

04/08/2025

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

Tuesday, April 8, 2025

Council Chambers/Novi Civic Center

41725 Novi Road

Novi, Michigan

BOARD MEMBERS:

W. Clift Montague, Chairperson

Mike Longo, Secretary

Joe Peddiboyina, Member

Siddharth Mav Sanghvi, Member

Linda Krieger, Member

W. Clift Montague, Member

Larry Butler, Member

Joe Samona, Alternate Member

ABSENT UNEXCUSED:

Michael Thompson, Member

ALSO PRESENT:

Elizabeth Saarela, City Attorney

Alan Hall, Deputy Community Development

Director

Sarah Fletcher, Recording Secretary

REPORTED BY:

Melinda R. Womack

Certified Shorthand Reporter

1	AGENDA	
2		Page
3	Call to Order	3
4	Pledge of Allegiance	3
5	Roll Call	3
6	Public Hearing Format and Rules of Conduct	4
7	Minutes - March 2025	4
8	Public Remarks	5
9	Approval of Agenda	5
10	Public Hearings	5
11	PZ25-0005	5
12	PZ25-0007	25
13	PZ25-0009	41
14	Other Matters	52
15	Adjournment	53
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

1 CHAIRPERSON MONTAGUE: Welcome to the Zoning
2 Board of Appeals for the City of Novi for April 8th,
3 2025. Would you please stand for the Pledge of
4 Allegiance.

5 (Pledge of Allegiance recited).

6 CHAIRPERSON MONTAGUE: Roll call,
7 please.

8 MS. FLETCHER: Chairperson Montague?

9 CHAIRPERSON MONTAGUE: Here.

10 MS. FLETCHER: Member Sanghvi?

11 MEMBER SANGHVI: Here.

12 MS. FLETCHER: Member Thompson? Absent
13 unexcused. Member Peddiboyina?

14 MEMBER PEDDIBOYINA: Yes, please.

15 MS. FLETCHER: Member Longo?

16 MEMBER LONGO: Yes.

17 MS. FLETCHER: Member Krieger?

18 MEMBER KRIEGER: Here.

19 MS. FLETCHER: Member Butler?

20 MEMBER BUTLER: Here.

21 MS. FLETCHER: And alternate member
22 Samona?

23 MEMBER SAMONA: Here.

24 MS. FLETCHER: Thank you. We have a
25 quorum.

1 CHAIRPERSON MONTAGUE: We have three
2 cases tonight and go over the rules of conduct.
3 Please silence or turn off your cell phones
4 everyone. The applicant representing the case
5 will be asked to come forward and present their
6 case. They'll state their name and address
7 spelling their name and be sworn in by the
8 secretary. They'll be allowed up to ten minutes
9 to present their case. Anyone in the audience who
10 wishes to address the board for a current case
11 will ask to raise their hand. Once recognized,
12 they will have three minutes to present a one-time
13 presentation, no banter back and forth between the
14 applicant and the public.

15 All right. So we have the meeting
16 minutes from the March meeting. Are there any
17 suggested revisions to that?

18 MEMBER SAMONA: Motion to approve.

19 MEMBER PEDDIBOYINA: I second.

20 CHAIRPERSON MONTAGUE: All approved,
21 aye.

22 THE BOARD: Aye.

23 CHAIRPERSON MONTAGUE: Any opposed say
24 nay. Passes. Tonight's agenda, as I said, we
25 have three cases. Is there any amendments to the

1 agenda? Motion to approve, please.

2 MEMBER LONGO: I move that we approve.

3 MEMBER KRIEGER: Second.

4 CHAIRPERSON MONTAGUE: All in favor aye.

5 THE BOARD: Aye.

6 CHAIRPERSON MONTAGUE: Any opposed,
7 nays. All right. Thank you. We open the floor
8 to any general public remarks not related to a
9 case. Is there anyone in the audience that would
10 like to make a general statement? Seeing none.
11 Thank you.

12 We will begin our public hearings
13 tonight. As I said, we have three cases. The
14 first case PZ25-0005 (Ori Halpert) 130 Buffington
15 Drive, south of South Lake and West Park. The
16 applicant is requesting variances from the City of
17 Novi Zoning Ordinance Section 3.1.5 for a side
18 yard setback of 5 feet. 10 feet is required, so
19 there's a variance of 5 feet. For a side yard
20 aggregate total of 15 feet, 25 feet is required,
21 so that would be a variance of 10 feet; for a
22 front yard setback of 24 feet, 30 feet required, a
23 variance of 6 feet. This variance would
24 accommodate the building of a new home. This
25 property is zoned One-Family Residential (R-4).

1 Is there someone here to present on this case?

2 Please step to the podium. Say your name and
3 spell it for the secretary to record it.

4 MR. HOWARD: Good evening. Brian
5 Howard, B-R-I-A-N, H-O-W-A-R-D. I'm the architect
6 with FH Architect.

7 MEMBER LONGO: Brian, are you an
8 attorney?

9 MR. HOWARD: What's that?

10 MEMBER LONGO: Are you an attorney?

11 MR. HOWARD: Architect.

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

14 MR. HOWARD: I do.

15 MEMBER LONGO: Thank you.

16 MR. HOWARD: So last time we were here
17 last month, I could not attend, but I did have it
18 on my phone, so I was able to watch the
19 proceedings of it. And, you know, what came out
20 of that particular meeting was the majority of the
21 discussion had to do with drainage and had to do
22 with making sure that we keep all the water on our
23 property and make it so that it goes to the
24 correct storm system and not onto other people's
25 property. So do I show this or do you have a copy

1 of the drainage plan?

2 CHAIRPERSON MONTAGUE: You could show
3 it. We'd appreciate it.

4 MR. HOWARD: So the drainage system that
5 we came up with is a swale system that will
6 basically pitch at this corner going directly to
7 the back around to a drain and then down the
8 driveway to the catch basin at that side. The
9 other part of that will drain from here down and
10 just naturally swale to the front, the system
11 that's currently on Buffington. There was some
12 discussion with the civil engineer with regards to
13 that catch basin being full of dirt and silt and
14 so that's going to have to be cleaned out so that
15 we can then make sure that it flows correctly and
16 make sure -- so, you know, Ori or City of Novi
17 collectively will figure out how to make sure that
18 that system is all intact and it's working
19 correctly. Other than that, we were asked about
20 the three foot wide what I'll call the greenbelt
21 along that property line, which is exactly the
22 same location where we are running our underground
23 PVC pipe that is in that three-foot greenbelt.

24 What was not mentioned at the last
25 meeting was that we are required to have a minimum

1 of a ten foot wide driveway. We've proposed an
2 eight foot wide driveway for many reasons. My
3 current driveway at my house in Huntington Woods
4 is an eight foot wide driveway. We're on a very
5 narrow lot and we're trying to make sure that --
6 we've already reduced the house by a foot and
7 width down to the 23 feet. This would be
8 extremely difficult to take another two feet out
9 of this to get us to that -- to that ten foot wide
10 driveway. So I'll be happy to answer any
11 questions.

12 CHAIRPERSON MONTAGUE: Nothing else to
13 add right now. City?

14 MR. HALL: Mr. Chairman. Yes, they
15 were here March 11th. We did postpone it to get
16 more information. They have provided that on the
17 site plan showing more detail on the driveway and
18 grades around the house. So thank you. He did
19 mention the idea of the ten foot wide driveway.
20 The City of Novi code of ordinances requires that
21 a minimum driveway of ten feet. So if you were to
22 approve this tonight, you might consider having a
23 contingent upon the Construction Board of Appeals.
24 They would have to approve it also. So that would
25 be part of -- it would be a way to allow the eight

1 foot. So even if you granted the ZBA approval
2 with this, he would still have to go to the
3 Construction Board of Appeals because it's
4 actually less than ten feet. Does that make
5 sense?

6 MR. HOWARD: Um-hum.

7 MR. HALL: So saying that, I think we're
8 good.

9 CHAIRPERSON MONTAGUE: Secretary,
10 correspondence.

11 MEMBER LONGO: Yes. We mailed out 31
12 notices. One was returned for wrong address.
13 There were two approvals and two objections. One
14 of the objections was related to the water
15 flooding concern that was still -- that was last
16 month and the other objection was drainage issues
17 for the same thing.

18 CHAIRPERSON MONTAGUE: Thank you. Is
19 there anyone in the audience that would like to
20 speak to this case? Yes, sir. Please say and
21 spell your name for the recorder, please.

22 MR. MONTES: My name is Gerald Montes.

23 MEMBER LONGO: Excuse me, Gerald. Are
24 you an attorney?

25 MR. MONTES: No. Gerald Montes. I

1 live on 130 Buffington.

2 MEMBER LONGO: Are you an attorney?

3 MR. MONTES: No.

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

6 MR. HOWARD: Yes, I do.

7 MEMBER LONGO: Thank you.

8 MR. HOWARD: My only question is, and I
9 spoke with the builders, now I see that they want
10 to run the swale towards Buffington Street. There
11 is a very small drain at this corner of the
12 property here and that was put in to accommodate
13 my driveway for flooding. It runs underneath the
14 road. It's a little eight-inch pipe. I don't
15 believe all this runs to Buffington to run over
16 towards that one eighth inch drain is going to
17 accommodate the runoff for this property. And
18 unless the city comes in and puts an additional
19 culvert or pipe under the road in this location
20 and ties into the ditch, which is across the
21 street, the water, if you come out to Buffington,
22 this in the high area running this way, and this
23 is the high area running this way. So this area
24 in here is where the majority of the water from
25 the runoff from the street and the property ends

1 up. The properties on the opposite side of the
2 street all have individual drains into a 12-inch
3 pipe. But they put that in themselves. They
4 closed the ditch out and put a big flat 12-inch
5 drain pipe and then they hooked up their drainage
6 into that area and then they covered it up, which
7 drains into the main drain at the end of the
8 street here. So without additional drainage put
9 in here or here, all it's going to do is back up
10 here. And swales are very effective in warm
11 climates, but when you live in a cold climate and
12 you get snow and ice built up and it runs to this
13 area right here, this freezes in the wintertime.
14 That pipe freezes. There's not enough flow. And
15 whatever little flow gets in there, it's a small
16 pipe, it freezes up, so the water is going to
17 build up here. So the city would put additional
18 drainage and pipes in off of this property, maybe
19 at this corner and maybe midway through the
20 property into across the street it might avoid
21 flooding onto my property. Like I said, the
22 reason there was one put in here is because my
23 driveway used to be under water continuously and
24 they put that culvert in. But that pipe is only
25 large enough for my property. To add any

1 additional water to that little eight-inch pipe
2 would defeat its purpose and it would just back
3 up. It couldn't drain fast enough to avoid any
4 additional flooding. And that's all I have to
5 say. Thank you.

6 CHAIRPERSON MONTAGUE: Thank you.
7 Anyone else? Audience? All right. I'm going to
8 ask the city. He's going to have to pull a permit
9 that's going to associate with drainage, right?

10 MR. HALL: Yes. He would have to get a
11 land improvement plan approved. The person
12 responsible for adding the required drain has been
13 suggested would have to be determined at those
14 meetings who would do that. But yes, ponding is
15 not allowed on the sidewalks or the street so it
16 would have to be resolved somehow. That's
17 correct.

18 CHAIRPERSON MONTAGUE: Thank you. Any
19 comments?

20 MEMBER PEDDIBOYINA: Thank you. Good
21 presentation. Last time you came for the case I
22 know. As the city said, you need to pull a
23 permit for the driveway. And also the neighbor
24 mentioned the issue with the drainage. You need
25 to consider that when you're doing these things.

