

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

June 9, 2015

Proceedings taken in the matter of the ZONING BOARD OF APPEALS, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Tuesday, June 9, 2015.

BOARD MEMBERS

Cindy Gronachan, Chairperson

Linda Krieger, Secretary

Rickie Ibe

Brent Ferrell

David Byrwa

Jonathan Montville

ALSO PRESENT: Thomas Walsh, Building Official

Beth Saarela, City Attorney

Coordinator: Stephanie Ramsay, Recording Secretary

REPORTED BY: Jennifer L. Wall, Certified Shorthand Reporter

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Novi, Michigan.

Tuesday, June 9, 2015

7:00 p.m.

** ** *

CHAIRPERSON GRONACHAN: I'd like to call the June 9, 2015 Zoning Board of Appeals meeting to order.

Would you please all rise as Mr. Ibe leads us in the Pledge of Allegiance. (Pledge recited.)

CHAIRPERSON GRONACHAN: Stephanie, would you please call the roll.

MS. RAMSAY: Member Ferrell?

MR. FERRELL: Here.

MS. RAMSAY: Member Ibe?

MR. IBE: Present.

MS. RAMSAY: Member Krieger?

MS. KRIEGER: Present.

MS. RAMSAY: Member Sanghvi is absent, excused.

Member Byrwa?

MR. BYRWA: Here.

MS. RAMSAY: Member Reichert is also absent, excused.

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Member Montville?

MR. MONTVILLE: Here.

MS. RAMSAY: And Chairperson
Gronachan?

CHAIRPERSON GRONACHAN: Here.

Thank you. This evening for
our meeting there are a set of rules in back,
which I hope that the participants and the
attendants will pay attention to.

I ask everyone to please turn
off your cellphones at this time. Despite
the fact that we have a few board members
missing, Member Montville will be voting this
evening as our alternate.

The next thing is do we have an
approval of the agenda? Are there any
changes to the agenda?

MR. WALSH: Excuse me. Case
No. 2 has to be tabled to the next agenda to
readvertise the case.

CHAIRPERSON GRONACHAN: Case
No. P15-0015, is being tabled until July? I
don't know what the date is.

MS. RAMSAY: July 14th.

CHAIRPERSON GRONACHAN: July 14

1 for readvertisement.

2 Any other changes?

3 (No audible responses.)

4 CHAIRPERSON GRONACHAN: Seeing
5 none, does the change in agenda meet
6 everyone's approval, everyone say aye.

7 THE BOARD: Aye.

8 CHAIRPERSON GRONACHAN: Any
9 opposed?

10 (No audible responses.)

11 CHAIRPERSON GRONACHAN: Seeing
12 none, the agenda has been approved.

13 We have the minutes from May
14 12, 2015 for review.

15 Are there any changes or
16 comments on the minutes?

17 (No audible responses.)

18 CHAIRPERSON GRONACHAN: Seeing
19 none, all those in favor?

20 THE BOARD: Aye.

21 CHAIRPERSON GRONACHAN: The
22 minutes for May 15, 2015 are approved.

23 At this time, we would like to
24 reach out to the audience.

25 If there is anyone out there

1 that wishes to make comments or have remarks
2 on matters other than what's before us this
3 evening, you can come forward now.

4 (No audible responses.)

5 CHAIRPERSON GRONACHAN: Seeing
6 none, we will call our first case. Case No.
7 P15-0014, Chris and Anemarie McDonald. Would
8 you like to come down.

9 The applicant is requesting
10 variances to allow construction of a new
11 square foot attached garage to their home.

12 Would you please -- if both of
13 you are giving testimony, I'd like to ask
14 that you both give your names to our
15 secretary, spell them and then raise your
16 right hand and be sworn in.

17 MR. MCDONALD: Chris McDonald,
18 M-c-D-o-n-a-l-d.

19 MS. MCDONALD: Anemarie
20 McDonald, A-n-e-m-a-r-i-e, M-c-D-o-n-a-l-d.

21 MR. FERRELL: Both you raise
22 your right hands. Do you affirm the
23 testimony you are about to give is the truth?

24 MR. MCDONALD: Yes.

25 MS. MCDONALD: Yes.

1 MR. FERRELL: You may proceed.

2 MS. MCDONALD: We are
3 requesting -- we originally came and we're
4 going to add on a second story, which we are
5 planning on doing, and we were also going to
6 attach -- take the house and extend it back
7 to the garage.

