

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

December 8, 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, December 8, 2015

BOARD MEMBERS

Cindy Gronachan, Chairperson

Brent Ferrell, Secretary

David Byrwa

Jonathan Montville

Mav Sanghvi

Rickie Ibe

ALSO PRESENT: Charles Boulard, 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, December 8, 2015

7:00 p.m.

** ** *

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

Would you please all rise for the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON GRONACHAN:

Ms. Ramsay, will you please call the roll.

MS. RAMSAY: Member Ferrell?

MR. FERRELL: Here.

MS. RAMSAY: Member Ibe?

MR. IBE: Present.

MS. RAMSAY: Member Krieger is absent, excused.

Member Sanghvi?

MR. SANGHVI: Here.

MS. RAMSAY: Member Byrwa?

MR. BYRWA: Here.

MS. RAMSAY: Member Reichert is absent, excused.

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Member Montville?

MR. MONTVILLE: Here.

MS. RAMSAY: Chairperson

Gronachan?

CHAIRPERSON GRONACHAN: Present.

Thank you. I'm going to wait a second while everybody gets set in.

I want to welcome everyone this evening and let you know in the back there you will find an agenda along with the City of Novi Zoning Board of Appeals rules and procedures for this meeting.

I'm going to ask everyone that you please turn off your cellphones at this time.

Also if you are approaching the board to make comments, please be aware that there is a time limit and each board member or each member of the audience will only be -- will be able to speak to the board once, unless the members of the board call upon you again. That does not qualify for the petitioners.

So with that, the agenda -- there is a change on the agenda, the approval of November 10th minutes have been postponed until January of 2016.

1 And there are two other matters,
2 board members, after the cases are reviewed, so
3 everyone make a note of that.

4 All those in favor of the -- all
5 those in favor of approving the agenda for this
6 evening's meeting, please say aye.

7 THE BOARD: Aye.

8 CHAIRPERSON GRONACHAN: None
9 opposed, the agenda has been approved.

10 At this time, I would like to call
11 in the audience if there is anyone that wishes to
12 make comment in regards to a matter other than
13 what's being presented in front of the board this
14 evening, you may do so now.

15 Is there anyone that has anything
16 to offer to the ZBA tonight?

17 (No audible responses.)

18 CHAIRPERSON GRONACHAN: Seeing
19 none, we will go ahead and call our first
20 case.

21 Case No. PZ15-0038, Mike Strehl
22 Enterprises for Jeff McLellan.

23 This is a piece of property on West
24 Lake Drive, west of Novi Road, south of Fourteen
25 Mile.

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The applicant is requesting a variance is for a new home and a deck.

Good evening. Would you please state your name, spell it and then raise your right hand and be sworn in by our secretary.

MR. STREHL: Michael Strehl, M-i-c-h-a-e-l, S-t-r-e-h-l.

MR. FERRELL: Do you swear to tell the truth in the case you are about to give testimony in?

MR. STREHL: Yes.

CHAIRPERSON GRONACHAN: Please proceed.

MR. STREHL: We are requesting a variance for a rear yard from 35 to 22, also a side yard which is 10 and nine, total aggregate is 25. And we're up to 18, so we are asking for nine feet. And the deck size is twelve six, and it's supposed to be nine and 3.5.

It's a very small lot, designed for a very small building. The minimum requirements for living space on this is 1,000 square feet, we are right there.

CHAIRPERSON GRONACHAN: Anything

1 else?

2 MR. STREHL: That's pretty much
3 it.

4 CHAIRPERSON GRONACHAN:

5 Mr. Secretary, are there any
6 correspondence on this case?

7 MR. FERRELL: Yes, Madam
8 Chairman. There was 36 notices mailed, two
9 notices returned, two approval letters
10 received and zero rejection letters.

