

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

April 11, 2017

Proceedings taken in the matter of the ZONING BOARD OF APPEALS, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Tuesday, April 11, 2017

BOARD MEMBERS

Cindy Gronachan, Chairperson

David Byrwa, Acting Secretary

David Byrwa

Linda Krieger

Joe Peddiboyina

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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Tuesday, April 11, 2017
Novi, Michigan
7:00 p.m.

** ** *

CHAIRPERSON GRONACHAN: I would like to call the April 2017 Zoning Board of Appeals meeting to order.

Please stand for the Pledge of Allegiance.

(Pledge recited.)

CHAIRPERSON GRONACHAN: Thank you. Monica, would you please call the roll.

MS. DRESLINSKI: Member Byrwa?

MR. BYRWA: Present.

MS. DRESLINSKI: Member Ferrell is absent, excused.

Member Krieger?

MS. KRIEGER: Present.

MS. DRESLINSKI: Member Nafso is absent, excused.

Member Montville is absent, excused.

Member Peddiboyina?

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MR. PEDDIBOYINA: Yes.

MS. DRESLINSKI: Member Sanghvi?

MR. SANGHVI: Here.

MS. DRESLINSKI: Chairperson

Gronachan?

CHAIRPERSON GRONACHAN: Present.

Thank you. This evening I would like to remind everyone that there is a list of rules and regulations or rules of conduct, I should say at the back of room with our agenda.

I would like everyone to please turn off their cellphones at this time.

Also, if there is any changes to the agenda at this time, does anybody have any changes or amendments?

Okay.

All those in favor of the agenda say aye.

THE BOARD: Aye.

CHAIRPERSON GRONACHAN: The agenda is approved.

We had the minutes in our meeting -- sorry. We had our minutes from our

1 last meeting February 2017 in our packet for
2 review.

3 Are there any changes or
4 alterations to the minutes?

5 No changes, okay.

6 All those in favor of the
7 minutes as they were submitted to us for
8 February 2017 say aye.

9 THE BOARD: Aye.

10 CHAIRPERSON GRONACHAN: None
11 opposed.

12 At this time, if there is anyone
13 in the audience that wishes to make comment,
14 other than what's in front of the board this
15 evening, please come forward now.

16 Seeing none, we will move right
17 along to our first case, PZ16-0063, Allied
18 Signs.

19 Is the petitioner here? 26150
20 Town Center Drive, north of Eleven Mile and
21 east of Town Center.

22 The applicant is requesting a
23 variance to allow one 22 square foot ground

1 sign and code section to allow one additional
2 wall sign. The property is zoned office
3 service commercial.

4 Good evening. Would you please
5 state your name and then spell your name and
6 then raise your right hand to be sworn in.

7 MR. STIEBER: Patrick Stieber,
8 S-t-i-e-b-e-r.

9 CHAIRPERSON GRONACHAN: Do you
10 swear or affirm to tell the truth as the case
11 is before you?

12 MR. STIEBER: I do.

13 CHAIRPERSON GRONACHAN: You may
14 proceed.

15 MR. STIEBER: So the property in
16 question, I am sure you guys have all had a
17 chance to go by and take a look at it. It's a
18 new hotel development on Town Center Drive.

19 We are requesting a variance for
20 an additional ground sign and a small
21 additional wall sign in the lower level of the
22 hotel.

23 We feel that due to the size of

1 this property, the traffic flows that are on
2 Town Center Drive off Crescent Drive, and that
3 flows off of Eleven Mile, that there is a lack
4 of identification, and that these signs are
5 needed to properly identify the hotel.

6 The monument sign is rather
7 small in size, one of the smallest size signs
8 that they offer, for visibility. It's in line
9 with other ground signs in the area. We feel
10 that these additional signs would not cause any
11 detrimental effects to the area.

12 The hotel immediately to the
13 southeast currently has two building signs and
14 a monument sign, and the auto desk (ph) to the
15 north has the same with two wall signs and a
16 ground sign.

17 So due to those issues, and the
18 fact the traffic flow that surrounds this site,
19 the size of the property, the fact that, you
20 know, these signs that are being proposed fit
21 very well within the size of this building,
22 it's not excessive for what's being asked for.
23 But we do feel that due to these circumstances,

1 there is a lack of identification and these
2 signs are needed to direct people to the
3 property.

4 CHAIRPERSON GRONACHAN: Do you have
5 samples of the signs? You could put them on
6 the -- did you bring samples with you?

7 MR. STIEBER: Samples for the
8 signs?

9 CHAIRPERSON GRONACHAN: Your
10 drawings. I'm sorry.

11 MR. STIEBER: Sure.

12 CHAIRPERSON GRONACHAN: Could you
13 put them on the board, please.

14 MR. STIEBER: That's the monument
15 sign, double sided.

16 CHAIRPERSON GRONACHAN: Board
17 members, you're going to have to look on here.

18 MR. STIEBER: Like I said, the size
19 of this sign, under 22 square feet. For a
20 monument sign, it's more like a directional
21 type sign with how small this thing is. And
22 then this will help alleviate the traffic flow
23 issue off of Town Center for traffic flows

1 going south and north, because there is no
2 identification, you know, when you're to the
3 north there, pulling onto Town Center, you know
4 you just see a big building there. You really
5 can't tell what it is until you're past it,
6 with the building sign that's up high.