8 In change of life events and
9 different things we decided that it would
10 best serve us to actually extend the garage
11 to the house. We have a houseful of seven of
12 us, with many -- we got new drivers coming,
13 we are going to have many different cars and
14 with seven people and five children, we have
15 lots of toys and different things that we
16 want to keep in that garage.

17 In doing so, when we came to
18 the city, we talked to the different people
19 and they said that that would -- we will have
20 to come back for another variance because the
21 garage is larger than what you allowed.

22 So we had our architect draw it
23 up and leaving the egress window where it was
24 supposed to be and we are asking that you
25 would allow us to add onto that garage.

1 We have several neighbors, out
2 of four houses, there is about 50 percent of
3 them that have a larger garage, than, you
4 know, Novi allows. And we were hoping that
5 we could also have that -- you know, a
6 variance for that garage size.

7 CHAIRPERSON GRONACHAN:

8 Anything else?

9 MR. MCDONALD: Yes, if I could
10 add, just the beautification of the area that
11 we are continuing to do as we came to you
12 folks last year, we still are going forward
13 in that direction to do everything that's
14 right, and we try to do what's right to do in
15 the area there to beautify and make -- you
16 know, within the rules. Only thing we are
17 looking for is that what my said wife said
18 about the garage situation.

19 CHAIRPERSON GRONACHAN: Thank
20 you.

21 Is there anyone in the audience
22 that has a comment in the matter of this
23 case?

24 (NO audible responses.)

25 CHAIRPERSON GRONACHAN: Seeing

1 none, are there any correspondence?

2 MR. FERRELL: Thirteen notices
3 were mailed, one notice return, zero
4 approvals, zero objections.

5 CHAIRPERSON GRONACHAN: Thank
6 you. Building department?

7 MR. WALSH: Just to talk a
8 little bit about the lot coverage. It wasn't
9 talked about.

10 The reason why for the 2.7
11 additional variance of the lot coverage, is
12 that the original proposal, the breezeway,
13 the walkway was attached to the existing
14 garage.

15 It wasn't as wide as the
16 proposed garage. The garage addition is
17 going to line up, so it had the additional
18 2.7 percent. Thank you.

19 CHAIRPERSON GRONACHAN: Thank
20 you. Board members?

21 MS. KRIEGER: Correspondence?

22 CHAIRPERSON GRONACHAN: We just
23 did it.

24 Board members? Member
25 Montville?

1 MR. MONTVILLE: Is it to add a
2 carport? Just elaborate with the garage
3 space for storage or anything particular that
4 you're trying to do with that room, square
5 footage?

6 MS. MCDONALD: It's a garage --
7 for garage space. That's literally what it's
8 for.

9 MR. MONTVILLE: For garage
10 space.

11 CHAIRPERSON GRONACHAN: Okay.
12 Members?

13 MS. KRIEGER: Like to make a
14 motion.

15 CHAIRPERSON GRONACHAN: Not
16 yet.

17 Anyone else before I have
18 something to say?

19 So you have had a long history
20 of working on this house. I remember when
21 you came before us last year, and I'm going
22 to fill in the blanks for everyone. That
23 your original addition, if memory serves me
24 correct, is that the foundation wouldn't
25 uphold what you wanted to do?

1 MS. MCDONALD: Right.

2 CHAIRPERSON GRONACHAN: Then
3 you had to go back to the drawing board.

4 And when you came to us last
5 June, I believe it was, we granted those
6 variances. So what -- and the variances were
7 minimal at the time, again, but now, this lot
8 coverage of the 27 percent, what is different
9 is that -- because that wasn't part of the
10 original request back in June, correct?

11 MS. MCDONALD: It was not the
12 original request back in June, no. We are --
13 being a lake lot, you don't have the -- you
14 know, if you were in a subdivision where you
15 might have the bigger lot space, our lots are
16 long and narrow. So you kind of have to work
17 within that space. So that's kind of where
18 we went -- you know, I didn't want to make
19 the house skinnier because I have a
20 father-in-law who is in a wheelchair and
21 all -- if you look at our drawings, all of
22 our main floor has three to four foot wide
23 hallways. So that when he comes to visit, he
24 can get in, he can use our main floor
25 bathroom, so in narrowing that, I was going

1 to lose all that, you know, those
2 accommodations for him.