1 Apart from that, I have nothing. Thank you.

2 MEMBER SAMONA: Yes. Thank you Mr.
3 Chair. I spent a considerable amount of time
4 looking at this, and I want to respectfully share
5 that I have significant concerns with this
6 request. Based on the standards we are bound to
7 follow, I'm not sure that I could support any type
8 a motion to approve this. In fact, I would
9 probably be supporting a motion in denying these
10 variances when that appropriate time comes. The
11 reason for my intent behind this is, as I said, I
12 spent a considerable amount of time reviewing the
13 property and studying the surrounding streets in
14 the neighborhood. I appreciate the architect
15 bringing up the storm drain and that it was full
16 of sediment, which although my position I just
17 made it is clear, I would say that if anybody was
18 to make any type of a motion to approve this that
19 the cleaning of the sediment would be at the
20 property owner's expense.

21 The next smallest lot in that immediate
22 area is approximately 50% larger than this
23 property, which most of them are at least double
24 the size. One of the concerns, which I believe
25 was on one of the letters of objection was how

1 close the fireplace of the neighboring home was to
2 this petitioner's property. And one of the
3 concerns that comes up with that is assuming
4 somebody at this petitioner's property left the
5 window open and fireplace was on at the neighbor's
6 home, there's a risk of carbon monoxide there and
7 I think it's too close for comfort.

8 I do think there would be an adverse
9 impact on the adjoining neighbors. However,
10 although I may not support a motion to approve if
11 one was made, I would ask that the setbacks should
12 be from the most outward point of the overhang or
13 the gutters from the second floor of the home,
14 whichever is further to the adjoining property.
15 Thank you.

16 CHAIRPERSON MONTAGUE: No other
17 comments? All right. Then I guess we're ready
18 for a motion.

19 MEMBER KRIEGER: Wait. Sorry. For the
20 petitioner, it's his property and he's attempting
21 to place a house on it and deal with the water
22 swales. Now at this time of year is the worst
23 time when the thaw and the water melts and got
24 ponding of water everywhere. When you get to
25 August, September, October, everything's dried up

1 and it's not as much of an issue. So for the
2 petitioner to attempt to, he wants the driveway,
3 he's attempting to deal with water issues. He
4 does to the south have less space to the neighbor
5 but there's open area there. So regarding to, I'm
6 sure the city would be able to help with the
7 chimneys and where those need to be for fire
8 safety. And the going to the Construction Board
9 of Appeals for the driveway request for the eight
10 feet and then three feet of space, that the
11 petitioner has reduced his house petition by a
12 foot, and it does get rather difficult to put a
13 house in there when you're having rooms that have
14 to be narrow and long. I don't know how this came
15 to be, but this person bought this property and
16 deserves to have an opportunity. If we say no to
17 this man, he's going to come back with something
18 different. How much different, I'm not sure.
19 It's up to them. So if we send him forward to the
20 Construction Board of Appeals for the driveway and
21 then help with the city regarding the swale and
22 the water drainage, they'd probably be able to
23 build their house. Thank you.

24 CHAIRPERSON MONTAGUE: I do notice that
25 he's gone from ten feet to over 11 feet for that

1 setback on the north side. And you're right in
2 that case. I mean he's got a unique piece of
3 property. I think he's done a good job at trying
4 to fit something in there.

5 MR. HALL: Thank you, Mr. Chairman.
6 Just to kind of explain the Construction Board of
7 Appeals. In order to go to that board, he'd have
8 to have the drainage figured out. He'd have to
9 have these plans a little farther along. So that
10 decision could be made as overreaching design
11 decision. So it's going to take an accounting of
12 the drainage, the driveway widths, how close
13 neighboring properties are and that kind of stuff.
14 So this drawing would be inadequate for that
15 board, but that board would have to look at those
16 things as a whole, if that makes sense.

17 CHAIRPERSON MONTAGUE: Does that
18 include the quantities of drainage analyzed in
19 terms of the flow?

20 MR. HALL: Yes. The Construction Board
21 of Appeals in order to get the driveway narrowed
22 to the eight foot they're talking about, it looks
23 like the eight foot hits the house right now so
24 there's going to be discussions of was it actually
25 eight foot or less than eight foot because you

1 can't run the driveway right to the house. So
2 there might be some areas. I don't know what
3 they're going to say, but that would be part of
4 discussion how the drainage works, how it doesn't
5 with new structures, existing structures how
6 swales work, how the drainage actually works it
7 would have to be discussed at that meeting so they
8 can make a determination. The Construction Board
9 would actually approve that design change.

10 CHAIRPERSON MONTAGUE: If it got
11 smaller then he would have to come back here.

12 MR. HALL: That's part of the
13 conditions. So if you approve it tonight based on
14 the Construction Board of Appeals, their approval
15 if it goes down to that board, yours would be
16 rescinded and not approved if you did it that way.
17 If you gave them leeway to say whatever the
18 Construction Board deems fit, then you approve
19 that with that and then not have to come back,
20 because whatever they decide you would agree in
21 concept, if that makes sense.

22 CHAIRPERSON MONTAGUE: And we could do
23 a motion with using the 11 feet instead of the ten
24 foot that's in here? Sorry.

25 MEMBER SAMONA: No reason to be sorry.

1 Thank you. I don't know if the applicant or the
2 architect can answer this. The zoning ordinance
3 section 3.1.5D states that the lot coverage ratio
4 cannot exceed 25%. This is based on just visual
5 observations of what's been presented to us so
6 far. I looked at the survey that was apparently
7 on the prior, the prior from the March meeting,
8 but I'm looking at also at the images from
9 today's. What is the intended lot coverage ratio
10 here, because just by visual observation, it looks
11 like it may be above 25%, and considering that,
12 the driveway would be part of that 25%, right?

13 MS. SAARELA: No.

14 MEMBER SAMONA: What is the lot
15 coverage ratio of the house and the accessory
16 structure, I guess, which would be the garage?

17 MS. FLETCHER: The garage has been
18 removed from this because it wasn't accounted for
19 the news notice, just like the news notice was
20 never re-noticed to account for that 11 point
21 setback on the one side. He did accommodate the
22 drawings to match what you guys requested before,
23 but the garage is not a part of this ZBA case, and
24 lot coverage only covers the home that has a roof
25 on it. The driveway does not count towards lot

1 coverage.

2 MEMBER SAMONA: Got it. And when they
3 came back presumably for the garage if they needed
4 to come back for any reason, would that count
5 towards the lot coverage?

6 MS. FLETCHER: It would. And it would
7 be part of a variance request if it did exceed the
8 25% lot coverage.

9 MEMBER SAMONA: Okay.

10 MR. HOWARD: I can answer that
11 question. So the footprint of this house right
12 here is 1,030 square feet. Our property is 5,100
13 square feet. You're allowed to build 1,276 square
14 feet.

15 CHAIRPERSON MONTAGUE: Okay. Thank you
16 very much.

17 MEMBER LONGO: Yeah. A comment Joe
18 made about the chimney, which was in the
19 discussion last month. The homeowner later said
20 he didn't realize it was that side of the yard.
21 So he actually has 11 feet plus three and a half
22 feet from the chimney on that side. So he said
23 that was a mistake that he made. So I don't think
24 the chimney is an issue.

25 MEMBER SAMONA: Mr. Chairman, can I get

1 up and point to this just for reference? I just
2 wanted to know what's talked about. Over here
3 this is eight feet, correct?

4 MR. HOWARD: The driveway, yes, plus
5 three.

6 MEMBER SAMONA: So the difference
7 between the driveway and the property line is
8 three feet?

9 MR. HOWARD: Correct.

10 MEMBER SAMONA: Okay.

11 MR. HOWARD: And the chimney occurs on
12 the opposite side of the house, nowhere near the
13 neighbor on that side.

14 MEMBER SAMONA: I was referring to the
15 neighbor's chimney.

16 MS. FLETCHER: The neighbor's chimney
17 is on the opposite side. It's not on the side of
18 the build.

19 MEMBER SANGHVI: This is a very small
20 lot. He has a problem, we know that. That's why
21 he's here, otherwise, he wouldn't be in front of
22 us. Number two, even though it's a small lot, he
23 also has a right to build a beautiful home there.
24 That we have to recognize. So what is our
25 solution? He can't build anything without all

1 kind of variances, and it's our job to find what
2 is the least variance he can do he can build a
3 home. And from looking at what he has presented,
4 I don't know whether there are any better
5 solutions than what they have already presented.
6 And so my feeling is, he has a right to build, and
7 I think we should acknowledge that right. Thank
8 you.

9 MS. SAARELA: Through the Chair, can I
10 just add on to that?

11 CHAIRPERSON MONTAGUE: Yes.

12 MS. SAARELA: There's a provision in
13 our zoning ordinance for lots that are narrow not
14 conforming to current standards for the zoning
15 district and our zoning ordinance does presume
16 that those existing lots are buildable. So
17 nonconforming lots in a district in which
18 single-family dwellings are permitted,
19 notwithstanding limitations imposed by other
20 provisions of this ordinance, a single-family
21 dwelling and a customary accessory building may be
22 erected on any single lot of record at the
23 effective date of adoption or amendment of this
24 ordinance. So if that was an existing lot when
25 our ordinance went into effect, that essentially

1 made that district nonconforming because lots in
2 that type of district are bigger now. That lot is
3 still under our zoning ordinance presumed to be
4 buildable, it's just that they have to come for
5 variances. It goes on to say this provision shall
6 apply even though such lot fails to meet the
7 requirements for area or width or both that
8 generally applicable in this district provided
9 that yard dimensions and other requirements not
10 involving area or width or both of the lot shall
11 conform to the regulations from the district in
12 which such lot is located. Yard requirement
13 variances may be obtained through approval of the
14 Zoning Board of Appeals, which is where we are
15 today, just to build on what Member Sanghvi said.
16 Thank you.

17 MEMBER KRIEGER: In case number -- I
18 move that we grant the variance in case number
19 PZ25-0005 for Ori Halpert on 130 Buffington Drive
20 for sought by the petitioner because he has shown
21 practical difficulty on building on this block.
22 It's unique, it is narrow and hard to design and
23 build a house on this requiring variances.
24 Without the variance the petitioner will be
25 unreasonably prevented or limited with respect to

1 the use of the property because of that, so his
2 variances he needs for his side yards that he's
3 requested he's worked with to give him his side
4 yard request for side yard of five feet, ten
5 required, the side yard aggregate total of 15 feet
6 that he'll have on the north side, the eight feet
7 for the driveway and 11 total. And the property
8 is unique because of its narrowness, location,
9 that he's working with the water swale and dealing
10 with the water drainage that he'll be going to the
11 Construction Board of Appeals with the information
12 needed to deal with the water issues. That the
13 petitioner did not create the condition because it
14 is an older, very older sub with the intent of
15 being a summer resort, so now they're narrow and
16 hard to build, but doable. The petitioner did not
17 create the condition because nondivided lot. The
18 relief granted will not unreasonably interfere
19 with adjacent or surrounding properties because
20 the petitioner has stated that they will be
21 working to create swale and help deal with water
22 issues regarding their neighbors and themselves.
23 That the relief is consistent with the spirit and
24 intent of the ordinance because the size of the
25 house is smaller than could be built and the

1 condition for Construction Board of Appeals who
2 was it you said?

3 MR. HALL: The Construction Board of
4 Appeals would look at the driveway, the driveway
5 width. That would be what's under review, but the
6 whole plan would have to be developed so they can
7 make that decision. So you want to probably
8 approve it contingent upon their approval, and
9 then if they make alterations to the design, if
10 it's in the heart of what you're approving you can
11 make it part of their approval.