7 Just so you guys all know, I
8 think -- I don't know if you have had a chance
9 to see, the building sign is currently already
10 there and installed, the letters are up high,
11 sign A. The sign does face to the south, so
12 you can see the dilemma there.

13 This is the main entrance to the
14 hotel, so there is no visibility at all for any
15 signage off Town Center, which is what this
16 small monument sign will help alleviate that.

17 Sign B, you can see it
18 highlighted there, this is the small
19 non-illuminated letter set that we are
20 proposing there at ground level. Again, it's
21 very small in size. It's not lit, it's a
22 brushed aluminum letter set. And this sign
23 will also help give them identification for the

1 traffic flows through the parking lot there as
2 well.

3 But again, small in size,
4 comparison to the building size itself.

5 CHAIRPERSON GRONACHAN: Do you have
6 anything else to offer at this time?

7 MR. STIEBER: No. Any questions
8 you have, I would be happy to answer.

9 CHAIRPERSON GRONACHAN: Great.
10 Thank you. Building department? Do you have
11 anything to offer?

12 MR. BUTLER: Yes, originally he
13 only had one sign, and adding the two
14 additional signs will probably help enhance the
15 location of that building. It was well
16 designed, both of them, so we had no issue with
17 them.

18 CHAIRPERSON GRONACHAN:

19 Correspondence?

20 Our fill-in secretary this
21 evening is Member Byrwa, who is going to
22 assist.

23 MR. BYRWA: Yes, we sent out 13

1 letters were mailed out, four letters were
2 returned, there were zero approvals, zero
3 objections.

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

6 MR. SANGHVI: Thank you. Would you
7 kindly show us where the ground signs are going
8 to go?

9 MR. STIEBER: Sure. So this is all
10 three signs on the site plan. Sign A again is
11 the one that's already installed up high on the
12 building, the south elevation. Sign C is the
13 small monument that's in question here.

14 Again, this is the main entrance
15 road here, so this sign is going to help
16 identify the building because there is no
17 signage on what would be the west elevation
18 there.

19 And then like I was saying, the
20 traffic to the south off of Eleven Mile, there
21 is going to be traffic flows coming in from,
22 you know, a few different directions on this
23 site.

1 MR. SANGHVI: I am talking about
2 the new signs you are talking about, the ground
3 signs, what you call a monument sign, I am
4 calling ground sign.

5 MR. STIEBER: Yes, ground sign.

6 MR. SANGHVI: Where is that going
7 to be?

8 MR. STIEBER: Right here, sign C.
9 So it's double sided, so that traffic flow can
10 see that sign from Town Center.

11 MR. SANGHVI: I was there the other
12 day I was saw two different signs on the
13 ground. One is on the north side of the
14 building with the drive that goes to the other
15 part of the complex -- of your complex, and the
16 main sign was on the south side of your
17 driveway into it, am I right?

18 MR. STIEBER: That's the Courtyard
19 Marriott sign to the south. That's the
20 existing -- that would be right here you're
21 talking about, the Courtyard Marriott right to
22 the southeast, that's their ground sign right
23 there.

1 MR. SANGHVI: You're not putting
2 any sign on their site?

3 MR. STIEBER: No. That is not
4 their property.

5 MR. SANGHVI: How big a sign on the
6 north side?

7 MR. STIEBER: This right here, one
8 right there, that is 22 square feet, which is,
9 like I said, rather small for a monument
10 identification sign. Four foot eight inches
11 wide, by four foot, eight inches tall with a
12 one foot, one shroud (ph) underneath the sign
13 to get up off the ground. So the overall site
14 is six foot tall.

15 MR. SANGHVI: What you have got
16 there is the sign or is it a mockup?

17 MR. STIEBER: Mockup. The one
18 that's on the north side, right here, it's not
19 on there -- you know, their drive. You know,
20 just right here within their property. Yep.

21 MR. SANGHVI: Really you are asking
22 for two signs, one wall sign and one ground
23 sign on the north side?

1 MR. STIEBER: Correct.

2 MR. SANGHVI: Thank you.

3 CHAIRPERSON GRONACHAN: Thank you.

4 Anyone else? Member Krieger.

5 MS. KRIEGER: Can you clarify where
6 the entrance will be for the -- for visitors to
7 come in and drive in?

8 MR. STIEBER: Yep. Main entrance
9 here, but again, there is going to be a lot of
10 traffic flows coming in from this direction,
11 too. You know, the ingress and egress to both
12 the Marriott, to the east, and then I believe
13 there is a Town Place Suites over there as
14 well, so there will be traffic flows coming off
15 of Eleven Mile right there as well.

16 MS. KRIEGER: You have some
17 directional signage there?

18 MR. STIEBER: Nope.

19 MS. KRIEGER: Thank you.

20 CHAIRPERSON GRONACHAN: I can see
21 why this particular layout would be so
22 confusing. I spent close to 20 minutes driving
23 around looking at it, quite frankly. At first

1 I actually made two trips over there.

2 My first trip was, they don't
3 need a sign. They have got this big Courtyard
4 sign. Courtyard is going to do all their
5 advertising for them. Then I went back past
6 the building, and I drove to the next driveway
7 where this ground sign is proposed, and my
8 first question, I don't know if anyone else
9 here at the table thought about this when they
10 drove by, is why a ground sign, why not a sign
11 on the building up higher.

