

ZONING BOARD OF APPEALS

CITY OF LIVONIA

MINUTES OF REGULAR MEETING HELD DECEMBER 8, 2020

Due to COVID-19 A Regular Meeting of the Zoning Board of Appeals of the City of Livonia was held on-line via ZOOM on Tuesday, December 8, 2020.

MEMBERS PRESENT: Gregory G. Coppola, Chairman
James M. Baringhaus, Vice Chairman
Timothy J. Klisz, Secretary
Christopher N. Boloven
Lisa Fraske
Michael Testa
Joel Turbiak

MEMBERS ABSENT: None

OTHERS PRESENT: Leo Neville, Assistant City Attorney
Bob Stroble, City Inspector
Marilyn Mootsey, Recorder

The meeting was called to order at seven p.m. Chairman Coppola explained the Rules of Procedure to those interested parties. Each petitioner must give their name and address and declare hardship for appeal. Appeals of the Zoning Board's decisions are made to the Wayne County Circuit Court. The Chairman advised the audience that appeals can be filed within 21 days of the date tonight's minutes are approved. The decision of the Zoning Board shall become final within five (5) calendar days following the hearing and the applicant shall be mailed a copy of the decision. There are four decisions the Board can make: to deny, to grant, to grant as modified by the Board, or to table for further information. Each Petitioner may ask to be heard by a full seven (7) member Board. Seven (7) Members were present this evening. The Secretary then read the Agenda and Legal Notice to each appeal, and each petitioner indicated their presence. Appeals came up for hearing after due legal notice was given to all interested parties within 300 feet, petitioners, and City Departments. There were 6 people present in the audience.

(7:03)

TABLE OF CONTENTS

Appeal Case #	Pages
<u>APPEAL CASE NO. 2020-10-29</u> (GRD Livonia, LLC)	3 - 9
<u>APPEAL CASE NO. 2020-12-33</u> (Genasen Govender)	10 - 27
<u>APPEAL CASE NO. 2020-11-32</u> (Andrew Bellis)	28 - 40

APPEAL CASE NO. 2020-10-29 (Tabled on October 27, 2020): An appeal has been made to the Zoning Board of Appeals by GRD Livonia, LLC, 1805 State St., Ste. 101, Bettendorf, IA 52722, on behalf of Lessee BioLife Plasma Services, 29959 Plymouth, Livonia, MI 48152, seeking to erect two wall signs and one ground sign, resulting in excess number of wall signs and wall sign area.

Number of Wall Signs:

Allowed: One
Proposed: Two
Excess: One

Wall Sign Area:

Allowed: 89 sq. ft.
Proposed: 168 sq. ft.
Excess: 79 sq. ft.

The property is located on the south side of Plymouth (29959), between Middlebelt and Milburn, Lot. No. 137-99-0008-009, C-2 Zoning District. Rejected by the Inspection Department under Ordinance 543, Section 18.50H(a)2, "Sign Regulations in C-1, C-2, C-3 and C-4 Districts."

Coppola: Alright, thank you. Do I have a motion?

Baringhaus: Mr. Chairman.

Coppola: I missed who that was. I'm sorry.

Baringhaus: Me.

Coppola: Oh, you? Vice Chair Baringhaus.

Baringhaus: Thank you. Motion to remove Appeal Case 2020-10-29 from the table.

Coppola: Do I have support?

Centers: Support.

Coppola: All in favor?

Board: Aye.

Coppola: Alright, thank you. Mr. Stroble, anything you'd like to add?

Stroble: Not at this time, Mr. Chair.

Coppola: Any questions for Mr. Stroble? I have one, Mr. Stroble. Last time they were before us they had some temporary signs on their building. I think they were 'for hire' signs and some other things. They had posted the signs without permits. Do you know whether they've applied for those permits and they are currently in compliance?

Stroble: That I'm not sure. I can look that up for you real quick.

Coppola: Okay, so why don't we proceed and then if – when you get to that you can just let us know. So then if the petitioners can raise your hand so I can go ahead and allow you to talk. I see Mr. Pope. So, Mr. Pope you're representing the petitioner?

Pope: That is correct. My name is Kevin Pope, I'm with Anchor Sign at 2200 Discher Street, Charleston, SC and I'm here on behalf of Bio-Life and Build a Suite who is the developer for BioLife, which is the GRD, Livonia.

Coppola: Were you expecting anybody else? I see one other person raise their hand - a Donna Holke?

Pope: Yes, that's our local vendor – our local installer team --

Coppola: Okay.

Pope: -- so they're also. With regard to the question on the banners – I was informed by the BioLife that they had -- had their local – their GC – or Site Super pull the permits for those banners. They will not be on the call tonight. They couldn't make it, but I will –

Coppola: Okay.

Pope: -- if – if is determined they have not been pulled; I will make sure they pull those first thing.

Coppola: I appreciate it. Ms. Holke, if you could just briefly -- name and address for the record. You're on mute. There you go.

Holke: Donna Holke with Intercity Neon, 23920 Amber, Warren, MI 48089.

Coppola: Alright, are you going to take the lead, Mr. Pope?

Pope: Yes, sir.

Coppola: So, why don't you go ahead and tell us what you've done since we've last met. I noted that there's been a change to the proposal, and from my perspective, I appreciate that. You guys did listen – listen to what we had to say, and I think you addressed – at least attempted to address the issues. But go ahead and if you could just tell us what's changed.

Pope: So, originally, we had proposed three wall signs and a – and a ground sign for an excess of two signs, and we'd also requested a much larger main elevation sign on the front, so I believe sign A was a 60-inch letter set or something along those lines. We have removed the west elevation sign completely. We have reduced the main elevation sign down to fall within the allowable 89 square feet and then we have also – I believe we – we left sign B the same size as it was already within the allowable for a single sign if it were being permanent on its own, so each sign individually is below the allowable. And then we also reduced the overall height of the monument sign from, I believe it was six feet ten, to six feet overall, to be in compliance.

Coppola: Okay, thank you. I appreciate that. No other changes?

Pope: No – no other changes than that.

Coppola: Alright, thank you. Questions for the petitioner?

Baringhaus: Mr. Chairman.

Coppola: Vice Chair Baringhaus.

Baringhaus: Thank you. Just a question for the Inspection Department. On the – on the meeting notice itself it lists the – let me get back here, okay – on the wall – it lists the wall sign area as allowed as 89 square feet. That's – just as clarification, is that 89 square feet for all signage on the building or each individual sign?

Stroble: I'm not 100% sure. I – my computer is completely frozen. I'm trying to pull – pull the file up. Unfortunately, I was set up for the first case, which I thought was the garage. As soon as I tried to switch over everything, it's – it's lost.

Coppola: In my – Vice Chair Baringhaus – my understanding is again that there's one sign allowed, and that one sign can be 89 square feet, which I think is the frontage linear feet, so again, it's one sign, 89 square feet for that one sign.

Baringhaus: That was my understanding as well. Thank you.

Coppola: Other questions? Alright, seeing that there's none. If there's anybody out in the audience online or on the phone that would like to speak for or against this petition, if you could raise your hand again – the raise your hand button if you're online, star (*) nine if you are on your phone. There doesn't appear to be anybody, Mr. Secretary, is there any correspondence?

Klisz: I am just loading the entire case file.

Coppola: Yeah, if you didn't do it once, it takes a while.

Klisz: Yeah, but I'm looking here. I tended to think that last time there was not. Let me see here. I do not see any letters –

Coppola: Okay.

Klisz: -- or correspondence, so I will say no.

Coppola: I agree with you. I don't see anything either. Okay. So, Mr. Pope, anything you would like to say in closing?

Pope: Only that we appreciate your time. We hope that the revised sign package is to everybody's liking. We think that this is still going to give them plenty of visibility, as which was our original intent, and still be consistent with – with their image and their brand also remaining within the character of the neighborhood. I think, as we discussed last time,
City of Livonia, Zoning Board of Appeals Page 5 of 44 December 8, 2020

several of the other properties in the nearby area also have the additional wall sign, so we thank you and appreciate your judgement.

Coppola: Alright, thank you. I'm going to go ahead and put you on mute for a minute, if you don't mind and I'm going to start the Board's comments with Mr. Klisz – Secretary Klisz.

Klisz: Sure, I think that I can kind of tell based on the lack of questions, that everyone is looking like this was a good compromise. I know this is something I was interested in looking at like a two-sign scenario. They already reduced the -- the ground sign, so based on -- on that, I -- I will be in support.

Coppola: I apologize, I was on mute there for a second, a barking dog. Mr. Boloven.

Boloven: Thank you, Mr. Chair. I was absent for the first meeting on October 27th, but I did review the minutes in full. I do appreciate the compromise, I do see the hardship, and I -- I would approve this variance request. Thank you.

Coppola: Thank you. Mr. Testa.

Testa: Yes, thank you. Thank you to the petitioner for listening to our feedback at the last session and incorporating that and I'm going to be in favor of approval tonight. Thank you.

Coppola: Thank you. Ms. Fraske.

Fraske: Thank you. I'm also in support. I'll echo the appreciation that they listened and - and revised it according to our comments, so yes, I'm in support.

Coppola: Alright, thank you. Mr. Turbiak.

Turbiak: Thank you. Mr. Chair. I agree with my colleagues. I think this is a very good revised -- you know -- petition. I can support this. I'll just make a -- a foot note though that although the square footage of the ground sign was updated in the plans, I'm not sure that it's exactly consistent with how the Inspection Department would calculate it, although I think it's a moot point because it's still within the 40 square feet even the way I expect that it needs to be calculated, so I don't have any issues and I can support this.

Coppola: Alright, thank you. Vice Chair Baringhaus.

