

Meeting
07/14/2026

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

Tuesday, July 14, 2026

Council Chambers/Novi Civic Center

41725 Novi Road

Novi, Michigan

BOARD MEMBERS:

W. Clift Montague, Chairperson
Linda Krieger, Member
Mike Longo, Secretary
Michael Thompson, Member
Joe Samona, Member
Joe Peddiboyina, Member

ABSENT EXCUSED:

Marc Jappaya, Member

ALSO PRESENT:

Joellen Shortley, City Attorney
Alan Hall, Deputy Community Development
Director
Megan Nardone, Recording Secretary

REPORTED BY:

Melinda R. Womack
Certified Shorthand Reporter

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1 CHAIRPERSON MONTAGUE: Call to order
2 The Zoning Board of Appeals meeting for Tuesday,
3 July 14th. Pledge of Allegiance, please.

4 MEMBER LONGO: Please stand if you can.
5 (Pledge of Allegiance recited)

6 CHAIRPERSON MONTAGUE: Thank you. Roll
7 call.

8 MS. NARDONE: Member Thompson?

9 MEMBER THOMPSON: Here.

10 MS. NARDONE: Member Peddiboyina?

11 MEMBER PEDDIBOYINA: Yes, ma'am.

12 MS. NARDONE: Member Longo?

13 MEMBER LONGO: Here.

14 MS. NARDONE: Member Krieger?

15 MEMBER KRIEGER: Here.

16 MS. NARDONE: Member Samona?

17 MEMBER SAMONA: Here.

18 MS. NARDONE: Chairperson Montague?

19 CHAIRPERSON MONTAGUE: Here.

20 MS. NARDONE: Member Jappaya, absent
21 excused. Thank you. We have a quorum.

22 CHAIRPERSON MONTAGUE: Thank you.
23 Little bit of the format and rules of conduct. I
24 would ask everyone turn off, put your phone on
25 mute, please. There are less than seven members

1 tonight. I must say on the use variance there
2 needs to be five to pass a resolution. So if
3 someone is worried about that and wants to delay
4 when the whole board is here, just raise your
5 hand. Applicants will be asked to come to the
6 microphone to present their case. They will be
7 allowed up to ten minutes to address the board and
8 present their case. I would ask you to stay at
9 the podium for follow-up questions. Anyone in the
10 audience who wishes to address one of those should
11 raise their hand and be recognized, and they will
12 be given up to three minutes to speak, or ten mint
13 minutes if they're representing a group. That's
14 pretty much the basis of those. Looking for
15 approval of the meeting minutes.

16 MEMBER SAMONA: I make a motion to
17 approve the meeting minutes from June 2026.
18 However, I would like to add because the meeting
19 minutes were not yet online, the action summary
20 for June 2026 had case PZ26-0011 Henry Ford
21 Health, that was the one with just that one sign,
22 it had that a motion carried five to zero,
23 although it doesn't matter, it was five to one on
24 that one. I was the sole no vote on that one.
25 That's not on the minutes, that's just the action

1 summary. I know just making that part of the
2 record.