12 My thought process was, as I
13 drove further away, then when you're coming
14 back, you can't tell that that's really a
15 hotel.

16 MR. STIEBER: From the north you
17 can't you see anything, it's just a big
18 building.

19 CHAIRPERSON GRONACHAN: I
20 understand -- we as ZBA members are not in the
21 position to tell the petitioners what to do.
22 However, if the whole idea of coming for a
23 variance is the least minimum amount of, you

1 know, variances that we grant, then I think you
2 should get the most punch for your packet, so
3 to speak.

4 And I don't honestly see the
5 purpose of that ground sign where you're
6 putting it.

7 I think that -- I understand
8 about the identification, I think that you have
9 a unique configuration of a lot, number one.

10 So I do agree that there is a
11 need for something out there.

12 I think that in the back of your
13 building, you're missing an opportunity to
14 identify people coming from -- somebody help me
15 out with this -- is that Crescent --

16 MR. SANGHVI: From the north side.

17 CHAIRPERSON GRONACHAN: From the
18 north side, from Crescent down Town Center
19 Drive. Because people that are coming from
20 Crescent, they could pick your building first
21 before they pick Courtyard, if that sign was
22 identifying the building.

23 And if you don't know that it's

1 a hotel, you're going -- if you do a search or
2 whatever, then I think you might get Courtyard
3 before you get yours, that was my whole
4 process. That's why I spent 20 minutes, I'm
5 surprised somebody didn't call the police and
6 have me followed.

7 I'm serious. I drove down all
8 the driveways, I drove into Courtyard, I drove
9 down Town Center, went down Crescent, I came
10 back and I am looking at all the options
11 because the first time I went it was snowing,
12 you guys didn't come before us in February,
13 when you were supposed to be here.

14 So then it was snowing. It was
15 really difficult to figure anything out with
16 all the snow on the ground.

17 So as a consumer, I am going to
18 have that same difficulty when I am out there,
19 trying to find your building.

20 As a ZBA member, I try to help
21 in that if this is supposed to be for
22 identification, what's going to be the best
23 piece of identification.

1 So I am in support that you need
2 identification. I am going to look this way to
3 see if the city attorney is going to tell me
4 how far I can go with this.

5 But can I recommend a building
6 sign as opposed to a ground sign or do I leave
7 it up to the petitioner? Can you help me?

8 MS. SAARELA: You can give your
9 opinion on what they're asking, you know, just
10 has an impact on the practical difficulty and,
11 you know, what you observed.

12 CHAIRPERSON GRONACHAN: I just
13 don't see where that ground sign is helping
14 you. But I do see that if you put
15 identification on the back of that building,
16 that there is plenty of -- in my opinion, there
17 is plenty of reason to have identification on
18 the back of the building. I just named about
19 four reasons. Visibility from Crescent,
20 visibility from Town Center, and I don't think
21 that the ground sign is going to give you that
22 visibility for the distance.

23 And as this area continues to

1 grow, that ground sign could get lost. I
2 really think that something high up would be
3 better.

4 And as far as the front part, I
5 am in support of the B sign. And the biggest
6 reason why I am supporting it, I could barely
7 see the sign that we allowed on the building.
8 It's very difficult to see. And so I think
9 that this almost needs to get reworked because
10 your first sign is not really serving a lot of
11 purpose, and that back sign, I think that you
12 could do something better so people could see
13 it.

14 You know, the Town Center is
15 growing, and it's going to continue to grow.
16 And as one of the longest running members on
17 the ZBA, Novi is not going to standstill. As
18 things change, we want our businesses to
19 succeed and to be seen. And not have to come
20 back to us at any point in time. That's why I
21 am making these suggestions.

22 MR. STIEBER: I understand that.
23 You know, I think part of the reason for coming

1 in with the monument sign was to try appease
2 the board, you know, to put another building
3 sign up there, you're talking about another
4 sign that's going to be readable up there to be
5 another 65 square feet, versus this 22 square
6 feet sign that we are asking for now.

7 Now, I would agree that a sign
8 there could definitely help give them the
9 visibility that was talked about, and based on
10 the sign code and research on past variances,
11 they were timid to come ask for it even.

12 CHAIRPERSON GRONACHAN: Let me just
13 stop you right there. And please excuse me. I
14 am not trying to -- but each case is viewed on
15 its own merit.

16 MR. STIEBER: Absolutely. Based on
17 the site conditions. I get it.

18 CHAIRPERSON GRONACHAN: Exactly. I
19 feel, and we can listen to other board members.
20 I know Member Sanghvi has something in addition
21 to add, but when you go out and drive that,
22 this is not just looking at this map and
23 saying, oh, yes, well, let's just stamp this

1 here and stamp this there.

2 When you go out to that site,
3 there is a need, and I think you have
4 established that. But I just don't know that
5 you're utilizing the need to the fullest.

6 Member Sanghvi.

7 MR. SANGHVI: Thank you. I was
8 about to say the same thing what you just said.
9 Then I checked myself, I said (unintelligible)
10 an expert how to do his own business. He's in
11 the sign business.