11 First approval is from Robert
12 Gardner, G-a-r-d-n-e-r, at 1533 West Lake Drive.
13 "After understanding the project, thorough
14 discussions with the builder, Mike Strehl, and
15 with the McLellans, I am in support. I am also
16 confident that the builder will be respectful to
17 the neighbors in the immediate community during
18 the building process. I live at 1533 West Lake
19 Drive, my current residence, which he built the
20 home directly next-door, which went smoothly for
21 me and the other neighbors."

22 The second one is from Tim
23 Richardson at 1511 West Lake Drive, it's just an
24 approval.

25 That is it.

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CHAIRPERSON GRONACHAN: Thank you. Building department?

MR. BOULARD: Just one word, point, if I could.

The notice indicates or reflects the fact that there is an overhang on the second floor on the sides.

MR. STREHL: Correct.

MR. BOULARD: So the actual setback would be 7.67 feet, so we advertised for that, as the variance from the side setback, also that's why the numbers in the staff report, in the advertisement are squeaked from what you had.

Also the lot -- maximum lot coverage is 25 percent and yours is actually 27, so that's also included in the request, and the advertisement, so otherwise, I will stand by for questions. Thank you.

CHAIRPERSON GRONACHAN: Thank you. Board members? Member Montville?

MR. MONTVILLE: Real quickly. Did you go through the process of designing the house, trying to keep it within the minimum request, as much as you could?

1 MR. STREHL: They were looking
2 first for a garage, you know, in-law
3 apartment above, so they live directly across
4 the street, the parents visit with them
5 during the summertime, so -- and the lot that
6 he purchased, this is, you know, like I said,
7 minimum request is 1,000 square feet. We did
8 shrink the garage on the bottom to keep the
9 space apart and, you know, the upper part is
10 larger just to get the 1,000 square feet.

11 MR. MONTVILLE: I'm in favor of
12 the proposal as requested.

13 CHAIRPERSON GRONACHAN: Any other
14 questions?

15 I do have a question. I'm
16 concerned about the 27 percent overage, so is that
17 the deck that's actually -- maybe that question
18 needs to go to the building department for
19 clarification?

20 Is that because of the deck that
21 he's putting on, is that what's taking him over
22 the 25 percent, or is there -- there is not one
23 thing that's taking him over?

24 MR. BOULARD: I don't know if
25 it's the deck, per se. It's a much smaller

1 lot than the minimum size, but it's an
2 existing lot of record, so I'm not sure
3 necessarily that it's -- I mean, you could
4 take the deck off, but that doesn't
5 necessarily -- I don't believe it was kept
6 big in the footprint.

7 So the lot coverage, it's in view
8 of a number of the other smaller lots along the
9 lake, I think it's certainly very reasonable being
10 that two percent over.

11 CHAIRPERSON GRONACHAN: Thank
12 you.

13 Your lot is smaller than mine, I
14 had to go out twice to look for it.

15 MR. STREHL: It is a little lot.

16 We did shrink the deck in on the
17 sides and on front. It's only about five feet
18 wide. So room for a table and chairs, couldn't
19 get any smaller.

20 CHAIRPERSON GRONACHAN: You know
21 what, on this side of the table, we got to
22 ask questions.

23 So otherwise -- you know, I get all
24 dressed up to come out here, I have to ask
25 something, just to make sure it's on record.

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You know, I do agree, it is -- you know, you're conforming with the other houses.

It's very nice that you have correspondence saying -- giving a testament to your building ability, you're the builder, correct?

MR. STREHL: Yes.

CHAIRPERSON GRONACHAN: The fact that you have been in the neighborhood and that you have done a good job in the past, you are familiar with this area, this is a very unique area in terms of you can't take for granted, otherwise you will hear from all the neighbors.

So I appreciate that, and I appreciate the work that you did in the packet, and I will be in full support.

If someone wants to make a motion, if there is no other further discussion.

MR. MONTVILLE: I'm prepared to make a motion at this time.

CHAIRPERSON GRONACHAN: Member Montville.