3 MS. NARDONE: I'll have that changed.

4 CHAIRPERSON MONTAGUE: Is there a
5 motion to approve the minutes?

6 MEMBER SAMONA: Yeah. I make a motion
7 to approve the minutes.

8 MEMBER THOMPSON: Second.

9 MS. NARDONE: Member Peddiboyina?

10 MEMBER PEDDIBOYINA: Yes, please.

11 MS. NARDONE: Member Longo?

12 MEMBER LONGO: Yes.

13 MS. NARDONE: Member Krieger?

14 MEMBER KRIEGER: Yes.

15 MS. NARDONE: Member Samona?

16 MEMBER SAMONA: Yes.

17 MS. NARDONE: Chairperson Montague?

18 CHAIRPERSON MONTAGUE: Yes.

19 MS. NARDONE: Member Thompson?

20 MEMBER THOMPSON: Yes.

21 MS. NARDONE: Thank you. Motion
22 carries.

23 CHAIRPERSON MONTAGUE: Are there any
24 proposed changes to the agenda tonight?

25 MR. HALL: No changes or additions.

1 MEMBER SAMONA: Motion to approve the
2 agenda.

3 MEMBER PEDDIBOYINA: I second.

4 MS. NARDONE: Member Long?

5 MEMBER LONGO: Yes.

6 MS. NARDONE: Member Krieger?

7 MEMBER KRIEGER: Yes.

8 MS. NARDONE: Member Samona?

9 MEMBER SAMONA: Yes.

10 MS. NARDONE: Chairperson Montague?

11 CHAIRPERSON MONTAGUE: Yes.

12 MEMBER THOMPSON: Yes.

13 MS. NARDONE: Member Peddiboyina?

14 MEMBER PEDDIBOYINA: Yes, please.

15 MS. NARDONE: Thank you. Motion

16 carries.

17 CHAIRPERSON MONTAGUE: Thank you. This
18 is the time of the meeting where we will entertain
19 any public remarks. This is remarks not related
20 to any case, just general comments that anyone
21 would like to make. Either of you would like to
22 make a comment?

23 MEMBER LONGO: It's hot.

24 CHAIRPERSON MONTAGUE: All right. That
25 being said. We will get on with the cases for the

1 night. The first case PZ26-0025 (Forma Beauty
2 Salon). The applicant is requesting a variance
3 from the City of Novi Zoning Ordinance Section
4 3.1.25.D of a parking deficiency in the north side
5 yard setback (20 feet required, 3 feet proposed)
6 and a west rear yard setback (10 feet required, 3
7 feet proposed).; and Section 4.19.2.F for the
8 location of a dumpster enclosure in the parking
9 lot setback (10 feet required, 0 feet proposed).
10 The property is zoned Town Center (TC). The
11 applicant here to present? Please come to the
12 podium. State and spell your name if you would.

13 MR. ORMAN: I'm not the applicant, but
14 representing them. My name is Alex Orman. I'm
15 the engineer for the project.

16 MEMBER SAMONA: I want to make a
17 disclosure real quick. I didn't even recognize
18 him, but I do know Mr. Orman. I've spoken to Alex
19 Orman many times about other not related to this,
20 related to family's property. I don't have a
21 financial benefit to it. I didn't even recognize
22 him, but it's nice to finally meet him.

23 CHAIRPERSON MONTAGUE: Noted.

24 MR. ORMAN: The applicant, he's out of
25 the country for a couple of months.

1 MEMBER LONGO: Excuse me, Alex, are you
2 an attorney?

3 MR. ORMAN: I'm sorry?

4 MEMBER LONGO: Are you an attorney?

5 MR. ORMAN: No, I'm an engineer.

6 MEMBER LONGO: Oh, even better. Do you
7 promise to tell the truth in this case?

8 MR. ORMAN: Only truth.

9 CHAIRPERSON MONTAGUE: How can we help
10 you tonight?

11 MR. ORMAN: I'm trying to represent my
12 client, so who owns the salon.

13 CHAIRPERSON MONTAGUE: Do you have any
14 visuals you can put on the screen for us?

15 MR. ORMAN: I was hoping that you
16 guys -- I'm sorry. I was hoping that you're going
17 to have drawings of it, but...

18 CHAIRPERSON MONTAGUE: We can try to
19 help.

20 MEMBER LONGO: Megan can help you.

21 MR. HALL: Megan's coming.

22 MR. ORMAN: So the existing site, it's
23 an existing site for the existing salon building
24 and 14 parking spaces. So what's happened is the
25 per code of Michigan codes, so the salons have to

1 have additional parking spaces based on the number
2 of chairs of the salon, and that's what my client
3 has applied for. And this is barely minimum
4 spaces what it needs to be based on the licensing
5 of the number of chairs. And because of the very
6 teeny side and really hard to accommodate all
7 these items number of parking spaces. And that's
8 a part of the issue and part of the applying for
9 ZBA, those items which is used.