12 MEMBER KRIEGER: Okay. Yes.

13 MEMBER LONGO: What he said.

14 MEMBER KRIEGER : What Alan said.

15 That's it.

16 MEMBER SANGHVI: Second.

17 CHAIRPERSON MONTAGUE: Roll call,
18 please.

19 MS. FLETCHER: Member Peddiboyina?

20 MEMBER PEDDIBOYINA: Yes, please.

21 MS. FLETCHER: Member Longo?

22 MEMBER LONGO: Yes.

23 MS. FLETCHER: Member Krieger?

24 MEMBER KRIEGER: Yes.

25 MS. FLETCHER: Member Butler.

1 MEMBER BUTLER: Yes.

2 MS. FLETCHER: Alternate Member

3 Samona?

4 MEMBER SAMONA: No.

5 MS. FLETCHER: Member Sanghvi?

6 MEMBER SANGHVI: Yes.

7 MS. FLETCHER: Chairperson Montague?

8 CHAIRPERSON MONTAGUE: Yes.

9 MS. FLETCHER: Thank you. Motion
10 carries.

11 MEMBER SAMONA: Just for the record,
12 the owner is actually O&S Investments, LLC. I
13 believe it was mentioned as the Petitioner Ori
14 Halpert's name, but from what I'm reviewing, from
15 what I see, that owner is actually O&S
16 Investments. I don't know if that makes any
17 difference just for technicality purposes on what
18 they granted.

19 MR. HOWARD: Thank you.

20 CHAIRPERSON MONTAGUE: Second case of
21 the PZ25-0007 (Roger Armstrong) 22460 Heatherbrae
22 Way. The applicant is requesting a variance from
23 the City of Novi Zoning Ordinance Section 4.19.J
24 to allow an additional accessory structure, one
25 structure allowed, variance of one structure. His

1 property is zoned One-Family Residential (R-3). I
2 assume you're going to present your case. Say and
3 spell your name.

4 MR. ARMSTRONG: Jason Armstrong,
5 J-A-S-O-N, A-R-M-S-T-R-O-N-G.

6 MEMBER LONGO: Jason, are you an
7 attorney?

8 MR. ARMSTRONG: I am not.

9 MEMBER LONGO: Do you promise to tell
10 the truth in this case?

11 MR. ARMSTRONG: I do.

12 MEMBER LONGO: Thank you.

13 CHAIRPERSON MONTAGUE: Describe how we
14 can help you this evening.

15 MR. ARMSTRONG: I just had on the house
16 a new Tuff Shed built on there for my Christmas,
17 my Halloween decorations. I kind of outgrew my
18 old shed that I had, which was one of those Home
19 Depot Rubbermaid sheds. Anyways, I've had for a
20 number of years now in my backyard, which would be
21 in the very back of the yard, which would be, I
22 guess you could say it's right back this whole
23 area. It floods every -- every -- it started off
24 probably 15 years ago only when the snow melted.
25 Now even in the summer after the ground is thawed,

1 it constantly floods. So year round now I have to
2 have a pump with a hose and just pump it out.
3 With that, it always gets muddy and the hose is
4 gross and everything else like that. And with all
5 that, I've been wanting to store it. And the
6 Rubbermaid shed kind of ruined everything that's
7 in my new shed. So I've been putting in there.

8 I've had this past summer I had company
9 come on out to see what can be done about the
10 flooding. And when they looked at it, they were
11 very stumped because the area itself is an
12 easement. Normally he had told me, obviously I
13 don't know anything about this, but he had told me
14 normally there's the drainage ditches that go
15 throughout the easements. There is one two houses
16 down from me. They don't have any flooding, don't
17 have any of that kind of stuff but there's none in
18 my yard. And as far as I know, there's none in
19 the opposite direction yards as well. And so
20 because of all that, I'm storing all the wet
21 stuff, the pump, the hoses all in the Rubbermaid
22 shed so it's basically not ruining my new shed
23 with all my other stuff in it and just putting it
24 all in there is the main reason why.

25 When I had originally done this, I

1 thought everything was done. I came in, I got the
2 permit for the Tuff Shed. I was honestly under
3 the impression everything was done until I got a
4 notice that I was not in compliance. And now I'm
5 dealing with coming here to get to be compliant,
6 because I thought I was.

7 CHAIRPERSON MONTAGUE: Is that it?

8 MR. ARMSTRONG: Yeah. That's the main
9 thing. The whole point was to have a second shed.
10 The second shed is just a small Rubbermaid shed
11 that's just right on the side of the property of
12 just basically storing everything that's wet so it
13 doesn't ruin my new wood Tuff Shed that I have.

14 CHAIRPERSON MONTAGUE: All right.
15 City?

16 MR. HALL: Thank you, Mr. Chairman.
17 Yes, he's coming for a variance for a second
18 accessory. I believe the new structure's already
19 been constructed, is that correct?

20 MR. ARMSTRONG: Yes. That was
21 constructed about a year ago.

22 MR. HALL: The new one or the old one?

23 MR. ARMSTRONG: The new one. The new
24 one's been constructed. I don't know if you want
25 to see anything. I just took some pictures

1 recently. This is what happens to my yard. And
2 this is constant. And the only thing I've ever
3 been able to do to fix it is get a pump, get a
4 hose, pump it to my front yard and it drains
5 naturally that way. That's the only thing I've
6 been able to do.

7 MR. HALL: Mr. Chairman, so the
8 pictures are for flooding. That's not -- what's
9 before the board today is the second accessory
10 structure. The new structure's already been
11 constructed on the site, is that correct?

12 MR. ARMSTRONG: Correct.

13 MR. HALL: And the new structure is a
14 10-by-12 shed?

15 MR. ARMSTRONG: Correct.

16 MR. HALL: And so there is an open
17 ordinance code enforcement on this property he has
18 suggested is because there is two sheds existing
19 on the property right now. That's why there's an
20 enforcement because you can only have the one. So
21 rather than taking down the existing one, he's
22 coming before the board today to see if he can get
23 a variance to keep both sheds, is that correct?

24 MR. ARMSTRONG: Correct.

25 MR. HALL: So the water situation is an

1 engineering situation that can be discussed at a
2 different time. It may be in conjunction with
3 other lots with the engineering department or our
4 city. We can take a look at that, but only the
5 shed is before us tonight. Thank you.

6 CHAIRPERSON MONTAGUE: Secretary,
7 correspondence?

8 MEMBER LONGO: Yes. We had 25 notices
9 sent out. None were returned. There were no
10 objections. There was one approval by the
11 neighbor.

12 CHAIRPERSON MONTAGUE: Thank you.
13 Anybody in the audience that would like to speak
14 towards this case? Seeing none, I will open it up
15 to the board. Joe?

16 MEMBER SAMONA: Yes. Just as a matter
17 of record, I did see the property owner at the
18 property today. I just wanted to make that a
19 matter of record. I don't know the property
20 owner. Property owner did not interfere, did not
21 basically say anything except hello, and thank you
22 very much. So I just wanted to make that as a
23 part of the record.

24 However, I do want to say -- I do have
25 a question, and I would actually support this,

1 this variance request, but my question is before I
2 get into the reasons on why I would support it is,
3 can you put the image back up that was on the
4 packet. I think it was an overhead image. Yes.
5 What is the -- and it's on the left side over
6 here. So it's not pictured in here, the new one.

7 MR. ARMSTRONG: This is a relatively
8 new photo that I can tell you because I had --
9 very recently I had a slab of concrete that was
10 built right here and in the front yard right here.
11 So it's a relatively new picture because this has
12 only been about a year that I had that done.

13 MEMBER SAMONA: Next to the arrow going
14 upwards the green arrow on the left. Go up a
15 little bit. Right there. Right below that, what
16 is the brick makeshift fence wall that was there?
17 It seemed to be leaning over.

18 MR. ARMSTRONG: It's raspberries.

19 MEMBER SAMONA: It's raspberries.

20 MR. ARMSTRONG: It's -- raspberries
21 have -- if you ever had raspberries, they're like
22 weeds. They go everywhere. And I put concrete
23 blocks around it, contain it so it's not going
24 everywhere and it's been contained.

25 MEMBER SAMONA: I can verify that I

1 actually -- I had my measuring tape out there and
2 seemed high just by visual appearance, and I
3 measured it, and it didn't exceed the 14 feet or
4 one level based on my measuring. The only
5 question that I guess would be for the city is, it
6 seemed like the -- according to the zoning
7 ordinance, and I know this is not before us today
8 as far as the setback, but it seems like it could
9 very well possibly, depending where the property
10 line is, be six feet or less away from the
11 property line. So I would support the
12 petitioner's request. However, are we able to be,
13 we as the board, able to be proactive and say that
14 because it's already there, it's already in place,
15 it's not being moved, we grant it, and if it's six
16 feet or less away, we are also granting that as
17 where it currently sits today.

18 MS. FLETCHER: No. It's not in the
19 request.

20 MEMBER SAMONA: Got it. So that request
21 if it was deemed to be less than six feet away
22 would have to be another request brought to us.

23 MR. HALL: Through the Chair. I have a
24 question for you. So in light of that
25 conversation, is the shed something that can be

1 moved or is the slab poured where it is where it
2 is?

3 MR. ARMSTRONG: It is where it is.

4 MR. HALL: Do you know if it's six feet
5 away from the property line?

6 MR. ARMSTRONG: I believe it is, yes.

7 MR. HALL: So I mean we can do a
8 special inspection and go measure that. We can
9 shoot that, but it's up to the board what you want
10 to do. I was just informed that we still have an
11 inspection that you've already paid for. We can
12 go out, right? Is that true?

13 MS. FLETCHER: There's no money there.
14 This permit doesn't cost any money so we're not
15 going to charge.

16 MR. HALL: We can go out to see it. So
17 I guess the question is, if it's, you know, 5'11",
18 I guess the board can decide on what that means.
19 I think if he needs to have a variance for a
20 setback, that has to be published.

21 MS. SAARELA: Correct.

22 MR. HALL: We can't grant that, but we
23 can --

24 MS. SAARELA: You can cite him for that
25 or you could have him come back for another

1 variance, if that's the case. You'd have to
2 confirm that first.

3 MR. HALL: Right. We'd have to confirm
4 that, and then it would cost the petitioner more
5 money to do another ZBA case?

6 CHAIRPERSON MONTAGUE: So six foot is
7 what is required?

8 MR. HALL: Six foot is minimum.

9 CHAIRPERSON MONTAGUE: Which is, at
10 least by the sketch, he's saying it's there.

11 MR. ARMSTRONG: He's six feet away from
12 the back of my house?

13 MEMBER SAMONA: No, from the side
14 property line.

15 MS. FLETCHER: It's supposed to be six
16 feet from your property lines and I believe ten
17 feet from the house.

18 MEMBER SAMONA: From here to here, I
19 guess from here to here how far is it, because the
20 shed comes up to this wall, and from here to here
21 it was about 44 inches from where I measured?
22 Some spots I got a little bit shy of six feet. I
23 wouldn't be opposed to it either way, but I don't
24 know if Sara has anything she can add.

25 MS. FLETCHER: Can I point out on the

1 drawing what we are discussing at the moment?

2 CHAIRPERSON MONTAGUE: Yes, please.

3 MS. FLETCHER: Thank you. We're
4 discussing the shed that is proposed to be here.
5 This additional structure or raspberry, you know,
6 planter, that's not technically part of the
7 discussion at the moment. If there is something
8 that you would like the city to go out and address
9 and examine, you could always have our ordinance
10 department to go out there and see if that is a
11 violation. But for the purpose of this case, we
12 are only discussing the shed that was placed here.