3 So we wanted to add this garage
4 space where we can also ramp it so he can
5 come through the back area there.

6 CHAIRPERSON GRONACHAN: So this
7 is for handicap access as well then?

8 MS. MCDONALD: Absolutely.

9 CHAIRPERSON GRONACHAN: Thank
10 you. I don't have any further questions.
11 Anyone else?

12 Is that a motion?

13 MR. IBE: No, I'm just agreeing
14 with you.

15 MS. KRIEGER: In Case No.
16 PZ15-0014, sought by petitioner. I move to
17 grant the request because the petitioner has
18 established that the house and structure with
19 the ramp needed for the visitors, that it
20 would -- by narrowing that the entrance for a
21 wheelchair would be more difficult, and this
22 would enhance also the neighboring area that
23 the petitioner established.

24 The property is unique because
25 it's around Walled Lake, every single

1 property is unique.

2 The shape, narrowness,
3 topography, water area, and that this is not
4 personally economic hardship, it's not
5 self-created, because the housing is as-is
6 from previous to modernizing and that strict
7 compliance with the dimensional regulation of
8 the zoning ordinance would not allow them to
9 create their -- for their family, a
10 reasonable amount of space. And that it will
11 unnecessarily be burdensome to comply with
12 the regulations, and petitioner has
13 established that the variance is a minimum
14 variance necessary, and this would also
15 enhance property values and enjoyment of
16 property and beautification in the
17 neighborhood and zoning district.

18 MR. FERRELL: Second.

19 CHAIRPERSON GRONACHAN: It's
20 been moved and seconded. Any further
21 discussion?

22 (No audible responses.)

23 CHAIRPERSON GRONACHAN:

24 Ms. Ramsay, will you please
25 call the roll.

1 MS. RAMSAY: Member Ferrell?
2 MR. FERRELL: Yes.
3 MS. RAMSAY: Member Ibe?
4 MR. IBE: Yes.
5 MS. RAMSAY: Member Krieger?
6 MS. KRIEGER: Yes.
7 MS. RAMSAY: Member Byrwa?
8 MR. BYRWA: No.
9 MS. RAMSAY: Member Montville?
10 MR. MONTVILLE: Yes.
11 MS. RAMSAY: Chairperson
12 Gronachan?
13 CHAIRPERSON GRONACHAN: Yes.
14 MS. RAMSAY: Motion passes five
15 to one.
16 CHAIRPERSON GRONACHAN: Your
17 variances have been granted, so I'm sure you
18 will be back working with the building
19 department.
20 MS. MCDONALD: Yes.
21 MR. MCDONALD: Looking forward
22 to that.
23 CHAIRPERSON GRONACHAN: I don't
24 want to see you back here real soon.
25 MS. MCDONALD: Trust me, we

1 don't want to be.

2 CHAIRPERSON GRONACHAN: Thank
3 you.

4 Case No. 2, as mentioned, has
5 withdrawn or postponed until next month.

6 So now we have Case No. 3, ATI
7 headquarters, PZ15-0016, Jason Salazar and
8 Oliver Hatcher Construction Company on behalf
9 of ATI Headquarters, vacant parcel on the
10 west side of Meadowbrook between Twelve Mile
11 and Eleven Mile.

12 Would you like to come on down.

13 The applicant is requesting a
14 variance to allow construction of a 107,400
15 square foot research office building with
16 associate parking and landscaping on the west
17 side of Meadowbrook between Twelve and
18 Thirteen Mile -- Twelve and Eleven Mile,
19 excuse me.

20 Would you please state your
21 name for our secretary, spell it and then be
22 sworn in.

23 MR. HATCHER: My name is
24 Paul Hatcher, P-a-u-l, H-a-t-c-h-e-r. I'm
25 with Oliver Hatcher Construction.

1 MR. FERRELL: Are you an
2 attorney?

3 MR. HATCHER: I am.

4 MR. FERRELL: Just know that
5 you are under oath. You may proceed.

6 MR. HATCHER: We are requesting
7 a variance to the zoning ordinance for --
8 well, I guess, the situation is that we've
9 gone through this site plan process, on the
10 parcel of land and discovered that the
11 parcel -- or actually there is four parcels,
12 parcels were split right in two by school
13 district line between Walled Lake school
14 district and Novi school district. And the
15 building sits smack dab across that line. So
16 in order to build the building, we need a
17 variance to the setback. That's what we are
18 requesting.

19 CHAIRPERSON GRONACHAN: Thank
20 you.

21 Is there anyone in the audience
22 that wishes to make comments pertaining to
23 this case?

24 (No audible responses.)

25 CHAIRPERSON GRONACHAN: Seeing

1 none, is there any correspondence?

