

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

TUESDAY, MAY 11, 2021, 7:00 P.M.

VIRTUAL MEETING VIA ZOOM

BOARD MEMBERS:

Joe Peddiboyina, Chairperson

Clift Montague

Michael Longo

Travis Malott

ALSO PRESENT:

Elizabeth Saarela, City Attorney

Lawrence Butler, Comm. Development, Dep. Director

Katherine Opperman, Recording Secretary

Reported by:

Darlene K. May, Certified Shorthand Reporter

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Novi, Michigan
Tuesday, May 11, 2021
7:04 p.m.

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CHAIRPERSON PEDDIBOYINA: Good evening. Sorry for the delay for five minutes due to the technical issue for my acting secretary and thank you so much. And welcome to the Novi Zoning Board of Appeals. Today is May 11th. It's 5:00 p.m.

And Pledge of Allegiance by Mike.

Mike, are you there?

MEMBER LONGO: I am.

CHAIRPERSON PEDDIBOYINA: All right. Can you go ahead, please?

MEMBER LONGO: We'll do the Pledge of Allegiance. You can leave your mic on, if you want to.

(Pledge of allegiance.)

CHAIRPERSON PEDDIBOYINA: Thank you. Thank you, Mike. I appreciate.

Okay. Roll call. Katherine, can you please roll call?

And for roll call, state you are there and also the county and the location, physical address, please. Thank you.

MS. OPPERMAN: All right. Member

1 Krieger is absent excused.

2 Member Malott?

3 MEMBER MALOTT: Present. In the city
4 of Novi, County of Oakland County, state of Michigan.

5 MS. OPPERMAN: Excellent. Member
6 Montague?

7 MEMBER MONTAGUE: Present, Novi,
8 Michigan, Oakland County.

9 MS. OPPERMAN: Chairperson
10 Peddiboyina?

11 CHAIRPERSON PEDDIBOYINA: Novi,
12 Oakland County, Michigan.

13 MS. OPPERMAN: Member Sanker?

14 MEMBER LONGO: I don't see him.

15 MS. OPPERMAN: He's not here. Okay.
16 I'll mark him down absent.

17 Member Thompson, also absent.

18 And then Member Longo?

19 MEMBER LONGO: Present, Novi,
20 Michigan, County of Oakland.

21 MS. OPPERMAN: Excellent. Thank you.

22 CHAIRPERSON PEDDIBOYINA: Thank you,
23 Katherine. I appreciate. And all right can you check
24 if we have enough for a quorum?

25 MS. OPPERMAN: Yes, we do have a

1 quorum.

2 CHAIRPERSON PEDDIBOYINA: Excellent.
3 Thank you so much. And we don't have approval of the
4 meeting minutes for the last month, am I right?

5 MS. OPPERMAN: We were able to get the
6 minutes. They only arrived yesterday, though. So I'm
7 not sure if all the members had the opportunity to
8 review them after they were sent. If not, then we can
9 always save them to approve for the next month.

10 CHAIRPERSON PEDDIBOYINA: Yeah, we can
11 move to the next month. Even I did not get a chance to
12 look at it and I don't know about the remaining board
13 members.

14 Okay. Today's approval of the agenda,
15 is there any adding or changes, please, can you let me
16 know, acting secretary, Katherine?

17 MS. OPPERMAN: Yes. Case PZ21-0022
18 for Dan and Wendy Williams at 1419 West Lake Drive is
19 going to be postponed until the June meeting. It was
20 found by our building officials that there is going to
21 be a few more variances that will need to be advertised
22 to the neighboring area.

23 And then also this was present in all
24 the member's packets, but because the notice has been
25 out to the public before the change happened, in case

1 PZ21-0024, it was originally noticed as also having a
2 aggregate side yard setback variance request, the
3 builder did submit new plans on April 22nd. So they
4 withdrew that request. They'll only be pursuing the
5 rear yard setback request.