MR. MONTVILLE: In Case PZ15-0038, sought by Mike Strehl Enterprises

1 on behalf of Jeff McLellan, I move that we
2 grant the variances as requested for the
3 following condition, the non-conforming
4 existing lot causes practical difficulty
5 relating to the property and the builder and
6 the homeowners properly utilizing the lot as
7 is currently zoned.

8 The need for the variance is not
9 self-created for those previously stated reasons.

10 Strict compliance with the
11 dimensional regulations of the zoning ordinance
12 (unintelligible) stands for that lot would prevent
13 the homeowners from using the lot for the intended
14 purposes as it was purchased.

15 The results of the variance being
16 granted for the petitioner will not have an
17 adverse impact on the surrounding properties and
18 the surrounding homeowners, as noted the positive
19 correspondence from the outgoing advertising and
20 responses that would be received.

21 So for those reasons, I move that
22 we grant the variances.

23 MR. IBE: Second.

24 CHAIRPERSON GRONACHAN: It's been
25 moved and seconded.

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Is there any further discussion?

(No audible responses.)

CHAIRPERSON GRONACHAN: Seeing none, Ms. Ramsay, would you please call the roll.

MS. RAMSAY: Member Ferrell?

MR. FERRELL: Yes.

MS. RAMSAY: Member Ibe?

MR. IBE: Yes.

MS. RAMSAY: Member Sanghvi?

MR. SANGHVI: Yes.

MS. RAMSAY: Member Byrwa?

MR. BYRWA: Yes.

MS. RAMSAY: Member Montville?

MR. MONTVILLE: Yes.

MS. RAMSAY: Chairperson Gronachan?

CHAIRPERSON GRONACHAN: Yes.

MS. RAMSAY: Motion passes six to zero.

CHAIRPERSON GRONACHAN:

Congratulations, you win the award for the quickest case. Great way to start the evening. Good luck on your construction.

MR. STREHL: You guys have a good

1 night.

2 CHAIRPERSON GRONACHAN: Thank
3 you, you do the same.

4 Okay. Case No. 2, Case No.
5 PZ15-0040, Steve and Erica Brennan at 203 Henning
6 Drive.

7 This house is located west of Novi,
8 south of Thirteen. The applicant is requesting a
9 variance from the City of Novi. And we have in
10 front of us this evening?

11 MR. BRENNAN: Steven Brennan,
12 homeowner, S-t-e-v-e-n, Brennan,
13 B-r-e-n-n-a-n.

14 CHAIRPERSON GRONACHAN: And?

15 MR. LINDBECK: My name is Rick
16 Lindeck, the designer on the project,
17 L-i-n-d-b-e-c-k.

18 CHAIRPERSON GRONACHAN:

19 Gentlemen, will you please raise
20 your right hand and be sworn in by our secretary.

21 MR. FERRELL: Do you both swear
22 to tell the truth in the testimony you are
23 about to give in this case?

24 MR. BRENNAN: Yes.

25 MR. LINDBECK: Yes.

1 MR. BRENNAN: Existing home, been
2 existing homeowners 12 years, expanding
3 family, looking to do an addition to the
4 home.

5 Rick designed an addition that
6 would connect a currently detached garage to the
7 home, adding about 600 square feet.

8 The variances requested are
9 setbacks that are existing, non-conforming. The
10 home is already on -- my current home is 10 feet
11 from the street, and the aggregate distance on the
12 side yard is a total of 12 feet, needing a 13-foot
13 variance for the sides and the addition is 25 feet
14 from the street instead of 30.

15 So it's in the existing footprint
16 of the existing home, but it's non-conforming,
17 so --

18 CHAIRPERSON GRONACHAN: Do you
19 have anything to add?

20 MR. LINDBECK: In a nutshell,
21 that covers it. It's non-conforming right
22 now and what we are proposing is well inside
23 what the existing footprint is.

24 CHAIRPERSON GRONACHAN: For
25 clarification, you are just attaching the

1 garage to the house basically, so the
2 construction is not going on the outside.