2 MR. FERRELL: Eighteen notices
3 mailed, six notices returned, zero approval
4 letters, one objection letter.

5 This is by Singh Management
6 company. "Per our conversation, please let
7 this letter serve as Singh Management
8 Company's, LLC's notice that we are not in
9 favor of the above-referenced proposed
10 variance. Please have this letter read at
11 tonight's meeting so it will become part of
12 the record. As always, if you have questions
13 feel free to contact me directly at
14 (248)865-1610. Sincerely, Josh Jacobs,
15 directly of commercial real estate."

16 CHAIRPERSON GRONACHAN: Thank
17 you. Building department?

18 MR. WALSH: No comments at this
19 time. Thank you.

20 CHAIRPERSON GRONACHAN: Board
21 members?

22 MS. SAARELA: Let me just add
23 that you will see in your packet that there
24 is a draft declaration of covenance relating
25 to this property in there that we would

1 request that any variance granted in this
2 matter be conditioned on the recording of
3 this declaration. It's not in its final
4 format.

5 At this point we are still
6 working with the applicant's attorney to
7 finalize some language in it, which we plan
8 on doing tomorrow in the event that the
9 variances are granted.

10 The declaration basically would
11 say that the variances would be for this
12 project only, if this building ever ceases to
13 be used in accordance with the approved site
14 plan, any proposed changes would be required
15 for the further site plan amendment and
16 required additional variances.

17 CHAIRPERSON GRONACHAN: Thank
18 you. So you're looking for in our -- in our
19 motion this evening?

20 MS. SAARELA: Just after the --
21 basically that the variances would be
22 conditioned on recording them and a
23 declaration acceptable to the city.

24 MR. BYRWA: That's recorded on
25 the deed?

1 MS. SAARELA: That would be
2 recorded on the deed because what would
3 happen is if the building was ever torn down,
4 we wouldn't want the variance to apply to any
5 future development there on the property. It
6 would have to come back for the same type of
7 consideration.

8 CHAIRPERSON GRONACHAN: Thank
9 you for that help.

10 Board members? While you are
11 pining your questions, I have some questions.

12 Good evening, how are you?

13 MR. HATCHER: Good.

14 CHAIRPERSON GRONACHAN: So in
15 studying this case and passing that piece of
16 property several times, this is pretty
17 weak -- to build a building on -- let me see
18 if I can get all these letters right.

19 So there is basically AB, CD
20 and AB and C are now E? No, A, B and C and D
21 are now E, right?

22 MR. HATCHER: A, B and C are
23 going to be combined into E. D is going to
24 remain as parcel D.

25 CHAIRPERSON GRONACHAN: And the

1 only reason that you're here this evening is
2 because of the school district issue you that
3 Walled Lake is on one side and Novi is on the
4 other?

5 MR. HATCHER: Correct.

6 CHAIRPERSON GRONACHAN: And if
7 you build this building on A, B and C, it
8 basically would not fit?

9 MR. HATCHER: Correct.

10 CHAIRPERSON GRONACHAN: Where I
11 was confused, and perhaps you can help me out
12 is in the Planning Commission notes it
13 said -- it talked about two phases, phase one
14 and phase two.

15 Can you elaborate on that?

16 MR. HATCHER: Phase one is
17 roughly 107,000 square feet, that's the phase
18 that straddles the school district line.

19 Phase two is to the north of
20 that building, it would be an expansion to
21 the north.

22 CHAIRPERSON GRONACHAN: Would
23 that be on lot D then?

24 MR. HATCHER: That would be on
25 lot D, correct.

1 CHAIRPERSON GRONACHAN: When
2 would phase two be completed?

3 MR. HATCHER: It's just future.
4 There is no time line associated with that.

5 CHAIRPERSON GRONACHAN: How
6 much of the property on D would phase two
7 even use or they don't even know that
8 question or do they know that answer to that
9 question?

10 MR. HATCHER: I don't know the
11 answer to that question. Not off the top of
12 my head.

13 Tom, do you know the percentage
14 might help her --

15 MR. WALSH: I guess the actual
16 percentage, what I'm looking at, or what I
17 was trying to predict in the future, is that
18 the big issue is that because this building
19 is running north to south, as opposed to east
20 to west, that's where it comes into that lot
21 D.

22 And the variance that you're
23 requesting is because it's crossing that
24 property line, there is no need for parking
25 setback because it's treated as two separate

1 properties, am I understanding this correct?

