-0055, 42705 Grand  
24 Ri ver Avenue, for Joe and Aldo's Italian  
25 Tavern and Andi amos.

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1 MS. COLLINS: My name is Linda  
2 Coll ins, L-i-n-d-a, C-o-l-l-i-n-s.

3 MR. GEDEON: In Case PZ13-0055,  
4 do you swear to tell the truth?

5 MS. COLLINS: I do.

6 MR. GEDEON: Thank you.

7 MS. COLLINS: I'm representing  
8 Joe Vicari and the Andiamo Restaurant Group.  
9 We have gone through a concept change with  
10 the restaurant, Andiamo, to a more casual,  
11 fami ly fri endly concept by the name of Joe  
12 and Aldo's.

13 And we are requesting a  
14 vari ance for a permanent sign on the side of  
15 the bui l di ng.

16 If I did this right, you can  
17 see it. We have a 20,000 square foot  
18 bui l di ng, 10,000 square feet on the first  
19 fl oor woul d occupy Joe and Aldo's. The

20 second floor is the Andiamo Banquet and Event  
21 Center.

22 And so the permanent sign that  
23 we need would be on the second floor side of  
24 the building, the north side of the building.

25 CHAIRPERSON KRIEGER: That's it?

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1 MS. COLLINS: That's it. Joe  
2 Vicari at the last minute couldn't come, so  
3 I'm not quite sure what other information you  
4 need from me. But I would be happy to answer  
5 any questions that you have.

6 CHAIRPERSON KRIEGER: Okay.  
7 Anybody in the audience have any comments?

8 (No audible responses.)

9 CHAIRPERSON KRIEGER: Seeing  
10 none, Mr. Boulard?

11 MR. BOULARD: Just one point.  
12 I'm not sure if the sign on the entrance  
13 canopy was removed when you all were out  
14 there, but if it wasn't or hasn't, our  
15 understanding is that that is in the process  
16 of being removed, and so the signs that are  
17 outlined here are the only signs that would  
18 be on the building for Joe and Aldo's.

19 MS. COLLINS: The main entrance,  
20 is that what you're speaking of? The main  
21 entrance to the building has over the front  
22 door a little etched sign that says Joe and  
23 Aldo's. It's kind of attached to the front  
24 facia.

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MR. BOULARD: There was letters

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1 that stood up above, and those letters, as I  
2 understand, are gone or are going to be gone.

3 MS. COLLINS: They are not gone  
4 because I'm an honest person and they are  
5 there.

6 MR. BOULARD: But they are going  
7 to be. Not the ones on the face, the ones  
8 that stand up above the -- there were -- I'm  
9 not sure if you saw them, there were some  
10 letters that stood above -- stood up from the  
11 top of the canopy as opposed -- from the  
12 entryway instead of applied to it.

13 MS. COLLINS: You're right. They  
14 are on -- they are kind of affixed to the top  
15 of the entranceway. I wish I knew the  
16 technical terms for everything.

17 CHAIRPERSON KRIEGER: But they  
18 have been removed or will be removed?

19 MS. COLLINS: They have not been  
20 removed and I'm not sure if that's happening.

21 MR. BOULARD: That's what was  
22 represented in the application. The  
23 application is just for the two signs, that's  
24 why I --

25 MS. SAARELA: They will have to

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1 be removed. We do have a court order entered  
2 to be removed.

3 CHAIRPERSON KRIEGER: Open it up

4 to the board for questions.

5 Are you done, Mr. Boulard?

6 MR. BOULARD: Yes, thank you.

7 MR. GEDEON: In Case No.

8 PZ13-0055, there were 14 notices mailed, zero  
9 return mail, zero approvals, zero objections.

10 CHAIRPERSON KRIEGER: Very good.

11 MR. GHANNAM: I just have some  
12 questions for Mr. Boulard.

13 What they're requesting, so I  
14 understand is two second floor signs instead  
15 of a first floor and the second floor?

