

MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

TUESDAY, MARCH 14, 2023 7:00 p.m.

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

BOARD MEMBERS:

Joe Peddiboyina, Chairperson

Clift Montague, Secretary

Siddharth Mav Sanghvi

Linda Krieger

Michael Longo

Michael Thompson

Jay McLeod

ALSO PRESENT:

Elizabeth Saarela, City Attorney

Charles Boulard, Community Development Director

Anita Sophia Wagner, Recording Secretary

Reported by:

Darlene K. May, Certified Shorthand Reporter

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Novi, Michigan

Tuesday, March 14, 2023

7:00 p.m.

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CHAIRPERSON PEDDIBOYINA: Good evening.

Today is March 14th, 7:00 p.m., City of Novi Zoning Ordinance. I would like to welcome all of you. And please stand up for the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON PEDDIBOYINA: Thank you. Please be seated and put your cell phones on mute. You can see overhead on the TVs. And if you have any questions or anything, you can raise things. And I'll please call for the roll call.

MS. WAGNER: Chairperson Peddiboyina?

CHAIRPERSON PEDDIBOYINA: Yes, please.

MS. WAGNER: Member Longo?

MEMBER LONGO: Yes.

MS. WAGNER: Member McLeod?

MEMBER MCLEOD: Yes.

MS. WAGNER: Member Montague?

MEMBER MONTAGUE: Here.

MS. WAGNER: Member Krieger?

1 MEMBER KRIEGER: Here.

2 MS. WAGNER: Member Sanghvi?

3 MEMBER SANGHVI: Here.

4 MS. WAGNER: Member Thompson?

5 MEMBER THOMPSON: Yes.

6 CHAIRPERSON PEDDIBOYINA: Thank you. We have
7 a full quorum, Anita?

8 MS. WAGNER: Yes.

9 CHAIRPERSON PEDDIBOYINA: Okay. Public
10 hearing and format, and we have all the forms on the
11 back side. Please go through it and when you have the
12 time, public hearing, is the time where you can talk.
13 You have a limit of time is three minutes only. Please
14 make a note, three minutes time. Not more than that.

15 And April agenda for the last month, somebody
16 can make a motion.

17 Approval of agenda.

18 MEMBER MONTAGUE: Motion for the agenda?

19 CHAIRPERSON PEDDIBOYINA: Yeah.

20 MEMBER MONTAGUE: Yes. I move that we
21 approve the agenda.

22 CHAIRPERSON PEDDIBOYINA: Okay. Somebody
23 make a second, please.

1 MS. WAGNER: Excuse me. There is an
2 amendment on the agenda. We have moved the appointment
3 and election of chair and supporting officers to the
4 end of the meeting.

5 CHAIRPERSON PEDDIBOYINA: Okay. Anybody have
6 any questions on the agenda before I move to this?

7 Okay. Looks like none. Thank you.

8 Okay. Public remarks, as I said, and public
9 hearing. And let's move on. Today we have five
10 cases --

11 MS. SAARELA: Excuse me. Did you actually do
12 a motion where everybody approved the agenda or did we
13 just sort of --

14 CHAIRPERSON PEDDIBOYINA: Yeah. I --

15 MS. SAARELA: Did we do like everybody in
16 favor, that part of it?

17 CHAIRPERSON PEDDIBOYINA: Yeah. Anybody have
18 any questions on the approval of agenda?

19 MS. SAARELA: All in favor?

20 CHAIRPERSON PEDDIBOYINA: All in favor say,
21 "Aye."

22 THE BOARD: Aye.

23 CHAIRPERSON PEDDIBOYINA: Any nays?

1 Thank you. Okay. Let's move on. We have
2 today's five cases. And first case PZ23-0001, Catholic
3 Central High School, 27225 Wixom Road, south of Twelve
4 Mile Road, west of Wixom Road, Parcel 50-22-18-200-026
5 and 50-22-18-200-027. The applicant is requesting a
6 variance from the City of Novi Zoning Ordinance from
7 Section 3.1.1.E to allow the maximum height of the
8 parking deck to be 42 feet, 35 feet permitted, variance
9 of 7 feet, at the stairwells and for the light poles;
10 Section 5.3.12 to eliminate painted end islands within
11 the parking structure; and Section 5.7.3.A to allow the
12 height of the field light poles of 80 feet, 25 feet
13 permitted, variance of 55 feet. This property is zoned
14 Residential Acreage, RA, and One-Family Residential
15 R-4.

16 Is the applicant present, please?

17 Yeah. Please come to the podium and present
18 your case where we can help you tonight. Anybody along
19 with you presenting? Only the one person or anybody is
20 joining you?

21 MR. TUREK: My name is Ed Turek, president of
22 Catholic Central. Our whole team is here to answer any
23 questions. We're thankful to be here and we are asking

1 the variance as we improve our --

2 MEMBER MONTAGUE: Excuse me. Excuse me a
3 second.

4 CHAIRPERSON PEDDIBOYINA: Yeah. Please go
5 ahead.

6 MEMBER MONTAGUE: Can you spell your name
7 for our court reporter, please?

8 MR. TUREK: Oh, I'm sorry. Yeah. Ed Turek.
9 Last name T-u-r-e-k. President of Catholic -- Detroit
10 Catholic Central High School.

11 MEMBER MONTAGUE: Are you an attorney?

12 MR. TUREK: No. I'm the president.

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

15 MR. TUREK: I do.

16 MEMBER MONTAGUE: Thank you.

17 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.
18 Please proceed where we can help you tonight.

19 MR. TUREK: We are looking for a variance as
20 we improve our campus for safety and we build a parking
21 structure. We are looking for variances on the parking
22 structure. And our team is here to answer any
23 questions.

1 CHAIRPERSON PEDDIBOYINA: Okay. Any other
2 thing you would like to add?

3 MR. TUREK: I'm sorry?

4 CHAIRPERSON PEDDIBOYINA: Would you like to
5 add anything?

6 MR. TUREK: No.

7 CHAIRPERSON PEDDIBOYINA: No?

8 MR. TUREK: Andy Wozniak would.

9 CHAIRPERSON PEDDIBOYINA: Okay.

10 MR. WOZNIAK: Good evening.

11 MEMBER MONTAGUE: Could you spell your name?

12 MR. WOZNIAK: My name is Andy Wozniak,
13 W-o-z-n-i-a-k. I'm with Zeimet Wozniak. We're the
14 civil engineers for the project. And I'm not an
15 attorney.

16 MEMBER MONTAGUE: Swear to tell the truth?

17 MR. WOZNIAK: I swear to tell the truth.

18 MEMBER MONTAGUE: Thank you.

19 MR. WOZNIAK: Thank you.

20 CHAIRPERSON PEDDIBOYINA: Yeah. Please go
21 ahead and proceed.

22 MR. WOZNIAK: So we are looking for three
23 variances, as you're aware. One is for the height of

1 the parking structure itself. The entire structure,
2 the maximum height we can allow is 35 feet and the
3 structure height we're looking for is 42 feet and
4 that's just at the stairwells and for the light
5 fixtures. Our hardship is we need to provide enough
6 parking on the campus and we're limited with the amount
7 of land that's available.

8 The -- you know, it's a big piece of
9 property, but much of the property is wetlands. So for
10 us to get enough playing fields and all the amenities
11 we need, we thought it was a good option to build a
12 parking structure. And three floors provide 702
13 parking spaces which helps us get to the goal of having
14 enough parking.

15 So the 42 foot variance, again, is only at
16 the stairwells and it's for the light fixtures.

17 What else are you looking for? You're
18 looking for hardship?

19 CHAIRPERSON PEDDIBOYINA: Yeah, please.

20 MR. WOZNIAK: And -- let me just grab my
21 notes here. Sorry.

22 So the -- the standard -- or it's not a
23 self-created issue. Again, there's limited space on

1 the campus. So a parking structure is required to meet
2 the parking needs of the campus.

3 The architectural features proposed for the
4 parking structure are consistent with the development
5 goals of the campus and the recent STEM addition which
6 is on the campus being built right now.

7 Standard number three strict compliance.
8 Again, a three level structure is an efficient use of
9 land and reduces the area of the hard surface by 75
10 percent by -- obviously, by going up three stories.
11 The required stairwells and light poles are not
12 possible below the 35 foot height limit.

13 And is the minimum variance necessary? The
14 height of the variance, again, is just for the
15 stairwells. The entire building will -- the bulk of
16 the structure will remain below 35 feet.

17 And then, as far as adverse impact on the
18 surrounding area, we have a front yard setback of over
19 150 feet from Wixom Road. The rear is well over 600
20 feet. And then to the east, which is our nearest
21 neighbor, we're 500 feet away from them. So the
22 parking structure also is -- if you see the drawings of
23 the structure, it's designed to look like a building.

1 And as a matter of fact, the Planning Commission
2 treated it as a building for landscape purposes and
3 they also for architectural review and they commented
4 on how much they liked this. They liked the
5 architecture.

6 So the neighbors to the east are going to see
7 a building that's in keeping with the STEM addition
8 which is going on, which is Gothic architecture versus
9 looking at a parking structure.

10 And I'd just like to add and I don't know --
11 think this has any bearing, but we did get unanimous
12 support from the Planning Commission for this project,
13 including the parking deck.