Baringhaus: Okay, thank you. Yeah, I agree with my colleagues. First of all I appreciate the efforts of the petitioners to take the advice of the Board and reduce the total square footage of the sign package. I think the building, where it's situated, does have fairly good lines of site, so I think the reduction in signage won't be a critical factor. So, again, with that, I will support the variance. Thank you.

Coppola: Alright, thank you. I too will support the variance as I think I commented in our last meeting. I thought there were definitely some hardships here that -- that suggested that a variance for an additional sign facing on the east side made sense, with the ground sign direction to down to standard it really gets to the part where I think it fits well within

City of Livonia, Zoning Board of Appeals Page 6 of 44 December 8, 2020

what's – what's in the neighborhood, the other signs of the businesses and meets the requirements and satisfies the hardship, so I will go ahead and open up the floor for a motion.

Baringhaus: Mr. Chairman.

Coppola: Vice Chair Baringhaus.

Upon a motion by Baringhaus and supported by Fraske, it was:

RESOLVED: APPEAL CASE NO. 2020-10-29 (Tabled on October 27, 2020): GRD Livonia, LLC, 1805 State St., Ste. 101, Bettendorf, IA 52722, on behalf of Lessee BioLife Plasma Services, 29959 Plymouth, Livonia, MI 48152, seeking to erect two wall signs and one ground sign, resulting in excess number of wall signs and wall sign area.

Number of Wall Signs:

Allowed: One
Proposed: Two
Excess: One

Wall Sign Area:

Allowed: 89 sq. ft.
Proposed: 168 sq. ft.
Excess: 79 sq. ft.

The property is located on the south side of Plymouth (29959), between Middlebelt and Milburn, Lot. No. 137-99-0008-009, C-2 Zoning District. Rejected by the Inspection Department under Ordinance 543, Section 18.50H(a)2, "Sign Regulations in C-1, C-2, C-3 and C-4 Districts," **be granted for the following reasons and findings of fact:**

1. The uniqueness requirement is met due to the location of the building on a busy road in Livonia.
2. Denial of the variance would have severe consequences for the petitioner due to the inability of clients to locate the business.
3. The variance is fair in light of its effect on neighboring properties and is in the spirit of the zoning ordinance due to the fact that the signage package proposed is consistent with other properties in the area.
4. The granting of this variance will not adversely affect the purpose or objective of the Master Plan because this property is classified as "Mixed Development Center" under the Master Plan and the proposed variance is not inconsistent with that classification.

FURTHER, the variance be granted with the following conditions:

1. That the signage discussed this evening be installed as presented.
2. That the conditions set forth by the Planning Commission and City Council be followed.
3. That the Petitioner is in full compliance with the temporary sign Ordinance at the time they apply for their permit, and if not, they will be assessed a double permit fee.

Coppola: Do I have support?

Fraske: Support.

Coppola: Okay, I have a motion by Vice Chair Baringhaus, supported by Ms. Friske. Any discussion? How about, I think this was in front of the Planning Commission too and such, so do we need to just make a condition regards to any conditions of the Planning Commission or of City Council?

Baringhaus: Oh, yeah. That would be great. Thank you.

Coppola: Okay, any time limits or anything? No? Okay.

Baringhaus: No.

Turbiak: Mr. Chair.

Coppola: Mr. Turbiak.

Turbiak: I know you asked at the opening about the temporary signs and if the permits were paid and they – you know – at the last meeting they were up in violation. Do we want to seek a double permit fee? Or is it not necessary?

Coppola: I would – I guess from my perspective, if they have not applied for permits, yes if they come before us, so we'll just make sure that – I guess – make a condition that they are in full compliance of the temporary sign ordinance and if not they – they would be assessed a double – a double permit fee.

Baringhaus: That's fine.

Coppola: Mr. Baringhaus?

Baringhaus: That's fine.

Coppola: Ms. Friske?

Friske: I'm fine with that. Support.

Coppola: Okay, we can go ahead and take roll, Secretary Klisz.

ROLL CALL VOTE:

AYES: Turbiak, Testa, Friske, Boloven, Klisz, Baringhaus, Coppola

NAYS: None

ABSENT: None

Klisz: Passes seven – zero.

Coppola: Great, so Mr. Pope, you have – your petition has been approved by the Board with the changes. I thank you for listening to us and modifying your proposed plans with us. I think as you can tell by the swift approval that everybody likes – likes what you've done. You do have three conditions. One is install it as presented, you are to comply with any conditions set forth by the Planning Commission or City Council and then before you can be granted a permit to put those signs up you will have to prove, or I'll guess we'll know, you will have to have made sure that your compliant with our temporary sign ordinance, and if not, you will have to pay a double permit fee for those permits first before applying for the sign permits. Understand all that?

Pope: Understood. Appreciate your guys time and thanks for the review.

Coppola: Well, Mr. Pope and Mrs. Holke, thank you very much. Appreciate it. Alright, if we could go ahead and call the next case please.

APPEAL CASE NO. 2020-12-33: An appeal has been made to the Zoning Board of Appeals by Genasen Govender, 20130 Mayfield, Livonia, MI 48152, seeking to remove the existing dwelling and maintain the detached garage. Accessory buildings without a principal dwelling are not allowed to be the sole structure on residentially zoned property.

The property is located on the east side of Mayfield (20130), between Pembroke and Norfolk, Lot. No. 010-01-0083-001, R-3A Zoning District. Rejected by the Inspection Department under Ordinance 543, Section 18.08, "Lot Limitation."

Coppola: Okay, Mr. Stroble, anything you'd like to add?

Stroble: Not at this time, Mr. Chair.

Coppola: Any questions for Mr. Stroble? Mr. Turbiak.

Turbiak: Sorry, the mouse was on the other screen and it was hard to get to the mute button and the space bar wasn't working. Yeah, so to Mr. Stroble. I see that there was a couple of inspection visits this year. One on February 27th for the category of 'building maintenance repair,' I'm guessing – r p r? And then there was another one in August for vacant, related to vacant. Can you tell us a little bit of background of those?

Stroble: Sorry, Joel. I'm still unable to get in. I'm – I'm trying to – I can't -- I know – I roughly seen those two enforcements, but I can't get them back up on my screen.

Turbiak: Okay.

Coppola: Joel, this is Chairman Coppola. Where did you see those, because those aren't part of the package, are they?

Turbiak: No, sorry, they're on the BS&A online. If you go to like the assessment online tool I guess, and you type in the address of the home, you can get some information – basic information and like permit and all that assessment or enforcements.

Coppola: Yes, Marilyn.

Mootsey: I can see them if you want – what is – what was your question on the two permits – I mean the two enforcements? I see them here.

Coppola: They weren't in our package.

Mootsey: Okay, so one was for three noticeable holes in the roof of the home and he's been going out there right along, sending violation notices out – let me see – I don't usually put all the code enforcements in your package. Should I do that?

Coppola: I guess it's – you know – yeah, I would if – if you could put –

Mootsey: You know, I don't see that they've even sent any letters out, as a matter of fact. He just discussed --

Coppola: When you say letters, what do you mean? To the – to the property owner?

Mootsey: I don't see – I don't even see him sending any violation notices out. Just talking with the homeowner.

Coppola: Okay.

Mootsey: And then on the other one. It was a vacant abandoned – 'vacant home has been posted as a vacant home'.

Coppola: Okay.

Turbiak: Is that something that was initiated by the petitioner? Or is that something initiated by the Inspection Department?

Mootsey: That one was initiated by – I – oh, you know what? I think it was because our building guy went out there, Dan Buhagiar, he noticed it, so he posted it.

Turbiak: Thank you.

Mootsey: Yes.

Coppola: But there's been no complaints? Just – there's been no complaints by neighbors or – or any third party? Just –

Mootsey: Yeah, not on the vacant and I don't even know how we had the ordinance enforcement on the three noticeable holes in the roof of the home. Maybe the ordinance officer saw it himself, because I don't see anybody's name in there that would have made the complaint.

Coppola: Okay. Any other questions for the Inspection Department?

Boloven: Mr. Chair.

Coppola: Mr. Boloven.

Boloven: Is there anything, Marilyn or – or Mr. Stroble, regarding any type of infestation – rats – any type of those complaints?

Mootsey: I don't see anything about rats.

Boloven: Okay.

Mootsey: No, I don't see anything.

Boloven: There – there was a correspondence that mentioned rats there, and I was just curious to see if there was actually a complaint made to Inspection on those.

Mootsey: Let me see, well there was a lot of different times that Dan went out. I can read them real quick and see.

Boloven: We – we can continue and –

Mootsey: Okay.

Boloven: -- you know – and we can ask the petitioner along the way.

Stroble: I'm in now and I don't see any – all I see is the vacant and the – the building maintenance.

Mootsey: The hole.

Coppola: Okay.

Boloven: Thank you.

Coppola: Alright, anything else? So, if the petitioner could either raise their hand or hit star (*) 9 so I can identify them and then we will allow them – there we go. I'm trying to unmute you hear so you can speak. So, there you go – you're unmuted. So, if you could first give your name and address for the record, please.

Govender: My name is Genasen Govender and I live at 20120 Mayfield. I – I live next door to the property in question.

Coppola: Okay, Mr. Govender, why don't you – I know you – you filed a petition, and put quite a bit of information, appreciate it, but could you just give a summary of -- of what you're asking for and what – what your hardship is that would help us to understand whether a variance is -- is -- is appropriate or not.