6 CHAIRPERSON PEDDIBOYINA: Thank you so
7 much.

8 And I'm repeating again, the last
9 month meeting minutes was postponed. Anybody have any
10 question on that moving to next month, any other board
11 members?

12 Seeing none, looks like. Thank you.

13 Public remarks, anyone have anything
14 regarding other than the cases what we have today for
15 the ZBA?

16 And also if you have any questions,
17 you would like to speak on the public or anything, you
18 can raise your hand on the Zoom call and our acting
19 secretary, Katherine, can see and she can connect to me
20 and connect to our board members. And also any other
21 people have any question or anything, you know, just do
22 not prolong anything and just a few minutes. We're
23 allowed to talk not like 10 minutes each continuously.
24 We have limited time on those things. Make a note on
25 the public remarks. Thank you.

1 Do you have any people having public
2 remarks, Katherine? Do you see anybody raising their
3 hand on the meeting?

4 MS. OPPERMAN: Let me double check.

5 Apologies. It will take a little
6 longer than usual because I'm using my phone as opposed
7 to my laptop, which I would prefer.

8 I do not see anyone raising their hand
9 at this time.

10 CHAIRPERSON, PEDDIBOYINA: Thank you
11 so much. I appreciate. And I would like to move to
12 the first case tonight. PZ20-0035, Bowers and
13 Associates, Hilltop Assisted Living, 40255 Thirteen
14 Mile Road, west of Haggerty Road and south of Thirteen
15 Mile Road, parcel number 50-22-12-200-059. The
16 applicant is requesting the variance from the Novi
17 Zoning Ordinance Section 4.64.2 for a 74-foot setback
18 along Thirteen Mile Road frontage, 90 feet required by
19 code, a variance of 16 feet. This variance will
20 accommodate the building of a new assisted living
21 facility. This property is zoned Office Service
22 Technology, OST. Is the applicant present?

23 MR. BACALL: Yes, I am.

24 CHAIRPERSON PEDDIBOYINA: Oh, okay,
25 good. And can you spell your first and last name

1 clearly for the court record for our acting secretary
2 and she can take it.

3 Katherine, can you take it, please?

4 MS. OPPERMAN: Yes.

5 Sir, if you could please, state and
6 spell your first and last name for our court reporter
7 and then I also will need you to swear or affirm to
8 tell the truth in the case before you.

9 MR. BACALL: First name is Basil.
10 Last name Bacall. Spelled B-a-s-i-l. Last name
11 B-a-c-a-l-l. And I swear to tell the truth, nothing
12 but the truth, so help me God.

13 MS. OPPERMAN: Thank you.

14 CHAIRPERSON PEDDIBOYINA: I
15 appreciate. Thank you so much. All right. And we'd
16 like to continue on what we can help on this case. You
17 can present if you have anything, you know, a
18 PowerPoint presentation, and you can share on the Zoom
19 also. You can see from the Zoning Board, all the
20 members also. Thank you. You can proceed.

21 MR. BACALL: Would you like me to
22 present it, sir?

23 CHAIRPERSON PEDDIBOYINA: Yup.

24 MR. BACALL: Well, basically, we
25 should have our engineer with us on the Zoom as well.

1 We are looking for a variance from the 74 feet that we
2 currently have to --

3 CHAIRPERSON PEDDIBOYINA: I'm sorry to
4 interrupt you. Are you presenting, the only one, or
5 you're indicating also someone else speaking on this
6 case on behalf of you?

7 MR. BACALL: Yes. My engineer is on
8 board.

9 Andy, are you on board?

10 MR. WAKELAND: Yes, I'm here.

11 MR. BACALL: Would you please present
12 it?

13 CHAIRPERSON PEDDIBOYINA: Yes. Can
14 you present yourself and your first and last name for
15 the court record.

16 And our acting secretary, Katherine,
17 can you take this one, please?

18 MR. WAKELAND: Yes. I can do that.
19 Thank you. Andy Wakeland with Giffels Webster. That's
20 A-n-d-y, W-a-k-e-l-a-n-d. In Rochester Hills, Oakland
21 County, Michigan. I'm the civil engineer for this
22 project, Hilltop Assisted Living.