14 And are you going to consider each of these
15 separately or should I keep going?

16 CHAIRPERSON PEDDIBOYINA: Yeah. You can
17 continue.

18 MR. WOZNIAK: Okay. So the second variance
19 we're looking for is the painted islands, to eliminate
20 the painted islands within the parking structure. And,
21 again, due to the limited space -- so not self-created.
22 Due to the limited space, the parking structure is
23 required to meet the parking needs of the campus.

1 Strict compliance. Eliminating the painting islands
2 within the parking structure maximizes the number of
3 spaces within the structure's footprint. And then I
4 would like to note that two parking structures that we
5 were able to find in the city of Novi, the ITC
6 headquarters and also at Fox Run, neither of those have
7 painted end islands.

8 And I've included photos of those in the
9 packet.

10 And then is this the minimum variance
11 necessary? We enclosed in our packet a letter from
12 Rich and Associations. They've been doing parking
13 structures forever and they're one of the experts in
14 the area. And they say that end islands are really not
15 an effective use. What happens is people end up
16 parking in those striped islands. A better solution is
17 to have a cross access aisle of 26 foot eight inches
18 and that's what they're proposing.

19 Adverse impact on the surrounding area.
20 Obviously, there will be no adverse impact on the
21 surrounding area because you can't see it from off
22 campus.

23 And then the final variance we're looking for

1 is the height of the poles for the field.

2 Let me just find my notes for that. You know
3 what, I don't have the written standard stuff for that.
4 I think I'm going to have Nick Furgason from IDS get up
5 here and talk about that because, obviously, he's a lot
6 more knowledgeable than I am on that.

7 CHAIRPERSON PEDDIBOYINA: Okay. Yeah.
8 Please go ahead and tell your first and last name.

9 MEMBER MONTAGUE: Spell your name for the
10 record.

11 MR. FURGASON: Nick Furgason,
12 F-u-r-g-a-s-o-n. Design engineer for Integrated Design
13 Solutions, the architect and engineer for Catholic
14 Central for this project. I am not a lawyer.

15 MEMBER MONTAGUE: Do you swear to tell the
16 truth in this case?

17 MR. FURGASON: I do.

18 MEMBER MONTAGUE: Thank you.

19 MR. FURGASON: The height of the athletic
20 poles is necessary to facilitate the programming and
21 athletics programs for the fields. It's not
22 self-created simply for the fact that it's standard to
23 run track meets and lacrosse meets into the evenings

1 and into the evening hours. The athletic poles will be
2 very similar to the ones here on this campus adjacent
3 property to you guys.

4 In fact, they would be better controlled from
5 a lighting standpoint than the technologies that are
6 currently installed on your adjacent property.

7 As far as adverse effects go to adjacent
8 properties, the design is implemented with the adjacent
9 properties in mind. The lighting design with this
10 particular technology is very well controlled with
11 optics, as well as the height of the pole which allows
12 the fixtures to be aimed more directly downward and
13 inward to the field away from adjacent properties.

14 So the Illuminating Engineering Society, IES,
15 who we -- is the standard organization which dictates
16 to us the best standards, dictates a certain amount of
17 glare at adjacent properties to be acceptable or not
18 acceptable. The variance documents as well as the site
19 plan approval documents indicate those values being far
20 below what the IES recommends for adjacent properties.

21 Are there any questions in regards to that?

22 A lower pole, say 35 feet, which is the
23 maximum height, would require the fixtures to be aimed

1 more horizontally and would actually cause more glare
2 and more damage to adjacent properties. Whereas
3 allowing the variance would mitigate a lot of the
4 issues that would typically arise out of that type of
5 design.

6 CHAIRPERSON PEDDIBOYINA: Okay. Do you have
7 any pictures that you can show tonight?

8 MR. FURGASON: Mr. Wozniak has them.

9 CHAIRPERSON PEDDIBOYINA: Where we can see,
10 the audience and board members also. Of course we have
11 the pictures, but everybody can see them too. Thank
12 you.

13 MR. WOZNIAK: So the renderings in this
14 packet show perspective views from different areas of
15 the property based on computer simulations of approval
16 documents and physical surveys and brush and trees and
17 such. You can physically see the poles and you may
18 even be able to see the light source on the pole, but
19 the values of their brightness are below what the IES
20 recommends.

21 MR. FURGASON: Do you guys have a copy of
22 this in front of you?

23 CHAIRPERSON PEDDIBOYINA: Yeah, we do have,

1 but you can present to the audience where other people
2 can see that.

3 Yeah. You can put it on the projector
4 underneath.

5 MR. FURGASON: So this is the view towards
6 the fields from the east property line which would be
7 the nearest residence, right?

8 MR. WOZNIAK: No. That's -- from the east
9 property -- oh, you're right. That's Berkshire.

10 MR. FURGASON: So Berkshire. This would be
11 the view from Twelve Mile Road as you're approaching
12 from the east it appears.

13 So you can physically see the pole, but you
14 can still see it's a significant distance from the
15 roadway in this particular rendering.

16 This is directly across the street at --
17 what's the name of the subdivision?

18 MR. WOZNIAK: Leisure Co-op.

19 MR. FURGASON: Leisure Co-op. It would be a
20 very similar relationship to the fixtures here on this
21 campus to Ten Mile.

22 And, again, another view on Twelve Mile as we
23 get closer to the fixture.

1 (Documents being displayed.)

2 MR. FURGASON: The pole closest -- I think
3 it's hard to see in the rendering, but the poles
4 closest to the road are actually aimed away from the
5 road downward at the field and inward towards the
6 property. Whereas the poles farthest from the road are
7 aimed more downward and inward towards the field.

8 So really the poles that -- they're 100 plus
9 yards away from the road.

10 MR. WOZNIAK: That's another one from Twelve
11 Mile.

12 MR. FURGASON: Another one from Twelve
13 Mile.

14 And then as we get to the west property line,
15 brushes and trees.

16 Can I answer any questions?

17 CHAIRPERSON PEDDIBOYINA: Anything you would
18 like to add anybody?

19 MR. WOZNIAK: Hey, Rich. Why don't you come
20 over and just talk a little bit more.

21 CHAIRPERSON PEDDIBOYINA: Yeah. Please go
22 ahead and spell your first and last name.

23 MR. KINNELL: Richard Kinnell, K-i-n-n-e-l-l.

1 I'm with Rich and Associates. We're the parking
2 consultants for the design team.

3 MEMBER MONTAGUE: Are you a lawyer?

4 MR. KINNELL: I am not a lawyer.

5 MEMBER MONTAGUE: And do you swear to --

6 MR. KINNELL: I swear to tell the truth.

7 MEMBER MONTAGUE: Thank you.

8 MR. KINNELL: So as Andy pointed out, one of
9 the keys here is for this parking project was to
10 increase the capacity of the -- and provide the
11 required number of parking spaces for the campus. And
12 the end island conditions, the painted end island
13 conditions would detract or reduce our capacity by
14 anywhere from 20 to 24 spaces I think was the count we
15 last anticipated.

16 In our experience, and as Andy pointed out,
17 we've been doing this a very long time. I've been
18 designing parking structures for 42 years. In the last
19 30 I can't remember one that we've ended up with
20 painted islands within the footprint of the garage.
21 The two organizations, the National Parking Association
22 and the Institute -- International Parking and Mobility
23 Institute that kind of govern our industry don't --

1 they're silent on the idea of parking the striped
2 islands within a parking structure. Our belief is that
3 it's a safer condition to provide a wider end aisle,
4 end cross aisle, as Andy pointed out, than it is to
5 provide that end island.

6 Because typically within a parking structure,
7 there's going to be a column there anyway. So we would
8 rather increase the dimension of that cross aisle.
9 We're only required by code, your code to provide a
10 24 foot wide cross aisle. We've provided almost a 27.
11 I think it's 26 foot, eight. And with the column at
12 the end and the fact that in cases that we have seen
13 these end parking islands, very often the parkers
14 within a parking structure will just park in those
15 spaces anyways. You can't really put a curb there and
16 the stripe doesn't deter them from parking in the space
17 so they end up parking there anyway.

18 CHAIRPERSON PEDDIBOYINA: Okay.

19 MR. KINNELL: Okay. Thank you.

20 CHAIRPERSON PEDDIBOYINA: Thank you so much.

21 And --

22 MR. WOZNIAK: We have one more.

23 CHAIRPERSON PEDDIBOYINA: Oh. Please go

1 ahead. Yeah. Go ahead and --

2 MR. LA TONA: Adrian La Tona.

3 MEMBER MONTAGUE: Could you spell it, please?

4 MR. LA TONA: A-d-r-i-a-n. Last name L-a,
5 space, T-o-n-a.

6 CHAIRPERSON PEDDIBOYINA: Can you come closer
7 to the mic, please so that everybody can hear? Thank
8 you.

9 MEMBER MONTAGUE: Are you an attorney?

10 MR. LA TONA: I am not an attorney.

11 MEMBER MONTAGUE: Not that many in the room
12 tonight I guess. Do you swear to tell the truth?

13 MR. LA TONA: I swear to tell the truth.

14 MEMBER MONTAGUE: Thank you.

15 MR. LA TONA: Just expounding a bit on what
16 Andy had mentioned regarding the design of the parking
17 deck. The intent is it preserve as much of the natural
18 beauty on the site as possible. And the parking deck
19 allows us to do that by fitting more student spaces in
20 a compact zone.