Govender: Yeah, we were thinking about – you know -- rebuilding the – rebuilding the house, but it's a little bit too far gone and we want to take it down just so it doesn't become an eyesore to the neighbors and we want to maintain – since the garage is detached, we wanted to maintain it and we plan on building – you know – a ranch home on this property and try to incorporate the garage into – into this home, and the only reason to take the house down at this point, is because of the condition, but the – the house has no – there's no problems with anything, there's no rats or anything like that. I don't see a single thing – you know – we live next door to it so I'm on the property like every day, and I've not seen a single rodent or anything near the house. I saw a groundhog there once, but that's about it.

Coppola: Okay, so you maintain the property?

Govender: Oh, yeah.

Coppola: I notice that there's been no – there's no violations, so it looks like the property is –

Govender: Nope, never had a violation on this property, sir.

Coppola: -- generally -- generally maintained. If -- if and when you were to build a new home are you going to attach it to the detached garage, or will that remain a detached garage?

Govender: Yeah, that's -- that's what we're looking into. Possibly leave it detached or if we do attach it to the house and then maybe -- you know -- possibly take it down at that point if it doesn't fit all our needs because -- you know -- as we get older, we don't -- we want to build a ranch home and the house next door is like a two-story.

Coppola: Okay, and what time frame are you talking about in regards to when you would begin construction?

Govender: Well, we're thinking about -- you know -- in the next like two to three years and then we were gonna -- we're thinking about -- we thought about a little sooner, but the price of building materials right now is so high and we -- you know -- we just gonna wait a little while and then go -- you know -- go ahead and get all the permits or whatever we need to get it done. Our neighbor's son is an architect and we had briefly talked to him about it and then he said he would help us -- you know -- draw -- draw some plans so it fits our needs.

Coppola: When would you plan on demolishing the -- the residence?

Govender: As soon as possible.

Coppola: So, this -- this -- still this fall or early winter?

Govender: Yeah -- yeah -- yep.

Coppola: Is there a basement in that -- in that house?

Govender: No, we just have the crawl space.

Coppola: Questions for the petitioner?

Fraske: Mr. Chair.

Coppola: Ms. Friske.

Fraske: To the petitioner. What are your plans for your current home once you build the ranch home? Are you gonna keep -- are you gonna sell the home or can you just give a little bit of information?

Govender: Yeah, we -- well, one of our children that has the three grandchildren -- grandchildren that we have they moved to California, so we're hoping that they would come back and take this house and make us all happy. If not, I guess there's a possibility of -- you know -- selling it.

Fraske: Okay, thank you.

Boloven: Mr. Chair.

Baringhaus: Mr. Chair.

Boloven: Go ahead, Mr. Baringhaus.

Baringhaus: Oh, okay, thank you. Yeah, can you tell me how you came into ownership of this property? The – yeah, the property where the home you're proposing is being demolished but yet you want to maintain the garage?

Govender: Yeah, we – well, it obviously was – our neighbor owned it and he was an older man and he – he always wanted us – in fact he wanted – you know – he wanted to give us the house and – but we said no, we couldn't do that – you know -- you've got to like sell it to us and then he – in his will he told – he willed most of his stuff out to the church, but that house was willed to his sister, but he told her that – you know – he would like her to sell it to us, because we – he was older and handicapped and we helped him all the time and he was a World War II veteran, and he worked at the post office and so eventually his sister sold the house to us and that's how it became – you know – that's how we own the property.

Baringhaus: When did the sister sell the home to you?

Govender: Like 27 years ago.

Baringhaus: 27 years ago? Okay.

Govender: Yeah.

Baringhaus: What was the – have you made any repairs to the home when you owned it?

Govender: No, the only thing that we've done to it, we – we had – like when we first got it, there was a – like he had it – he had it roofed and the guys didn't do a real good job on it and some of the shingles came off and I replaced the shingles in – in a few spots – maybe like – you know -- 10 or 12 shingles and that's about it. Other than that, we just – you know – cut the grass and trim the trees and fix the place up and one of my – one of my other kids was gonna move into the house and then he never did. He ended up getting a job in Tennessee so --

Baringhaus: So, for 27 years –

Govender: -- we were thinking it'll be a perfect spot for – you know – our retirement home, so, that's why we hung onto the property because – you know – we love living over here.

Baringhaus: So, for 27 years you really didn't maintain the home, you just kind of let it deteriorate?

Govender: No, no, no – it was still good – you know – we -- we still kept everything up there – still had power and everything, and then recently we had the water –

Baringhaus: Because you have holes in the roof.

Govender: -- shut off and the electrical disconnected and we took the gas line out, getting ready for the demo.

Baringhaus: But you have holes in the roof right now.

Govender: Pardon me?

Baringhaus: You do have – it's my understanding –

Govender: Yeah, the last – the last few storms we had it blew – blew the shingles off, and then we just decided to – you know – we're looking for a demo contractors and trying to figure out how to demo it and then I went down talked to the inspector when he came out and went down to the City and tried to – you know – get a – get the permit to tear the house down and then I explained to him what I wanted to do and then they explained to me what had to be done and I – I – I think I did turned in most paperwork that I – you know – that I could at the time.

Baringhaus: You mentioned that you wanted to keep the garage on the property and eventually incorporate it to – into a ranch home that you're planning on building.

Govender: Uh-huh.

Baringhaus: I guess my question is, how – how old is that garage?

Govender: Oh, the garage is – I'm not exactly sure how old it is, but it's – it's been there from the time we've – we've owned it, but the – the gentleman that lived there before us he had – he had put it up – you know –

Baringhaus: So --

Govender: -- the house is really old, but the garage is a lot newer than the house.

Baringhaus: So, the garage is not 27 years old, is it 30 or 20 years old? 15 years old?

Govender: Yeah, say it's about probably like 30 years old.

Baringhaus: 30 years old? Okay.

Govender: Uh-huh.

Baringhaus: Structurally sound?

Govender: Oh, yeah.

Baringhaus: Okay. I noticed in some of the photos it seems like it hasn't been painted in a while and looks like some of the windows are boarded over?

Govender: Yeah, what – what happened was a couple years ago somebody knocked one of the windows out and then so I – I just boarded it up.

Baringhaus: Okay. The roof seems like it needs replacement as well.

Govender: Yeah, possibly the – yeah, the roof might need to be replaced, but – you know – we -- we can go ahead and get a permit and put a – put a roof on it as long as we can keep it.

Baringhaus: What made you decide that lumber prices were too expensive to move forward with demolishing the structure and just building the ranch right now? Why wait?

Govender: Well, we don't have – you know -- the funds and with everything that's going on, we – work hasn't been that great and then I tried to buy a two by four at Home Depot and I noticed how much it's gone up and then talking to the people there they were telling me how much the material – the wood's gone up and they – well the guy at Home Depot told me that in the next few years it should come – it'll come – should come back down to what it used to be.

Baringhaus: Yeah, cause – I mean -- if you look at wood prices, you're -- you are correct, they did peak, especially during the summer like September –

Govender: Yeah.

Baringhaus: -- you know – wildfires in California and just – you know – the pandemic as well, but since then the price of lumber is decreasing and it's expected to decrease further in 2021. Were you aware of that?

Govender: Yeah, that's what the guy told me. He said in the next couple years he said it should go down – might even go down to what it used to be.

Baringhaus: Not in the next couple of years, next couple of months. Do you have any plans on accelerating the construction of your home rather than waiting two or three years out?

Govender: Well, because of the financial situation right now we might have to wait at least – you know -- a couple years.

Baringhaus: Okay – okay, thank you very much.

Govender: Okay, thank you.

Boloven: Mr. Chair.

Coppola: Mr. Boloven.

Boloven: Question for the petitioner. The garage that's currently on the property. Are you using that garage?

Govender: Yeah – we – we got some stuff stored in there, but we don't use it on a daily basis.

Boloven: What – what do you have in that garage?

Govender: We have an antique vehicle in there and we have – the older gentleman that lived in the house, he had some antique like washer and dryer and just the – the stuff that we're gonna keep that's in the house – you know – was gonna go in the garage and then some of the stuff we gonna store – store at our house.

Boloven: Do you have a garage at your house, sir?

Govender: Yeah.

Boloven: How many?

Govender: One.

Boloven: Detached or attached?

Govender: Detached.

Boloven: That's all, Mr. Chair. Thank you.

Coppola: Alright, thank you. Other questions?

Turbiak: Mr. Chair.

Coppola: Mr. Turbiak.

Turbiak: Yes, can you hear me okay?

Coppola: I can.

Turbiak: Okay, thank you. Through the Chair to the petitioner, it sounds like you said 27 years ago is when you bought it, but according to the online records, and I – and I believe your submitted paperwork said 22 years, so maybe I think you conflated the 37 and the 22 –

Govender: Oh, yeah – yeah.

Turbiak: -- possibly.

Govender: Yeah – yeah.

Turbiak: Okay, so that's just a clarification.

Govender: Sorry about that.

Turbiak: Oh, no problem. No problem at all. So, just clarify for me it sounds like from what I'm hearing that no one has lived in that house for the 22 years that essentially been vacant, and it sounds like, according to the records, there was something done in August to have it added to the vacant homes list. Can you talk about those two items – those two topics and how they correlate?

Govender: Well, the inspector that came out and he added it to the list, I didn't – you know – I didn't add it to the vacant home list, but I think he did – he did that, and then he put a sign up on there and then we – we got all kinds of people – you know – walking up on the property and looking at it and stuff, so then I – I parked my – one of my vehicles in the driveway and then he – and then it stopped that. But, yeah, we – you said he saw – he saw – you know -- like a hole in the roof and he didn't know if anybody was living there or not, so he called me, and I told him that – you know -- nobody was living there at the time.

Turbiak: Okay – and then nobody was living there for the 22 years either?

Govender: No, I mean, we used to use it – you know – just when somebody came into town, but other than that, we never really – nobody lived there permanently, but we – you know – we kept everything maintained and we just recently got the – all the – utilities – you know – properly disconnected by the appropriate companies.