16 MR. BOULARD: There is a sign  
17 that's -- that would be allowed at the first  
18 floor. The second floor sign is oversized  
19 and also would be located down on the first  
20 floor as opposed to up on the second floor.

21 MR. GHANNAM: So they're  
22 inverted? In other words, the first floor  
23 business sign is on the second floor or --

24 MR. BOULARD: There would be a 65  
25 square foot sign for the first floor

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1 business, that's allowed. They have a -- and  
2 then there is also -- would be allowed a 24  
3 square foot sign on the second floor.

4 What they're requesting is to  
5 make the second sign 66 square feet and  
6 mounted lower on the wall. Basically next to  
7 the sign on the first floor.

8 MS. COLLINS: Since we have a  
Page 39

9 banquet and events center on the second  
10 floor, and there is a sign on the top of the  
11 building that says, Andiamo, and a sign at  
12 the street level that says Andiamo, the Joe  
13 and Aldo's sign would also be affixed to the  
14 building on the second floor, so that it  
15 would be visible from Grand River.

16 MR. GHANNAM: I'm a little bit  
17 confused. You want the Joe and Aldo's sign  
18 on the second floor even though it occupies  
19 the first?

20 MS. COLLINS: Yes.

21 MR. GHANNAM: And the Andiamo  
22 sign is going to be mainly on the first  
23 floor, even though it's on the second floor?

24 MS. COLLINS: The Andiamo sign is  
25 also already there. It was existing when the

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1 concept change happened. It's on the front  
2 of the building and it's up high and it's  
3 also on the street level sign, so it  
4 functions as two venues, one being a catering  
5 center and one being a restaurant.

6 MR. GHANNAM: I understand. This  
7 is obviously a leased space, correct?

8 MS. COLLINS: It is.

9 MR. GHANNAM: Who leases this  
10 space?

11 MS. COLLINS: Joe Vicari.

12 MR. GHANNAM: Who is the actual  
13 tenant, is it Joe and Aldo's, is that the

14 tenant?

15 MS. COLLINS: I can't answer that  
16 question. I wish I could help you, but --

17 MR. GHANNAM: I'm just trying --

18 MS. COLLINS: I kind of walked  
19 into this late.

20 MR. GHANNAM: Is it the same  
21 ownership that is operating both venues?

22 MS. COLLINS: Yes, the same owner  
23 operates both the catering center and the  
24 restaurant, the same landlord leases both  
25 spaces.

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1 MR. GHANNAM: And the second  
2 floor would not be used for ordinary  
3 day-to-day restaurant business, it's only for  
4 a banquet center, is that what you are  
5 saying?

6 MS. COLLINS: Yes, that's  
7 correct.

8 MR. GHANNAM: In general, I have  
9 no problem with this. I understand the  
10 concept within a concept type thing. I know  
11 we have granted those before.

12 I would just recommend that if  
13 the board approves that, we limit it to these  
14 particular tenants, that's all.

15 MR. SANGHVI: Two points. One is  
16 a question for you. Is the sign you are  
17 putting up, new one, is to going to be a lit  
18 up sign or just a regular sign?

19 MS. COLLINS: It is going to be a  
20 neon sign.

21 MR. SANGHVI: The second point I  
22 wanted to make was, this building has a  
23 projection and this juts out further.

24 This sign is facing really the  
25 north side. The rest of the building is

1 facing west.

2 MS. COLLINS: Yes.

3 MR. SANGHVI: So even though it  
4 looks like they are both on the second floor,  
5 they are on different walls facing a  
6 different direction.

7 MR. FERRELL: My question is for  
8 the city. So they can have two signs on the  
9 second floor, even if it's just on the  
10 opposite side, or one has to be higher, one  
11 has to be lower, is that what you're --

12 MR. GHANNAM: I apologize. I  
13 misspoke earlier, thank you, Mr. Ghannam for  
14 correcting it.

15 They are allowed a sign for  
16 the business on the lower floor. If the  
17 second floor is a separate business, there is  
18 a separate sign allowed on the upper floor  
19 for that.