2 MR. HATCHER: I'm not sure I
3 understand the question. Can you ask that
4 again.

5 CHAIRPERSON GRONACHAN: Sure.
6 So because the building is running north to
7 south, and not east to west, it crosses over
8 into lot D, which is still, in essence, a
9 separate lot.

10 MR. HATCHER: Currently a
11 separate lot. Again, this all came about
12 because the city wanted us to combine all
13 four lots into --

14 MS. SAARELA: I think I can add
15 some clarification. The second building
16 isn't approved. There isn't a site plan
17 approved for that yet. We don't even know
18 where that would fall as far as, you know lot
19 lines yet. This declaration should address
20 that, but if they are coming back for the
21 second phase, and the parking or something
22 does impact that lot line, they would have to
23 come back for more variances, and that's
24 clear in that declaration.

25 So that issue really hasn't

1 even come to fruition yet. It may be
2 something in the future, but that declaration
3 should take care of it.

4 CHAIRPERSON GRONACHAN: Thank
5 you for clarifying that. Those are the only
6 questions.

7 I can support this. I think
8 that given the information that was in the
9 packet, which was extensive, and
10 understanding the configuration that you have
11 to deal with, Twelve Mile is at a standstill
12 with those buildings. And I would like to
13 see the development on Twelve Mile as much as
14 anybody else.

15 So I think that this is a
16 minimum request, and I think that it's an
17 unusual request, given the school districts,
18 and that's the only thing that's really
19 causing all of this.

20 So I have no problem with
21 supporting your request.

22 MR. IBE: Madam Chair, I have
23 no questions really.

24 I also do support this. I'm
25 just curious as the objection that we have

1 from Singh.

2 Is there any connection -- what
3 does that got to do with this development
4 really?

5 MR. HATCHER: I wasn't aware
6 that there was an objection.

7 MR. IBE: There was one that
8 was read. Singh Management?

9 MR. FERRELL: Singh Management.

10 MR. HATCHER: I don't know when
11 that came in. I wasn't aware.

12 MR. WALSH: We received it
13 today about 3:30 today.

14 MR. FERRELL: It's dated for
15 today.

16 MR. IBE: Is there any
17 connection with the developer and Singh?

18 MR. HATCHER: Not that I'm
19 aware of. I own the property immediately
20 north. We own the 30,000 square two story
21 building to the north. We bought our
22 property off of Singh. It's about a three
23 acre parcel.

24 At that time, I know that Singh
25 owned the land to the west, but I was under

1 the understanding that they don't own that
2 any longer.

3 MR. IBE: All right. Very
4 well. Thank you. That's all I really have.

5 I will also be in support of
6 this. I think it's -- that will be welcome
7 to that particular area, and unfortunately,
8 the variance is the only -- is the only way
9 to get it done due to the way the
10 configuration of the land as previously
11 stated, as well stated in the parking area.
12 So I will also be in support of this.

13 CHAIRPERSON GRONACHAN: Anyone
14 else?

15 MR. BYRWA: Question for the
16 building official. We still have an open
17 perimeter and a fire lane?

18 MR. WALSH: That is correct,
19 yes.

20 CHAIRPERSON GRONACHAN: Anyone
21 else? Quiet group tonight.

22 Is anyone prepared to make a
23 motion?

24 MR. IBE: I guess everyone is
25 looking at me. I guess I will make a motion.

1 CHAIRPERSON GRONACHAN: I think
2 the rules say I'm not supposed to.

3 MR. IBE: Madam Chair, in Case
4 No. PZ15-0016, ATI Headquarters, I move that
5 we grant the variances requested by the
6 applicant because the applicant has
7 established that practical difficulty to this
8 property does exist, warranting the granting
9 of the variance, and I move for the following
10 reasons that we grant it.

11 One, petitioner has established
12 that the property itself is unique, in the
13 package that was provided to us, as well as
14 statements of the -- the representative of
15 the developer. This tells us that this
16 property, the way it's configured crossing
17 into Novi community school district as well
18 as the Walled Lake consolidated school
19 district. Really they can't build on the
20 three lots without (unintelligible) and only
21 more appropriate that a variance is granted
22 in order to allow this construction
23 development to actually occur.

24 Without the variance, it
25 obviously will make it more difficult to

1 accomplish what has been set.

2 The condition is not a personal
3 or economic hardship. It is simply based on
4 the unique configuration of the land itself.

5 Two, the need for the variance
6 is not self-created. As was stated earlier
7 and was talked about, the dynamics of this
8 particular parcel involved here, there really
9 is nothing that the applicant did to create
10 the problem that now exists. This is a
11 problem that obviously exists with the land,
12 and as a result it is not self-created and
13 requires a variance to correct that problem.