Turbiak: Do you know if your use over the 22 years would have landed the property on the vacant list and – and – and you just weren't aware that we had such a, how do I say, ordinance, I guess?

Govender: No, I didn't know there was an ordinance, no, but I mean, we kept it insured and everything and it just – the last few years it just – it just got – you know – the roof got deteriorated bad.

Turbiak: Uh-huh, yeah, it's been a while since I've read the details of it. I don't know if Mr. Stroble can give us a quick summary of what defines a property that needs to be added to the vacant homes list. I – I think it has something to do with – you know – no one being in there for six months, or at least six months, something like that, maybe there's some other things. Mr. Stroble, do you have any comments you can clarify that?

Stroble: Sure, normally if – if a house is vacant it's bank owned and we know about it and they register it. This one was found because if there is already an ordinance violation and then we discover that the house is vacant, because they have an outstanding violation our ordinance allows us to post it vacant. So that's what happened. We went out in March of – of this year and discovered – Dan saw that there was holes in the roof, wrote a violation as he is going back to see if there's any changes in August he realized, okay, no one is living here. Sometimes they'll call and ask if – if they did turn the water and electric off, we'll call the water department, so because of the open enforcement then Dan Buhagiar posted it vacant.

Turbiak: Okay, thanks, but – but in an everyday case or – or maybe not this particular case is what I want to say. What would define a home as – what's the minimum requirements or what are the parameters that say, okay, this is a – a vacant home?

Stroble: Well –

Turbiak: I mean – how – I know some people are snowbirds, right? They go down to Florida for three months or something – you know – that's not considered vacant – vacant, is it?

Stroble: No. For – I'm – I'm really surprised that this house has been vacant for that long. So, one – it's a complaint by a neighbor cause the property is neglected.

Turbiak: Uh-huh.

Stroble: So, obviously over those 20 some years he did a good job, because no one complained about this house.

Turbiak: Uh-huh.

Stroble: So, we only know when we get a complaint or we visually see mailbox full, overgrown trees, and when we have an ordinance violation, then we approach the house to try to make contact and that's when he started to realize after a while nobody was there.

Turbiak: Uh-huh. Okay.

Stroble: So, we would only know it's vacant if there's a complaint or another ordinance violation like there was in this case.

Turbiak: Right, alright, thank you. I appreciate that, Mr. Stroble. Yeah, just some more thinking out loud, my understanding is that – you know – this ordinance is for safety of – of the neighborhood, right? If you have a – a vacant home where people could – you know – start living there – you know – against the owner's permission, obviously this is a unique situation since he lives right next door, he'd probably pick up on that right away.

Govender: Oh yeah.

Turbiak: Okay – those – those are all my comments. Thank you, Mr. Chair and thank you to the petitioner.

Coppola: Anybody else?

Fraske: Mr. Chair.

Coppola: Mrs. Frasse.

Fraske: The other thing I would like to ask Mr. Stroble is my understanding with a vacant home is that then the – the owner of the home is responsible for inspections and anything to be brought up to code. Was that something that was discussed with the homeowner?

Stroble: Yeah, so when we post the house vacant, they have 60 days to see the notice and come to us and say that the house is vacant or is not vacant. The notes that you can't see on the online property inquiry stated that when Dan Buhagiar finally talked to Mr. Genasen that he had stated they're gonna demo the house.

Fraske: Okay.

Stroble: So, at that point, there's really no need to go through it, charge him for permits or an inspection that he's not gonna do. He's gonna demo the house, so it was irrelevant at that point.

Fraske: Okay, and the only reason I asked that is that I thought maybe that would be the – that was the driving force to remove the home, but anyway, that's my thought.

Stroble: It probably accelerated it, because that's where we're at. Either get the permits, fix the roof or demo it.

Fraske: Right. Okay, thank you.

Turbiak: Mr. Chair.

Coppola: Mr. Turbiak.

Turbiak: Yeah, I apologize, I missed a question. Through the Chair to the petitioner, do you plan to install a basement in the new home that you're going to build on the property?

Govender: Yeah, we do. We're thinking about it.

Turbiak: Okay. That's all. Thank you.

Coppola: Okay, just one last question, Mr. Govender. If – if your petition is – is to be denied, what are your plans?

Govender: I don't know at – at this point, but I know that something definitely has to be done with the house, so – you know – hopefully you guys will consider – you know -- my request, but if it comes to that point, I -- I'm not sure what – you know – what my plan would be, but I – I know that the house has to be demolished because we get along good with the neighbors and I don't want the – the house to look so bad that the neighbors will get any violations or – you know – have the neighbor's be looking at an eyesore.

Coppola: Okay. Alright, thank you. So, I'm going to put you on mute real quick here. Is there anybody out in the audience that would like to speak for or against this petition, if you'd raise your hand. You do that again by pressing the raise your hand icon if you're on line, or star (*) nine on your phone. Alright, seeing none, is there any correspondence, Secretary Klisz?

Klisz: There is. We have a letter of approval, William M. O'Donohue, 20114 Mayfield Street, Livonia. (Letter read.) Letter of approval, Kevin Pavlov, 20123 Mayfield. (Letter read.) Letter from Cecilia M. Wollney, 32559 Norfolk Street. (Letter read.) Letter of objection, Jenifer Pifer, 32709 Norfolk. (Letter read.) Letter of approval, Ralph E. Waack III, 20064 Mayfield. (Letter read.) That is it.

Coppola: Okay, thank you. So, I'm going to unmute you there, Mr. Govender, or try to. There we go. I thought I had it. Try one more time. Alright, now you're unmuted. Anything you'd like to say in closing? You may want to respond to the one – your one neighbor across the street that had complained about rats. I know you had mentioned earlier that you did not believe there was rats, but if you could just –

Govender: That neighbor is not – is not anywhere close to us, he's gotta be farther down the road on Norfolk, but there's – I've never seen a single rat anywhere on that property. And at our house we have our bird feeder in the backyard -- I've never seen – you know – and the rats generally get attracted to bird food, but we try to use a food that doesn't have corn in it, but I've not seen a rat anywhere. In all these years I've lived here I've never seen a rat around here. I don't know – I have no idea what they're talking about.

Coppola: Okay. Anything else?

Govender: That's it for now, but I consider (inaudible) you guys listening to my case and I appreciate – you know – what ever consideration you can give me in this matter and thank you guys very much.

Coppola: Okay, I'm going to put you back on mute just for a minute here while we take the Board's comments. So, I'm going to close the public portion of the case and start the Board's comments with Vice Chair Baringhaus.

Baringhaus? Thank you, Mr. Chairman. Just listening to the petitioner this evening, and listing his hardship as not wanting to build a replacement home immediately after the demolition of the existing home on the property due to high lumber prices and he really has no definite plans on when he's going to do this. I find that that's really – that he hasn't really demonstrated a hardship on this point – high lumber cost, temporary situation, probably going to go away in the not-too-distant future. In terms of plans to build the home, he doesn't really have one – two to three years from now. And then, from what I've seen, I'm very hesitant to leave a piece of property with just a garage on it. I guess going back, the existing home that he's had for 27 years, never really did a lot of maintenance on it and I – I feel that that's carried over to the garage where there's never been a lot of maintenance done as well. At this point, based on what he's proposing, I would deny the variance.

Coppola: Alright, thank you. Mr. Turbiak.

Turbiak: Thank you, Mr. Chair. Yeah, I agree with my colleague, I apologize – my alarm is going off, hopefully you guys can hear me. What I was trying to say is I agree with my colleague, Mr. Baringhaus – I'm sorry, Vice Chairman Baringhaus and I – I'm open – keeping my ears open to hear what the rest of my colleagues have to say but based on

the situation – the details that we have from the petitioner, I don't see the hardship, I don't think I can support. I think it's, as I kind of mentioned about the vacant properties, I think it's a potential hazard to the neighborhood. As – as Vice Chair Baringhaus mentioned that it's an open-ended construction date, so I do have a list of conditions that I would maybe propose if the Board does decide to approve this, but as it stands I – I would be against it and I would not support it. Thank you.

Coppola: Okay, thank you. Mrs. Fraske.

Fraske: Thank you, so I'm conflicted a little bit with my colleagues. I would be in support of removing the house, but also only if the garage was removed as well. And the petitioner – petitioner said that he is considering taking the garage down eventually, once the architect looks at it, so my thought is, take the garage down now and then have nothing up on – on the property, which I think would be a better alternative then leaving one structure up. So, if – that's where I stand right now.

Coppola: Okay, thank you. Mr. Testa.

Testa: Thank you, Mr. Chair. So, I definitely see the need to demo or bring the house down. I am kind of puzzled how we got to this situation and I'm also troubled that there isn't a concrete plan moving forward, like my colleagues have said. It's too open ended. I guess I would be in favor of maybe tabling and allowing the petitioner to come back next month, or sometime in the future with a more concrete plan – you know – maybe option one is as Mrs. Fraske just suggested, take down both – both structures on the property would be one option, or option two would be to have a concrete plan on building something on that property. Thank you.

Coppola: Okay, Mr. Boloven.

Boloven: I'm in agree – in agreement with my colleagues. I think this property skated by for 27, 22 years, whatever the number is. We're under the radar and this Board really doesn't grant variances on if-comes and contingencies and that's what it is. There's really no plan in place, there's a lot of if's and maybes, but – and there's no set plans to lead to believe that this property is actually going to be in existence even the acceptances that were given by the neighbors, I tend to read in these that they're just looking for the property to be put in compliance – you know – and their easy way out is just to tear it down, but that leaves a lot with just a garage, so I don't think there's a hardship right now, I think the building needs to be brought up to compliance, it's on inspections radar and the rest will be handled, but as far as a variance, I would not be in favor as requested. Thank you.