23 Also, we are the site civil engineers
24 for this project. This one, I guess it's -- we're
25 going to say it's kind of a casualty of COVID,

1 unfortunately. I've worked on this one for several
2 years. This one is near and dear to my heart. I love
3 this project and the views that it has.

4 It originally started out as a hotel
5 project.

6 CHAIRPERSON PEDDIBOYINA: Yeah,
7 Mr. Giffels (sic), can you hold on that? And let's
8 continue with Mr. Basil and he is continuing on what he
9 said.

10 Sorry. Go ahead.

11 MR. BACALL: No. Thank you. I really
12 would like Andy to present it, but I'm happy to take
13 any questions. So I'll let Andy present the request
14 and we'll be happy to take any questions. Thank you
15 for your consideration.

16 CHAIRPERSON PEDDIBOYINA: Okay. Thank
17 you.

18 You would like to speak on this?
19 Mr. Giffels, would like to speak on this case?

20 MR. WAKELAND: Yes. Andy Wakeland
21 with Giffels. So the Hilltop Assisted Living, like I
22 said, it started out as a hotel protect, the Tru Hotel.
23 And, basically, we all know that hospitality has had a
24 very hard go of it since COVID and the project kind of
25 lagged behind and, you know, it stopped, obviously,

1 with the COVID issues that were going on just this last
2 year. And since that they're not expecting a big
3 rebound with the hospitality for some time.

4 So the owners -- obviously, we had
5 full approval on this project and the project was
6 started and partially constructed. If you have been by
7 the site, then you'll see that the building, the
8 retaining wall, all the underground facilities and
9 infrastructure is in, but we had to stop the project
10 and reconfigure. Now they're going with this assisted
11 living project, which I think is just going to be
12 amazing because of the views that this property has to
13 it with the kind of wetlands that really can't be built
14 on surrounding it. I know anybody on that east side of
15 the building is going to be able to look right down
16 over the top of all that natural area.

17 So, that being said, the reason that
18 we're coming before you for a variance is because we
19 had the project approved and started under
20 construction. That was with having a 74-foot setback
21 along Thirteen Mile Road. I believe that was in
22 compliance with the ordinance for a hotel at the time.

23 But with this switch over to the
24 senior living, it is a requirement to have a 90-foot
25 front setback. So we're asking for the variance of 16

1 feet because, quite frankly, the building is already in
2 place. It's not fully constructed, but it's
3 substantially constructed. That would definitely put a
4 hardship on the owners to meet that 90-foot setback
5 requirement.

6 We are -- I think there may be one
7 more property along 13 Mile between M-5 and Haggerty
8 Road so it won't have an adverse impact to any adjacent
9 properties. And, I mean, that's pretty much the long
10 and short of it. I'm trying to keep it simple for
11 everybody.

12 CHAIRPERSON PEDDIBOYINA: Okay. Thank
13 you, Mr. Giffels.

14 Okay. Any other people would like to
15 present or any document you would like to share before
16 I move?

17 MR. WAKELAND: I see in your packet
18 that you did have the site plan that we submitted. If
19 you want, I can share that.

20 CHAIRPERSON PEDDIBOYINA: It's up to
21 you.

22 MR. WAKELAND: I mean, if there's
23 questions, I'll share it. But I don't want to take any
24 more of your time if I don't have to.

25 CHAIRPERSON PEDDIBOYINA: Thank you.

1 I appreciate.

2 Before I go, Mr. Basil, would you like
3 to continue or anything other you would like to add?
4 This is your opportunity.

5 MR. BACALL: Thank you very much.
6 Basically, it's as simple as Andy has illustrated.
7 Before COVID we were going full speed in building the
8 property and with COVID it came to a screeching halt.
9 And we own other hotels in the area. The two hotels on
10 14 Mile and M-5, the Hampton Inn by Hilton as well as
11 the TownePlace by Marriott and they have been
12 struggling tremendously at low occupancy because of the
13 obvious, the COVID. And observers, experts anticipate
14 that it will take four or five years for hospitality to
15 come back. So there's no reason in saturating the
16 market further with hospitality. We did a feasibility
17 study. It shows that there is a need and that's why
18 we're building this.