12 CHAIRPERSON GRONACHAN: Yes, I
13 know.

14 MR. SANGHVI: I think
15 (unintelligible) he has got a major sign in
16 front of his own entrance, and was there when
17 you look at. That's why I ask you to point it
18 out, and very clear to you and everybody else,
19 there is a wrong hotel sign in front of your
20 entrance.

21 And if you wanted better
22 identification, you need to find something
23 better than what you are already providing, in

1 my opinion.

2 But I didn't want to express my
3 opinion because I think it's not my job to tell
4 an expert how to do his work.

5 CHAIRPERSON GRONACHAN: I think I
6 clarified as to why I am making these
7 suggestions.

8 I think that you and I have been
9 on the board a long time and that we see it
10 that way, we feel it that way because we are in
11 support of our businesses, and that's -- I
12 wouldn't have spent 20 minutes driving around
13 in circles. If I would have looked at it and
14 said, this is fine, then I would have just gone
15 on my way.

16 But it bothered me and I went
17 back again. And then it wasn't snowing. I
18 still couldn't see it.

19 So, you know, I wouldn't be --
20 you know, we are volunteers. We are not
21 experts. And we do this job based on the
22 information as provided to us. And to help
23 guide, we have the city to guide us, and we

1 give opinions and we look at what the
2 petitioner has for material and for findings so
3 we can help support or deny that request.

4 And my suggestion would be that
5 you -- I hate to say it, take a look one more
6 time and go back to the drawing board, to
7 better help your client with better
8 identification.

9 That's my suggestion. We don't
10 do that very often. As said, read the minutes
11 from other meetings, but the case stands on its
12 own accord.

13 MR. STIEBER: And getting it up
14 high would help, you know, they thought that
15 having a ground sign at ground level for the
16 traffic flow right there would help. I know
17 it's a little busy around the site right now
18 with everything that's going on, that doesn't
19 help the cause, or for visibilty.

20 You know, but this is what they
21 wanted, this is what they decided on.

22 CHAIRPERSON GRONACHAN: Member
23 Sanghvi.

1 MR. SANGHVI: I agree with you
2 100 percent. I think that ground sign you are
3 putting in front of somebody else's traffic,
4 rather than your own.

5 MR. STIEBER: It's past that drive.

6 CHAIRPERSON GRONACHAN: Well, it
7 goes into that office building. I agree.

8 MR. SANGHVI: As I said, it's up to
9 you.

10 CHAIRPERSON GRONACHAN: Member
11 Krieger.

12 MS. KRIEGER: Did you want to --

13 MS. DRESLINSKI: Just to let you
14 know, if you do decide to table it because you,
15 I am assuming, would be making the sign bigger.
16 We are now into June ZBA and its --

17 MR. STIEBER: We would have to re
18 everything --

19 MS. DRESLINSKI: Yes. It's another
20 \$300. So something I just wanted to mention.

21 MR. STIEBER: I know that thought
22 went into this. I hear what you guys are
23 saying, but this is what they decided that they

1 wanted, and that's what we are here presenting.

2 MS. KRIEGER: You can always come
3 back, if they change their mind.

4 MR. STIEBER: If we have to
5 re-apply and all that stuff anyway, do mailings
6 again, everything like that, maybe that is
7 something later in the future --

8 MS. KRIEGER: Rather go with what
9 you have got here?

10 MR. STIEBER: Yes.

11 CHAIRPERSON GRONACHAN: I need to
12 ask the city attorney something.

13 So if I -- I don't feel that the
14 ground sign serves the purpose or meets the
15 criteria, even though after I said that there
16 is a need for a sign, I am confused as to --

17 MS. SAARELA: Make a motion to deny
18 it because you don't feel that it improves the
19 practical difficulty, just go with the
20 standards. You have a motion to deny here.
21 They might have a unique circumstance, but you
22 would just have to explain why you don't
23 believe what their proposal improves the

1 circumstance.

2 CHAIRPERSON GRONACHAN: Improves
3 the circumstance.

4 Board members? Anybody else
5 have anything to offer?

6 Member Krieger.

7 MS. KRIEGER: I could see what the
8 ground sign and -- regard of the speed limit is
9 only 25, that is difficult with visibility, all
10 these different buildings coming down that
11 back -- behind the Wal-mart to come to the Town
12 Center Drive, of course, it will building, but
13 considering the speed and the other ground
14 signs along that corridor, I am sure it would
15 be expected that this building would also, at
16 some point, need a ground sign.

17 So if that's what they want, I
18 wouldn't be opposed to that. Although having a
19 building sign in the future, if they feel
20 that's a need, they could come back for it, I
21 guess, their third sign or exchange.

22 CHAIRPERSON GRONACHAN: That would
23 be their fourth sign.

1 MR. PEDDIBOYINA: I agree with what
2 she said, they want the fourth sign, they can
3 come back, they can get the third sign, three
4 signs.

5 CHAIRPERSON GRONACHAN: I'm sorry.
6 Clarify what you just said, please.

7 MR. PEDDIBOYINA: What Linda said,
8 if they want like ground sign, the fourth one,
9 we can go ahead and they can change.

10 CHAIRPERSON GRONACHAN: I just want
11 to remind board members. Our job is to go with
12 the minimum amount of variances, and not
13 encourage to increase them.