10 We have site plan approval for the
11 project, actually subject to the ZBA approval, all
12 engineering plans are done, waiting for ZBA
13 approval in order to submit for final.

14 CHAIRPERSON MONTAGUE: I assume the
15 tightness of the site is the same reason for the
16 dumpster enclosure.

17 MR. ORMAN: Correct. That's a part of
18 it. You can see that background of the site,
19 because in the existing dumpster location where
20 the proposed parking, those two spots. So we're
21 going to remove that and move the dumpster to the
22 back. It's some kind of a site with the
23 surrounding parking spaces, parking lots of
24 adjacent properties, and I don't see any issues to
25 myself, any issues to have the location of the

1 dumpster in that area.

2 CHAIRPERSON MONTAGUE: All right.

3 Anything else to add?

4 MR. ORMAN: I guess if you have any
5 questions, we'll be happy to answer.

6 CHAIRPERSON MONTAGUE: All right.

7 City?

8 MR. HALL: Thank you, Mr. Chairman.
9 Yes. They're asking for three dimensional
10 variances tonight. I would like to correct the
11 record just on the request. Based on the drawing
12 you have on the screen there that was submitted,
13 the three requests are as follows: The one is to
14 allow a 17.07 parking side yard variance, 20 foot
15 required, 2.93 setback will remain. So it was
16 three foot. This is just per their plans so it's
17 more precise. But it is more than three feet, so
18 I've got to mention it. Does that makes sense?

19 Number two would be to allow a 6.64
20 parking rear yard variance, ten feet required,
21 3.36 setback to remain, and then to allow a zero
22 lot line side yard variance for the dumpster
23 enclosure, zero to remain ten foot required. And
24 with that, we have no further questions. Thank
25 you, sir.

1 CHAIRPERSON MONTAGUE: Correspondence?

2 MEMBER LONGO: Yes. We mailed out 32
3 notices, three were returned. There no objections
4 and no approvals.

5 CHAIRPERSON MONTAGUE: Thank you.
6 Audience, comments on this? I will open it up to
7 the board. Questions and comments?

8 MEMBER SAMONA: I drove this site. I'm
9 familiar with this site. Furthermore, I am
10 familiar with Mr. Orman's work and how meticulous
11 and detailed it is. I have no doubt in my mind
12 that anything he puts his name to he's tried to
13 explore every avenue, for whatever that's worth.
14 So I have no problems supporting this.

15 MEMBER PEDDIBOYINA: Yeah, same thing.
16 I drove the property a few days back and it's
17 meticulous and I'm okay with that. Thank you.

18 MEMBER SAMONA: You got off easy.
19 Usually I have questions.

20 CHAIRPERSON MONTAGUE: We will vouch
21 for that.

22 MR. ORMAN: I appreciate that.

23 CHAIRPERSON MONTAGUE: Any others? I
24 can entertain a motion.

25 MEMBER THOMPSON: I can do that for

1 you. I move that we grant the variance in Case
2 PZ26-0025 sought by Forma Beauty Salon for
3 setbacks because the petitioner has shown
4 practical difficulty requiring a variance for
5 parking and dumpster setbacks. Without the
6 variance, the petitioner would be unreasonably
7 prevented or limited with respect to the use of
8 the property because it is boxed in by the
9 neighbors. The property is unique because it is a
10 standalone site. The petitioner did not create
11 the condition because he cannot get more space on
12 either side of him. The relief granted will not
13 unreasonably interfere with adjacent or
14 surrounding properties because it fits in with
15 similar businesses in the area. The relief is
16 consistent with the spirit and the intent of the
17 ordinance. Again, it just fits in with the
18 surrounding businesses.