19 Thank you.

20 CHAIRPERSON PEDDIBOYINA: Thank you so
21 much. I appreciate the presentation what you did. And
22 I appreciate. Thank you so much.

23 Let's move on to the audience.
24 Katherine, anybody is raising their hand on this?

25 MS. OPPERMAN: Yes. There is Mr. Mike

1 Duchesneau raising his hand.

2 CHAIRPERSON PEDDIBOYINA: Yeah, please
3 go ahead, Mike.

4 MR. DUCHESNEAU: I would definitely
5 recommend supporting this change. This is a hardship
6 that's not the cause of the developer. The change that
7 he's proposing, going to assisted living, is going to
8 actually reduce traffic in the area and I definitely
9 would recommend approval for this variance. Thank you.

10 CHAIRPERSON PEDDIBOYINA: Thank you.
11 Thank you so much.

12 Any other audience would like to
13 speak? This is the final call.

14 Katherine, anybody?

15 MS. OPPERMAN: No. No one else is
16 raising their hand for this case.

17 CHAIRPERSON PEDDIBOYINA: Thank you so
18 much, Katherine. I appreciate.

19 And from the City, Larry?

20 MR. BUTLER: Just wanted to mention
21 that for every floor above two feet, he gets an
22 additional 20 feet per floor which makes him eligible
23 for that 90-foot setback. So he is within reason. And
24 it is a hardship.

25 CHAIRPERSON PEDDIBOYINA: Thank you,

1 Larry.

2 MR. BUTLER: You're welcome.

3 CHAIRPERSON PEDDIBOYINA:

4 Correspondence, our Acting Secretary Katherine, can you
5 please go to the correspondence.

6 MS. OPPERMAN: Yes. There were eight
7 letters sent for this case. No returns. No approvals
8 and no objections.

9 CHAIRPERSON PEDDIBOYINA: Thank you so
10 much.

11 Okay. That's very good. And, yeah, I
12 see Mr. Giffels and Basil. I appreciate for your
13 presentation. And from my city, the hardship on
14 dimension. And it's a good thing. I have no objection
15 to move on this and I'm open to the board members to
16 speak on this case

17 MEMBER MONTAGUE: Thank you. Could I
18 say something, if you don't mind?

19 CHAIRPERSON PEDDIBOYINA: I'm sorry?

20 MEMBER MONTAGUE: I would like to make
21 a comment, please.

22 CHAIRPERSON PEDDIBOYINA: Who?

23 MEMBER MONTAGUE: Montague. Clift,
24 Montague.

25 CHAIRPERSON PEDDIBOYINA: Oh, yeah.

1 Go ahead. You're a board member. Yeah, please, Member
2 Montague.

3 MEMBER MONTAGUE: Yeah, I went by and
4 the development is consistent with the area. It's not
5 a residential area with a lot of houses and all that.
6 And I think it's appropriate for the site and I don't
7 have any problem with this variance either.

8 CHAIRPERSON PEDDIBOYINA: Thank you,
9 Member Montague.

10 Any other board member would like to
11 speak?

12 MEMBER MALOTT: Yeah, Member Malott.

13 CHAIRPERSON PEDDIBOYINA: Yeah, Member
14 Malott. Please go ahead, sir.

15 MEMBER MALOTT: I would agree with
16 Clift. I also went by the site and I would agree with
17 everything he said. No objections to it.

18 CHAIRPERSON PEDDIBOYINA: Thank you so
19 much, Member Malott, I appreciate it.

20 Okay. Any other board member?

21 Okay. Looks like maybe none.

22 It's a motion time. And I request,
23 Member Montague.

24 MEMBER MONTAGUE: Yes. I move that we
25 grant the variance in case number PZ20-0035. Without

1 the variance, the petitioner will be unreasonably
2 prevented or limited in the use of the property because
3 the construction had begun and he's changing the use,
4 which changes the setback requirements.