14 MS. KRIEGER: We can have an
15 alternative, we don't want the ground sign
16 anymore, we are going to go with the wall sign.

17 CHAIRPERSON GRONACHAN: Is that
18 going to be more expensive than posting it for
19 \$300 and waiting 30 days?

20 MS. KRIEGER: I wouldn't want to
21 hold them up if they had opportunity to have
22 signage and attract paying customers.

23 CHAIRPERSON GRONACHAN: The

1 building is not done yet.

2 MS. KRIEGER: I know. Just to go
3 with the thought process.

4 CHAIRPERSON GRONACHAN: Member
5 Sanghvi?

6 MR. SANGHVI: As far as I
7 understand our terms of reference is to look at
8 the request for a variance as he has requested.
9 It's up to us to decide whether to grant it or
10 deny it. And let's stick to our terms of
11 reference, is that okay?

12 CHAIRPERSON GRONACHAN: Yes.
13 (unintelligible) instead of make that kind of
14 other recommendations, we can't go down that
15 road.

16 MS. SAARELA: You can make a
17 suggestion on what you think would provide more
18 relief, but at the same time that's not what
19 he's requesting now. You just have to look at
20 the request that's been made either grant it or
21 deny it.

22 CHAIRPERSON GRONACHAN: Okay. Are
23 you going to make a motion?

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MR. BYRWA: I have a quick comment.
I guess for our city attorney, tonight the vote
would be a majority of the board -- the
assigned board members, so he would need -- if
I am right here, all five members to vote in
the affirmative to pass his --

MS. SAARELA: No.

MR. BYRWA: He would need a simple
majority of the members present?

MS. SAARELA: For a sign variance,
yes.

MR. BYRWA: He would need three out
of five then?

MS. SAARELA: Yes.

MS. KRIEGER: In Case No.
PZ16-0063, for Allied Signs for 26150 Town
Center Drive, I move to grant the request of
the petitioner sought. Without the variance
petitioner will be unreasonably prevented or
limited with respect to the use of the property
because of travel speeds from the north,
visibility as the consumers come to look for
the entrance or coming from the south, same

1 thing, to the building where do they go, which
2 was discussed.

3 The property is unique because
4 of its location, and its positioning on this
5 property with its neighbors.

6 The petitioner did not create
7 the condition because of its location, the
8 relief granted will not unreasonably interfere
9 with adjacent or surrounding properties because
10 their request is minimal, they felt that at
11 this time for their needs to go forward with
12 this business.

13 The relief is consistent with
14 the spirit and intent of the ordinance because
15 of their minimum request.

16 MR. SANGHVI: Second.

17 CHAIRPERSON GRONACHAN: It's been
18 moved and second. Is there any further
19 discussion?

20 Monica, would you please call
21 the roll.

22 MS. DRESLINSKI: Member Byrwa?

23 MR. BYRWA: Yes.

1 MS. DRESLINSKI: Member Krieger?

2 MS. KRIEGER: Yes.

3 MS. DRESLINSKI: Member

4 Peddiboyina?

5 MR. PEDDIBOYINA: Yes.

6 MS. DRESLINSKI: Member Sanghvi?

7 MR. SANGHVI: Yes.

8 MS. DRESLINSKI: Chairperson

9 Gronachan?

10 CHAIRPERSON GRONACHAN: No.

11 MS. DRESLINSKI: Motion passes four
12 to one.

13 CHAIRPERSON GRONACHAN: Your
14 variance has been granted. Congratulations.
15 Good luck.

16 MR. STIEBER: Thank you.

17 CHAIRPERSON GRONACHAN: Our next
18 case is PZ17-0005, Gary Ehlers at 1705 East
19 Lake Drive.

20 The petitioner is here. The
21 applicant is requesting a variance to allow for
22 installation of a sunroom and storage room in
23 the side yard.

1 You are Mr. Ehlers?

2 MR. EHLERS: Yes, Gary Ehlers,
3 E-h-l-e-r-s.

4 CHAIRPERSON GRONACHAN: Would you
5 please raise your right hand to be sworn in.

6 Do you swear or affirm to tell
7 the truth in the matter before you?

8 MR. EHLERS: Yes.

9 CHAIRPERSON GRONACHAN: You may
10 proceed.

11 MR. EHLERS: I have a small cottage
12 on Walled Lake that I am trying to, we have in
13 the past three, four years, make into a small
14 house. This is my fourth year at a variance.

15 Last month, our variance, I was
16 here, and what we are looking for is the
17 dimensional variance on the back of the house
18 because trying to put a garage on the back of
19 the house, will leave me absolutely no parking.

20 So what we are asking for is a
21 dimensional variance for a small shed in the
22 back that blends into the house and a sunroom
23 or breezeway, whatever you want to call it,

1 because as it stands right now, you walk into
2 the back of the house, there is no place to put
3 coats, shoes or anything. And we are trying to
4 make it look esthetically -- blend in with the
5 house and it still leaves like 18 feet behind
6 the house to park three cars. And I guess
7 that's what I am asking.

8 CHAIRPERSON GRONACHAN: Did you
9 bring any drawings with you this evening?

10 MR. EHLERS: I have my copy. I
11 thought I left it, but, yes, I do have --

12 CHAIRPERSON GRONACHAN: We do have
13 people at home and other people watching. We
14 have it in our packet, of course, we would like
15 you to share the wealth of information, if you
16 will.