19 MEMBER SAMONA: Second.

20 MS. NARDONE: Member Krieger.

21 MEMBER KRIEGER: Yes.

22 MS. NARDONE: Member Samona?

23 MEMBER SAMONA: Yes.

24 MS. NARDONE: Chairperson Montague?

25 CHAIRPERSON MONTAGUE: Yes.

1 MS. NARDONE: Member Thompson?

2 MEMBER THOMPSON: Yes.

3 MS. NARDONE: Member Peddiboyina?

4 MEMBER PEDDIBOYINA: Yes, please.

5 MS. NARDONE: Member Longo?

6 MEMBER LONGO: Yes.

7 MS. NARDONE: Thank you. Motion

8 carries.

9 MR. ORMAN: Thank you very much.

10 MEMBER PEDDIBOYINA: Congratulations.

11 CHAIRPERSON MONTAGUE: All right.

12 Second case of the night PZ26-0026 (The Antiques
13 Barn). The applicant is requesting a variance
14 from the City of Novi Zoning Ordinance to permit a
15 commercial antique retail use within an existing
16 barn on a property zoned Residential Acreage
17 (R-A). This property is zoned Residential Acreage
18 (R-A). Are you here to present the case?

19 MR. LANDRY: Good evening, members of
20 the Zoning Board of Appeals. My name is David
21 Landry.

22 MEMBER LONGO: David, are you an
23 attorney?

24 MR. LANDRY: Yes, I am.

25 MEMBER LONGO: Do you promise to tell

1 the truth in this case?

2 MR. LANDRY: Absolutely.

3 MEMBER KRIEGER: He's our mayor.

4 CHAIRPERSON MONTAGUE: Before you
5 start, I just want to say that use variance
6 requires a much more ardent proof. It requires
7 five votes yes no matter how many are here. There
8 are only six. So if you think you want to delay
9 it until we have seven, you have the right to do
10 that.

11 MR. LANDRY: Thank you very much, but
12 in light of the fact that we're asking for a
13 transfer of a use variance that's already been
14 granted, I believe the requirements have already
15 been established. But thank you. I'm prepared to
16 make a presentation. Thank you for that. We're
17 prepared to move forward.

18 CHAIRPERSON MONTAGUE: All right. How
19 can we help you?

20 MR. LANDRY: Again, my name is David
21 Landry. I am an attorney, and I do swear to tell
22 the truth. I represent Mr. Denny and Lisa
23 Pejjanovic, who are purchasing the property at
24 48120 Eight Mile Road. We are requesting a
25 transfer of a previously granted use variance

1 which currently is held by Doug and Barbara
2 Teubert. They're transferring the property to Mr.
3 and Mrs. Pejanovic. The property is two acres.
4 It is historically part of the Maybury Farm. This
5 was where the farmhouse and the barn was
6 originally located. The barn in question was
7 built around 1900. It's zoned RA currently.
8 However, the barn has been used for the last 32
9 years to sell antiques. In 1994 ZBA case number
10 94005, a use variance was granted to commercial
11 use to sell antiques in a residential zone. The
12 use variance was granted. The criteria was found
13 to be compliant and it was granted to Mr. Russell
14 Elvy, who began selling antiques out of the barn.
15 In 1998, Mr. Elvy sold the property to the current
16 owners, Mr. and Mrs. Teubert, and the use variance
17 was granted to the Teuberts. The Teuberts are now
18 selling the property to the Pejanovics, who wish
19 to continue to operate the business that's been
20 operated here for 32 years.

21 Now I want to make it perfectly clear
22 that no changes are anticipated. Zero. We're not
23 going to expand use. We're not going to sell
24 anything that hasn't been sold for 32 years. I
25 recently submitted a narrative. I included part

1 of the website, which shows the items which are
2 being sold. That's exactly what we intend on
3 doing.