13 MEMBER SAMONA: Sure. And just for
14 clarification, the only reason I was pointing out
15 of the raspberry planter is just for reference of
16 where the shed is located. I will say that based
17 on that, you know, I understand that the drawing
18 is not to scale. However, the shed is, in my
19 opinion, almost directly abutting the raspberry
20 planter, so it is not that far, just for
21 reference. I don't have a problem with it
22 whatsoever just for clarification again, the
23 reason I was referencing the raspberry planter is
24 because it was a flat area, it was easy to measure
25 the distance of how wide that is, and the shed

1 that's there is abutting the raspberry planter.
2 So that's the only reason I measured that.
3 Otherwise, I do not see any reason why we should
4 see if that raspberry planter's a violation. I
5 mean I would just say -- and just for reference
6 also, the backyard was -- I did see hoses that the
7 petitioner had in the backyard that he was running
8 and it was very, very wet. So I would fully
9 support this.

10 MEMBER SANGHVI: Thank you. I have
11 viewed this neighborhood for almost 50 years and I
12 have passed through your house almost every day
13 going onto the Nine Mile Road from the days when
14 it was a mud road. I don't know whether you would
15 remember that or not. It has always been a mud
16 around there whether it snows or rains. Whatever
17 it is, two, three houses over there is always full
18 of water and mud. So I can understand your need
19 to have a shed to put your things in there. And
20 in your neighborhood also there is a lot of
21 decorations at Halloween and Christmas and all
22 that. So I can understand your need for a second
23 shed, and I can wholeheartedly support your
24 request. Thank you.

25 MEMBER SAMONA: There's only one more

1 thing I'd like to add, if I may. The application
2 states it is not part of a homeowners association.
3 I do real estate. Pretty familiar with the area.
4 Is that not part of the Village Oaks Association?

5 MR. ARMSTRONG: I've gotten so many
6 mixed reviews when the house was originally
7 bought. The Realtor said no. Later I heard yes.
8 I think that -- I'm pretty sure that it is. I
9 know I pay stuff every year, but I don't know what
10 it's for.

11 MEMBER SAMONA: So I would just make it
12 clear that, you know, if we were to approve it
13 today, this would be our approval. However, if
14 required, you'd have to get association approval
15 as well because the application does have a
16 question on there that says is there a homeowners
17 association and it was check marked as no.

18 CHAIRPERSON MONTAGUE: That's not part
19 of ours. The homeowners association has to take
20 care of themselves. It's not a part of our
21 approval.

22 MEMBER SAMONA: No, no. I get that. I
23 know that, but it said no for is there an
24 association.

25 CHAIRPERSON MONTAGUE: I understand,

1 but that's not part of ours. We need to stay on
2 track with what our responsibilities are, okay,
3 because it confuses things. Go ahead.

4 MR. HALL: I would like to add in the
5 conversation about the six foot from the properly
6 line. So the shed is up now, so we can treat that
7 as a separate issue. So let's just look at the
8 shed itself as being a second accessory structure.
9 If it is too close, because we're going to go out
10 and take a look at it, if it is too close, we'll
11 deal with it then and make this a separate item.

12 MEMBER SAMONA: Sure.

13 MEMBER KRIEGER: How tall is it, ten
14 feet?

15 MR. ARMSTRONG: I think so. When I was
16 going to Tuff Shed, because I bought it through
17 Home Depot, the Tuff Shed people came there. They
18 pull up Novi to get whatever's the highest that I
19 could get and that's what we did. Pulled it up on
20 that because I didn't obviously build it. I had
21 Tuff Shed build it and have them do everything.
22 They pulled up everything from Novi so that I knew
23 that it would be in compliance with that. I think
24 it's ten feet, but I'm not positive.

25 MEMBER KRIEGER: Thank you.

1 MEMBER PEDDIBOYINA: Thank you so much
2 for a good presentation, as our board members
3 mentioned. As you said, it is six feet closer to
4 the neighbor, am I right?

5 MR. ARMSTRONG: I believe so.

6 MEMBER PEDDIBOYINA: As long as that is
7 okay, I have no objections and the practical
8 difficulty you have an issue, and those things
9 that our board member Sanghvi, Dr. Sanghvi
10 mentioned, and you have a beautiful decorated
11 lights and storage. I appreciate it, and I have
12 no objection to this.

13 CHAIRPERSON MONTAGUE: Anybody else? I
14 would just like to say for the record it's
15 unfortunate that it is built when you come in.
16 It's not the preferred way to do so, I want that
17 on the record and that makes it a little more
18 difficult for you, and I understand your problem
19 and support it. I'm looking for a motion.

20 MEMBER PEDDIBOYINA: I move that we
21 grant the variance in case number PZ25-0007 sought
22 by Roger Armstrong at 22460 Heatherbrae Way parcel
23 number. And because the petitioner shows a
24 practical difficulty a necessary structure for
25 things like storage, valuable goods, and due to

1 the maintenance, the primary shed what he has is
2 the flood area lot and cannot move to other place.
3 Without the variance, the petitioner will be
4 unreasonably prevented or limited with respect to
5 use of the property because of lack of sufficient
6 storage space for the personal items and
7 recreational use. And this property is unique
8 because it is a large lot that can reasonably
9 accommodate additional necessary structure without
10 overcrowding and negatively affecting the
11 neighborhood properties. Petitioner did not
12 create the condition because the need of
13 additional storage part of making the improving
14 the property and the current ordinance limits the
15 number of structures and regardless of the
16 variance. The relief granted will not
17 unreasonably interfere with adjacent or
18 surrounding properties because the petitioner's
19 structure will be approximately size and placed
20 minimize visual impact. The relief if consistent
21 with the spirit and intent of the ordinance
22 because the maintenance and character will elevate
23 practical use of private property and does not
24 compromise safety. And also he has a difficulty
25 of all the items to be stored, and I approve this.

1 MEMBER SANGHVI: Second.

2 CHAIRPERSON MONTAGUE: Roll call,
3 please?

4 MS. FLETCHER: Chairperson Montague?

5 CHAIRPERSON MONTAGUE: Yes.

6 MS. FLETCHER: Member Sanghvi?

7 MEMBER SANGHVI: Yes.

8 MS. FLETCHER: Member Samona?

9 MEMBER SAMONA: Yes.

10 MS. FLETCHER: Member Butler?

11 MEMBER BUTLER: Yes.

12 MS. FLETCHER: Member Krieger?

13 MEMBER KRIEGER: Yes.

14 MS. FLETCHER: Member Longo?

15 MEMBER LONGO: Yes.

16 MS. FLETCHER: And member Peddiboyina?

17 MEMBER PEDDIBOYINA: Yes, please.

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

20 CHAIRPERSON MONTAGUE: The third and
21 final case of the night, PZ25-0009 El Car Wash,
22 26100 Novi Road. The applicant is requesting
23 variances from City of Novi Zoning Ordinance
24 Section 3.1.25.D to allow an 8 ft parallel parking
25 space within the required 20 foot parking setback

1 on the north side. Also Section 5.3.11.D to omit
2 the requirement of a bypass lane; Section 5.3.11.I
3 for a reduction of vehicle stacking spaces before
4 the tunnel to 9, 25 spaces required. That would
5 be a variance of 14. This property is zoned Town
6 Center (TC). Is the applicant here to present?
7 Say and spell your name, please, for the recorder.

8 MR. COOKSEY: Reid, R-E-I-D, last name
9 C-O-O-K-S-E-Y. I'm with Stonefield Engineering
10 Design representing the applicant today.

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

13 MR. COOKSEY: I should have been, but
14 no.

15 MEMBER LONGO: You should tell the
16 truth in this case.

17 MR. COOKSEY: Absolutely.

18 CHAIRPERSON MONTAGUE: Present how we
19 can help you tonight, please.

20 MR. COOKSEY: Absolutely. So as it was
21 described there was -- we're seeing three
22 variances today. I'll go ahead and use our nifty
23 screen share here. So what we're trying to do is
24 we're trying to take the existing car wash that is
25 off of Novi Road and re-brand it to a more modern

1 style of car wash here. That includes revamping
2 the whole internal workings of it. We recently
3 got this approved by the planning board with
4 obviously contingency of these three variances.
5 We've been working with city staff pretty
6 diligently here. The first one we talked about
7 was the encroachment of the parallel parking
8 space. As you can see, we're proposing a parking
9 space that is right there. This was made in
10 conjunction, like I said, with the planning staff.
11 We are, you know, trying to maximize what we have
12 on this on this parcel. You know, we are adding
13 quite a bit of parking and modern vacuums along
14 the building here which don't exist today. And
15 part of this working with city staff was the
16 current lot, and I'll show you the existing here.
17 The current lot, the concrete goes all the way to
18 the property line. So we could have maintained a
19 parking space in the rear there as the existing
20 nonconformity and not needed a variance for this.
21 But it was very important for us and for the city
22 to create this ten-foot greenbelt to the east
23 here -- while allowed us to add additional
24 planting.

25 So our hardship is that we need some

1 space for employees to park safely and not
2 encumber as many of the parking spaces along the
3 building for customers, and this was in discussion
4 was the best spot because it's out of the way of
5 both the stacking. It doesn't create any
6 confusion with the stacking lane there. It's only
7 accessible to employees and also us to keep a more
8 native green space that's actually viewable from
9 the street. That's the first one. I don't know
10 if you guys want me to present all three and then
11 have discussion. Okay. Perfect.

12 CHAIRPERSON MONTAGUE: The whole thing.

13 MR. COOKSEY: The next one is the lack
14 of bypass lane. Its an existing condition, as you
15 can see. We don't have the space for a bypass
16 lane. And I actually have correspondence from the
17 fire marshall that -- let's see here. That he
18 will not be requiring a bypass lane as part of
19 that. So, you know, we again existing condition.
20 Just need a variance for that. So no real
21 additional -- additional feedback there.

22 And then the last is the stacking. As
23 discussed, 25 stacking spaces are required. I
24 have this exhibit, which I believe is also in your
25 packet, which shows kind of the existing first

1 proposed. Again, we're maximizing what we can do
2 with this site. It's existing. We're not
3 changing the tunnel. We don't have much
4 opportunity to change the tunnel, and this is a
5 great revamp for an existing car wash use. You
6 know, we're not taking a different commercial
7 property and turning into something it isn't,
8 we're just taking it and beatifying it. And
9 currently what sits out there is you get four
10 stacking spaces. There's no -- there's no kiosks.
11 There's one stacking lane. You basically hand a
12 guy your credit card or some cash and he'll let
13 you through the car wash. And we're creating a
14 modern situation here with two lanes, nine
15 stacking spaces, which is adequate for operations
16 here. The majority of our users are monthly
17 users. We have another location that we recently
18 got approved in the city as well as others in the
19 surrounding area. So the idea is that by creating
20 a brand, a high-end brand that customers can go to
21 any location they see. And part of that is having
22 a members only lane, the fast pass where they can
23 kind of get through it quickly. Through quick
24 times don't warrant more than nine stacking
25 spaces. And EL Car Wash is a brand that's all

1 over the country, and we've done studies that show
2 that. So we don't anticipate this encumbering any
3 of our vacuums or anything like that, but we're
4 taking existing addition and doubling what's out
5 there.

6 So that's all I've got. I'd be happy
7 to answer any questions you guys have and
8 appreciate your time.

9 CHAIRPERSON MONTAGUE: All right.
10 City?

11 MR. HALL: Thank you, Mr. Chairman.
12 Yes, he is going for three variances tonight.
13 He's articulated well. I do have a question for
14 you about the bypass lane. The fire department
15 doesn't have an issue. What happens when someone
16 does have a problem with money or something
17 happens they want to get out of there. How do you
18 handle a bypass arrangement, like you don't want
19 them to go through or they don't want to go
20 through or some things happening?