21 Now, with that parking deck and with
22 everything that Catholic Central does, it has to meet a
23 certain level of quality. And it's really designed to

1 fit in with the rest of the campus. The vast majority
2 of the parking deck is under that 35 foot zoning
3 ordinance. But as you can see in these renderings
4 here, there are some areas that pop up that enliven the
5 facade, give it a bit of variability, but also create
6 our code required egress stairwells and elevators
7 coming out of the parking deck there. So it's not only
8 an opportunity to give a bit of variety to the space,
9 but it also allows for safer use of a parking deck from
10 an egress standpoint as well as a security standpoint.

11 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

12 Anybody, final call from your team?

13 Looks like none.

14 Okay. Audience, anybody who would like to
15 comment on this in the audience?

16 Okay. From the city, Charles?

17 MR. BOULARD: Mr. Chairman, just one
18 question. Just want to get clarification, which of the
19 fields would -- does the lighting variance apply to?
20 Is it both the new stadium and the practice field?

21 MR. WOZNIAK: Yes.

22 MR. BOULARD: So both of the fields, but at
23 the far west of the site be, basically, behind the

1 parking structure?

2 MR. TUREK: Right.

3 MR. BOULARD: If you're -- in terms of the
4 homes to the east --

5 CHAIRPERSON PEDDIBOYINA: Yeah. Can you be
6 on the podium while presenting the case.

7 MR. BOULARD: In terms of the homes to the
8 east, both of the fields with the lighting are at the
9 far west against the --

10 MR. TUREK: There's actually --

11 MR. WOZNIAK: Six poles.

12 MR. TUREK: -- six poles. Six total poles.

13 (Court Reporter requests clarification.)

14 MR. TUREK: I did. There's six total
15 poles --

16 CHAIRPERSON PEDDIBOYINA: No, no.

17 (Court Reporter asked for clarification.)

18 CHAIRPERSON PEDDIBOYINA: Yeah. Please one
19 person can talk at the podium, not in the seating --

20 MR. TUREK: There's six total poles --

21 CHAIRPERSON PEDDIBOYINA: Thank you.

22 MR. TUREK: There's six total poles and two
23 of them are located just to the west of the parking

1 deck. And then two of them are located between the two
2 fields. And then the last two are on the west side of
3 the track, which is the westerly field adjacent to the
4 new city park.

5 CHAIRPERSON PEDDIBOYINA: Okay.

6 MR. BOULARD: Thank you, Mr. Chairman.

7 CHAIRPERSON PEDDIBOYINA: Thank you so much.

8 Okay. Correspondence, secretary?

9 MEMBER MONTAGUE: There were 46 letters
10 mailed. Five returned and two objections.

11 Objection number one, lack of clarity on
12 timing of use of lights will -- use lights will be on.
13 Late night lights cause privacy issues and put lights
14 on our bedrooms. And that was from A-s-u-h-a-s-h-u --
15 I can't read the letter, maybe D-o-s-h-p-a-n-u, I
16 believe.

17 The handwriting is sometimes a challenge.

18 The second objection, the light poles are
19 much higher than the permitted height. The light from
20 these poles will come -- will cause light pollution and
21 disturbance to the houses in the neighborhood. And
22 this is Arun, A-r-u-n, Chandrasendarin,
23 C-h-a-n-d-r-a-s-e-n-d-a-r-i-n, I believe. Sorry.

1 THE COURT: Any other things?

2 MEMBER MONTAGUE: That's it.

3 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
4 secretary.

5 Okay. Good presentation. And it's open to
6 the board. Anybody would like to speak and comment on
7 this case, please.

8 Okay. Member Linda.

9 MEMBER KRIEGER: If one of you could explain
10 about the lighting, the timing. Is it going to be
11 during games just like at the high school here? And
12 then for the parking structure, I'm sure you'd want to
13 have lighting at 24/7 anyway from school years and then
14 the changing of the time, like when it gets dark.

15 MR. FURGASON: Nick Furgason with IDS. As
16 far as the field lighting goes, it would be very
17 similar to the football field and its current use on
18 the property.

19 The school does not anticipate games going or
20 events going past 10 p.m. in the evening. So during
21 the summertime, spring or fall games it gets dark seven
22 o'clock. So that would be the point there. They would
23 only be utilized during events which is a handful of

1 times in the year.

2 As far as the parking lot lighting goes, the
3 parking lot lighting, the national energy code requires
4 that during the hours of 12:00 p.m. to 6:00 a.m. the
5 lighting dims at least 30 percent beyond its full
6 brightness. That is the minimum requirement set forth
7 by the state. The controllability of the light
8 fixtures within the parking deck allows us to turn
9 those lights on and off based on predicated usage of
10 the parking deck. We wouldn't want to turn the lights
11 off purely for safety and security. It creates a
12 security hazard.

13 MEMBER KRIEGER: Right.

14 MR. FURGASON: But we have the capability to
15 dim the lights almost to 10 percent of their output to
16 keep some level of light on the parking deck.
17 Additionally, the fixtures around the perimeter of the
18 parking deck will be provided with what we call outside
19 (phonetic) shield which cuts off physically with a
20 physical barrier on the optics, just like the site
21 lighting around the perimeter of the lighting. And on
22 the roadway itself, they're pointed inward from the
23 property with outside shield that cuts off the visible

1 light of the fixture, but also the light trespass
2 leaving the parking deck. All of the lighting
3 calculations that we have performed result in a zero
4 light trespass of zero foot candles at the property
5 line. Now, you can still -- if you look hard enough,
6 if you look up at a light, you can still possibly see
7 the point source, but you're at such a great distance,
8 you're well outside the recommendation -- or well
9 within the recommended glare value set forth by the
10 IES.

11 MEMBER KRIEGER: Very good. Thank you.

12 MR. FURGASON: Yeah. No problem.

13 CHAIRPERSON PEDDIBOYINA: Any other board
14 member who would like -- Member Sanghvi.

15 MEMBER SANGHVI: I came and visited the site
16 yesterday. Drove around. As far as I'm concerned,
17 it's a good idea to go higher than cover of the ground.
18 So I'm all in favor of that. And for the safety sake
19 you need light and you need -- you are going higher so
20 you are going to need a higher pole. So this is all
21 common sense things actually in my opinion. And you
22 answered my question, which I had about the lights and
23 that it's going to go down. It's not going to spread

1 out to the neighborhood or anything. So there is no
2 problem in supporting that.

3 My only question is, where is going to be the
4 egress on the Twelve Mile Road that you are going to
5 talk about later on because I didn't see anywhere when
6 I drove around, any sign saying toward -- going towards
7 Twelve Mile Road?

8 MR. WOZNIAK: So the -- Andy Wozniak again.
9 So the connector road is a separate project that was
10 approved by the Planning Commission and is currently
11 under construction. You can see when you're traveling
12 on Twelve Mile Road now that it's paved, there's an
13 apron that they put -- the city installed on the south
14 side and that is the new entrance for the connector
15 road at Twelve Mile Road. So everything this project
16 is doing is located west of that apron.

17 MEMBER SANGHVI: Good. Thank you. I'm very
18 glad that you are going to have more egress to get out
19 of there in case of an emergency. Thank you.

20 CHAIRPERSON PEDDIBOYINA: Thank you, Dr.
21 Sanghvi.

22 Any other board member who would like to
23 speak? Yeah. Go ahead, please.

1 MEMBER MONTAGUE: I guess I'm asking the
2 City. The variance for the lighting, is that also for
3 the lighting on the parking deck or is that just the
4 poles around the fields?

5 MR. BOULARD: So there's -- there's three --
6 there's basically three variances. One is for the
7 height of the stairwells and the lighting poles on the
8 parking deck. And I believe the parking -- the roof is
9 a plus or minus 35 feet for the stairwells for the
10 parking deck and the top of the light poles is about 42
11 feet. Those are for the parking deck. That's the
12 first variance. The second is for the -- leaving out
13 the end islands, the painted end islands within the
14 deck. And then third variance is for the field light
15 poles.

16 MEMBER MONTAGUE: Okay. Yeah. That was
17 going to be my second question. How high was the --
18 for the lights on the parking deck, so. You say
19 they're 42 feet, the lights on the parking deck?

20 MR. WOZNIAK: Yeah, 42 feet. I think we have
21 a little bit of slush in there just to make sure. But
22 give or -- 42 foot or less.

23 MEMBER MONTAGUE: Okay. How tall are the

1 current light poles on the football field?

2 MR. FURGASON: The current field -- the
3 current stadium lights are 80 foot poles. I believe
4 what is in this design is two -- the poles farthest to
5 the west, two feet are 90 foot poles because of the
6 bleacher structure in front of them to get the downward
7 angle that's necessary. And then the rest of them, the
8 other two are 80 feet.

9 MEMBER MONTAGUE: On the stadium or on this
10 one?

11 MR. FURGASON: The existing -- let's put it
12 this way, the existing football stadium are 80 foot
13 poles. That's what they have on the site now. The six
14 poles that are proposed, the two farthest to the west
15 adjacent to the park are 90 foot poles, so 10 more
16 feet. And then the other four poles are 80 feet. And
17 it has to do with the contours of the site and the
18 feature structure on that side of the site to get the
19 downward angle.