17 MR. EHLERS: This is the rendering.
18 If you look at the top, you can see the sign
19 line items there. The new structure behind the
20 house there was -- I'm sorry.

21 CHAIRPERSON GRONACHAN: It's an
22 addition -- I'm sorry, go ahead.

23 MS. DRESLINSKI: It's the same

1 thing. You weren't here, but last month he was
2 asking for 10 feet and his contractor wanted to
3 keep it with the concrete line, so he's asking
4 for three feet more, so it is the same thing
5 from last month, just three more feet.

6 CHAIRPERSON GRONACHAN: This case
7 was a part of last month, which we didn't have
8 the minutes to, so that's why -- so this is in
9 addition to what you already have given
10 testimony except that the measurement is now
11 three feet additional?

12 MR. EHLERS: Yes. It was something
13 that in my error, we, I guess forgot, to have
14 the engineer go back and redraw the drawings,
15 so we weren't allowed to build any further than
16 what the drawings were, so I had to go -- come
17 back again one more time and have the new
18 drawings submitted to the building department,
19 so it's really the same as last month, only we
20 now got the drawings correct on the same -- I
21 guess the same story as last, just allows us to
22 continue to have parking and it will be a nice
23 little breezeway for coats and a nice looking

1 shed blending in. I think it's definitely
2 going to enhance the neighborhood. I think it
3 will end up looking really good.

4 CHAIRPERSON GRONACHAN: Again, I
5 just want to verify. The testimony that you
6 gave last month is the same, the difference in
7 this case is that there is a three feet
8 addition that you're asking for based on the
9 back of the residence. That's the only
10 additional information that you're requesting?

11 MR. EHLERS: The original last
12 month drawing was 10 feet away from the house,
13 this is 13. Everything else is the same.

14 CHAIRPERSON GRONACHAN: Thank you
15 very much. Building department, do you have
16 anything to offer?

17 MR. BUTLER: Nothing to offer.

18 CHAIRPERSON GRONACHAN: Okay.
19 Correspondence?

20 MR. BYRWA: The city mailed out 74
21 letters were mailed, we had 12 letters
22 returned, three were approvals and zero
23 objections.

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CHAIRPERSON GRONACHAN: The three approvals were all from the same person?

MR. BYRWA: Right, from a Mark Adams at 1721 East Lake, and he thinks it looks great and he's in favor of it, and he says, it's a good -- great retro build of a 1930's house, and he says that you're a nice guy.

CHAIRPERSON GRONACHAN: Okay.

MR. EHLERS: I must owe him a lunch or something.

CHAIRPERSON GRONACHAN: At least a hot dog. Board members. Does anybody have anything to offer. Member Sanghvi?

MR. SANGHVI: I have nothing more to add than I said last time. I have no problems with your alterations because that's the only thing you can do in a small lot like yours and I wish you luck. Thank you.

CHAIRPERSON GRONACHAN: All right.

MS. KRIEGER: Me too.

CHAIRPERSON GRONACHAN: You're wearing on me tonight. Just kidding. Okay. So Member Sanghvi, is there any other --

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MR. PEDDIBOYINA: I wish you good luck.

CHAIRPERSON GRONACHAN: Member Sanghvi, would you like to do the motion?

MR. SANGHVI: Okay. I move that we grant the variance in Case No. PZ17-0005, address of 1705 East Lake Drive, north of Thirteen Mile Road, west of Novi Road, parcel No. 50-22-02-356-015.

We grant that the request -- as requested because the applicant has shown practical difficulty requiring the need for these variances. Without the variance, petitioner will be unreasonably prevented or limited with respect to the use of this property.

The property is relief because of its small size in that part of the City of Novi. This hardship is not self-created, and the contract will not unreasonably interfere with adjacent or surrounding property, but it will enhance the property value of the surrounding area. Thank you.

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MS. KRIEGER: Second.

CHAIRPERSON GRONACHAN: It's been moved and second. Any further discussion on the motion?

Seeing none, Monica, would you please call the roll.

MS. DRESLINSKI: Member Byrwa?

MR. BYRWA: Yes.

MS. DRESLINSKI: Member Krieger?

MS. KRIEGER: 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 five to zero.

CHAIRPERSON GRONACHAN: Your variance has been granted, and as nice as you are, we don't want to see you back here again.

1 So good luck.

2 MR. EHLERS: I think I have run out
3 of things I can think about. Thank you.

4 CHAIRPERSON GRONACHAN: Our last
5 case is PZ16-0009, Kingsway Construction, 101
6 Lashbrook north of Thirteen and west of Novi.
7 Petitioner is here. Come on down. I know
8 there is a big crowd, a lot of people out
9 there.

10 I will read slow, give you some
11 time. The applicant is requesting a variance
12 to allow reduced setbacks for front and rear
13 side yards and reduced lot coverage for
14 additions to existing residence. Property is
15 zoned single family R4.

16 Good evening, and you are?

17 MR. HENNINGER: I am owner of
18 Kingsway. I don't normally come to these. Our
19 architects couldn't make it, so I am filling
20 in.