Coppola: Alright, thanks. I tend to agree with most of my colleagues. I think that if there was a short –

Klisz: Mr. Chair. Mr. Chairman.

Coppola: Oh, I'm sorry. Yes?

Klisz: You skipped me, that's okay.

Coppola: Did I?

Klisz: Yep. I'm last, because I was first last time.

Coppola: Well, okay. Well, if you have something to say –

Klisz: I do, and I'll just say I'm going to take – take just throw in just a little bit different idea on it is that a lot of times we do grant petitions with expiration dates, so while this house should be and will be, it sounds like, removed, it's just a question of whether the garage stays or the garage goes. I don't like the open ended one, to two, to three years that the petitioner is mulling over, but I could see saying remove the house and then you have one year to put up the new house and use the garage. If at the end of the one year you have not built the new house, then the garage has to come down. Maybe that's a dreamland scenario, maybe it's too hard to follow by the inspection department or something like that, but to me that solves – that solves the problem in that you give him a reasonable one-year time period in which to reuse the garage, which I – you know – maybe it's not perfect, but it's also not falling down that I can tell, anyways, that -- that's just my thoughts. Otherwise, it would not be – I would not grant an open-ended exception.

Coppola: Alright, thank you. I'm glad I let you go. That was – that was good. I tend to – to agree with Secretary Klisz, except I think, and I did a little bit of – of discussion today with Mr. Fisher and – and -- and I think came up with a potential alternative, which I think is a little safer per-se, because once you grant a variance – there's no really such thing as a – as a temporary variance. You either grant the variance or you don't grant the variance, but the alternative could be, and what I was starting to say is again, it would be a relatively a no brainer if there was a plan within a reasonable amount of time, we had perhaps maybe even some – some house plans -- some other things that we could feel comfortable that this was a temporary situation. By granting a variance it becomes a permanent situation, which I don't think make sense. I do – I do agree that the house should come down and I want to find a way to support that that house comes down, so as an alternative – I mean -- alternative to just a complete denial, which we would force him to take the house and the – and the garage down, is, and when I had a discussion, with Mr. Fisher's suggestion would be to have a denial, I never heard this before, but we could have a denial with a condition, and the condition would be that the building department would not enforce that ordinance for a period of time – let's say like a year in which the petitioner would have – you know – file for a permit to build a new home. If that didn't happen within a year, then the building department would enforce the ordinance then enforce the owner to – the petitioner to take down the garage, but again, I think the petitioner stated that his plan is two to three years out, so I'm not – I'm not sure that alternative works, but I – what I'll do – that's my kind of two cents, and then I'll just go ahead and open up the floor for a motion.

Baringhaus: Mr. Chairman.

Coppola: Mr. Baringhaus.

Upon motion by Baringhaus and supported by Boloven, it was:

RESOLVED: APPEAL CASE NO. 2020-12-33: Genasen Govender, 20130 Mayfield, Livonia, MI 48152, seeking to remove the existing dwelling and maintain the detached garage. Accessory buildings without a principal dwelling are not allowed to be the sole structure on residentially zoned property.

The property is located on the east side of Mayfield (20130), between Pembroke and Norfolk, Lot. No. 010-01-0083-001, R-3A Zoning District. Rejected by the Inspection Department under Ordinance 543, Section 18.08, "Lot Limitation," **be denied for the following reasons and findings of fact:**

1. That the petitioner has not demonstrated to the Board that a practical difficulty exists.
2. That the petitioner has clearly stated that he will only demolish the house but leave the garage standing on the property, which is in violation of City ordinance.
3. That the petitioner has provided no specific plans in terms of when construction on the new home would be completed.

FURTHER, that the variance be denied for the following reason:

1. That the denial of this appeal is in the best interests of the City of Livonia.

ROLL CALL VOTE:

AYES: Turbiak, Testa, Fraske, Boloven, Baringhaus, Coppola

NAYS: Klisz

ABSENT: None

Coppola: Alright, I have a denial motion by Mr. Baringhaus support by Mr. Boloven. Any discussion?

Turbiak: Mr. Chair.

Coppola: Mr. Turbiak.

Turbiak: Just to clarify, I – I know we had talked about potentially having a – a denial with a time limit. I didn't hear a time limit. I just want to make sure I didn't miss anything and that this is a straight denial.

Baringhaus: This is a – this is a straight denial. To me it's like – I – I guess what I'm not really clear on from the petitioner's standpoint is if his long-term plans are to build the home and – you know – to do this why – why he's spreading it out over a two- or three-year time period. I – I think conceptually to build a new home and then try to incorporate – incorporate a garage that's at least 30 years or older into the design, I – I don't think that that's practical as well. I think looking forward, that if you want to maintain the quality of the neighborhood and the consistency of the neighborhood, you want both structures to be similar in design when those units are – you know – replaced. I think while I respect the approach that Chairman Coppola and Mr. Fisher have presented, while it's creative, I just think it puts a burden on the inspection department to now carry this forward out a year where nothing may ever be accomplished because the petitioner has stated that he

doesn't feel he will be doing this in the – within a year due to the high cost of lumber and also the fact that financially he may not be able to undertake the construction of this house in this time period. He said on several points during his testimony to us that at least he's two to three years out before he begins this project and that's two to three years maybe, so again, I don't like the open ended feature of it, I think we would be better to just deny it and then at that point put the responsibility on the homeowner to bring the property – you know – up to code and then when he's ready to move forward with the project then work with the inspection department to make sure that it conforms to the ordinances for the City of Livonia.

Turbiak: No, I – I -- sorry if I was misleading, I – I whole heartedly agree with the – and you made a lot of good points. So, I – I have a question though, Mr. Chair. With the – with the denial, how soon – I mean, obviously the home is not able to stay and we can't have – as we said, we can't have the garage without the home, so how soon would all of this – you know -- need to be demolished? I know he had some plans of when he was going to demolish the home. I think he was anticipating a hopefulness to have the – the garage stay. What's the timeline it's going to be?

Coppola: That would probably be a Mr. Stroble question. I – I think once they get notice of vacancy they have to – to follow a process and I'm not sure where they are in that process. Mr. Stroble?

Stroble: Sorry, what was the question again?

Coppola: The question is in regards to if we were – so, we're in the process of most likely denying the petition, so based on that the petitioner would have to do something. He's – he's got a notice of vacancy – a vacant building. He either has to fix it or demolish it. Where – where – it – where would he be in that process and at what point would he be absolutely required to demolish that property?

Stroble: I personally haven't seen the property. He's kind of over his 60 days that we would have given him to pull it out, so at this point, he would either have to – if it's just the roof, he could repair the roof, get a permit, or set up – set it up to have all the inspectors go out. If it's habitable we can walk through it, but the problem is, to be habitable is has to have electric, water, heat, so if all that is already shut off, it – it – it can't be habitable now. I guess it can get turned back on, but – so, he could repair the roof, turn it back on and make it habitable.

Coppola: And then – so, what's – what's the time frame, I guess? I know he's past the 60 days, so does he start getting fined or what's the process?

Stroble: Yeah, so he's already received – he's received a first vacant abandoned letter. The next step would be to send a – a – a vacant violation giving that a certain amount of time whether it's two weeks, immediate, 30 days and then, if he doesn't comply within that, then it's a show cause hearing where he has to explain to the department what his plans are and if we're not satisfied with that, then it's a court filing. Then he would have to go before the judge and the judge would decide.

Coppola: Generally, the timeframe for all this is?

Stroble: Two – three months.

Coppola: Okay. Does that answer your question, Mr. Turbiak?

Turbiak: Yeah, thank you Mr. Chair. I do have another question though. If – if we can do such a thing with a denial with a time condition, can we put any other conditions on a denial? For example, to be more exact, I would consider, if it's possible, proposing that – if it goes in the direction where he has to demolish everything, right, he's going to demolish the home and the garage, but one of the neighbors has mentioned that there's been – you know – sighting of the rats, I – I believe that the petitioner has not seen them, but that doesn't mean that they – they don't exist, and I – I would propose a condition that he hire a professional exterminator to inspect the property and provide evidence of a bill and a report of – of no rats before any demolition – you know – begin, and I think that that can be justified based on the fact that – you know – this home was vacant for 22 years – you know – again, maybe not all the time vacant, but effectively allowed to just run down and potentially create a – a rat problem in the neighborhood, which I think the – the neighbors would be harmed by this demolition if those rats scurried everywhere else and – and made new homes.

Coppola: Yeah, well the condition that I – I suggested was – you know – in essence to the benefit of the petitioner. We have processes and regulations and codes that would take care of what you're suggesting, and I don't think we need to – to further encumber the denial with – with any of those where we already have existing – existing (inaudible) to take care of that.

Turbiak: Understood. Thank you for that. I appreciate it.

Coppola: Okay, anything else? Alright, then why don't we go ahead and take a vote.

ROLL CALL VOTE:

AYES: Turbiak, Testa, Friske, Boloven, Baringhaus, Coppola
NAYS: Klisz
ABSENT: None

Klisz: Six to one.

Coppola: Alright, Mr. Govender, your – your petition has – has been denied. You will need to, if you – if you take down – if it eventually ends up that the home comes down, the – the garage would have to come down too. You understand, Mr. Govender?

Govender: Yeah.

Coppola: Okay, alright, I apologize, but hopefully in the long run it will end up – you'll end up with a nice ranch home like you want and everything will work out for you.

Govender: Okay, thank you.

Coppola: Alright, thank you.

Neville: Mr. Chair.

Coppola: Mr. Neville.

Neville: Just for – for my notes. Who supported the motion? I know Mr. Baringhaus made the motion.