21 MR. COOKSEY: Great question. So
22 again, kind of the beauty of how quickly the
23 through put is, and again, creating two lanes as
24 opposed to one. What we can do is there's
25 employees on site that can direct traffic and let

1 them back up and leave the site. You know,
2 there's plenty of space with the vacuums there as
3 well as some additional parking spaces where they
4 can, you know, turnaround in the site.

5 MR. HALL: Thank you. And it is an
6 existing car wash and existing tight conditions.
7 That's what we have. Thank you.

8 CHAIRPERSON MONTAGUE: Correspondence?

9 MEMBER LONGO: Yes. We mailed out 25
10 notices. We did get seven back with wrong
11 address. No objections and no approvals.

12 CHAIRPERSON MONTAGUE: Either one of
13 the public have a comment on this? Okay. All
14 right. Then let's go to the board. Yes, Joe.

15 MEMBER SAMONA: The last guy offered us
16 free car washes. No? I've actually been going to
17 that car wash for more years than I can count, and
18 I love the fact that, you know, they're going to
19 be improving it and revamping it because no matter
20 how long the wait was, I would always wait for the
21 very last vacuum because that was the best vacuum
22 with the most force. That's how much I go there,
23 used to go there at least. Whether or not it's
24 the same owners, I'm sure they followed the lead,
25 even if they're not the same owners as previously,

1 but they've always done an absolutely phenomenal
2 job. They've absolutely done a phenomenal job
3 within traffic flow and whatnot. I would without
4 a doubt support this and 100%.

5 MEMBER KRIEGER: Is that a motion?

6 MEMBER SAMONA: I can make a motion.

7 MEMBER SANGHVI: I just was there and
8 having my car washed there. I was there last week
9 also.

10 MR. COOKSEY: It's a great location.

11 MEMBER SANGHVI: When are you going to
12 make the changes?

13 MR. COOKSEY: As soon as possible.
14 This is our last step with the public board, and
15 afterwards we have to get our engineering
16 approval. But it should be very fairly quickly as
17 it's an existing site. We're just making
18 beautification changes, not really changing
19 anything else. So I know that they're trying to
20 break ground in the next couple months and have
21 this thing open sometime in the summer. So just
22 in time for, I don't want say winter.

23 MEMBER SANGHVI: All right. Thank you.

24 CHAIRPERSON MONTAGUE: Yes, sir.

25 MEMBER PEDDIBOYINA: Thank you, Mr.

1 Chair. I believe that you guys came few months
2 back for the garage door or something?

3 MR. COOKSEY: Yes. So we are
4 removing -- there's two doors on the front. We're
5 removing one of the two. I think one of the items
6 was that facing the public right-of-way, obviously
7 existing condition as well. Again, not much we
8 can do about that. But we are changing that,
9 removing. There's the door facing the building,
10 the door on the right, was for detailing or
11 something of that nature, they're removing that
12 and we have to put the enhanced equipment in
13 there. And one of the items is the garage door
14 now had automatic open and close, which helps
15 reduce any noise coming out of the tunnel. So
16 that was another aspect of the door situation.

17 MEMBER PEDDIBOYINA: Any other things
18 are coming in the future about the zoning?

19 MR. COOKSEY: No. This will be it.

20 CHAIRPERSON MONTAGUE: Twice was enough.

21 MEMBER PEDDIBOYINA: Thank you. I'm
22 okay to support your case. Thank you so much:

23 MR. COOKSEY: Really appreciate it.

24 CHAIRPERSON MONTAGUE: Anybody else?

25 I'd just like to say yes, I think you're improving

1 an existing situation. Really appreciate the
2 greenbelt very much, and you've improved the
3 stacking, so we'll be supporting.

4 MR. COOKSEY: Absolutely. It's going
5 to be a great site. Really appreciate how many of
6 you guys actually use the site. And the
7 operations will be smoother, the vacuums will be
8 better and then your car will actually be cleaner.
9 State of the art.

10 CHAIRPERSON MONTAGUE: Okay. Motion,
11 please.

12 MEMBER SAMONA: I move that we grant
13 the variance in case PZ25-0009 sought by El Car
14 Wash II for the variances requested because the
15 petitioner has shown practical difficulty
16 requiring all of these variances requested.
17 Without the variances, the petitioner will be
18 unreasonably prevented or limited with respect to
19 the use of the property because of limited parking
20 spots vehicle/traffic flow. The property is
21 unique because of the size and layout of the
22 property. Petitioner did not create the condition
23 because of the accessibility difficulties and
24 unique footprint that this property has. The
25 relief granted will not unreasonably interfere

1 with adjacent or surrounding properties because it
2 will lessen the backflow of traffic, I believe,
3 and it will create more usable space for vehicles
4 to clean their vehicles and to be in a line. The
5 relief is consistent with the spirit and intent of
6 the ordinance because it will enhance the
7 appearance of the building, curb appeal, and would
8 reduce the traffic flow off of Novi Road.

9 MEMBER SANGHVI: Second.

10 MS. FLETCHER: Member Butler?

11 MEMBER BUTLER: Yes.

12 MS. FLETCHER: Member Peddiboyina?

13 MEMBER PEDDIBOYINA: Yes, please.

14 MS. FLETCHER: Member Sanghvi?

15 MEMBER SANGHVI: Yes.

16 MS. FLETCHER: Member Krieger?

17 MEMBER KRIEGER: Yes.

18 MS. FLETCHER: Member Samona?

19 MEMBER SAMONA: Yes.

20 MS. FLETCHER: And Chairperson

21 Montague?

22 CHAIRPERSON MONTAGUE: Yes.

23 MS. FLETCHER: And Member Longo?

24 MEMBER LONGO: Yes.

25 MS. FLETCHER: Thank you. Motion

1 carries.

2 MR. COOKSEY: Thank you so much for
3 your time.

4 MEMBER LONGO: Thank you for your
5 presentation.

6 MR. COOKSEY: I can't promise free cash
7 washes, but the first time through is free.

8 MEMBER SAMONA: Just want to wish
9 whoever is celebrating Happy Easter, Happy
10 Passover, residents anybody on the board that's
11 celebrating and happy holidays coming up and I
12 hope everyone as fun and safe one.

13 CHAIRPERSON MONTAGUE: I would like to
14 ask everyone if as you reply to the invitation
15 saying you will be here, just hit reply, not reply
16 all.

17 MS. SAARELA: Otherwise, you could be
18 having a violation of the Open Meetings Act
19 because you're all coming together in a meeting
20 when you're interacting together. So just reply
21 to Sara or whoever.

22 CHAIRPERSON MONTAGUE: Technicality.
23 There's two buttons. You can hit reply or reply
24 all. I'm guilty of just hitting whichever one
25 comes up first. I'll have to pay tension. Do I

1 have a motion for adjournment?

2 MEMBER SANGHVI: I make motion to
3 adjourn.

4 MEMBER PEDDIBOYINA: I second.

5 CHAIRPERSON MONTAGUE: All in favor
6 aye.

7 THE BOARD: Aye.

8 CHAIRPERSON MONTAGUE: Nays? We're
9 good.

10 (The meeting was adjourned at 8:06 p.m.)

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CERTIFICATE OF NOTARY

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

I, Melinda R. Womack, Certified
Shorthand Reporter, a Notary Public in and for the
above county and state, do hereby certify that the
above deposition was taken before me at the time
and place hereinbefore set forth; that the witness
was by me first duly sworn to testify to the
truth, and nothing but the truth, that the
foregoing questions asked and answers made by the
witness were duly recorded by me stenographically
and reduced to computer transcription; that this
is a true, full and correct transcript of my
stenographic notes so taken; and that I am not
related to, nor of counsel to either party nor
interested in the event of this cause.



Melinda R. Womack, CSR-3611

Notary Public, Oakland County, Michigan

My Commission expires: 06-22-2025

1
1,030 19:12
1,276 19:13
10 5:18,21
10-by-12 29:14
100% 48:4
11 15:25 17:23 18:20 19:21 23:7
11th 8:15
12-inch 11:2,4
130 5:14 10:1 22:19
14 32:3 42:5
15 5:20 23:5 26:24
2
20 41:25
2025 3:3
22460 25:21 39:22
23 8:7
24 5:22
25 5:20 30:8 42:4 44:23 47:9
25% 18:4,11,12 19:8
26100 41:22
3
3.1.5 5:17
3.1.5D 18:3
30 5:22
31 9:11
4
4.19.J 25:23
44 34:21

5
5 5:18,19
5'11" 33:17
5,100 19:12
5.3.11.I 42:2
50 36:11
50% 13:22
6
6 5:23
8
8 41:24
8:06 53:10
8th 3:2
9
9 42:4
A
A-R-M-S-T-R-O-N-G 26:5
Absent 3:12
absolutely 42:17,20 48:1,2 50:4
abutting 35:19 36:1
accessibility 50:23
accessible 44:7
accessory 18:15 21:21 25:24 28:18 29:9 38:8
accommodate 5:24 10:12,17 18:21 40:9
account 18:20
accounted 18:18
accounting 16:11

acknowledge 21:7
Act 52:18
add 8:13 11:25 21:10 34:24 37:1 38:4 43:23
adding 12:12 43:12
addition 46:4
additional 10:18 11:8,17 12:1, 4 25:24 35:5 40:9,13 43:23 44:21 47:3
address 4:6,10 9:12 35:8 47:11
adequate 45:15
adjacent 23:19 40:17 51:1
adjoining 14:9,14
adjourn 53:3
adjourned 53:10
adjournment 53:1
adoption 21:23
adverse 14:8
affecting 40:10
agenda 4:24 5:1
aggregate 5:20 23:5
agree 17:20
ahead 38:3 42:22
Alan 24:14
Allegiance 3:4,5
allowed 4:8 12:15 19:13 25:25 43:23
alterations 24:9
alternate 3:21 25:2
amendment 21:23
amendments 4:25
amount 13:3,12
analyzed 16:18
anticipate 46:2
apparently 18:6

appeal 51:7
Appeals 3:2 8:23 9:3 15:9,20
 16:7,21 17:14 22:14 23:11
 24:1,4
appearance 32:2 51:7
applicable 22:8
applicant 4:4,14 5:16 18:1
 25:22 41:22 42:6,10
application 37:1,15
apply 22:6
approval 9:1 17:14 22:13
 24:8,11 30:10 37:13,14,21
 48:16
approvals 9:13 47:11
approve 4:18 5:1,2 8:22,24
 13:8,18 14:10 17:9,13,18 24:8
 37:12 40:25
approved 4:20 12:11 17:16
 43:3 45:18
approving 24:10
approximately 13:22 40:19
April 3:2
architect 6:5,6,11 13:14 18:2
area 10:22,23 11:6,13 13:22
 15:5 22:7,10 26:23 27:11
 35:24 37:3 40:2 45:19
areas 17:2
Armstrong 25:21 26:4,8,11,15
 28:8,20,23 29:12,15,24 31:7,
 18,20 33:3,6 34:11 37:5 38:15
 39:5,22
arrangement 46:18
arrow 31:13,14
art 50:9
articulated 46:13
aspect 49:16
associate 12:9
association 37:2,4,14,17,19,
 24

assume 26:2
assuming 14:3
attempt 15:2
attempting 14:20 15:3
attend 6:17
attorney 6:8,10 9:24 10:2 26:7
 42:12
audience 4:9 5:9 9:19 12:7
 30:13
August 14:25
automatic 49:14
avoid 11:20 12:3
aye 4:21,22 5:4,5 53:6,7