20 CHAIRPERSON PEDDIBOYINA: Okay. Any other
21 thing you would like to?

22 City, Charles, go ahead.

23 MR. BOULARD: Just a point of clarification,

1 I believe the application had the field poles at 80
2 feet.

3 CHAIRPERSON PEDDIBOYINA: Yes, 80.

4 MR. BOULARD: Which is I believe what was
5 noticed.

6 MR. FURGASON: I do apologize. I misspoke.
7 They are all 80 feet. I was looking at the wrong
8 project on my template, so I apologize.

9 CHAIRPERSON PEDDIBOYINA: If you don't mind,
10 can it be on the -- excuse me. Nick, can you be on the
11 podium, please or somebody can present until the case
12 is done.

13 MR. FURGASON: I'm sorry.

14 CHAIRPERSON PEDDIBOYINA: Can you be on the
15 podium for a few minutes?

16 MR. FURGASON: Yep.

17 CHAIRPERSON PEDDIBOYINA: Thank you.

18 Okay. Any other board member who would like
19 to speak on this case tonight?

20 Okay. Looks like none.

21 Yeah. I agree and the timing. And also, you
22 mentioned that, you know, midnight, 12 noon, am I
23 right?

1 MR. FURGASON: Those are the minimum
2 requirements set forth by the state. The current
3 lighting poles on that property are being programed to
4 dim I believe at 10 o'clock down to a lower light level
5 and then they can come back up at like 6:00 a.m. when
6 people start arriving back on the property.

7 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.
8 I have no objection on this case and it's open to the
9 board finally and somebody can make a motion.

10 MEMBER LONGO: Yes. I'd like to make a
11 motion. I move that we grant all three variances in
12 the case PZ23-001, sought by Catholic Central High
13 School for parking deck and lighting standards, a
14 variance in height. Because the petitioner has shown
15 practical difficulty of space utilization of the
16 property.

17 Without the variance, the petitioner will be
18 unreasonably prevented or limited with respect to the
19 use of the property because they really need a lot of
20 parking, additional parking, and it needs to be
21 properly lit, as well as sports fields need to be
22 properly lit.

23 The property is unique because it is a large

1 high school and continues to grow. Petitioner did not
2 create the condition. The school continues to grow.
3 The relief granted will not unnecessarily interfere
4 with adjacent or surrounding properties because of the
5 setback from the streets. The additional landscape and
6 the proper use of the lighting to be not shining on
7 civilian property.

8 The relief is consistent with the spirit and
9 intent of the ordinance because this structure and
10 lighting offer a lot of usefulness to the high school
11 and to those people that go there.

12 MEMBER SANGHVI: Support. Second.

13 CHAIRPERSON PEDDIBOYINA: Thank you. Roll
14 call, please.

15 MS. WAGNER: Chairperson Peddiboyina?

16 CHAIRPERSON PEDDIBOYINA: Yes, please.

17 MS. WAGNER: Member Krieger?

18 MEMBER KRIEGER: Yes.

19 MS. WAGNER: Member Longo?

20 MEMBER LONGO: Yes.

21 MS. WAGNER: Member McLeod?

22 MEMBER MCLEOD: Yes.

23 MS. WAGNER: Member Montague?

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MEMBER MONTAGUE: Yes.

MS. WAGNER: Member Sanghvi?

MEMBER SANGHVI: Yes.

MS. WAGNER: Member Thompson?

MEMBER THOMPSON: Yes.

MS. WAGNER: Motion passes.

CHAIRPERSON PEDDIBOYINA: Congratulations.

MEMBER LONGO: Good luck.

MEMBER KRIEGER: Best wishes.

MEMBER MONTAGUE: Good luck, guys. Good job.

CHAIRPERSON PEDDIBOYINA: Okay. Going on to the seconds, PZ23-002, Burlington - Allied Signs, on 43480 West Oaks Drive, south of Twelve Mile, west of Novi Road, Parcel 50-22-15-200-105. The applicant is requesting a variance from the City of Novi Sign Ordinance Section 28-5(b)(1)a to be allowed a 250.027 square feet illuminated wall sign (65 square feet maximum allowed, variance of 185.027 square feet). This property is zoned Regional Center (R-C).

Okay. Please go ahead and present your case. Tell your first and last name clearly for our court record and the secretary will take the oath. Thank you.

1 MR. FIELDS: Jim Fields, F-i-e-l-d-s. Allied
2 Signs, Clinton Township, Michigan.

3 MEMBER MONTAGUE: Are you an attorney?

4 MR. FIELDS: No, sir.

5 MEMBER MONTAGUE: Swear to tell the truth?

6 MR. FIELDS: I do.

7 MEMBER MONTAGUE: Thank you.

8 CHAIRPERSON PEDDIBOYINA: Yeah. Please go
9 ahead.

10 MR. FIELDS: We're here seeking a square
11 footage variance for the Burlington being constructed
12 out at the mall. This site has brought many challenges
13 due to the depth of the property itself, the large
14 scale of the parking, the access along Twelve Mile and
15 visibility. We've been here for multiple locations.
16 There is a deviation in that the variance being asked
17 for, there's already 150 square foot variance applied
18 back in '86 for this. So they're asking for a variance
19 above and beyond the 150 square foot to go to the 250
20 as proposed.

21 To be able to see, the line of sights are a
22 challenge as you come into the property. The text, the
23 way Burlington presents their text is much similar to

1 the way the Bob's Discount layout is where you have a
2 large body of text and then you have a small body of
3 text. So as you past the property, it will turn into
4 kind of a blur.

5 So with the setbacks, the size of the lot,
6 the visibility, everything comes into play in trying to
7 get more attention and identify the frontage.

8 CHAIRPERSON PEDDIBOYINA: Okay. Anything you
9 would like to add?

10 Anybody?

11 Okay. Looks good. Thank you.

12 Anybody in the audience would like to speak
13 on this case?

14 Looks like none.

15 From the city, Charles, any comments?

16 MR. BOULARD: Nothing to add, Mr. Chairman.

17 CHAIRPERSON PEDDIBOYINA: Thank you.

18 Okay. Correspondence from the secretary?

19 MEMBER MONTAGUE: There were 13 letters
20 mailed and four returned. No approvals and no
21 objections.

22 CHAIRPERSON PEDDIBOYINA: Thank you.

23 Okay. It's open to the board.

1 Dr. Sanghvi?

2 MEMBER SANGHVI: Thank you. I came and
3 visited your place yesterday. I wasn't sure how long
4 that sign is going to look like without a mockup. But
5 the question is, how many of those are there pertaining
6 to the Burlington store?

7 MR. FIELDS: How many what?

8 MEMBER SANGHVI: How many those entrances?

9 MR. FIELDS: There's just the main double
10 entrance at the front of the building which comprises
11 I believe four pillars. That was the old -- I think
12 that was the Kids R Us building was that one. The one
13 next door was the Toys R Us.

14 See if I've got an actual rendering of the
15 front of the building here. I should.

16 It should just be one set of double doors.

17 Bear with me. So much paperwork here.

18 CHAIRPERSON PEDDIBOYINA: Yeah. About to ask
19 that question.

20 MR. FIELDS: What's that?

21 CHAIRPERSON PEDDIBOYINA: About the
22 presentation.

23 MEMBER SANGHVI: You're asking for such a

1 large variance, that's why I was asking that
2 question.

3 MR. FIELDS: Sure. Yeah. The one entry door
4 through the front panes here. Then you have your basic
5 frontage.

6 (Court Reporter asked for clarification.)

7 CHAIRPERSON PEDDIBOYINA: Can you talk
8 louder, please.

9 MR. FIELDS: So you have 103 linear feet of
10 frontage. You have the one main entry with the glass.
11 You're spanning over four columns of which the sign
12 carries over two, as proposed at 250 square feet.

13 MEMBER SANGHVI: Thank you. That's fine.
14 Thank you.

15 CHAIRPERSON PEDDIBOYINA: Thank you, Dr.
16 Sanghvi.

17 Any other board member, please? Member
18 Linda.

19 MEMBER KRIEGER: I notice it was boarded up
20 so they're remodeling it to have --

21 MR. FIELDS: Yes.

22 MEMBER KRIEGER: -- the one glass pane with
23 the main entry and then have design over that?

1 MR. FIELDS: Yes.

2 MEMBER KRIEGER: And then it was difficult to
3 tell from -- without a mockup. So to compare like with
4 the other ones. So it will be proportional with the
5 other businesses?

6 MR. FIELDS: So Bob's Discount Furniture next
7 door is 224.93 square feet. The proposed at Burlington
8 is 250 square feet.

9 Where so if you go right next door to Bob's,
10 you're at 250. The old locations where this was was
11 150 square feet was Kids R Us and 150 square foot was
12 Toys R Us, which is now what Bob's is.

13 The Marshalls down the way comes in at about
14 150. I believe the Value City on the other side of the
15 lot is about 272 square feet.

16 So when you look at the entire lot, again,
17 with -- see what I got here. So when you look at the
18 full footprint, you can see where Burlington is here.
19 Again, that's the old Kids R Us. Bob's next door is
20 227 square foot. Marshalls next door to it is coming
21 in at about 165 square foot. Five Below is another 150
22 square foot. Kohl's is relatively larger in their
23 footprint because the letter height is in the seven

1 foot range so they're probably 180 square foot. Back
2 there like I said on the Value City Furniture side it's
3 222 square feet of signage.