5 MEMBER LONGO: Clift, Clift, we need a
6 second before you do that.

7 MEMBER MONTAGUE: Yes, sir.

8 MEMBER LONGO: I second.

9 MEMBER MONTAGUE: Oh, I'm sorry. I
10 haven't made motion. I'm making it now.

11 CHAIRPERSON PEDDIBOYINA: No, no, no.
12 Please go ahead, Member Montague.

13 Continue.

14 MEMBER LONGO: I'm sorry.

15 MEMBER MONTAGUE: That's all right.

16 The property is unique because of its
17 location and the surroundings around it. It is a very
18 large setback from the road. The petitioner did not
19 create the situation because it was an existing
20 building under construction. The relief will not
21 unreasonably interfere with surrounding properties
22 because the nature of the area, it fits in the nature
23 of the area and there really aren't houses and -- and
24 that, too.

25 And the relief is consistent with the

1 spirit and intent of the ordinance because the facility
2 is a good use of the property and does fit in the
3 surrounding context.

4 MEMBER LONGO: I want to second it
5 now.

6 MS. OPPERMAN: Chairperson, would you
7 like me to call the roll now?

8 CHAIRPERSON PEDDIBOYINA: Thank you so
9 much. Yeah, Katherine, can you please roll call.

10 MS. OPPERMAN: Certainly. Chairperson
11 Peddiboyina?

12 CHAIRPERSON PEDDIBOYINA: Yes.

13 MS. OPPERMAN: Member Malott?

14 MEMBER MALOTT: Yes.

15 MS. OPPERMAN: Member Montague?

16 MEMBER MONTAGUE: Yes.

17 MS. OPPERMAN: And Member Longo?

18 MEMBER LONGO: Yes.

19 MS. OPPERMAN: Motion passes.

20 CHAIRPERSON PEDDIBOYINA: Thank you so
21 much, Katherine.

22 Thank you. And congratulations both
23 of you, Andy and Basil. I appreciate and good luck for
24 your project.

25 Coming to today's next case, I would

1 like the members to be requesting to take this motion,
2 one of you.

3 PZ21-0021 Jeffry and Rebecca Laurie,
4 L-a-u-r-i-e, 185 Maudlin Street, west of old Novi Road
5 and south of South Lake Drive, parcel number
6 50-22-03-452-010. The applicant is requesting the
7 variance from the Novi Zoning Order Section 3.1.5 for a
8 rear yard setback of 9.67 feet, 35 feet minimum
9 required by code, a variance of 25.33 feet. This
10 variance would accommodate the building a new covered
11 deck. This property is zoned single family
12 residential, R-4.

13 Is the applicant present?

14 (No response.)

15 CHAIRPERSON PEDDIBOYINA: Hello, is
16 the applicant present, PZ21-0021?

17 (No response.)

18 MR. RAY: He's not present, but I'm a
19 friend of his and I'm present. I'm the one helping him
20 wanting to build his deck.

21 CHAIRPERSON PEDDIBOYINA: What is your
22 name, please?

23 MR. RAY: Steven Ray.

24 CHAIRPERSON PEDDIBOYINA: Are you
25 presenting this case?

1 MR. RAY: Yes, I am.

2 CHAIRPERSON PEDDIBOYINA: Okay. If
3 you are presenting this case, you can tell your first
4 and last name very slowly and clearly to my court
5 record and for my secretary.