B

B-R-I-A-N 6:5
back 4:13 7:7 11:9 12:2 15:17
 17:11,19 19:3,4 26:21,22 31:3
 33:25 34:12 47:1,10 49:2
backflow 51:2
backyard 26:20 36:6,7
banter 4:13
based 13:6 17:13 18:4 32:4
 35:16
basically 7:6 27:22 28:12
 30:21 45:11
basin 7:8,13
beatifying 45:8
beautification 48:18
beautiful 20:23 39:10
beauty 46:22
begin 5:12
big 11:4
bigger 22:2
bit 31:15 34:22 43:13
block 22:21

blocks 31:23
board 3:2 4:10,22 5:5 8:23 9:3
 15:8,20 16:6,7,15,20 17:8,14,
 15,18 22:14 23:11 24:1,3
 29:9,22 30:15 32:13 33:9,18
 39:2,9 43:3 47:14 48:14 52:10
 53:7
bought 15:15 37:7 38:16
bound 13:6
brand 45:20,25
break 48:20
Brian 6:4,7
brick 31:16
bringing 13:15
brought 32:22
Buffington 5:14 7:11 10:1,10,
 15,21 22:19
build 11:17 15:23 19:13 20:18,
 23,25 21:2,6 22:15,23 23:16
 38:20,21
buildable 21:16 22:4
builders 10:9
building 5:24 21:21 22:21
 43:14 44:3 49:9 51:7
built 11:12 23:25 26:16 31:10
 39:15
Butler 3:19,20 24:25 25:1
 41:10,11 51:10,11
buttons 52:23
bypass 42:2 44:14,15,18
 46:14,18

C

C-O-O-K-S-E-Y 42:9
call 3:6 7:20 24:17 41:2
car 41:21 42:24 43:1 45:5,13,
 25 47:6,16,17 48:8 50:8,13
carbon 14:6

card 45:12
care 37:20
carries 25:10 41:19 52:1
case 4:4,6,9,10 5:9,14 6:1,13
 9:20 10:5 12:21 16:2 18:23
 22:17,18 25:20 26:2,10 30:14
 34:1,5 35:11 39:21 41:21
 42:16 49:22 50:13
cases 4:2,25 5:13
cash 45:12 52:6
catch 7:8,13
celebrating 52:9,11
cell 4:3
Center 42:6
Chair 13:3 21:9 32:23 49:1
Chairman 8:14 16:5 19:25
 28:16 29:7 46:11
Chairperson 3:1,6,8,9 4:1,20,
 23 5:4,6 7:2 8:12 9:9,18 12:6,
 18 14:16 15:24 16:17 17:10,
 22 19:15 21:11 24:17 25:7,8,
 20 26:13 28:7,14 30:6,12
 34:6,9 35:2 37:18,25 39:13
 41:2,4,5,20 42:18 44:12 46:9
 47:8,12 48:24 49:20,24 50:10
 51:20,22 52:13,22 53:5,8
change 17:9 45:4
changing 45:3 48:18 49:8
character 40:22
charge 33:15
check 37:17
chimney 19:18,22,24 20:11,
 15,16
chimneys 15:7
Christmas 26:16 36:21
cite 33:24
city 3:2 5:16 7:16 8:13,20
 10:18 11:17 12:8,22 15:6,21
 25:23 28:15 30:4 32:5 35:8
 41:23 43:5,15,21 45:18 46:10

civil 7:12
clarification 35:14,22
clean 51:4
cleaned 7:14
cleaner 50:8
cleaning 13:19
clear 13:17 37:12
climate 11:11
climates 11:11
close 14:1,7 16:12 38:9,10
 49:14
closed 11:4
closer 39:3
code 8:20 29:17
cold 11:11
collectively 7:17
comfort 14:7
comment 19:17 47:13
comments 12:19 14:17
commercial 45:6
company 27:8
compliance 28:4 38:23
compliant 28:5
compromise 40:24
concept 17:21
concern 9:15
concerns 13:5,24 14:3
concrete 31:9,22 43:17
condition 23:13,17 24:1 40:12
 44:14,19 49:7 50:22
conditions 17:13 47:6
conduct 4:2
confirm 34:2,3
conform 22:11
conforming 21:14

confuses 38:3
confusion 44:6
conjunction 30:2 43:10
considerable 13:3,12
consistent 23:23 40:20 51:5
constant 29:2
constantly 27:1
constructed 28:19,21,24
 29:11
Construction 8:23 9:3 15:8,20
 16:6,20 17:8,14,18 23:11
 24:1,3
contained 31:24
contingency 43:4
contingent 8:23 24:8
continuously 11:23
conversation 32:25 38:5
COOKSEY 42:8,13,17,20
 44:13 46:21 48:10,13 49:3,19,
 23 50:4 52:2,6
copy 6:25
corner 7:6 10:11 11:19
correct 6:24 12:17 20:3,9
 28:19 29:11,12,15,23,24
 33:21
correctly 7:15,19
correspondence 9:10 30:7
 44:16 47:8
cost 33:14 34:4
count 18:25 19:4 47:17
country 46:1
couple 48:20
coverage 18:3,9,15,24 19:1,5,
 8
covered 11:6
covers 18:24
create 23:13,17,21 40:12

43:22 44:5 50:22 51:3
creating 45:13,19 46:23
credit 45:12
culvert 10:19 11:24
curb 51:7
current 4:10 8:3 21:14 40:14
 43:16,17
customary 21:21
customers 44:3 45:20

D

date 21:23
day 36:12
days 36:13
deal 14:21 15:3 23:12,21
 38:11
dealing 23:9 28:5
decide 17:20 33:18
decision 16:10,11 24:7
decorated 39:10
decorations 26:17 36:21
deemed 32:21
deems 17:18
defeat 12:2
denying 13:9
department 30:3 35:10 46:14
depending 32:9
Depot 26:19 38:17
Describe 26:13
deserves 15:16
design 16:10 17:9 22:22 24:9
 42:10
detail 8:17
detailing 49:10
determination 17:8

determined 12:13
developed 24:6
difference 20:6 25:17
difficult 8:8 15:12 39:18
difficulties 50:23
difficulty 22:21 39:8,24 40:24
 50:15
diligently 43:6
dimensions 22:9
direct 46:25
direction 27:19
directly 7:6 35:19
dirt 7:13
discussed 17:7 30:1 44:23
discussing 35:1,4,12
discussion 6:21 7:12 17:4
 19:19 35:7 44:3,11
discussions 16:24
distance 35:25
district 21:15,17 22:1,2,8,11
ditch 10:20 11:4
ditches 27:14
doable 23:16
door 49:2,9,10,13,16
doors 49:4
double 13:23
doubling 46:4
doubt 48:4
drain 7:7,9 10:11,16 11:5,7
 12:3,12 13:15
drainage 6:21 7:1,4 9:16 11:5,
 8,18 12:9,24 15:22 16:8,12,18
 17:4,6 23:10 27:14
drains 11:2,7 29:4
drawing 16:14 35:1,17
drawings 18:22

dried 14:25
Drive 5:15 22:19
driveway 7:8 8:1,2,3,4,10,17,
 19,21 10:13 11:23 12:23 15:2,
 9,20 16:12,21 17:1 18:12,25
 20:4,7 23:7 24:4
due 39:25
dwelling 21:21
dwellings 21:18

E

easement 27:12
easements 27:15
east 43:22
Easter 52:9
easy 35:24
effect 21:25
effective 11:10 21:23
eight-inch 10:14 12:1
eighth 10:16
EI 41:21 45:25 50:13
elevate 40:22
employees 44:1,7 46:25
encroachment 43:7
encumber 44:2
encumbering 46:2
end 11:7
ends 10:25
enforcement 29:17,20
engineer 7:12
engineering 30:1,3 42:9 48:15
enhance 51:6
enhanced 49:12
equipment 49:12
erected 21:22

essentially 21:25**estate** 37:3**evening** 6:4 26:14**everything's** 14:25**examine** 35:9**exceed** 18:4 19:7 32:3**Excuse** 9:23**exhibit** 44:24**exist** 43:14**existing** 17:5 21:16,24 29:18,
21 42:24 43:16,19 44:14,19,
25 45:2,5 46:4 47:6 48:17
49:7 50:1**expense** 13:20**explain** 16:6**extremely** 8:8

F

facing 49:6,9**fact** 13:8 47:18**fails** 22:6**fairly** 48:16**familiar** 37:3**farther** 16:9**fast** 12:3 45:22**favor** 5:4 53:5**feedback** 44:21**feeling** 21:6**feet** 5:18,19,20,21,22,23 8:7,8,
21 9:4 15:10,25 17:23 19:12,
13,14,21,22 20:3,8 23:4,5,6
32:3,10,16,21 33:4 34:11,16,
17,22 38:14,24 39:3**fence** 31:16**FH** 6:6**figure** 7:17**figured** 16:8**final** 41:21**find** 21:1**fire** 15:7 44:17 46:14**fireplace** 14:1,5**fit** 16:4 17:18**fix** 29:3**flat** 11:4 35:24**FLETCHER** 3:8,10,12,15,17,
19,21,24 18:17 19:6 20:16
24:19,21,23,25 25:2,5,7,9
32:18 33:13 34:15,25 35:3
41:4,6,8,10,12,14,16,18
51:10,12,14,16,18,20,23,25**flood** 40:2**flooding** 9:15 10:13 11:21
12:4 27:10,16 29:8**floods** 26:23 27:1**floor** 5:7 14:13**flow** 11:14,15 16:19 48:3
50:20 51:8**flows** 7:15**follow** 13:7**foot** 7:20 8:1,2,4,6,9,19 9:1
15:12 16:22,23,25 17:24 34:6,
8 38:5 41:25**footprint** 19:11 50:24**force** 47:22**forward** 4:5 15:19**free** 47:16 52:6,7**freezes** 11:13,14,16**front** 5:22 7:10 20:21 29:4
31:10 49:4**ft** 41:24**full** 7:13 13:15 36:17**fully** 36:8**fun** 52:12**future** 49:18

G

garage 18:16,17,23 19:3 49:2,
13**gave** 17:17**general** 5:8,10**generally** 22:8**Gerald** 9:22,23,25**give** 23:3**good** 6:4 9:8 12:20 16:3 39:2
53:9**goods** 39:25**grades** 8:18**grant** 22:18 32:15 33:22 39:21
50:12**granted** 9:1 23:18 25:18 40:16
50:25**granting** 32:16**great** 45:5 46:21 48:10 50:5**green** 31:14 44:8**greenbelt** 7:20,23 43:22 50:2**gross** 27:4**ground** 26:25 48:20**guess** 14:17 18:16 26:22 32:5
33:17,18 34:19**guilty** 52:24**gutters** 14:13**guy** 45:12 47:15**guys** 18:22 44:10 46:7 49:1
50:6