4 So, again, here's the challenge. When you're
5 on Novi, you have no visibility coming off Twelve Mile
6 so your main egress is coming in off Novi Road so
7 you're really focusing and catching on the high angles
8 coming back through here and then back through here on
9 the other entry.

10 MEMBER KRIEGER: There was a second --
11 there's a second entrance area so that you can see it
12 more easier than the 1,127 feet from the West Oaks
13 Drive. And then this picture doesn't really do you
14 justice for the -- in the front, the proportion of --
15 you know, if you have Burlington it looks so small, but
16 if you're there it's a very long building. So I'm just
17 trying to match up the Burlington sign with the area
18 you have plus that arch. So I'm having difficulty
19 seeing if it -- how it would fit.

20 I guess I'll just leave it for other board
21 members.

22 MR. FIELDS: Plus the arch meaning? You
23 talking --

1 MEMBER KRIEGER: There's the -- the previous
2 picture. It seemed like it was to the side. So it
3 will be centered?

4 MR. FIELDS: It's centered in their lease
5 space.

6 MEMBER KRIEGER: All right.

7 MR. FIELDS: So what you're seeing there is
8 the outer spots of their lease space. The sign is
9 centered where the entryway is. So the entryway is
10 here. That is their lease space. This is Bob's from
11 here on over. Here on over the wall juts back and then
12 it's Marshalls coming this way. Actually, I think it's
13 Kirkland's and then Marshalls.

14 MEMBER KRIEGER: Okay. Thank you.

15 CHAIRPERSON PEDDIBOYINA: Thank you. Any
16 other board member, please?

17 Okay. Looks like none. It's motion time.

18 MEMBER THOMPSON: I move that we grant the
19 variance in case PZ23-0002 sought by Burlington -
20 Allied Sign for the sign variance because the
21 petitioner has shown practical difficulty, including
22 approval requiring a larger sign on the basis of any of
23 the following: That the request is based upon

1 circumstances or features that are exceptional and
2 unique to this property and do not result from
3 conditions that exist generally in the city or that are
4 self-created. And that's just to match the other
5 stores in the plaza.

6 That the failures to grant relief will
7 unreasonably prevent or limit the use of property and
8 will result in substantially more or a mere
9 inconvenience or inability to obtain a higher economic
10 or financial return because it is off of Twelve Mile
11 and har to find if you're not in the plaza.

12 The grant of relief would be offset by other
13 improvements or actions such as increased setbacks or
14 increased landscaping such that the net effect will
15 result in an improvement of the property or the
16 project ...

17 It's just fitting in with the neighbors.

18 The construction of the conforming sign would
19 require the removal or significant alteration of
20 natural features on the property, again, to match the
21 construction and the look of everything else in the
22 plaza.

23 The grant and the relief would not result in

1 the use or structure that is incompatible with or
2 reasonably interferes with adjacent or surrounding
3 properties and will result in substantial justice being
4 done to both the applicant and adjacent or surrounding
5 properties and is not inconsistent with the spirit or
6 the intent of the chapter.

7 Not to keep going back to it, but this is
8 just going to make the plaza look uniform as other
9 businesses in there have the same size signage.

10 CHAIRPERSON PEDDIBOYINA: Okay. Somebody can
11 make a second, please.

12 MEMBER LONGO: Second.

13 CHAIRPERSON PEDDIBOYINA: Thank you.

14 MS. WAGNER: Chairperson Peddiboyina?

15 CHAIRPERSON PEDDIBOYINA: Yes, please.

16 MS. WAGNER: Member Krieger?

17 MEMBER KRIEGER: Yes.

18 MS. WAGNER: Member Longo?

19 MEMBER LONGO: Yes.

20 MS. WAGNER: Member McLeod?

21 MEMBER MCLEOD: Yes.

22 MS. WAGNER: Member Montague?

23 MEMBER MONTAGUE: Yes.

1 MS. WAGNER: Member Sanghvi?

2 MEMBER SANGHVI: Yes.

3 MS. WAGNER: Member Thompson?

4 MEMBER THOMPSON: Yes.

5 MS. WAGNER: Motion passes.

6 MR. FIELDS: Thank you.

7 CHAIRPERSON PEDDIBOYINA: Thank you.

8 Congratulations.

9 Okay. Case number three today. PZ23-003,
10 Tim and Jennifer Kirk, 23070 Ennishore Drive, west of
11 Meadowbrook, north of Nine Mile, Parcel
12 50-22-26-429-008. The applicant is requesting a
13 variance from the City of Novi Zoning Ordinance Section
14 3.1.4 for a front yard setback of 24 feet (30 feet
15 required, variance of six feet); for a proposed front
16 garage addition. This property is zoned One-Family
17 Residential (R-3).

18 Okay. Please tell your first and last name
19 clearly for our secretary -- sorry, for the court
20 record and the secretary with take the oath.

21 MR. KIRK: Okay. Tim Kirk, K-i-r-k.

22 MEMBER MONTAGUE: Are you an attorney?

23 MR. KIRK: I'm not.

1 MEMBER MONTAGUE: Do you swear to tell the
2 truth in this case?

3 MR. KIRK: I do.

4 MEMBER MONTAGUE: Thank you.

5 CHAIRPERSON PEDDIBOYINA: Yeah. Please go
6 ahead where we can help you tonight.

7 MR. KIRK: We're asking for a third car
8 garage addition. The shape of our lot is pie shaped.
9 We can't go out to the sides. We can only go towards
10 the front of the lot or the street. If we went back
11 the opposite way, it would be in our home. So we are
12 restricted in our lot shape where to put a third car
13 garage. I worked with the city building department
14 just for counseling to make sure that we're doing
15 things properly. And they agreed with that restriction
16 and also the size and scope of it they thought was
17 reasonable. So for what that's worth.

18 A garage is usually 12 to 16 feet wide. We
19 indeed are only asking for the minimum 12 foot wide.
20 It will be the same length as the existing garage. One
21 neighbor was opposed to our original plan which would
22 have followed the same parallel wall lines and so we
23 shifted the garage to the south two feet which adds

1 some architectural detail but also keeps us the
2 addition even further away from the side lot line.

3 And as far as affecting the surrounding area.
4 Our neighbors and HOA have all approved it. I don't
5 think it's going to have much of a visual affect. Our
6 house happens to be -- averages about 85 feet off of
7 the street, a setback, because the plot of our
8 subdivision originally was to have a boulevard running
9 through our front yard and they never followed through
10 with that plan so we have a very deep front yard and
11 we're on the outside of a curve so the garage really
12 isn't going to impede view of neighbor's houses.

13 CHAIRPERSON PEDDIBOYINA: Okay. Can you show
14 a picture -- do you have a diagram of the garage?

15 MR. KIRK: Yep. Do you want what was in the
16 packet or I've got other pictures?

17 CHAIRPERSON PEDDIBOYINA: Just a picture.

18 MR. KIRK: Okay.

19 CHAIRPERSON PEDDIBOYINA: Thank you. Would
20 like to see, is it a separate garage or is it a stacked
21 garage. We would like to see the audience.

22 (Photo displayed.)

23 MR. KIRK: This would be -- I just

1 Photoshopped a third door onto the garage from our
2 driveway side and then from the backside I believe I've
3 got --

4 (Photo displayed.)

5 MR. KIRK: That would be the view from the
6 backside with basically the garage just -- wall pulled
7 out another 12 feet and offset.

8 (Photo displayed.)

9 MR. KIRK: And as far as the neighborhood,
10 the majority of our subdivision, I have multiple views
11 for you, but the 30 foot front lot setback is the
12 standard. And since our house is twisted and also this
13 line is a curve, if you take the average or about 85
14 feet off of the street, we're asking -- we have four --
15 excuse me, six feet we can still go. Our existing
16 garage is 36 foot setback. If we wanted to add on 12
17 feet, we'd need another six foot so that's the variance
18 we're asking for. And the variance at one end is six
19 feet, about 70 inches at the other end because of the
20 angles is about 40 inches. So it's what I would think
21 a fairly modest request.

22 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

23 Anything you would like to add?

1 MR. KIRK: No. Other than if you need more
2 diagrams or pictures, but out of respecting your time,
3 I will use those as requested.

4 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.
5 Anybody in the audience would like to speak
6 on this case? This is the time to speak.

7 Looks like none.

8 From the city, Charles?

9 MR. BOULARD: Nothing to add, Mr. Chairman.

10 CHAIRPERSON PEDDIBOYINA: Thank you. From
11 the correspondence, secretary?

12 MEMBER MONTAGUE: 27 letters were mailed.
13 Two returned. One objection. One approval.

14 The approval. They are great neighbors and
15 always willing to help others. I wholeheartedly
16 support and approve their desire to improve their
17 house. That's from Yousif Jiddon, J-i-d-d-o-n.