20 And what they're looking for  
21 is both signs up high, basically both signs  
22 up high and the one for the second floor  
23 larger than would be allowed.

24 I apologize for confusing the  
25 issue earlier.

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1 CHAIRPERSON KRIEGER: I drove by  
2 and I can see that needing them on the second  
3 floor, because Grand River is a little bit  
4 higher, as you drive in, it goes down. And  
5 also on -- facing the north side, the only  
6 thing was when I was looking at it the Joe  
7 and Aldo's, I could see real easily, of  
8 course -- it would be the -- whatever you put  
9 in the sign is what you would like, it's just  
10 the greater size that we would be approving.

11 So the Andiamos would stay on  
12 the west side, put this sign there on the  
13 second floor and then keep the ground sign on  
14 Grand River. I don't remember seeing any  
15 other signs.

16 MS. COLLINS: I guess I'm a  
17 little confused.

18 The fascia over the front, if  
19 that's the right term, over the front of the  
20 doorway has Joe and Aldo's, almost looks like  
21 it's a metal sculpture cut out of the  
22 entranceway on top. And would you -- is that  
23 considered to be a sign?

24 MR. BOULARD: Yes, that's the  
25 sign that's going to be removed.

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1 CHAIRPERSON KRIEGER: That's

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already been -- yes.

MR. FERRELL: So there is going to be two signs on the building, then one by the road as well?

CHAIRPERSON KRIEGER: Ground sign.

MR. BOULARD: Yes.

MS. COLLINS: I'm the corporate trainer for the company, so I spend most of my time inside the restaurant, and the restaurant the new concept has been very well received by the community. It's a little bit more family friendly and we have gotten very positive feedback from that.

CHAIRPERSON KRIEGER: Andiamos will still remain on the second floor?

MS. COLLINS: Yes, the catering will be exactly the same as Andiamo.

MR. GERBLICK: I'll make a motion.

CHAIRPERSON KRIEGER: Okay.

MR. GERBLICK: In Case No. PZ13-0055, I move that we grant the variance as requested, limited to the tenants

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currently occupying the space, as the requested variance is based upon circumstances or features that are exceptional and unique to the property and do not result from conditions that exist generally in the city or that are

7 self-created, given the angle from Grand  
8 River on which the property sit. The  
9 situation -- or the situated building itself  
10 as a front of the building faces west and the  
11 wall with the proposed sign would be on the  
12 north side of the building.

13 Failure to grant relief will  
14 unreasonably prevent or limit the use of the  
15 property and will result in substantially  
16 more than a mere inconvenience or inability  
17 to attain a higher economic or financial run.

18 The grant of relief will not  
19 result in the use of the structure that is  
20 incompatible with or interferes -- or  
21 unreasonably interferes with adjacent or  
22 surrounding properties and will result in  
23 substantial justice being done to both the  
24 applicant and adjacent and surrounding  
25 properties and is not inconsistent with the

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1 spirit of the ordinance.

2 MR. SANGHVI: Second.

3 CHAIRPERSON KRIEGER: We have a  
4 motion and the second. Any other discussion?

5 (No audible responses.)

6 CHAIRPERSON KRIEGER: Just to  
7 recall that whatever -- the discussion about  
8 the other signs that are on the building per  
9 counsel and Mr. Boulard would be taken care  
10 of as well. Thank you.

11 Ms. Pawlowski, can you call

12 the roll.

13 MS. PAWLOWSKI: Member Ferrell?

14 MR. FERRELL: Yes.

15 MS. PAWLOWSKI: Member Gedeon?

16 MR. GEDEON: Yes.

17 MS. PAWLOWSKI: Member Gerbl ick?

18 MR. GERBLI CK: Yes.

19 MS. PAWLOWSKI: Member Ghannam?

20 MR. GHANNAM: Yes.

21 MS. PAWLOWSKI: Chai rperson

22 Kri eger?

23 CHAI RPERSON KRI EGER: Yes.

24 MS. PAWLOWSKI: Member Sanghvi ?

25 MR. SANGHVI: Yes.

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1 MS. PAWLOWSKI: Moti on passes six  
2 to zero.