Coppola: Mr. Boloven.

Neville: Turbiak support?

Coppola: Mr. Boloven.

Klisz: Boloven.

Coppola: Boloven.

Neville: Oh, okay.

Coppola: Okay. Secretary Klisz, if you could call the next case please.

APPEAL CASE NO. 2020-12-34: An appeal has been made to the Zoning Board of Appeals by Andrew Bellis, 22509 Masonic, St. Clair Shores, MI 48082, seeking to erect a one-story modular home with attached garage, resulting in deficient lot depth and deficient rear yard setback.

Lot Depth:

Required: 120.0 ft.

Proposed/Existing: 61.3 ft.

Deficient: 58.7 ft.

Rear Yard Setback:

Required: 30 ft.

Proposed: 25 ft.

Deficient: 5 ft.

The property is located on the north side of Schoolcraft (37844), between Scone and Hix, Lot. No. 076 02 0781 002, R-1 Zoning District. Rejected by the Inspection Department under Ordinance 543, Section 4.04, "Schedule of Minimum Lot Sizes in R-1 through R-5 Districts," and Section 4.05, "Schedule of Minimum Front and Rear Yard Requirements in R-1 through R-5 Districts."

Coppola: Alright, Mr. Stroble, anything to add?

Stroble: Not at this time, Mr. Chair.

Coppola: Any questions for the inspection department?

Baringhaus: Mr. Chairman.

Coppola: Mr. Baringhaus.

Baringhaus: Yeah, question for Mr. Stroble. I was looking at the diagram of the property and can he provide an explanation how the dimensions of 61.3 feet were calculated based on the diagram on page 15 of 22? Sort of a plot plan that has some dimensions on it and –

Turbiak: Mr. Chair.

Coppola: Mr. Turbiak.

Turbiak: Yeah, I'm sorry. I – I – that question was to Mr. Stroble, right? The question was how was the 61 feet calculated? I believe what they do is they – they take the two side lot dimensions and divide it by two, so I – I know it's – it looks widely out of place. I think that's how they come to the number though.

Coppola: So that would be 122 divided by two?

Stroble: Because of the oddly shaped lot?

Baringhaus: Yes.

Stroble: Correct.

Coppola: So, this was an existing deficiency. Nothing caused by – by any plans or anything. This was already a deficient lot.

Stroble: Correct.

Coppola: Any other questions for Mr. Stroble? Seeing none, if the petitioner could raise his or her hand. Again, it's – okay, hold on let me just – alright, if you could give your name and address first please before speaking.

Bellis: First, do I need to look at my camera? Can you guys see me, or can I just talk normally?

Coppola: I can hear you, we can't see you, but that's fine.

Bellis: Okay, gotcha, alright. Andrew Bellis, 22509, St. Clair Shores, MI, 48082.

Coppola: Alright, Mr. Bellis, why don't you tell us a little bit about your project and the hardships you may have that would suggest that the Board would grant a variance.

Bellis: Well, I did some research a while back and I found a piece of land, I work two miles away, so it was convenient. I went into the City to get the setback info because I know it's a weird shape, I found out that what I want to build would fit within the setbacks, so I purchased the land and semi-recently found out that it needed to be a certain depth, so here I am with you guys hoping to get a variance, but like I said what I planned does fit within the City setbacks, so that's where I'm at.

Coppola: Okay, well one of the variances that you are requesting is actually a setback issue with the rear setback where you're five feet into it, so were you planning on doing something different that would resolve that issue or are you still looking for that variance?

Bellis: Well, I'm not sure how to answer that – I mean – as drawn up the size does fit within the 30-foot rear setback, I just put in an extra five feet to give me a little bit more space away from the street.

Coppola: So, but – so, but then you are – you are going into the setback, so you are asking for a variance --

Bellis: Well, correct.

Coppola: -- for your yard.

Bellis: Correct.

Coppola: But it would fit within that envelope if needed.

Bellis: It – it does physically fit within the written-up setbacks, correct.

Coppola: Okay.

Bellis: I was – I was told -- I was told I need a variance more because of the depth of the overall lot than the rear setback.

Coppola: Yeah, those are the two – those are the two variances you've asked for, but – but what you're – but I gather from what you said that if push came to shove and we didn't provide that variance, you could still fit your house within the building envelope, but you still have a deficient lot because that's just a –

Bellis: Correct, yes, correct.

Coppola: Okay. Who did you purchase the lot from?

Bellis: The neighbors, right next door. Weir -- I think their last name is.

Coppola: Oh, the ones to the – to the east?

Bellis: To the east, yep.

Coppola: So, they sub divided this off their property?

Bellis: I think at one time they were all like three plots of land -- I believe they were all owned by them. They own the two plots east of – of my property.

Coppola: Okay. So, if we were to deny your – your one setback – your setback variance request, you would just move the house forward and still proceed if we were to agree with the lot deficiency.

Bellis: Correct, yeah. It just puts me closer to the sidewalk, but it still physically fits.

Coppola: Okay. Questions for the petitioner?

Turbiak: Mr. Chair.

Coppola: Mr. Turbiak.

Turbiak: Yeah, through the Chair to Mr. Bellis, what is the hardship? I -- I know you have an interest in moving the house five feet further from the sidewalk, could you expound upon why that you're desiring and why that's a hardship?

Bellis: I'm not – I'm more here because of the lot depth. That's what I was told was my hardship.

Turbiak: But you are asking for that, so we have to consider that.

Bellis: Oh, I see, well – I mean, I guess I don't have a – a hardship there, I just drew it up because I was asking for a variance and approval physically to build on a lot that wasn't 120 feet deep. I only did the extra five feet just – just to do it cause I'm here, so physically the extra five feet I suppose it does not give me a hardship, but the – the – the depth of 102 feet does.

Turbiak: Okay. I – I think I – I think I get the sense, right. So there's no issue with fitting a vehicle in the driveway or anything like that? It's more of just, hey, I'm coming here for this lot – you know – overall lot depth and since I'm here I might as well try and gain – you know – five more feet. Is that – I don't want to put words in your mouth, but is that a fair summary?

Bellis: Yeah, that is fair, yes – I mean – I have a truck, I have a 150, so it would be somewhat close to the sidewalk, but not so much more than the other houses I see on Schoolcraft, so, but yes, you are correct.

Turbiak: Okay. Let me just see if I have any other questions here. Nope that's all I have. Thank you, Mr. Chair.

Coppola: Alright, thank you. Any other questions?

Baringhaus: Mr. Chairman.

Coppola: Vice Chair Baringhaus.

Baringhaus: Mr. Bellis, can you describe what would be the backyard of the property, the number of neighbors that would be living behind you, type of – type of foliage that's there today?

Bellis: There's a privacy fence that goes along the entire length of the – the yard. There are two houses -- one, I wouldn't say it's close, but there's one obviously closer than the other, there are I wanna say three trees – don't quote me, but I know there's a tree in the back and the front. That – that's about it – I mean – there are two neighbors, they aren't all that close.

Baringhaus: Okay. Yeah, I did notice the privacy fence, I was just – it was difficult to look at it cause of the – where it's located on the road. So, okay, that helps quite a bit.

Bellis: There is – there is a pretty giant tree right behind my house, or the proposed house, there's a pretty giant tree separating me and that neighbor, and I can't even see the other house because of the trees.

Baringhaus: Okay, tell me about the construction of your home. It's a modular home?

Bellis: Correct. They build the house 100% indoors and then it is shipped to the site and buttoned up to the foundation airtight, watertight in one day.

Baringhaus: Uh-huh.

Bellis: It's a phenomenal process; I don't know anybody who wouldn't want to do it this way. It's built from Heckaman Homes, they are one of the nation's top modular builders. Everything's 100% square, the jigs made to build the walls, and everything are redone every year, it's all temperature controlled, it's a phenomenal way to build a house. I wouldn't go – even if there was the same price to a traditional stick built to this, I'd choose
City of Livonia, Zoning Board of Appeals Page 31 of 44 December 8, 2020

modular every time. Obviously, they wire in – you know – the plumbing and the electrical when it's on site, but while the house is being built, they're there on site digging the foundation for the basement, working on the garage – you know – all that stuff, so, it's a pretty good process.

Baringhaus: Okay, are you – are you planning on installing a basement or a crawl space?

Bellis: It will be a full basement.

Baringhaus: Full basement, okay.

Bellis: Yep.

Baringhaus: I saw one note on the home that it has some stone, but you were gonna add some stone in the future. Could you – could you clarify that, please?

Bellis: Yeah, initially I'm just gonna have the stone accents around the porch columns, but for costs reasons I don't wanna spend the – the additional \$8,000 to do like up to the bottom of the windows, which tradition – you know – you see that through Craftsman houses, but –

Baringhaus: Sure.

Bellis: -- add it in the future, as – as funds allow. But, as the renderings you guys see, that's – that's how it will look.

Baringhaus: Okay. And same colors – it'll be a – I think it's – it's like a – it's a light blue – there's a term, bayou blue I think is what they called it?

Bellis: Yeah, it's by Georgia-Pacific Vinyl Siding Bayou Blue – it's hard to show up in the picture, but yeah, it's a darker blue – white trim.

Baringhaus: And then the roofing is –

Bellis: Like a light grey.

Baringhaus: Light grey? Okay.

Bellis: Yep.

Baringhaus: Okay, thank you very much.

Bellis: No problem.

Coppola: Any other questions?

Boloven: Mr. Chair.

Coppola: Mr. Boloven.

Boloven: Question for the petitioner. You are, and I know you mentioned your truck on there, you are planning on moving in his home?

Bellis: Correct.

Boloven: Okay, and not renting it at all?

Bellis: No. No, I'm done with renting.