18 Objection. Rule number one says must be 30
19 feet. They want 24. Rule number two says must get
20 immediate neighbor's approval. And approved and
21 denied. Rule number three says must get board of
22 directors' approval, not given. Rule number four says
23 city approval requires approval of rules, not done. I

1 don't know what rules. Number two and number three.
2 The ones we read I suppose. Should be denied. They
3 are trying to do an end run around all rules. All 150
4 plus or minus homeowners have followed all rules for
5 past 57 years. Newcomers should follow them also.
6 They have only lived here for a few years. And it is
7 Garet, G-a-r-e-t, I believe, Kidd, K-i-d-d. 53-year
8 resident, it says.

9 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

10 Tim, I have no objection on this. It's open
11 to the board and discussion. Anybody would like to
12 speak on this case from the board members?

13 Okay. Dr. Sanghvi.

14 MEMBER SANGHVI: Thank you. I came and saw
15 your property yesterday.

16 MR. KIRK: Thank you.

17 MEMBER SANGHVI: I have been familiar with
18 that because I have been living in that neighborhood
19 for 45 years. So I used to walk across and come
20 around. Anyway. The main point I want to make and I
21 agree with you, it is a pie shaped lot. Your front of
22 your garage is on the side and not facing the road.
23 And only way you can expand is just requiring the front

1 yard setback. There's no other way you can make it any
2 bigger. So I understand your problem and I think I
3 have no difficulty in supporting it. Thank you.

4 MR. KIRK: Thank you.

5 CHAIRPERSON PEDDIBOYINA: Thank you, Dr.
6 Sanghvi.

7 Any other board member, please.

8 MEMBER MONTAGUE: Yes. I'd like to also, you
9 do have a site issue with the wide shape and obviously
10 you're way farther back from the road than would be a
11 normal setback to a property line. So I think it's not
12 obtrusive at all and I would support it as well.

13 MR. KIRK: Thank you.

14 CHAIRPERSON PEDDIBOYINA: Thank you. Any
15 other board member? Okay. Member Linda.

16 MEMBER KRIEGER: Yes. I would be also -- you
17 followed the rules by coming to the city and giving a
18 plot plan. So for that, I say I move that we grant the
19 variance in case number PZ23-003 for the variance of
20 request for a front garage addition sought by the
21 petitioner because the petitioner has shown practical
22 difficulty. Without the variance, petitioner will be
23 unreasonably prevented or limited with respect to the

1 use of the property because of its pie shape.

2 The property is unique because of the
3 footprint of the house on that site and the shape of
4 the property.

5 The petitioner did not create the condition
6 because of the lot condition and the curve of the
7 street. The relief granted will not unreasonably
8 interfere with adjacent or surrounding properties
9 because it will enhance the neighborhood with the
10 additional garage, which many people are searching for
11 these days. The relief is consistent with the spirit
12 and intent of the ordinance because it is a reasonable
13 request.

14 CHAIRPERSON PEDDIBOYINA: Thank you.
15 Somebody make a second, please.

16 MEMBER LONGO: I second.

17 CHAIRPERSON PEDDIBOYINA: Thank you. Roll
18 call, please, Anita.

19 MS. WAGNER: Chairperson Peddiboyina?

20 CHAIRPERSON PEDDIBOYINA: Yes, please.

21 MS. WAGNER: Member Krieger?

22 MEMBER KRIEGER: Yes.

23 MS. WAGNER: Member Longo?

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MEMBER LONGO: Yes.

MS. WAGNER: Member McLeod?

MEMBER MCLEOD: Yes.

MS. WAGNER: Member Montague?

MEMBER MONTAGUE: Yes.

MS. WAGNER: Member Sanghvi?

MEMBER SANGHVI: Yes.

MS. WAGNER: Member Thompson?

MEMBER THOMPSON: Yes.

MS. WAGNER: Motion passes.

CHAIRPERSON PEDDIBOYINA: Congratulations.

MEMBER LONGO: Congratulations, Dr. Kirk.

MR. KIRK: Thank you very much. Appreciate your time.

CHAIRPERSON PEDDIBOYINA: Okay. Today's case number four. PZ23-004, Catholic Central High School, 27225 Wixom Road, south of Twelve Mile, west of Wixom Road, Parcel 50-22-18-200-026 and 50-22-18-200-027. The applicant is requesting a variance from the City of Novi Sign Ordinance Section 28-5(a) for a sign height of 10 feet (six feet allowed, variance of four feet); Section 28-5(b)(2)a for a total signage of 41.15 feet (32 feet maximum allowed, variance of 9.15 feet). This

1 property is zoned Residential Acreage (RA) and
2 One-Family Residential (R-4).

3 Thank you. Please go ahead and tell your
4 first and last name clearly for our court record and
5 secretary will take the oath.

6 MR. ENDRES: My name is Steve Endres,
7 E-n-d-r-e-s. I am not an attorney. And I will tell
8 the truth.

9 MEMBER MONTAGUE: Thank you.

10 MR. ENDRES: Thank you. Yes. We are seeking
11 two variances on the sign that's proposed as part of
12 our connector road project as was mentioned earlier in
13 the meeting. This project creates vehicular connection
14 to Twelve Mile Road. It is the only access point that
15 the school has to Twelve Mile Road. Part of the
16 request for the additional height and square footage of
17 the sign is that the lineal footage of the property
18 along Twelve Mile Road is approximately 1480 lineal
19 feet, heavily vegetated currently. And the existing
20 school sits back from Twelve Mile Road by approximately
21 the same distance, but it's about a quarter mile away.

22 There are additional projects being proposed,
23 as you saw some of them today. But even those projects

1 not being built right up to the setback line.

2 Being that this is -- there's going to be
3 higher traffic volumes now coming out onto Twelve Mile
4 as the volumes are now spread between the two Wixom
5 Road entrances and now the Twelve Mile entrance, it
6 warrants for visibility and way finding that is similar
7 to what is already there on the Wixom Road entrances.

8 The sign is a natural stack stone walls with
9 a steel beam with pin mounted letters. Again, similar
10 to what is at the Wixom Road entrances, the north and
11 south entrance. The portion of the sign that exceeds
12 the variances are the interlocking CCs which are
13 emblematic of Catholic Central. And the purpose for
14 these obviously in having a consistent branding across
15 the site also gives a visual cue from further away from
16 the sign, identifies the property before you even get
17 there. And with students coming in and out of these
18 entrances, we think that it serves a benefit from a
19 safety standpoint as well, alerting motorists to the
20 presence of this entrance and the increased traffic
21 volumes that are going to be coming at the beginning
22 and end of the school day.

23 The lighting of the sign is going to be

1 indirect. Light sources are going to be hidden. It's
2 going to be dark sky compliant. Again, lighting is
3 going to be similar to the Wixom Road entrances where
4 there are B mounted linear LED lights that illuminate
5 the beam and then spotlights that shine at the CC
6 letters.

7 So, again, the idea is to carry forth the
8 aesthetic that was established at the Wixom Road
9 entrances and applied it similarly here along Twelve
10 Mile.

11 For reference of scale, the south entrance
12 sign at Wixom Road has a CC that is approximately --
13 the interlocking CCs are approximately three foot by
14 three foot. This sign is slightly larger being four
15 foot by four foot with the interlocking CCs. But,
16 again, being the only vehicular access point off of
17 Twelve Mile, it kind of warrants a little bit more
18 scale and presence along Twelve Mile.

19 I can show you some renderings.

20 (Photo displayed.)

21 MR. ENDRES: A night view of the sign.
22 Again, the CCs -- and you know what, I think I will put
23 up one of my own here just 'cause it has some different

1 dimensions showing here.

2 (Photo displayed.)

3 MR. ENDRES: This indicating that the portion
4 of the sign that falls within the variance is the
5 stacked stone walls, the beam and the pin mount letters
6 four feet above, which we are requesting the variance
7 for are the interlocking CCs. And the second variance
8 was for the square footage of the sign. 32 square feet
9 are allowed at our current setback, we're requesting 42
10 square feet. And as you can see, the signage envelope
11 drawn around both the pin mount letters and the
12 interlocking CCs is composed mostly of void space. So
13 the additional square footage is not visually obtrusive
14 in that regard.

15 I'll turn it over for any questions. Thank
16 you.

17 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

18 Anybody would like to speak on this case on
19 behalf of you?

20 Looks like none.

21 Okay. Audience?

22 None looks like.

23 Okay. Charles, from the city?

1 MR. BOULARD: Nothing to add. Thank you.

2 CHAIRPERSON PEDDIBOYINA: Thank you.

3 And the correspondence?

4 MEMBER MONTAGUE: 46 letters were mailed.

5 Three were returned. No objections. No approvals.

6 CHAIRPERSON PEDDIBOYINA: Thank you.

7 So open to the board. Dr. Sanghvi?

8 MEMBER SANGHVI: Thank you. As I mentioned
9 earlier, I went and drove around. On Twelve Mile Road
10 there is no way of knowing where you are going to put
11 your sign and I didn't see in any of your thing where
12 you are going to site it. Can you have any idea at
13 what location you are going to put this?

14 MR. ENDRES: Yes. Let's see. I don't know
15 if any of the drawings are going to give much help.
16 It's difficult to see in plan. All right. I can
17 describe it to you from the narrative that was ...

18 Oh. Thank you. Team member comes to the
19 rescue again.

20 (Document displayed.)

21 MR. ENDRES: So the connector road as you can
22 see adjoins Twelve Mile here. We are approximately 433
23 feet west of the Berkshire development from the

1 property that abuts to the east. And approximately 700
2 feet from the drive that's on the north side -- Helfer
3 Boulevard. So Helfer Boulevard being 700 feet, a
4 little over the east. Okay. 700 feet from that
5 entrance and then 400 feet from Berkshire. And
6 currently across, directly across is a woodland.