6 Katherine, can you please take it?
7 Thank you.

8 MR. RAY: Steven Ray, R-a-y.

9 MS. OPPERMAN: And do you swear or
10 affirm to tell the truth in the case before you, sir?

11 MR. RAY: Yes, ma'am.

12 MS. OPPERMAN: Thank you.

13 CHAIRPERSON PEDDIBOYINA: Thank you,
14 Katherine.

15 And you can proceed on what way we can
16 help you and you can present the case, please.

17 MR. RAY: Okay. Thank you very much.

18 Jeff wishes he could have made it
19 here, but he couldn't get out of work. So I told him I
20 would step in and plead his case for him. The setback
21 that they have set now, the actual home is closer than
22 that. He has an existing deck on the home now that was
23 on there when he purchased the home and it's a decrepit
24 deck. It doesn't look good and he just wants to put a
25 proper-sized deck and utilize his backyard and his

1 space properly.

2 We don't feel that it's going to
3 impede or intrude on anybody else. It will actually
4 make the property more presentable, would make the
5 property look better and he would be able to utilize
6 his backyard like everybody else could utilize it.

7 Without taking the deck all the to the
8 property line, the closest I think it's going to be is
9 three feet in one corner and then it goes away from the
10 property line.

11 That's just about it. He wants to
12 utilize his backyard and make his house look
13 presentable. And with the setback that they have now,
14 the existing structure is closer than that.

15 CHAIRPERSON PEDDIBOYINA: All right.
16 Would you like to add anymore?

17 MR. RAY: Nope. That's it.

18 CHAIRPERSON PEDDIBOYINA: Thank you.

19 Okay. Any other audience want to
20 speak on this? Katherine, can you see?

21 MS. OPPERMAN: Let's see.

22 No. There are no audience members
23 raising their hand for this case.

24 CHAIRPERSON PEDDIBOYINA: Thank you,
25 so much, Katherine.

1 And from the city, Larry?

2 MR. BUTLER: No comments from the
3 City. Standing by for questions.

4 CHAIRPERSON PEDDIBOYINA: Thank you so
5 much.

6 Yeah, I think, okay. Correspondence,
7 Katherine, any letters for the correspondence?

8 MS. OPPERMAN: There were 36 letters
9 sent for this case. No returns. No approvals. No
10 objections.

11 CHAIRPERSON PEDDIBOYINA: Thank you so
12 much.

13 Yeah, thank you for your, you know,
14 putting in this request. Looks like I don't have any
15 objection on this case and I'm opening to my board
16 members to speak on this case.

17 MEMBER MONTAGUE: Member Montague, I'd
18 like to speak.

19 CHAIRPERSON PEDDIBOYINA: Yeah, please
20 go ahead, sir, Member Montague.

21 MEMBER MONTAGUE: It's another case of
22 a strange orientation of a house on a lot which makes
23 this necessary for him to use a deck out there.

24 So, again, I would be in support of
25 it.

1 CHAIRPERSON PEDDIBOYINA: Thank you so
2 much, Member Montague.

3 Any other board member?

4 Looks like none. Okay. I don't know
5 who is going to take this motion. Anybody would like
6 to take this motion on this case, make a motion.

7 MEMBER MONTAGUE: I can do it, if
8 you'd like?

9 CHAIRPERSON PEDDIBOYINA: Yeah, please
10 go ahead. Thank you.

11 MEMBER MONTAGUE: I move that we grant
12 the variance in case number PZ21-0021. Without the
13 variance, the petitioner would not be able to use their
14 property in the way that's consistent with the way
15 people like to use their property. The property is
16 unique because of the site'ing of the house on the lot.
17 The petitioner did not create the condition. The house
18 is sited on the lot per se and it's replacing an
19 existing porch that was already there.

20 The relief will not unreasonably
21 interfere with the adjacent properties. It's already
22 in existence and there has been no complaints. And the
23 relief is consistent with the spirit and intent of the
24 ordinance because it allows the property owner to use
25 his property in a pleasurable manner.