14 Three, strict compliance with
15 the dimensional regulations will unreasonably
16 prevent the petitioner from using the
17 property for the permitted purpose, and will
18 unnecessarily be burdensome, the petitioner
19 by trying to comply with all the regulations
20 that are required.

21 Four, petitioner has
22 established that the variance is the minimum
23 variance necessary because a lesser variance
24 will not be permissive for them to do what
25 they intend to do with this property. The

1 requested variance will not cause adverse
2 impact on surrounding properties, and we see
3 that this particular corridor where these
4 parcels are located, is still in the
5 developments.

6 Obviously the development of
7 this particular property here will be
8 beneficial to that particular corridor and
9 will benefit surrounding properties and those
10 who will intend to build in the future.

11 Finally, the variance is going
12 to be conditioned on the recording of the
13 declaration of convenience and restrictions
14 that is acceptable to the City of Novi.

15 Based on the aforementioned, as
16 well as the statements made by the applicant,
17 the documents submitted, I move that we grant
18 the variance as requested.

19 MR. FERRELL: Second.

20 CHAIRPERSON GRONACHAN: It's
21 been moved and seconded. Is there anything
22 that anyone feels that needs to be added to
23 the motion?

24 (No audible responses.)

25 CHAIRPERSON GRONACHAN: Seeing

1 nothing further, Ms. Ramsay, would you please
2 call the roll.

3 MS. RAMSAY: Member Ferrell?

4 MR. FERRELL: Yes.

5 MS. RAMSAY: Member Ibe?

6 MR. IBE: Yes.

7 MS. RAMSAY: Member Krieger?

8 MS. KRIEGER: Yes.

9 MS. RAMSAY: Member Byrwa?

10 MR. BYRWA: Yes.

11 MS. RAMSAY: Member Montville?

12 MR. MONTVILLE: Yes.

13 MS. RAMSAY: Chairperson

14 Gronachan?

15 CHAIRPERSON GRONACHAN: Yes.

16 MR. BYRWA: Motion passes six
17 to zero.

18 CHAIRPERSON GRONACHAN: Your
19 variance has been granted.

20 MR. HATCHER: Thank you.

21 CHAIRPERSON GRONACHAN: So that
22 concludes our heavy caseload for this
23 evening. And are there any other matters to
24 be discussed?

25 I did have one thing that I

1 would like to add to the board members unless
2 Member Walsh has something?

3 MR. WALSH: No.

4 CHAIRPERSON GRONACHAN: You
5 will notice that you got your identification
6 tags this evening. Everybody wears them
7 proudly. So when we are entering onto the
8 properties that we are going to be viewing
9 for previous -- for future cases, we can wear
10 that and it will help with any confusion who
11 we are and why we are there.

12 So if there is nothing else,
13 all those in favor of -- do I hear a motion
14 to adjourn the meeting?

15 MR. FERRELL: So moved.

16 MR. IBE: Second.

17 CHAIRPERSON GRONACHAN: All
18 those in favor?

19 THE BOARD: Aye.

20 CHAIRPERSON GRONACHAN: The
21 meeting has been adjourned.

22 (The meeting was adjourned at 7:28 p.m.)

23 ** ** **

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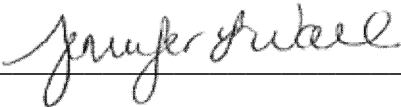
1 STATE OF MICHIGAN)
 2) ss.
 3 COUNTY OF OAKLAND)

4 I, Jennifer L. Wall, Notary Public within and for the
 5 County of Oakland, State of Michigan, do hereby certify that the
 6 witness whose attached deposition was taken before me in the
 7 above entitled matter was by me duly sworn at the aforementioned
 8 time and place; that the testimony given by said witness was
 9 stenographically recorded in the presence of said witness and
 10 afterward transcribed by computer under my personal supervision,
 11 and that the said deposition is a full, true and correct
 12 transcript of the testimony given by the witness.

13 I further certify that I am not connected by blood or
 14 marriage with any of the parties or their attorneys, and that I
 15 am not an employee of either of them, nor financially interested
 16 in the action.

17 IN WITNESS THEREOF, I have hereunto set my hand at the
 18 City of Walled Lake, County of Oakland, State of Michigan, this
 19 7th day of July 2015.

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 Jennifer L. Wall CSR-4183
 Oakland County, Michigan
 My Commission Expires 11/12/15