4 In 2023, the Pejanovics appeared before
5 you and some members were here at that time. And
6 at that time their thought process was well, why
7 is it tied to an individual. Why can't it just
8 run with the land. And correctly this board went,
9 wait a minute, it's a use variances. The use is
10 generally not allowed in an RA. The city needs to
11 know exactly who's operating this business and we
12 need to know what's going on. That's all changed.
13 They came before you back then and they were
14 anticipating a deal with a company called Living &
15 Learning who had a very admirable purpose. They
16 wanted to take people, you know, some young adults
17 who had some issues and get them some experience
18 with, you know, with selling and changing money.
19 We're not associated with them. That's not
20 happening. The Pejanovics would run this
21 personally. And the barn, by the way, is looking
22 pretty good. Here's a photograph, one photograph
23 of it. And here's another photograph of how it
24 looks when you enter off of Eight Mile Road. It's
25 not garish. There's not some big, loud commercial

1 use. You walk in through the back and there's
2 antique items sold.

3 So we're simply requesting a transfer
4 of the variance to the Pejanovics personally.
5 They totally understand. They sell the property,
6 variance does not go with property so that the
7 city can keep track of it. And as I've indicated,
8 it's already been determined what the use variance
9 criteria are. It's been determined for the last
10 32 years that those have been satisfied. I can
11 run through them if you'd like, otherwise I'm
12 happy to rest on the past 32 years. I'm happy to
13 answer any questions.

14 CHAIRPERSON MONTAGUE: All right.
15 Thank you. City?

16 MR. HALL: Thank you, Mr. Chairman.
17 Yes, that's correct. So they did modify the
18 original request, and just to clarify, they do not
19 want to remove the homeowner stipulation from the
20 request. They want to keep it as transfer and not
21 a change of any kind of arrangement beforehand. I
22 do have a question for you, sir. There won't be
23 any different uses in the barn besides selling
24 antiques?

25 MR. LANDRY: That's absolutely correct.

1 MR. HALL: So they won't be running a
2 Living & Learning aspect with it?

3 MR. LANDRY: They will not.

4 MR. HALL: Will they ever handle like
5 weddings?

6 MR. LANDRY: No. This is not an event
7 barn. No. This is merely selling antiques. It's
8 not an event. I'm very familiar with event barns.
9 No. If you've ever been in there, there's no way
10 you could hold a wedding. There's antiques and
11 small aisles and little musty smell.

12 MR. HALL: They won't have any auto,
13 like you no shows or that kind of stuff.

14 MR. LANDRY: No. Absolutely not.
15 We're not expanding the use at all.

16 MR. HALL: Thank you. I just wanted to
17 clarify those issues. No further questions.
18 Thank you.

19 CHAIRPERSON MONTAGUE: Correspondence?

20 MEMBER LONGO: Yes. We mailed out 14
21 notices, none were returned. No objections, no
22 approvals.

23 CHAIRPERSON MONTAGUE: Okay. Since
24 there's nobody in the audience, nobody to speak up
25 to it so I will open it up to the board. Yes,

1 Joe.

2 MEMBER PEDDIBOYINA: Okay. Thank you
3 so much, David. City also mentioned the things
4 what you mentioned that no show and no marriages,
5 nothing except antique place. Yeah, I was there
6 in 2023 on the Zoning Board also as you mentioned
7 that variance thing. And I have no objection. I
8 went to this property in 2023, not this year, not
9 this case, okay? And I have no objection for the
10 transfer, but clearly on that I am okay with that.
11 Thank you.

12 CHAIRPERSON MONTAGUE: Joe?

13 MEMBER SAMONA: I like what's been done
14 to the property. I think when Alan was asking the
15 question about events, what I'm going to correlate
16 it to, if you're familiar with it is like Imagine
17 Peace Park in Northville. I don't know if you're
18 familiar with it. It looks like a barn. They
19 have outdoor events, stuff like that, but you
20 answered the question about just the antiques. I
21 didn't know about this until this came before us,
22 and I love the business idea because my family has
23 places up in Houghton Lake, and the cabin that I
24 stay in there, I went and got like a little wood
25 thing made, engraved that said Realtor Joe

1 Samona's living quarters or something. So I like
2 the business idea. I have no objection. And
3 under advice of my counsel, I rest.