H

H-O-W-A-R-D 6:5**half** 19:21**HALL** 8:14 9:7 12:10 16:5,20

17:12 24:3 28:16,22 29:7,13,
16,25 32:23 33:4,7,16,22
34:3,8 38:4 46:11 47:5

Halloween 26:17 36:21

Halpert 5:14 22:19

Halpert's 25:14

hand 4:11 45:11

handle 46:18

happening 46:20

happy 8:10 46:6 52:9,11

hard 22:22 23:16

hardship 43:25

he'll 23:6,10 45:12

heard 37:7

hearings 5:12

heart 24:10

Heatherbrae 25:21 39:22

helps 49:14

high 10:22,23 32:2

high-end 45:20

highest 38:18

hit 52:15,23

hits 16:23

hitting 52:24

holidays 52:11

home 5:24 14:1,6,13 18:24
20:23 21:3 26:18 38:17

homeowner 19:19

homeowners 37:2,16,19

honestly 28:2

hooked 11:5

hope 52:12

hose 27:2,3 29:4

hoses 27:21 36:6

house 8:3,6,18 14:21 15:11,

13,23 16:23 17:1 18:15 19:11
20:12 22:23 23:25 26:15
34:12,17 36:12 37:6

houses 27:15 36:17

Howard 6:4,5,9,11,14,16 7:4
9:6 10:6,8 19:10 20:4,9,11
25:19

Huntington 8:3

I

ice 11:12

idea 8:19 45:19

II 50:14

image 31:3,4

images 18:8

impact 14:9 40:20

important 43:21

imposed 21:19

impression 28:3

improved 50:2

improvement 12:11

improving 40:13 47:19 49:25

inadequate 16:14

inch 10:16

inches 34:21

include 16:18

includes 43:1

individual 11:2

information 8:16 23:11

informed 33:10

inspection 33:8,11

intact 7:18

intended 18:9

intent 13:11 23:14,24 40:21
51:5

interacting 52:20

interfere 23:18 30:20 40:17
50:25

internal 43:2

Investments 25:12,16

invitation 52:14

involving 22:10

issue 12:24 15:1 19:24 38:7
39:8 46:15

issues 9:16 15:3 23:12,22

item 38:11

items 40:6,25 49:5,13

J

J-A-S-O-N 26:5

Jason 26:4,6

job 16:3 21:1 48:2

Joe 19:17 30:15 47:14

K

kind 16:6,13 21:1 26:17 27:6,
17 44:25 45:23 46:22

kiosks 45:10

knew 38:22

Krieger 3:17,18 5:3 14:19
22:17 24:12,14,23,24 38:13,
25 41:12,13 48:5 51:16,17

L

lack 40:5 44:13

Lake 5:15

land 12:11

lane 42:2 44:6,14,16,18 45:11,
22 46:14

lanes 45:14 46:23

large 11:25 40:8

larger 13:22

layout 50:21
lead 47:24
leaning 31:17
leave 47:1
leeway 17:17
left 14:4 31:5,14
lessen 51:2
letters 13:25
level 32:4
light 32:24
lights 39:11
limitations 21:19
limited 22:25 40:4 50:18,19
limits 40:14
lines 34:16
live 10:1 11:11
LLC 25:12
located 22:12 35:16
location 7:22 10:19 23:8
 45:17,21 48:10
long 15:14 39:6 47:20
Longo 3:15,16 5:2 6:7,10,12,
 15 9:11,23 10:2,4,7 19:17
 24:13,21,22 26:6,9,12 30:8
 41:14,15 42:11,15 47:9 51:23,
 24 52:4
looked 18:6 27:10
lot 8:5 13:21 18:3,9,14,24,25
 19:5,8 20:20,22 21:22,24
 22:2,6,10,12 23:17 36:20
 40:2,8 43:16,17
lots 21:13,16,17 22:1 30:3
love 47:18

M

made 13:17 14:11 16:10
 19:18,23 22:1 43:9

mailed 9:11 47:9
main 11:7 27:24 28:8
maintained 43:18
maintenance 40:1,22
majority 6:20 10:24 45:16
make 5:10 6:23 7:15,16,17 8:5
 9:4 13:18 17:8 24:7,9,11
 30:18,22 37:11 38:11 48:6,12
 53:2
makes 16:16 17:21 25:16
 39:17
makeshift 31:16
making 6:22 40:13 48:17
man 15:17
March 4:16 8:15 18:7
marked 37:17
marshall 44:17
match 18:22
matter 30:16,19 47:19
maximize 43:11
maximizing 45:1
means 33:18
measure 33:8 35:24
measured 32:3 34:21 36:2
measuring 32:1,4
meet 22:6
meeting 4:15,16 6:20 7:25
 17:7 18:7 52:19 53:10
meetings 12:14 52:18
melted 26:24
melts 14:23
member 3:10,11,12,13,14,15,
 16,17,18,19,20,21,23 4:18,19
 5:2,3 6:7,10,12,15 9:11,23
 10:2,4,7 12:20 13:2 14:19
 17:25 18:14 19:2,9,17,25
 20:6,10,14,19 22:15,17 24:12,
 13,14,16,19,20,21,22,23,24,

25 25:1,2,4,5,6,11 26:6,9,12
 30:8,16 31:13,19,25 32:20
 34:13,18 35:13 36:10,25
 37:11,22 38:12,13,25 39:1,6,
 9,20 41:1,6,7,8,9,10,11,12,13,
 14,15,16,17 42:11,15 47:9,15
 48:5,6,7,11,23,25 49:17,21
 50:12 51:9,10,11,12,13,14,15,
 16,17,18,19,23,24 52:4,8
 53:2,4
members 39:2 45:22
mention 8:19
mentioned 7:24 12:24 25:13
 39:3,10
midway 11:19
Mile 36:13
minimize 40:20
minimum 7:25 8:21 34:8
minutes 4:8,12,16
mistake 19:23
mixed 37:6
modern 42:25 43:13 45:14
moment 35:1,7
money 33:13,14 34:5 46:16
monoxide 14:6
Montague 3:1,6,8,9 4:1,20,23
 5:4,6 7:2 8:12 9:9,18 12:6,18
 14:16 15:24 16:17 17:10,22
 19:15 21:11 24:17 25:7,8,20
 26:13 28:7,14 30:6,12 34:6,9
 35:2 37:18,25 39:13 41:2,4,5,
 20 42:18 44:12 46:9 47:8,12
 48:24 49:20,24 50:10 51:21,
 22 52:13,22 53:5,8
Montes 9:22,25 10:3
month 6:17 9:16 19:19
monthly 45:16
months 48:20 49:1
motion 4:18 5:1 13:8,9,18
 14:10,18 17:23 25:9 39:19
 41:18 48:5,6 50:10 51:25

53:1,2
move 5:2 22:18 39:20 40:2
 50:12
moved 32:15 33:1
mud 36:14,15,18
muddy 27:3

N

narrow 8:5 15:14 21:13 22:22
 23:15
narrowed 16:21
narrowness 23:8
native 44:8
naturally 7:10 29:5
nature 49:11
nay 4:24
nays 5:7 53:8
needed 19:3 23:12 43:20
negatively 40:10
neighbor 12:23 15:4 20:13
 30:11 39:4
neighbor's 14:5 20:15,16
neighborhood 13:14 36:11,20
 40:11
neighboring 14:1 16:13
neighbors 14:9 23:22
news 18:19
nifty 42:22
night 41:21
noise 49:15
nonconforming 21:17 22:1
nonconformity 43:20
nondivided 23:17
north 16:1 23:6 42:1
notice 15:24 18:19 28:4

notices 9:12 30:8 47:10

notwithstanding 21:19

Novi 3:2 5:17 7:16 8:20 25:23
 38:18,22 41:22,23 42:25 51:8

number 20:22 22:17,18 26:20
 39:21,23 40:15

O

O&s 25:12,15

Oaks 37:4

objection 9:16 13:25 39:12

objections 9:13,14 30:10 39:7
 47:11

observation 18:10

observations 18:5

obtained 22:13

occurs 20:11

October 14:25

offered 47:15

older 23:14

omit 42:1

one's 28:24

One-family 5:25 26:1

one-time 4:12

open 5:7 14:5 15:5 29:16
 30:14 48:21 49:14 52:18

operations 45:15 50:7

opinion 35:19

opportunity 15:16 45:4

opposed 4:23 5:6 34:23 46:24

opposite 11:1 20:12,17 27:19

order 16:7,21

ordinance 5:17 18:2 21:13,15,
 20,24,25 22:3 23:24 25:23
 29:17 32:7 35:9 40:14,21
 41:23 51:6

ordinances 8:20

ori 5:14 7:16 22:19 25:13

originally 27:25 37:6

outgrew 26:17

outward 14:12

overcrowding 40:10

overhang 14:12

overhead 31:4

overreaching 16:10

owner 25:12,15 30:17,20

owner's 13:20

owners 47:24,25

P

p.m. 53:10

packet 31:4 44:25

paid 33:11

parallel 41:24 43:7

parcel 39:22 43:12

park 5:15 44:1

parking 41:24,25 43:7,8,13,19
 44:2 47:3 50:19

part 7:9 8:25 17:3,12 18:12,23
 19:7 24:11 30:23 35:6 37:2,4,
 18,20 38:1 40:13 43:15 44:18
 45:21

pass 45:22

passed 36:12

Passes 4:24

Passover 52:10

past 27:8

pay 37:9 52:25

Peddiboyina 3:13,14 4:19
 12:20 24:19,20 39:1,6,20
 41:16,17 48:25 49:17,21
 51:12,13 53:4

people 38:17
people's 6:24
Perfect 44:11
permit 12:8,23 28:2 33:14
permitted 21:18
person 12:11 15:15
personal 40:6
petition 15:11
petitioner 14:20 15:2,11
 22:20,24 23:13,16,20 25:13
 34:4 36:7 39:23 40:3,11
 50:15,17,22
petitioner's 14:2,4 32:12
 40:18
phenomenal 48:1,2
phone 6:18
phones 4:3
photo 31:8
picture 31:11
pictured 31:6
pictures 28:25 29:8
piece 16:2
pipe 7:23 10:14,19 11:3,5,14,
 16,24 12:1
pipes 11:18
pitch 7:6
place 14:21 32:14 40:2
plan 7:1 8:17 12:11 24:6
planning 43:3,10
plans 16:9
planter 35:6,15,20,23 36:1
planter's 36:4
planting 43:24
pledge 3:3,5
plenty 47:2
podium 6:2

point 14:12 18:20 20:1 28:9
 34:25
pointing 35:14
ponding 12:14 14:24
position 13:16
positive 38:24
possibly 32:9
postpone 8:15
poured 33:1
practical 22:21 39:7,24 40:23
 50:15
preferred 39:16
present 4:5,9,12 6:1 26:2
 42:6,18 44:10
presentation 4:13 12:21 39:2
 52:5
presented 18:5 21:3,5
presume 21:15
presumed 22:3
pretty 37:3,8 43:5
prevented 22:25 40:4 50:18
previously 47:25
primary 40:1
prior 18:7
private 40:23
proactive 32:13
problem 20:20 35:21 39:18
 46:16
proceedings 6:19
promise 6:12 10:4 26:9 52:6
properly 38:5
properties 11:1 16:13 23:19
 40:11,18 51:1
property 5:25 6:23,25 7:21
 10:12,17,25 11:18,20,21,25
 13:13,20,23 14:2,4,14,20
 15:15 16:3 19:12 20:7 23:1,7

26:1 28:11 29:17,19 30:17,18,
 19,20 32:9,11 33:5 34:14,16
 40:5,7,14,23 42:5 43:18 45:7
 50:19,20,22,24
proposed 8:1 35:4 45:1
proposing 43:8
provided 8:16 22:8
provision 21:12 22:5
provisions 21:20
public 4:14 5:8,12 47:13 48:14
 49:6
published 33:20
pull 12:8,22 38:18
pulled 38:19,22
pump 27:2,21 29:3,4
purpose 12:2 35:11
purposes 25:17
put 10:12 11:3,4,8,17,22,24
 15:12 31:3,22 36:19 46:23
 49:12
puts 10:18
putting 27:7,23
PVC 7:23
PZ25-0005 5:14 22:19
PZ25-0007 25:21 39:21
PZ25-0009 41:21 50:13