21 CHAIRPERSON GRONACHAN: Lucky you.
22 I'm sure your name is not Kingsway
23 Construction.

1 MR. HENNINGER: No, it isn't. It's
2 Seth Henninger.

3 CHAIRPERSON GRONACHAN: Spell the
4 last name.

5 MR. HENNINGER: H-e-n-n-i-n-g-e-r.

6 CHAIRPERSON GRONACHAN: Raise your
7 right hand to be sworn in. Do you swear or
8 affirm to tell the truth in the matter before
9 you?

10 MR. HENNINGER: I do.

11 CHAIRPERSON GRONACHAN: You may
12 proceed.

13 MR. HENNINGER: I think we are just
14 applying for something similar to what the last
15 gentleman was, similar house on Walled Lake.
16 It's a small ranch style home. Homeowner's has
17 have a small one car garage on the side. I
18 believe that's the only add-on from the
19 existing footprint. She is wanting to add a
20 second story not to extend the footprint. I
21 believe what are applying for is a variance to
22 add the garage to extend to that.

23 CHAIRPERSON GRONACHAN: You're

1 asking for four variances, is that correct?

2 MR. HENNINGER: The architect
3 turned in the drawings. I believe -- I think
4 what it is, I think the existing structure
5 isn't compliant as it sits, I think is why we
6 are needing additional variances. It doesn't
7 meet the setbacks of the current variances now.

8 CHAIRPERSON GRONACHAN: Hold that
9 thought. For the building department, in my
10 packet I have no measurements that they're
11 requesting.

12 MS. DRESLINSKI: It's on the
13 drawing. If you go to the drawing page.

14 CHAIRPERSON GRONACHAN: You can
15 hardly read it. That's why I was hoping
16 somebody was going to clarify. It wasn't on
17 the first page.

18 So, I want to get this right.
19 So for the record, the front is required
20 30 feet, he's requesting 19?

21 MS. DRESLINSKI: Correct.

22 CHAIRPERSON GRONACHAN: The rear
23 setback is the -- they're requiring 30 feet and

1 he's asking 24?

2 MS. DRESLINSKI: Correct.

3 CHAIRPERSON GRONACHAN: On the
4 sides, we require 10 feet minimum on both
5 sides, which is the total of 25?

6 MS. DRESLINSKI: Correct.

7 CHAIRPERSON GRONACHAN: He's
8 requesting nine on one and 13 on the other?

9 MS. DRESLINSKI: Uh-huh.

10 CHAIRPERSON GRONACHAN: The lot
11 coverage would be increased from the 28 -- I am
12 sorry, from 25 to 28 percent?

13 MS. DRESLINSKI: Correct.

14 CHAIRPERSON GRONACHAN: So now we
15 have got that clarified, do you have anything
16 else to offer, to add?

17 MR. HENNINGER: I know she is
18 putting a lot of money into this home and
19 changing it from a small '30s style ranch home,
20 you know, second story, nice gables, nice
21 windows. Other than that, you know, she is a
22 really nice lady.

23 CHAIRPERSON GRONACHAN: Okay.

1 MR. HENNINGER: She is looking to
2 make this her permanent residence, moving from
3 a larger home into this home. She has owned
4 this home apparently for many years. It was a
5 vacation home or lake home for them. She is
6 wanting to make it her permanent residence now.

7 CHAIRPERSON GRONACHAN: Building
8 department, do you have anything to offer?

9 MR. BUTLER: Due to the size of
10 this lot and stuff, they really didn't have
11 much area to go. As you can see in the
12 measurements, the distance to the house next
13 door, they still have about 35 feet, so they
14 got four foot one on the side, but they still
15 have plenty of room there. That's about all
16 they really could do with that lot.

17 CHAIRPERSON GRONACHAN:
18 Correspondence?

19 MR. BYRWA: Yes. We mailed out 66
20 letters mailed, three letters were returned.
21 We had one approval and zero objections.

22 CHAIRPERSON GRONACHAN: Can you
23 tell us who is the approval from?

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MR. BYRWA: The approval from a Mark Brandewie of 105 Lashbrook.

CHAIRPERSON GRONACHAN: The last name is spelled?

MR. BYRWA: B-r-a-n-d-e-w-i-e.

CHAIRPERSON GRONACHAN: So the only thing is in the correspondence, in the letter that we received from Mr. Brandewie is that he put conditions on his letter of his approval, and I don't know if the city attorney had a chance --

MS. SAARELA: We are not making the letter a part of the approval, so anybody can put whatever they want in their letter. It's not something that we are wrapping into --

CHAIRPERSON GRONACHAN: I want to clarify, it's not part of our decision making process. Thank you. Board members?

MS. KRIEGER: Question for the city.

CHAIRPERSON GRONACHAN: Member Krieger?

MS. KRIEGER: The power lines to go

1 through on the west side where the -- towards
2 the lake, is that an easement or do you know?

3 MR. HENNINGER: I don't know.

4 MR. BUTLER: I haven't been out to
5 that lot, so I really haven't -- it usually is
6 an easement, but not being there to look at it,
7 I couldn't tell you.

8 MS. KRIEGER: So for construction
9 is there anything the city has to --

10 MR. BUTLER: No.

11 MR. HENNINGER: Is it Consumers or
12 DTE --

13 MR. BUTLER: Consumers or DTE,
14 that's directly between the owner of the house,
15 and if they need any hookups or disconnects.