1 CHAIRPERSON SANGHVI: Thank you,
2 Member Montague.

3 Somebody can make a second.

4 MEMBER MALOTT: I can second, Member
5 Malott.

6 CHAIRPERSON PEDDIBOYINA: Member
7 Malott, thank you so much.

8 And, Katherine, can you please roll
9 call?

10 MS. OPPERMAN: Yes, of course. Member
11 Longo?

12 MEMBER LONGO: Yes.

13 MS. OPPERMAN: Member Montague?

14 MEMBER MONTAGUE: Yes.

15 MS. OPPERMAN: Member Malott?

16 MEMBER MALOTT: Yes.

17 MS. OPPERMAN: And Chairperson

18 Peddiboyina?

19 CHAIRPERSON PEDDIBOYINA: Yes, please.

20 MS. OPPERMAN: Motion passes.

21 CHAIRPERSON PEDDIBOYINA: Thank you
22 so much and congratulations for your project. Good
23 luck.

24 And I hope -- this is PZ21 -- as we
25 mentioned, PZ21-0022 moved to the next month, as we

1 discussed on this. I don't want to read on this and
2 all the board members, please accept that.

3 Let's move on to the final case
4 tonight. PZ21-0024, Abdul Alkhafaji,
5 A-l-k-h-a-f-a-j-i, 41321 Llewelyn Drive, east of
6 Meadowbrook Road and north of Eight Mile Road, parcel
7 number 50-22-36-352-004, the applicant is requesting
8 variances from the City of Novi Zoning Ordinance
9 Section 3.2.2 for a proposed rear yard setback of 46.7
10 feet, 50 feet required, a variance of 3.3 feet. This
11 property is zoned Residential Acreage.

12 They have re- -- R-e-s-c-i-n-d-e-d,
13 rescinded that portion of the zoning request.

14 Is the applicant present?

15 (No response.)

16 CHAIRPERSON PEDDIBOYINA: Mr. Abdul,
17 can you hear me?

18 (No response.)

19 CHAIRPERSON PEDDIBOYINA: PZ21-0024,
20 the case, is the applicant present?

21 MS. OPPERMAN: I don't see that the
22 applicant is present for this case.

23 CHAIRPERSON PEDDIBOYINA: Okay. I
24 think it looks like he's not there. I don't know
25 whether we can move it to the next month or another

1 month. You can decide, Katherine. It's up to you.

2 I think that's all for today's, I
3 believe. Compared to the last month, last month was a
4 very long day. I appreciate for all the board members
5 and also, you know, all the City.

6 Any other matters?

7 Nothing. So I would like to adjourn
8 the meeting. If anybody say anything -- say, "Aye."

9 MS. OPPERMAN: If I could, Chairperson
10 Peddiboyina, I think you may have to have a member do a
11 formal motion to table the case PZ21-0024.

12 CHAIRPERSON PEDDIBOYINA: I'm sorry.
13 Can somebody? I think, Mike, Mike Longo, can you do
14 that, please?

15 MEMBER LONGO: I move that we table
16 the appeal PZ21-0024 until it can be presented to the
17 board.

18 MS. SAARELA: Mr. Longo, can you make
19 it specifically to the June meeting so it doesn't have
20 to be renoticed?

21 MEMBER LONGO: I can, Beth. What's
22 that day, do you know?

23 MS. OPPERMAN: June 8th.

24 MEMBER LONGO: Okay. Let me start
25 over.

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CHAIRPERSON PEDDIBOYINA: Please, go ahead.

MEMBER LONGO: I move that we table the appeal PZ21-0024 to our next meeting on June the 8th.

CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

MEMBER LONGO: Thanks, Beth.

CHAIRPERSON PEDDIBOYINA: Yeah, you want to roll call on this one but it's enough?

MS. OPPERMAN: I think you can do a voice vote all in favor.

CHAIRPERSON PEDDIBOYINA: All in favor say "Aye."

THE BOARD: Aye.

CHAIRPERSON PEDDIBOYINA: Thank you. Thank you so much, everybody.

I think that is it for today's matters. Say "Aye" to adjourn.

THE BOARD: Aye.

CHAIRPERSON PEDDIBOYINA: Thank you so much. Have a nice, wonderful day.

(At 7:36 p.m., meeting concluded.)

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C E R T I F I C A T E