7 So, yes, difficult to site because of the
8 dense vegetation all around and no frame of reference
9 while you're out there.

10 MEMBER SANGHVI: I'll ask you another way.
11 How far are you away from the entrance to the next
12 subdivision?

13 MR. ENDRES: From the subdivision to --
14 that's on the north side of Twelve Mile we are 700 feet
15 from their vehicular entrance.

16 MEMBER SANGHVI: 700 feet.

17 MR. ENDRES: 700 feet from their vehicular
18 entrance, yes.

19 And then I'm not quite sure. I do not
20 believe Berkshire has an entrance to our east, but --
21 yes.

22 MEMBER SANGHVI: Thank you.

23 CHAIRPERSON PEDDIBOYINA: Thank you, Dr.

1 Sanghvi.

2 Any other board member, please.

3 CHAIRPERSON PEDDIBOYINA: Okay. It's time
4 for the motion.

5 MEMBER KRIEGER: May I have a minute?

6 CHAIRPERSON PEDDIBOYINA: Okay. Do you want
7 to --

8 MEMBER KRIEGER: Sorry.

9 CHAIRPERSON PEDDIBOYINA: Oh. Go ahead,
10 Member Linda.

11 MEMBER KRIEGER: Do you have a Google Maps of
12 the site showing Twelve Mile?

13 (Pause.)

14 MR. ENDRES: So this again is the 700 feet
15 from the boulevard accessing the development across the
16 street. And again, 433 feet from the property line at
17 Berkshire.

18 (Court Reporter asked for clarification.)

19 MEMBER KRIEGER: So the sign is going to be
20 at the entrance, the new entrance that you're creating?

21 MR. ENDRES: Correct. The new sign is going
22 to be west of this new entrance here.

23 MEMBER KRIEGER: Okay. So I just wanted to

1 add that it would be -- the new sign will be consistent
2 with the Catholic Central's Wixom Road entrances that
3 will be aesthetically pleasing as well as you had said
4 and not visually obtrusive as you said. And also, for
5 directional and safety that if someone is on Twelve
6 Mile and they want to know where does this drive go to,
7 they automatically know because it is hard to see the
8 school from the road on Wixom, so I'm sure the same
9 with Twelve Mile. I know probably with the lighting
10 during the games it will be easier to know, just find
11 the road. But I would be in favor of the sign request.
12 Thank you.

13 CHAIRPERSON PEDDIBOYINA: Thank you, Krieger.
14 Good question you ask the Google Map.

15 And, Dr. Sanghvi, I hope you got the
16 subdivision from the entrance to the property. Okay.
17 Thank you.

18 Okay. It's time for the motion.

19 MEMBER MCLEOD: I move that we grant the
20 variance in case number PZ23-0004, sought by Catholic
21 Central High School for the sign variance height of
22 four feet and the size variance of 9.15 feet because
23 the petitioner has shown practical difficulty including

1 the visibility of the sign requiring the additional
2 height. On the basis of that the failure to grant
3 relief will unreasonably prevent or limit the use of
4 the property and will result in substantially more
5 inconvenience or inability to obtain a higher economic
6 or financial return because it significantly helps the
7 parents and other students find the location of the
8 school as you're driving there, whether it's nighttime
9 or daytime. Similarly, it does match the aesthetic of
10 the sign already provided at Wixom.

11 And that's it.

12 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.
13 Somebody can make a second.

14 MEMBER KRIEGER: Second.

15 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
16 Krieger.

17 Okay. So roll call.

18 MS. WAGNER: Chairperson Peddiboyina?

19 CHAIRPERSON PEDDIBOYINA: Yes, please.

20 MS. WAGNER: Member Krieger?

21 MEMBER KRIEGER: Yes.

22 MS. WAGNER: Member Longo?

23 MEMBER LONGO: Yes.

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MS. WAGNER: Member McLeod?
MEMBER MCLEOD: Yes.
MS. WAGNER: Member Montague?
MEMBER MONTAGUE: Yes.
MS. WAGNER: Member Sanghvi?
MEMBER SANGHVI: Yes.
MS. WAGNER: Member Thompson?
MEMBER THOMPSON: Yes.
MS. WAGNER: Motion passes.
CHAIRPERSON PEDDIBOYINA: Congratulations.

Thank you.

MR. ENDRES: Thank you.

CHAIRPERSON PEDDIBOYINA: Okay. Today's final case. PZ23-005, Anne Ball and Mathew Norman, 317 Duana Avenue, west of Old Novi Road, south of South Lake Drive, Parcel 50-22-03-481-007. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.5 for a side yard setback of 3.15 feet (10 feet time 10 feet required, variance of 6.85 feet); an aggregate total side yard of 8.23 yard (25 feet required, variance of 16.77 feet); for a proposed second story expansion. This property is zoned One-Family Residential (R-4).

1 Okay. Please go ahead and tell your first
2 and last name clearly for our secretary.

3 MR. NORMAN: Mathew Norman representing Anne
4 Ball.

5 CHAIRPERSON PEDDIBOYINA: Okay. And our
6 secretary will take the oath.

7 MEMBER MONTAGUE: Are you an attorney?

8 MR. NORMAN: No.

9 MEMBER MONTAGUE: Do you swear to tell the
10 truth?

11 MR. NORMAN: Yes.

12 MEMBER MONTAGUE: Thank you.

13 CHAIRPERSON PEDDIBOYINA: Yeah. Please go
14 ahead.

15 MR. NORMAN: Sure. A little history on the
16 house that we recently purchased in November. It was
17 originally built around 1955 as a single story
18 residential home. Continue on up to around 2012, the
19 previous owner put a second addition, completely
20 remodeled a three bedroom, one bath home and turned it
21 into a one bedroom, two bath home with a second story
22 addition. At that time in 2012, I'm pretty sure a
23 variance was required and approved for that second

1 story addition.

2 What we are proposing to do is to take the
3 current second story addition and extend it out another
4 20 feet to the back of the house.

5 So as far as this turing on.

6 (Photo displayed.)

7 MR. NORMAN: So this is the way the house is
8 currently. You can see the second story there that was
9 added in 2012. Here's another side view of it. So
10 what we're looking to do is basically extend this roof
11 line out to about where this stack is here to add -- to
12 take a one bedroom, two bath home to make it a three
13 bedroom, two bath -- two and a half bath home.

14 This is a picture above.

15 (Photo displayed.)

16 MR. NORMAN: So this is the house here, the
17 second story here and the first floor that we're going
18 to add the second addition right along here.

19 This is the current back view -- rearview of
20 the house that that upper second story is going to come
21 out closer to the back of the story about 20 feet. And
22 then this is the architectural rendering of the back of
23 the house, the proposed redesign of the back of the

1 house.

2 That's all I have.

3 CHAIRPERSON PEDDIBOYINA: Okay.

4 MR. NORMAN: Oh, well the side rendering is
5 here showing that this is -- this is from the -- this
6 is the west side rendering. This is the current second
7 story and this is our addition that we're proposing.

8 CHAIRPERSON PEDDIBOYINA: Okay. Anything you
9 would like to add?

10 MR. NORMAN: Nope.

11 CHAIRPERSON SANGHVI: Okay. Audience, from
12 the audience?

13 Looks like none.

14 From the city?

15 MR. BOULARD: Just stand by for questions.

16 CHAIRPERSON PEDDIBOYINA: That you, Charles.
17 And correspondence, secretary?

18 MEMBER MONTAGUE: 31 letters were mailed.
19 Eleven were returned with one approval.

20 CHAIRPERSON PEDDIBOYINA: Thank you.

21 MEMBER MONTAGUE: The approval says, thank
22 you. We own 313 Elm Court and we have no issues with
23 the 317 Duana improvements and support the project.

1 And it's from Terry Duperon, D-u-p-e-r-o-n.

2 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.
3 I have a quick question. This house is built in 1955,
4 correct?

5 MR. NORMAN: Correct. Yeah.

6 CHAIRPERSON PEDDIBOYINA: Okay. How strong
7 is the foundation for the building a second story?

8 MR. NORMAN: We're going to have engineers
9 look to make sure --

10 CHAIRPERSON PEDDIBOYINA: So you want to be
11 safe. I want to see that.

12 MR. NORMAN: Yes. Absolutely.

13 CHAIRPERSON PEDDIBOYINA: It's really
14 important.

15 MR. NORMAN: Absolutely.

16 CHAIRPERSON PEDDIBOYINA: Okay. Apart from
17 that, I have no objection on that. Okay. So it's open
18 to the board.

19 Okay. Dr. Sanghvi?

20 MEMBER SANGHVI: Thank you. I came and saw
21 your place yesterday. You have some construction going
22 on already now, haven't you?