Q

quantities 16:18
question 10:8 19:11 30:25
 31:1 32:5,24 33:17 37:16
 46:13,21
questions 8:11 46:7
quick 45:23
quickly 45:23 46:22 48:16
quorum 3:25

R			
<p>R-3 26:1</p> <p>R-4 5:25</p> <p>R-E-I-D 42:8</p> <p>rains 36:16</p> <p>raise 4:11</p> <p>raspberries 31:18,19,20,21</p> <p>raspberry 35:5,15,19,23 36:1, 4</p> <p>ratio 18:3,9,15</p> <p>re-brand 42:25</p> <p>re-noticed 18:20</p> <p>ready 14:17</p> <p>real 37:3 44:20</p> <p>realize 19:20</p> <p>Realtor 37:7</p> <p>rear 43:19</p> <p>reason 11:22 13:11 17:25 19:4 27:24 35:14,23 36:2,3</p> <p>reasons 8:2 31:2</p> <p>recently 29:1 31:9 43:2 45:17</p> <p>recited 3:5</p> <p>recognize 20:24</p> <p>recognized 4:11</p> <p>record 6:3 21:22 25:11 30:17, 19,23 39:14,17</p> <p>recorder 9:21 42:7</p> <p>recreational 40:7</p> <p>reduce 49:15 51:8</p> <p>reduced 8:6 15:11</p> <p>reduction 42:3</p> <p>reference 20:1 35:15,21 36:5</p> <p>referencing 35:23</p> <p>referring 20:14</p>	<p>regulations 22:11</p> <p>Reid 42:8,11</p> <p>related 5:8 9:14</p> <p>relief 23:18,23 40:16,20 50:25 51:5</p> <p>remarks 5:8</p> <p>remember 36:15</p> <p>removed 18:18</p> <p>removing 49:4,5,9,11</p> <p>reply 52:14,15,20,23</p> <p>representing 4:4 42:10</p> <p>request 13:6 15:9 19:7 23:4 31:1 32:12,19,20,22 36:24</p> <p>requested 18:22 23:3 50:14, 16</p> <p>requesting 5:16 25:22 41:22</p> <p>required 5:18,20,22 7:25 12:12 23:5 34:7 37:14 41:25 42:4 44:23</p> <p>requirement 22:12 42:2</p> <p>requirements 22:7,9</p> <p>requires 8:20</p> <p>requiring 22:23 44:18 50:16</p> <p>rescinded 17:16</p> <p>Residential 5:25 26:1</p> <p>residents 52:10</p> <p>resolved 12:16</p> <p>resort 23:15</p> <p>respect 22:25 40:4 50:18</p> <p>respectfully 13:4</p> <p>responsibilities 38:2</p> <p>responsible 12:12</p> <p>returned 9:12 30:9</p> <p>revamp 45:5</p> <p>revamping 43:1 47:19</p> <p>review 24:5</p>	<p>reviewing 13:12 25:14</p> <p>reviews 37:6</p> <p>revisions 4:17</p> <p>right-of-way 49:6</p> <p>risk 14:6</p> <p>road 10:14,19 36:13,14 41:22 42:25 51:8</p> <p>roger 25:21 39:22</p> <p>Roll 3:6 24:17 41:2</p> <p>roof 18:24</p> <p>rooms 15:13</p> <p>round 27:1</p> <p>Rubbermaid 26:19 27:6,21 28:10</p> <p>ruin 28:13</p> <p>ruined 27:6</p> <p>ruining 27:22</p> <p>rules 4:2</p> <p>run 10:10,15 17:1</p> <p>running 7:22 10:22,23 36:7</p> <p>runoff 10:17,25</p> <p>runs 10:13,15 11:12</p>	
		<th data-bbox="1062 1234 1455 1289">S</th>	S
		<p>SAARELA 18:13 21:9,12 33:21,24 52:17</p> <p>safe 52:12</p> <p>safely 44:1</p> <p>safety 15:8 40:24</p> <p>Samona 3:22,23 4:18 13:2 17:25 18:14 19:2,9,25 20:6, 10,14 25:3,4,11 30:16 31:13, 19,25 32:20 34:13,18 35:13 36:25 37:11,22 38:12 41:8,9 47:15 48:6 50:12 51:18,19 52:8</p> <p>Sanghvi 3:10,11 20:19 22:15</p>	

24:16 25:5,6 36:10 39:9 41:1,
6,7 48:7,11,23 51:9,14,15
53:2

Sara 34:24 52:21

scale 35:18

screen 42:23

secretary 4:8 6:3 9:9 30:6

section 5:17 18:3 25:23 42:2

Section3.1.25.d 41:24

Section5.3.11.d 42:1

sediment 13:16,19

send 15:19

sense 9:5 16:16 17:21

separate 38:7,11

September 14:25

setback 5:18,22 16:1 18:21
32:8 33:20 41:25

setbacks 14:11

share 13:4 42:23

shed 26:16,18 27:6,7,22 28:2,
9,10,13 29:14 30:5 32:25
34:20 35:4,12,16,18,25 36:19,
23 38:6,8,16,17,21 40:1

sheds 26:19 29:18,23

shoot 33:9

show 6:25 7:2 43:16 46:1

showing 8:17

shown 22:20 50:15

shows 39:23 44:25

shy 34:22

side 5:17,19 7:8 11:1 16:1
18:21 19:20,22 20:12,13,17
23:2,3,4,5,6 28:11 31:5 34:13
42:1

sidewalks 12:15

significant 13:5

silence 4:3

silt 7:13

single 21:22

single-family 21:18,20

sir 9:20 48:24

site 8:17 29:11 45:2 46:25
47:1,4 48:17 50:5,6

sits 32:17 45:9

situation 29:25 30:1 45:14
49:16 50:1

size 13:24 23:24 40:19 50:21

sketch 34:10

slab 31:9 33:1

small 10:11 11:15 20:19,22
28:10

smaller 17:11 23:25

smallest 13:21

smoother 50:7

snow 11:12 26:24

snows 36:16

solution 20:25

solutions 21:5

sought 22:20 39:21 50:13

south 5:15 15:4

space 15:4,10 40:6 41:25
43:8,9,19 44:1,8,15 47:2 51:3

spaces 42:3,4 44:2,23 45:10,
15,25 47:3

speak 9:20 30:13

special 33:8

spell 6:3 9:21 26:3 42:7

spelling 4:7

spent 13:3,12

spirit 23:23 40:21 51:5

spoke 10:9

spot 44:4

spots 34:22 50:20

square 19:12,13

stacking 42:3 44:5,6,22,23
45:10,11,15,24 50:3

staff 43:5,10,15

stand 3:3

standards 13:6 21:14

started 26:23

state 4:6 50:9

stated 23:20

statement 5:10

states 18:3 37:2

stay 38:1

step 6:2 48:14

Stonefield 42:9

storage 39:11,25 40:6,13

store 27:5

stored 40:25

storing 27:20 28:12

storm 6:24 13:15

street 10:10,21,25 11:8,20
12:15 44:9

street all 11:2

streets 13:13

structure 18:16 25:24,25
29:10,13 35:5 38:8 39:24
40:9,19

structure's 28:18 29:10

structures 17:5 40:15

studies 46:1

studying 13:13

stuff 16:13 27:17,21,23 37:9

stumped 27:11

style 43:1

sufficient 40:5

suggested 4:17 12:13 29:18

summer 23:15 26:25 27:8
48:21

support 13:7 14:10 30:25 31:2
32:11 36:9,23 39:19 48:4
49:22

supporting 13:9 50:3

supposed 34:15

surrounding 13:13 23:19
40:18 45:19 51:1

survey 18:6

swale 7:5,10 10:10 15:21 23:9,
21

swales 11:10 14:22 17:6

sworn 4:7

system 6:24 7:4,5,10,18

T

taking 29:21 45:6,8 46:4

talked 20:2 43:6

talking 16:22

tall 38:13

tape 32:1

TC 42:6

technicality 25:17 52:22

technically 35:6

ten 4:8 8:1,9,19,21 9:4 15:25
17:23 23:4 34:16 38:13,24

ten-foot 43:22

tension 52:25

terms 16:19

thaw 14:23

thawed 26:25

thing 9:17 28:9 29:2,5 37:1
44:12 48:21

things 12:25 16:16 36:19 38:3
39:8,25 46:20 49:17

Thompson 3:12

thought 28:1,6

three-foot 7:23

ties 10:20

tight 47:6

time 6:16 12:21 13:3,10,12
14:22,23 30:2 46:8 48:22
52:3,7

times 45:24

today 22:15 29:9,22 30:18
32:7,17 37:13 42:10,22 43:14

today's 18:9

told 27:12,13

tonight 4:2 5:13 8:22 17:13
30:5 42:19 46:12

Tonight's 4:24

total 5:20 23:5,7

Town 42:5

track 38:2

traffic 46:25 48:3 51:2,8

treat 38:6

true 33:12

truth 6:13 10:5 26:10 42:16

Tuff 26:16 28:2,13 38:16,17,21

tunnel 42:4 45:3,4 49:15

turn 4:3

turnaround 47:4

turning 45:7

type 13:7,18 22:2

U

Um-hum 9:6

underground 7:22

underneath 10:13

understand 35:17 36:18,22
37:25 39:18

unexcused 3:13

unfortunate 39:15

unique 16:2 22:22 23:8 40:7
50:21,24

unreasonably 22:25 23:18
40:4,17 50:18,25

upwards 31:14

usable 51:3

users 45:16,17

V

vacuum 47:21

vacuums 43:13 46:3 47:2 50:7

valuable 39:25

variance 5:19,21,23 19:7 21:2
22:18,24 25:22,25 28:17
29:23 31:1 33:19 34:1 39:21
40:3,16 42:5 43:20 44:20
50:13

variances 5:16 13:10 21:1
22:5,13,23 23:2 41:23 42:22
43:4 46:12 50:14,16,17

vehicle 42:3

vehicle/traffic 50:20

vehicles 51:3,4

verify 31:25

viewable 44:8

viewed 36:11

Village 37:4

violation 35:11 36:4 52:18

visual 18:4,10 32:2 40:20

W

wait 14:19 47:20

wall 31:16 34:20

wanted 20:2 30:18,22

wanting 27:5
warm 11:10
warrant 45:24
wash 41:21 42:24 43:1 45:5,
 13,25 47:6,17 50:14
washed 48:8
washes 47:16 52:7
watch 6:18
water 6:22 9:14 10:21,24
 11:16,23 12:1 14:21,23,24
 15:3,22 23:9,10,12,21 29:25
 36:18
weeds 31:22
week 48:8
West 5:15
wet 27:20 28:12 36:8
whatever's 38:18
whatnot 48:3
whatsoever 35:22
whichever 14:14 52:24
wholeheartedly 36:23
wide 7:20 8:1,2,4,9,19 35:25
width 8:7 22:7,10 24:5
widths 16:12
window 14:5
winter 48:22
wintertime 11:13
wishes 4:10
wood 28:13
Woods 8:3
work 17:6
worked 23:3
working 7:18 23:9,21 43:5,15
workings 43:2
works 17:4,6

worst 14:22
wrong 9:12 47:10

Y

yard 5:18,19,22 19:20 22:9,12
 23:4,5 26:21 27:18 29:1,4
 31:10
yards 23:2 27:19
year 14:22 27:1 28:21 31:12
 37:9
years 26:20,24 36:11 47:17

Z

ZBA 9:1 18:23 34:5
zoned 5:25 26:1 42:5
zoning 3:1 5:17 18:2 21:13,14,
 15 22:3,14 25:23 32:6 41:23
 49:18