4 MEMBER LONGO: I've been in that store,
5 and I can't -- I don't think there's an aisle wide
6 enough to get two people to go down the aisle. I
7 don't think he could do that if he wanted to.
8 It's very nice. It's a very nice facility.

9 MEMBER PEDDIBOYINA: And I want to add
10 one more thing. In this Novi City we don't want
11 to lose this property. Since 1900 the barn was
12 there and everything for the future generations
13 also to see that. Thank you.

14 CHAIRPERSON MONTAGUE: So I have a
15 question for the city attorney there. The motion,
16 can it just be to renew? It doesn't have to be --
17 you don't have to speak to the four points since
18 the four points have been determined in the past?
19 We can just say motion to continue and transfer.

20 MS. SHORTLEY: Yes, if you choose to
21 transfer the variance. It's not the run of the
22 land situation that it was the previously
23 requested that they wanted it to be for anybody
24 who owned the property. He's clarifying it's just
25 for these new owners, and we've previously allowed

1 a transfer to new owners from the original who had
2 it in the first place.

3 CHAIRPERSON MONTAGUE: Okay. All
4 right. Any other questions?

5 MEMBER KRIEGER: So I don't have to
6 worry about A, B, C, D.

7 CHAIRPERSON MONTAGUE: Don't worry
8 about that. Just talking about allowing the
9 transfer. Now, does it still take the five votes,
10 because it's not truly a use variance now, it's a
11 transfer?

12 MS. SHORTLEY: It's still a use so I
13 think it would probably be safest if that's --
14 yeah. Right.

15 CHAIRPERSON MONTAGUE: Okay. Just
16 trying to get my footing.

17 MEMBER KRIEGER: I move that we grant
18 the use variance of Case No. PZ26-0026 sought by
19 The Antiques Barn for the Pejanovics for the
20 transfer of the previously given variance to allow
21 the petitioner to use the property for this
22 continued request variance as petitioned. And
23 given the history, and I have been to the barn
24 myself, and there's cool maps from Novi and
25 Northville. And from 1994 to currently, it's been

1 used as an antique barn and had transferred
2 ownership. So to once again do the transfer of
3 ownership to continue as functioning.

4 MEMBER LONGO: I second that.

5 MEMBER KRIEGER: Thank you.

6 MS. NARDONE: Member Samona?

7 MEMBER SAMONA: Yes.

8 MS. NARDONE: Chairperson Montague?

9 CHAIRPERSON MONTAGUE: Yes.

10 MS. NARDONE: Member Thompson?

11 MEMBER THOMPSON: Yes.

12 MS. NARDONE: Member Peddiboyina?

13 MEMBER PEDDIBOYINA: Yes.

14 MS. NARDONE: Member Longo?

15 MEMBER LONGO: Yes.

16 MS. NARDONE: Member Krieger?

17 MEMBER KRIEGER: Yes.

18 MS. NARDONE: Thank you. Motion

19 carries.

20 MR. LANDRY: Thank you so much. We're
21 preserving a piece of Novi.

22 CHAIRPERSON MONTAGUE: Thanks for
23 presenting it so clearly. That helped a lot.
24 Thank you.

25 MEMBER SAMONA: May I add one thing to

1 this motion to adjourn?

2 CHAIRPERSON MONTAGUE: You're going to
3 add to the motion to adjourn?

4 MEMBER SAMONA: No. I just wanted to
5 add that to what you said.

6 MR. LANDRY: I second that.

7 MEMBER SAMONA: Motion carries.

8 MR. HALL: Thank you.

9 CHAIRPERSON MONTAGUE: Is there
10 anything before we address his motion to adjourn?
11 All in favor aye?

12 THE BOARD: Aye.

13 CHAIRPERSON MONTAGUE: Anybody opposed?
14 Tally-ho. Good job. Thank you all.

15 (The meeting was adjourned at 7:24 p.m.)

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CERTIFICATE OF NOTARY

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STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

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



Melinda R. Womack, CSR-3611
Notary Public, Jackson County

My Commission expires: 06-22-2032

Meeting 07/14/2026

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