Boloven: Question for Inspection. What's the square footage max on an attached garage?

Bellis: 1,000.

Boloven: It's 1,000?

Stroble: 1,000, yes.

Boloven: Okay, thank you. Thank you, Mr. Chair.

Bellis: You're welcome.

Coppola: Anybody else? Alright, seeing none, is there anybody in the audience that would like to speak for or against this petition if they could raise their hand, again, the raise your hand icon, or star (*) 9 if you're on your phone. Alright, seeing that there's none, do you have any correspondence.

Klisz: Yes, we have one letter – a letter of objection, Geraldine Schiffert, 38100 Schoolcraft Road, Livonia. (Letter read.)

Coppola: Alright, thank you. Mr. Bellis, in closing you get to make a final statement if you'd like to respond to the correspondence, please feel free to do so.

Bellis: Well, if I was that neighbor, I'd rather not see an empty vacant lot for the rest of time, so seeing a nice new house, I would prefer that cause it would help, a) make the place look better and raise my property value. Other than that, I'm a single guy, don't drink or smoke, I'm a very valuable asset to any community I'm in, I'm handy, I keep up my stuff, that's about it.

Coppola: Alright, thank you, Mr. Bellis. I'm going to go ahead and put you on mute, because I'm going to close the public portion and I'm going to open the Board's comments with, so I don't forget him this time, Mr. -- Secretary Klisz.

Klisz: This one's kind of interesting. It – it – it sorta reminds me of the one we had a few meetings back with the lady wanting to put the five houses on the lot split and that one was pretty universally rejected just because it wasn't consistent with the neighborhood and what not. This one's kind of like this odd ball, it's certainly an odd shaped lot, and yet our notes from the City say of course that it's a self-created hardship because essentially

the petitioner bought this piece of land and it was – it's an unbuildable piece, so maybe he can get a refund from his seller – you know – and – and maybe I can be convinced to let it go. I think the – the rear yard thing is easily fixed, and it should be. Essentially – you know – we'd much prefer to hear one – you know – exception rather than two, so I think that one's pretty easily fixed and then, like I said, with the other one I'm kind of torn. I'd like to hear what other people have to say.

Coppola: Okay, Mr. Testa.

Testa: Thank you, so I see the – the hardship with the deficient rear yard depth, so I can approve that. Regarding the – the setback, while I don't see the hardship, I can understand why he would want to try to move back away from the road as much as possible, so I – I'm torn on that one. I'm okay with giving the first, but the second, I could be swayed by my other Member's here, so I think that's all I have to say right now.

Coppola: Okay, thank you. Mr. Boloven.

Boloven: Like Mr. Klisz said, this is one of them weird ones. I – I – I think the rear yard setbacks an easy fix, like Mr. Klisz said, the lot depth, it's a weird lot – I mean – it's this triangle set lot – I – I -- like Vice Chair Baringhaus' question – you know – I really, fully don't get the 61 feet, I get Mr. Turbiak's explanation of it, but looking at the lot, it's with the weird shape and the depth and trying to calculate it – I mean – it is a hundred and – I think it was 102 on the actual depth from where he's putting in the house – I mean – it's the – the rest of the triangle that's not being, I'll call it, utilized for the build, that's where it comes into play, but – you know – using 102 then the lot depth number decreases significantly. I really like the house, it reminds me of that house on Farmington Road between Six Mile and Five Mile, it's almost exact same layout, which was recently before us last year on a fence addition. I can be swayed; right now I'm in support for allowing the lot depth and then reject the rear yard setback. Thank you.

Coppola: Alright, thank you. Vice Chair Baringhaus.

Baringhaus: Thank you. Yeah, I agree with Mr. Boloven and Mr. Klisz. It's a very interesting shaped lot and – you know – trying to get a – get a fix on the actual calculations of it I think the shape of the lot kind of – kind of distorts it. In terms of the rear setback on the yard, yeah, I'd like to see that corrected to 30 feet, I don't think five feet will be a real deal breaker. Yes, it is Schoolcraft, but that's not a real I would say busy area of Schoolcraft. I think 5 feet closer to Schoolcraft would not be a significant impact. In terms of the – the deficiency on the lot depth though, I – I think what kind of helps the petitioner's case is the fact that he's chosen to put the house – you know – in probably the wider, larger area of the property itself. I think that kind of lends itself to being a little more conducive to the property. The other thing too is it doesn't sit in a neighborhood, it kind of sits outside of it along Schoolcraft from some of the existing neighborhoods within the area, which I think kind of helps it, so based on that, I would like – I would support the variance if we could correct the rear yard – rear lot deficiency and then also I would support the variance with the current – current lot depth that's proposed. Thank you.

Coppola: Alright, thank you. Mrs. Fraske.

Fraske: Thank you. I agree with Vice Chairman Baringhaus. I feel like there is a hardship because of the size for the weirdness of the lot, so I'll be in support with – with all the other comments as far as just making that – that minor change with the five feet.

Coppola: Alright, thank you. Mr. Turbiak.

Turbiak: I don't know why my space bar doesn't work sometimes. Thank you, Mr. Chair. Yeah, I heard a lot of the comments from Mr. Boloven and Vice Chair Baringhaus that really resonated with my thoughts as well, so just to kind of keep it short, if we adjust the setback the five foot and move that closer to the road, I'm okay with the lot depth issue. I think it varies from about – you know – 100 or so to maybe 87 in the width of the – of the lot that – you know – where -- where the house and the garage sit and the garage is the side that's going to be closest – you know – the way that that angle is going to be closer to the road, so I think that's also in favor in addition to what Vice Chair Baringhaus said about it being outside of the neighborhood and – and also in a low traffic volume area of Schoolcraft, so – you know – with that change to the rear yard setback, I can be in support.

Coppola: Alright, thank you. I guess – you know – just a general comment I (inaudible) that property allows to be subdivided into what are by ordinance, unbuildable lots and then we're forced to – to deal with – deal with the issue. I think again, I'll go to the easy one, the setback issue would be not something that I would approve especially since there's a – there's a way to correct that, so that would go away. Now in regards to the – to the lot depth – I mean – this is an interesting lot and when I – when I look at one of the things I want to consider here, is who is impacted by us providing the variance. I've got the neighbor to the east who created this monstrosity by subdividing it, so they can get to live with what they've created. I've got the neighbor to the west that the house is so far away from that I don't really believe they're impacted. We're in compliance with the rear setback, so the rear neighbor's aren't impacted and then I've got 96 and I don't – I don't think 96 cares about the house, so I – when I look who – who's going to be impacted by our – our providing the variance, I really don't see anybody negatively impacted, so once you get in the envelope – building envelope, I don't see any issues and if the – and if the petitioner needs more driveway space, he can flip the house and he'll end up with more driveway space if his garage is on the east side instead of the west side, so he can resolve that issue too. So, I'm inclined to – to approve the variance on the lot depth, but to deny the setback requested variance. So, that's where I stand, and I'll go ahead and open up the floor for a motion.

Klisz: Mr. Chair.

Coppola: Secretary Klisz.

Upon motion by Klisz and supported by Friske, it was:

RESOLVED: APPEAL CASE NO. 2020-12-34: Andrew Bellis, 22509 Masonic, St. Clair Shores, MI 48082, seeking to erect a one-story modular home with attached garage, resulting in deficient lot depth and deficient rear yard setback.

Lot Depth:

Required: 120.0 ft.
Proposed/Existing: 61.3 ft.
Deficient: 58.7 ft.

Rear Yard Setback:

Required: 30 ft.
Proposed: 25 ft.
Deficient: 5 ft.

As Amended by the Board:

Lot Depth:

Required: 120.0 ft.
Proposed/Existing: 61.3 ft.
Deficient: 58.7 ft.

The property is located on the north side of Schoolcraft (37844), between Scone and Hix, Lot. No. 076 02 0781 002, R-1 Zoning District. Rejected by the Inspection Department under Ordinance 543, Section 4.04, "Schedule of Minimum Lot Sizes in R-1 through R-5 Districts," and Section 4.05, "Schedule of Minimum Front and Rear Yard Requirements in R-1 through R-5 Districts," **be granted in part and denied in part for the following reasons and findings of fact:**

1. The uniqueness requirement is met because of the interesting lot size, which is virtually some kind of a triangular set up.
2. Denial of the variance would have severe consequences for the petitioner because he simply could not build anything on this lot that he purchased.
3. The variance is fair in light of its effect on neighboring properties and is in the spirit of the zoning ordinance because the neighbor who sold the property to the petitioner is affected, but does not oppose the petition, the expressway service drive along the front property line is not impacted, and any other neighbors are far away.
4. The granting of this variance will not adversely affect the purpose or objective of the Master Plan because this property is classified as "Low Density Residential" under the Master Plan and the proposed variance is not inconsistent with that classification.

FURTHER, the variance be granted with the following conditions:

1. That the house be built as presented to us.
2. That the house shall be moved to fit within the proper rear yard setback based on our denial of that requested variance.

Coppola: Alright, I've got a motion by Secretary Klisz, support by Mrs. Fraske. Any discussion?

Turbiak: Mr. Chair.

Coppola: Mr. Turbiak.

Turbiak: Yeah, just in regards to the condition of built as presented, I – I think if this were my property I would like it laid out the way it is, but you had mentioned that if he wanted more driveway space he could flip it, and then it would not be as presented, so I didn't know if we wanted to touch base with the petitioner and clarify if he has any intention of – of – of flipping it and if built as –as presented would be a hard – unintended hardship on him.

Klisz: That's a good point. Maybe we could check in?