23 MR. NORMAN: No. Nothing at all. It's

1 not -- we're not even living there so there is no --

2 MEMBER SANGHVI: Well, it looked like
3 something is being done to the house.

4 MR. NORMAN: It might be the house next door
5 there is something.

6 MEMBER SANGHVI: I saw both of them --

7 MR. NORMAN: Okay.

8 MEMBER SANGHVI: -- that's why I asked you.

9 MR. NORMAN: Okay. Yeah. Our house has
10 nothing --

11 MEMBER SANGHVI: Because I didn't see a
12 second story on your house but the other one is already
13 got one.

14 MR. NORMAN: There is one -- is there one
15 going down the street from us a little bit?

16 MEMBER SANGHVI: I understand your problem.
17 They are all very small lots that you can't expand
18 without any kind of variance -- extra variances you
19 need and I have no problem. Thank you.

20 MR. NORMAN: Thank you very much.

21 CHAIRPERSON PEDDIBOYINA: Thank you, Dr.
22 Sanghvi.

23 Any other board?

1 MEMBER McLEOD: So a quick question. The
2 proposal you have just shows you're expanding the
3 second story. Why do you require a side variance for
4 expanding the footprint that you're already on? Yes.

5 MR. BOULARD: So the existing home is
6 nonconforming and so by adding the second story over
7 the nonconforming area, it would be increasing a
8 nonconformity. So you've added additional volume
9 that's within those setbacks. So that's the reason
10 they were directed here, so.

11 MEMBER MCLEOD: Okay. Great. Thanks.

12 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.
13 Any other?

14 Okay. This looks like a motion time. Member
15 Montague?

16 MEMBER MONTAGUE: All right. I move that we
17 grant the variance in case number PZ23-0005 for a side
18 yard setback variance of 6.85 feet and an aggregate
19 total side yard variance of 16.77 feet.

20 Without the variance, the petitioner would be
21 unreasonably prevented or limited with respect to
22 property use because additional bedroom would not fit
23 within this lot because it is unique because it is a

1 small lot and we're trying to fit an extra bedroom in
2 here.

3 The petitioner did not create the condition
4 because the lot size was predetermined when he
5 purchased the property.

6 The relief granted will not unreasonably
7 interfere with adjacent or surrounding properties
8 because basically he's expanding the building within
9 the existing footprint over the top of himself and it
10 really does not impinge upon anyone else. The relief
11 is consistent with the spirit and intent of the
12 ordinance because it is allowing this person to
13 maximize the use of their property for their own
14 living.

15 CHAIRPERSON PEDDIBOYINA: Can I add --

16 MEMBER SANGHVI: Second.

17 CHAIRPERSON PEDDIBOYINA: No. Before that,
18 can I add one point?

19 MEMBER MONTAGUE: Sure.

20 CHAIRPERSON PEDDIBOYINA: Taking advice for
21 the structural engineering for the -- before the
22 construction. I really and greatly appreciate on that.
23 That's the safety issue I want to add on that.

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MEMBER MONTAGUE: Sure.

CHAIRPERSON PEDDIBOYINA: Okay. Second
somebody.

MEMBER SANGHVI: Me.

CHAIRPERSON PEDDIBOYINA: Okay. Dr. Sanghvi.
Okay. Roll call, Anita.

MS. WAGNER: Chairperson Peddiboyina?

CHAIRPERSON PEDDIBOYINA: Yes, please.

MS. WAGNER: Member Krieger?

MEMBER KRIEGER: Yes.

MS. WAGNER: Member Longo?

MEMBER LONGO: Yes.

MS. WAGNER: Member McLeod?

MEMBER MCLEOD: Yes.

MS. WAGNER: Member Montague?

MEMBER MONTAGUE: Yes.

MS. WAGNER: Member Sanghvi?

MEMBER SANGHVI: Yes.

MS. WAGNER: Member Thompson?

MEMBER THOMPSON: Yes.

MS. WAGNER: Motion passes.

CHAIRPERSON PEDDIBOYINA: Thank you.
Congratulations.

1 MEMBER KRIEGER: Best wishes.

2 MR. NORMAN: Thank you.

3 CHAIRPERSON PEDDIBOYINA: Okay. It's
4 appointing a chair for the zoning board. I would like
5 to continue. Somebody can make a motion on that.
6 Anybody would like to?

7 MEMBER KRIEGER: Nobody else wants to do
8 it --

9 MEMBER MONTAGUE: Yeah. I'll make a
10 motion --

11 MS. SAARELA: Somebody would need to nominate
12 to be chairman and then secretary and vice chair.

13 CHAIRPERSON PEDDIBOYINA: Okay.

14 MS. SAARELA: So open it up to nominations
15 for chairman.

16 MEMBER KRIEGER: So it doesn't necessarily
17 need to be sequential or however --

18 MS. SAARELA: No. I mean, you can nominate
19 whatever position you guys want to take first. You
20 don't have to --

21 MEMBER KRIEGER: Okay. Yes, Mav.

22 MEMBER SANGHVI: Traditionally we have been
23 promoting the vice chair into the chair.

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CHAIRPERSON PEDDIBOYINA: Okay.

MEMBER SANGHVI: And I think that is what we should continue as the next chair.

MEMBER KRIEGER: But Mike doesn't want to -- Mike, do you want to do that?

MEMBER SANGHVI: Any problem?

MEMBER THOMPSON: I do not.

MEMBER KRIEGER: Okay. Not a problem.

Clift, what would you like to do? Vice chair or chair?

MEMBER MONTAGUE: Vice chair would be good, yeah. That would be fine.

CHAIRPERSON PEDDIBOYINA: Okay. Vice chair? Okay.

MEMBER MONTAGUE: Yeah, vice chair would be fine.

MEMBER KRIEGER: Okay.

MEMBER MONTAGUE: What about you, Linda?

MEMBER KRIEGER: I'm fine. As long as I can learn to make better motions, I'm good.

MEMBER SANGHVI: And just propose a --

MEMBER MONTAGUE: So we need a secretary.

MEMBER KRIEGER: Who wants to do secretary?

1 You want to do secretary?

2 MEMBER MONTAGUE: I'm good.

3 MEMBER KRIEGER: You're good. Okay.

4 CHAIRPERSON PEDDIBOYINA: You want to be
5 secretary?

6 (Court Reporter asked for clarification.)

7 MS. SAARELA: So, yes. Can we state who's
8 doing what position and then vote on it?

9 MEMBER LONGO: I think we should do that.

10 MEMBER MONTAGUE: Well, yeah.

11 CHAIRPERSON PEDDIBOYINA: He's the vice
12 chair, Montague.

13 MS. SAARELA: Who's going to do chair?

14 MEMBER KRIEGER: Joe wants to -- I vote for
15 Joe to do chair.

16 MS. SAARELA: Do you have a second?

17 MEMBER KRIEGER: I nominate Joe to do chair
18 for --

19 MEMBER LONGO: I'll second.

20 CHAIRPERSON PEDDIBOYINA: Thank you.

21 MEMBER KRIEGER: -- this coming year.

22 CHAIRPERSON PEDDIBOYINA: And the vice chair
23 is Montague. And secretary is Mike Longo.

1 MS. SAARELA: Okay. Is there anybody who has
2 different position -- any opposition to those?

3 MEMBER KRIEGER: No. Member at large is
4 fine.

5 MS. SAARELA: Okay.

6 MEMBER KRIEGER: It's fun to be at large.

7 MS. SAARELA: Okay. If you don't have any
8 other nominations, I think you can just do a normal
9 vote on that.

10 CHAIRPERSON PEDDIBOYINA: Okay. Say "aye" in
11 favor everybody.

12 MEMBER KRIEGER: All in favor for Joe being
13 chair, aye.

14 THE BOARD: Aye.

15 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.

16 MEMBER KRIEGER: And then all in favor for
17 Clift being vice chair.

18 THE BOARD: Aye.

19 MEMBER KRIEGER: Okay. All in favor for Mike
20 Longo being secretary.

21 THE BOARD: Aye.

22 MEMBER KRIEGER: Very good.

23 CHAIRPERSON PEDDIBOYINA: Okay. Other

1 matters? Any other matters before I adjourn tonight?

2 Okay. Before I adjourn, all in favor --

3 MEMBER KRIEGER: Wait. What's up, Mav?

4 MEMBER SANGHVI: Mr. Chair, can I have a
5 moment?

6 CHAIRPERSON PEDDIBOYINA: Yes, please.

7 MEMBER SANGHVI: I would like to propose a
8 vote of thanks to the chairman who has continued doing
9 it for two years, more than expected call of duty. And
10 so thank you, Joe, for doing it for all this time. And
11 we appreciate your service. Thank you.

12 CHAIRPERSON PEDDIBOYINA: Thank you,
13 Dr. Sanghvi. I appreciate it.

14 Any other?

15 MEMBER LONGO: I second that.

16 CHAIRPERSON PEDDIBOYINA: Okay. Before I
17 adjourn, say all in favor.

18 MEMBER KRIEGER: All in favor adjourn, aye.

19 THE BOARD: Aye.

20 CHAIRPERSON PEDDIBOYINA: Okay. Motion to
21 adjourn. Good night.

22 (At 8:19 p.m., meeting concluded.)

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C E R T I F I C A T E

STATE OF MICHIGAN)

) ss

COUNTY OF OAKLAND)

I, Darlene K. May, Notary Public within and for the County of Oakland, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the above-entitled matter at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of seventy-four (74) typewritten pages, is a true and correct transcript of my said stenographic notes.

/s/ Darlene K. May _____
Darlene K. May, RMR, CRR, RPR
Michigan CSR-6479

March 31, 2023
(Date)