3 CHAI RPERSON KRI EGER: Congratul at  
4 i ons.

5 MS. COLLI NS: Thank you. Thanks  
6 for your pati ence.

7 CHAI RPERSON KRI EGER: That brings  
8 us back to Fel dman Automoti ve. I guess we  
9 woul d have a moti on to -- Fel dman Automoti ve?

10 MR. GERBLI CK: Are you here on a  
11 parti cular case?

12 UNIDENTI FIED AUDI ENCE MEMBER: I  
13 had to come here for school .

14 CHAI RPERSON KRI EGER: I guess we  
15 make a moti on to table Fel dman Automoti ve for  
16 the November 19 meeti ng.

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17 MR. GHANNAM: So moved.  
18 MR. SANGHVI: Second.  
19 CHAIRPERSON KRIEGER: All in  
20 favor say aye.  
21 THE BOARD: Aye.  
22 CHAIRPERSON KRIEGER: Any  
23 opposed?  
24 (No audible responses.)  
25 CHAIRPERSON KRIEGER: Seeing

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1 none, the Feldman case will be put to the  
2 November meeting.  
3 And North Haven as well -- we  
4 already took care of that.  
5 So then there will be a motion  
6 to adjourn.  
7 MR. GEDEON: Sorry to delay the  
8 closing, but question for the city.  
9 When we have cases that come  
10 up for renewal like the signs that we had  
11 today, where there was a previous variance  
12 granted, would it be overly burdensome to  
13 have the minutes available from the prior  
14 variance request? I would be happy with  
15 electronic copies. I wouldn't need a printed  
16 copies, but sometimes it would be nice to  
17 know, you know, what our thoughts were a year  
18 or two ago.  
19 MR. BOULARD: In other words, if  
20 you said this would be the last time ever?  
21 MR. GEDEON: Right.

22 MR. BOULARD: You're looking for  
23 just the most recent?  
24 MR. GEDEON: I think so, yeah.  
25 I'm open if the board has any other opinions.

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1 MR. BOULARD: We could certainly  
2 do that, I think.

3 CHAIRPERSON KRIEGER: Yes, if you  
4 want to email like the previous minutes that  
5 we have gotten, like for saving paper, that's  
6 fine with if it's fine with everybody  
7 else.

8 MR. BOULARD: We will try to do  
9 that.

10 CHAIRPERSON KRIEGER: Motion to  
11 adjourn?

12 MR. GEDEON: So moved.

13 MR. SANGHVI: Second.

14 CHAIRPERSON KRIEGER: All in  
15 favor say aye.

16 THE BOARD: Aye.

17 (The meeting was adjourned at 7:54 p.m.)

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

4 I, Jennifer L. Wall, Notary Public within and for the  
5 County of Oakland, State of Michigan, do hereby certify that the  
6 witness whose attached deposition was taken before me in the  
7 above entitled matter was by me duly sworn at the aforementioned  
8 time and place; that the testimony given by said witness was  
9 stenographically recorded in the presence of said witness and  
10 afterward transcribed by computer under my personal supervision,  
11 and that the said deposition is a full, true and correct  
12 transcript of the testimony given by the witness.

13 I further certify that I am not connected by blood or  
14 marriage with any of the parties or their attorneys, and that I  
15 am not an employee of either of them, nor financially interested  
16 in the action.

17 IN WITNESS THEREOF, I have hereunto set my hand at the  
18 City of Walled Lake, County of Oakland, State of Michigan.

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Date

\_\_\_\_\_  
Jennifer L. Wall CSR-4183  
Oakland County, Michigan  
My Commission Expires 11/12/15

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