Coppola: Yeah, I just un -- unmuted you, Mr. Bellis. The question has – you know – we're putting condition build as presented, but if you wanted more drive – now that we're move – you have to move your house up five feet. If you wanted more driveway space, you'd have to mirror your home so that the garage was on the east side. Is that – do you want that flexibility? And I – I've got a comment in regards to that, but I'll let him answer first.

Bellis: No, I thought about that a lot, but I laid it out this way a) because I can utilize part of that dead space to the west as – you know – more cement. Not looking to – you know -- build a parking lot, but an extra pad –

Coppola: Right.

Bellis – where -- whereas I couldn't do that if I flipped it. Also, the – the garage where it bumps back two feet? That give me a little more on that corner, because now I have to move it five feet forward if –

Coppola: Right.

Bellis: -- if you approve everything, so flipping it the other way doesn't work. I don't need that – the garage as is is perfect.

Coppola: Okay. Alright, thank you though.

Bellis: Sure.

Coppola: My only comment I guess on – on the two conditions is while I like – I like what he's presented, that's what I would hope to see in that lot, once he gets into the building envelope and those no variance in regards and I really don't think we have a dog in that hunt in regards to what gets built, and then in regards to the other condition moved to the proper point, since we've denied his – we denied his petitioner to – for the setback variance, it's kind of a moot point, he has to build it within the building envelope.

Klisz: So, essentially remove the second condition because it doesn't matter because of the denial?

Coppola: Right.

Klisz: It's a – it's a forced move.

Coppola: Right. Exactly.

Klisz: Okay, I'll take that out then.

Coppola: Anything else? Alright, Secretary Klisz, if you could please take roll.

ROLL CALL VOTE:

AYES: Turbiak, Testa, Friske, Boloven, Klisz, Baringhaus, Coppola

NAYS: None

ABSENT: None

Klisz: Passes seven – zero.

Coppola: Alright, Mr. Bellis, so, what has happened is – is your petition's been approved in part and denied in part. The approval is for the lot deficiency. That's – so we were – we'll waive that requirement so that you can build on that lot. We've denied the – the rear setback petition, so you'll have to build it within the building envelope. The only condition at this point is that you have to build as presented, so you presented a floor plan in elevation, so you would need to build that as – as you presented it in your petition. Any questions?

Bellis: Just a couple of questions/comments. First off, the neighbor to the west – they're totally cool. They loaned me their – their riding mower and I was cutting grass in the summer. They keep asking, "When you building? When you building?", so they don't care. Question maybe more for the Inspection, like I mentioned, how cement, we can hash this out I guess, but how much of that dead space can I use for cement? Like, I'm not looking to host parties, it's just me, but like if I have three cars over, there's no side street for people to park, so I mean, we can utilize the driveway and the garage, but like I said, I'd like to utilize that dead space as cement.

Stroble: Yeah, there's --

Bellis: So, does that need to be part of the – the plan?

Stroble: -- there's no restriction on how much cement you pour.

Bellis: Oh, perfect. Okay, I think that –

Coppola: The neighbors might have something to say, but there's no restriction.

Bellis: Yeah, oh okay, going forward –

Coppola: You can pave your whole yard and paint it green if you want to.

Bellis: Okay. One more thing, both my builder and my bank they're basically waiting for this meeting. I have things lined up ready to go, so will I get some type of paperwork or what – what happens going forward here?

Klisz: Do you want to waive the waiting period?

Coppola: Can we – can we do that retroactively, Mr. Neville? We've already voted. You're on – you're on mute, Mr. Neville.

Klisz: Leo.

Neville: And I was so –

Baringhaus: I read every word.

Neville: There's no issue about adding that or – or allowing for the waiver of the – of the time period.

Coppola: Okay, so we've added a condition waiver of the time period. Secretary Klisz, you're okay with that?

Klisz: Yes.

Coppola: Mrs. Friske, you're okay with that?

Friske: Yes.

Coppola: All in favor?

Board: Aye.

Coppola: So, we've waived your – we've waived your waiting permit, so you can go pull your permit tomorrow.

Bellis: But, going back to like paperwork or approval, do I need anything from you guys now to – to do anything?

Coppola: You just need to bring some flowers to Ms. Mootsey so that she takes care of you.

Bellis: What's her favorite kind?

Coppola: You just have to go to the building department, they'll have – they'll have that paperwork on record tomorrow morning, so it will be ready.

Bellis: Alright, cool. Thank you all very much.

Coppola: You're welcome.

Baringhaus: Thank you, good luck!

Bellis: Alright, thanks.

Coppola: Looking forward to seeing it.

Bellis: Thank you, me too.

Coppola: Alright, I guess we've got some housekeeping here. Why don't we start with the minutes. We've got minutes from –

Klisz: October 27th.

Coppola: October 27th. So, do I have a motion? Well, I guess, do you have any comments? Like – like anybody have any issues? Alright, do I have a motion?

Baringhaus: Mr. Chairman.

Coppola: Vice Chair Baringhaus.

Baringhaus: Motion to approve the minutes from our October 27, 2020 meeting.

Coppola: Thank you. Support?

Turbiak: Support.

Coppola: Support by Mr. Turbiak. All in favor?

Board: Aye.

Coppola: Alright, anybody against?

Boloven: Present. Present. I wasn't – I wasn't at that meeting, so I don't know if you abstain or present or whatever the procedure is.

Coppola: So, so – there were six approvals, Mr. Boloven abstained, because he was not there. You could – you could approve it by saying that – you know – you approve that you weren't there.

Boloven: I approve I wasn't there. Lol

Baringhaus: I nominate Mr. Boloven for Parliamentarian. Lol

Coppola: Alright, so we've got a – a proposed meeting scheduled, you should be able to find that on the list of items in the OneDrive. So, this is our proposed schedule. Hopefully everyone has had a chance to look at it, we can give you a minute right now if you'd like. Most likely, and I think Vice Chair Baringhaus and I talked about this, most likely we'll be doing these Zoom meetings for the very near future, probably through – through to the first quarter, knock on wood that's as long as it is. That's not – that's not an issue. I think we are allowed to do that, and then the rest of the meetings will be where – where they're located right now. What I did – what I did to try to make sure we were up – we were in the auditorium as much as possible, was to shoehorn three meetings in – they're still two weeks apart, three meetings in in March, still two-week cadence, and then only one meeting in April, so we have a nice long break if anybody wants to – wants to leave town but doesn't want to miss a meeting. I think that's the major things. We have two meetings in November if needed, generally we only need one so we may only end up with one, and then just the one meeting in – December. Any questions/comments on the schedule?

Klisz: Looks good to me.

Boloven: Looks great.

Baringhaus: Yeah, it looks great. Mr. Chairman, yeah, just one comment. I – I think, and you said it earlier, that as needed, because – you know – this is a starting point, but it's fluid. If we need a meeting in April it can be added, vice versa if we don't need meetings they can be – you know – they can be cancelled.

Coppola: We had a couple cancellations this year I believe.

Baringhaus: Yeah, well, bottom line is it's not set-in stone. It's a – it's a good starting point and I appreciate the effort of Ms. Mootsey and yourself for putting this together. Thank you.

Coppola: Okay, so I need a – we need to get this approved so I'm going to need a motion.

Testa: Sorry, Mr. Chairman.

Coppola: Mr. Testa.

Testa: Do we – do we have a process to decide when we'd return to in person? Like would we say we'd give two week notice or –

Coppola: Well there's a – there's a I think the City itself –

Testa: Sure.

Coppola: -- governs that.

Testa: Uh-huh.

Coppola: We could always – I guess, if we really wanted to, extend it, but I think as soon as we can get live, we will, but it's really a City decision.

Testa: Okay. So, if they decide on Friday that for a Monday we can be back in person, our first -- that next Monday we'd be back in person?

Coppola: That would be my recommendation.

Testa: Okay.

Coppola: But I don't think that'll happen on Mondays –

Testa: Sure.

Klisz: Marilyn is --

Turbiak: Mr. Chair. Yeah, let Marilyn go. I think she'll say the same thing I'm thinking.

Mootsey: No, I just need time to get notices out --

Klisz: Right.

Mootsey: -- so they can't just tell me the week before -- you know -- I've got 15 days to get ads in the newspapers and get the mailing out.

Klisz: Right.

Mootsey: So, you need a little time.

Klisz: Oh, yeah -- so it would have to be a couple weeks.

Mootsey: Right.

Coppola: Lead time. Is that what you were going to say, Mr. Turbiak?

Turbiak: Basically, yep.

Coppola: Okay.

Boloven: Mr. Chair.

Coppola: Mr. Boloven.

Boloven: Motion to approve the schedule.

Coppola: Thank you. Second?

Klisz: Support.

Coppola: Support by Secretary Klisz, all in favor?

Board: Aye.

Coppola: Okay, I think that concludes all our business for today. I want to wish everybody a happy holiday, so everybody has a good break, hopefully things will settle down a little bit and we can get together with our families as best we can, but best of holidays to everybody and we'll see you all in January.

Boloven: Merry Christmas everybody.

Mootsey: Merry Christmas. Happy New Year.

Klisz: Goodbye 2020.

Turbiak: Did we make a motion to adjourn?

Baringhaus: Yes, make a motion. Go ahead, Joel.

Turbiak: Motion to adjourn, Mr. Chairman.

Testa: Second.

Coppola: Okay, motion by Mr. Turbiak, second by Mr. Testa. All in favor.

Board: Aye.

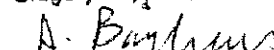
Coppola: Alright, guys. Happy holidays and Merry Christmas.

Turbiak: Merry Christmas. God bless.

Coppola: Take Care.

There being no further business to come before the Board, the meeting was adjourned at 8:42p.m.


Gregory Coppola, Chairman


Jim Baringhaus, Acting Secretary

/mm