16 MS. KRIEGER: It looks like a very
17 nice setup. Thank you.

18 CHAIRPERSON GRONACHAN: Member
19 Sanghvi.

20 MR. SANGHVI: I went and saw your
21 place a couple of days ago. You have a very
22 narrow lot wedged between two bigger houses.
23 And you are quite a ways from the lake, then

1 your street comes off East Lake Drive. There
2 is nothing you can do there without variances.

3 MR. HENNINGER: That's why we are
4 here.

5 MR. SANGHVI: When I looked at your
6 request, I thought they were quite reasonable.
7 I have no problem.

8 MR. HENNINGER: Thank you.

9 CHAIRPERSON GRONACHAN: Okay.
10 Thank you. Anyone else? Seeing none, is there
11 a motion? Member Peddiboyina.

12 MR. PEDDIBOYINA: I move that we
13 grant the variance in Case No. PZ17-0009,
14 Kingsway Construction 101 Lashbrook north of
15 Thirteen Mile Road and west of Novi.

16 The (unintelligible) petitioner
17 has shown the practical difficulties requesting
18 the existing additions of the lot. Without the
19 variance difficulties. We approve it.

20 CHAIRPERSON GRONACHAN: We have to
21 add the uniqueness of the lot. I'm sorry.
22 Would you -- can we help you with a friendly
23 amendment.

1 So need to add that the lot is
2 unique size and shape, is why --

3 MR. PEDDIBOYINA: Yeah. The lot is
4 unique size.

5 CHAIRPERSON GRONACHAN: Unique size
6 and shape.

7 MR. PEDDIBOYINA: Unique size and
8 shape.

9 CHAIRPERSON GRONACHAN: And that
10 the petitioner did not create the condition
11 because --

12 MR. PEDDIBOYINA: Did not create
13 any practical difficulties.

14 CHAIRPERSON GRONACHAN: And that
15 the relief is consistent with the spirit --

16 MR. PEDDIBOYINA: Spirit and intent
17 of the ordinance.

18 CHAIRPERSON GRONACHAN: Because it
19 allows the petitioner to improve the value --

20 MR. PEDDIBOYINA: Improve the value
21 of the property. The variance is granted
22 subject to (unintelligible) --

23 CHAIRPERSON GRONACHAN: If you're

1 going to add that, then you need to add the
2 subject, what those things are. So if there is
3 anything else that you want to add, then strike
4 that last sentence.

5 MR. PEDDIBOYINA: No, I don't want
6 to add.

7 CHAIRPERSON GRONACHAN: Strike that
8 last sentence.

9 MR. SANGHVI: Second.

10 CHAIRPERSON GRONACHAN: It's been
11 moved and second. Is there any further
12 discussion?

13 MS. SAARELA: Does he accept the
14 amendment that he proposed?

15 CHAIRPERSON GRONACHAN: Do you
16 accept my friendly amendment?

17 MR. PEDDIBOYINA: Yes.

18 CHAIRPERSON GRONACHAN: Friendly
19 amendment has been accepted.

20 Any further discussion?

21 MR. SANGHVI: Your amendment is
22 accepted and no further decision from this
23 point of view. Thank you.

1 CHAIRPERSON GRONACHAN: Thank you.

2 Monica, would you please call the roll.

3 MS. DRESLINSKI: Member Byrwa?

4 MR. BYRWA: Yes.

5 MS. DRESLINSKI: Member Krieger?

6 MS. KRIEGER: Yes.

7 MS. DRESLINSKI: Member

8 Peddiboyina?

9 MR. PEDDIBOYINA: Yes.

10 MS. DRESLINSKI: Member Sanghvi?

11 MR. SANGHVI: Yes.

12 MS. DRESLINSKI: Chairperson

13 Gronachan?

14 CHAIRPERSON GRONACHAN: Yes.

15 MS. DRESLINSKI: Motion passes five

16 to zero.

17 CHAIRPERSON GRONACHAN: Thank you

18 for your patience and congratulations. Good

19 luck.

20 MR. HENNINGER: Thanks a lot.

21 Appreciate it.

22 CHAIRPERSON GRONACHAN: So that

23 concludes our heavy schedule for this evening.

1 And I will go back on the board saying that
2 next month for sure we will have elections. We
3 are short three people. I didn't think it was
4 fair unless the board tonight wants to do
5 elections anyways. I would it open it to the
6 board.

7 MS. KRIEGER: I am fine with
8 waiting.

9 CHAIRPERSON GRONACHAN: Everybody
10 is fine with waiting.

11 So then we will put it on next
12 month's agenda, Monica, and if that's all right
13 with you.

14 MS. DRESLINSKI: Yes.

15 CHAIRPERSON GRONACHAN: Is there
16 any further items to be discussed?

17 Seeing none, I would entertain a
18 motion to adjourn.

19 MR. SANGHVI: So moved.

20 CHAIRPERSON GRONACHAN: All those
21 in favor.

22 THE BOARD: Aye.

23 CHAIRPERSON GRONACHAN: Meeting

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adjourned.

(The meeting was adjourned at 7:48 p.m.)

** ** *