3 What you're doing between the two
4 buildings is not actually adding to the variances?

5 MR. LINDBECK: Correct.

6 MR. BRENNAN: That's correct.

7 CHAIRPERSON GRONACHAN: Thank
8 you. Is there anything else you would like
9 to add?

10 (No audible response.)

11 CHAIRPERSON GRONACHAN: Is there
12 anyone in the audience that wishes to make
13 comment on this case?

14 (No audible responses.)

15 Seeing none, Mr. Secretary, are
16 there any correspondence?

17 MR. FERRELL: Yes, Madam Chair,
18 97 notices mailed, 14 notices returned, eight
19 approval letters received, zero objection
20 letters received.

21 First one, "This email is in
22 regards to Brennan Case No. PZ15-0040, the request
23 for dimensional variances. Our names are Kurt and
24 Michelle Werner, W-e-r-n-e-r. We live at 135
25 Henning Street, and we are the north side neighbor

1 of Steve and Erica Brennan. The Brennans' garage
2 is the nearest structure to our property. The
3 property line is identified by a fence. The
4 variances are for the house and we believe that
5 the addition to the Brennan home poses no
6 possibility of damage to our property. We support
7 granting the dimensional variances of Parcel
8 #50-22-03-377-017 (203 Henning Street) to Steve
9 and Erica Brennan. Sincerely, Kurt and Michelle
10 Werner, 135 Henning Street, Novi, Michigan 48377".

11 The second one is from Dorothy
12 Duchesneau, D-u-c-h-e-s-n-e-a-u, at 125 Henning.
13 It's an approval, "difficult lot to work with".

14 This one is from Michel Duchesneau,
15 D-u-c-h-e-s-n-e-a-u, at 3191 South Lake Drive.
16 It's an approval, "good neighbors, support their
17 improvements".

18 Next one is from Michele and
19 Dorothy Duchesneau, D-u-c-h-e-s-n-e-a-u, Lot #13,
20 Henning Street, Lakewood Sub, "okay with anything
21 that continues to improve the neighborhood."

22 Another approval from Kevin P.
23 Murley, M-u-r-l-e-y, at 205 Henning Street.

24 Another approval from Nick Keese,
25 K-e-e-s-e-e, at 148 Henning Street, Novi,

1 Michigan.

2 Another approval from Suzette
3 Skrobecki, S-k-r-o-b-e-c-k-i, at 132 Henning
4 Street.

5 Another approval from Phil
6 Muldowney, M-u-l-d-o-w-n-e-y, at 130 Henning
7 Street, Novi, Michigan 48114, "I would think input
8 and approval from owners of plot eight, 135
9 Henning, 8 plot 11, 205 Henning would be required.
10 Otherwise the man should be allowed to do with his
11 property as he wishes, without the interference
12 with the City of Novi and other neighbors. Novi
13 has proven inept at managing property and
14 repairing rights in allowing the sale of plot 64
15 on the lake, so I would not expect fair or just
16 enforcement of ordinances in this instance".

17 That is it.

18 CHAIRPERSON GRONACHAN: Okay.
19 Building department?

20 MR. BOULARD: Just a couple
21 points to clarify.

22 As the applicants indicated, there
23 is an existing garage and existing home on the
24 site. Both of those are non-conforming in terms
25 of the setbacks from the property lines.

1 The addition is primarily between
2 them. There will be some of the garage addition,
3 which is -- moves no closer to the property line
4 than the existing, but would actually extend the
5 length of the wall that close to the property
6 line. The same thing for the kitchen portion
7 would occupy additional space required front yard,
8 however, it's still way behind the existing front
9 of the house. So that's one of the reasons that
10 needs to come here, as we are actually increasing
11 the area of non-conformity even though the minimum
12 dimensions are not getting any smaller.

13 So happy to answer any questions.
14 Thank you.

15 MS. RAMSAY: Board members?

16 MR. SANGHVI: Thank you, Madam
17 Chair.

18 I came and visited your place on
19 Saturday and looked around. I want to
20 congratulate you for having a large fan club in
21 your neighborhood.

22 I wholeheartedly support your
23 application. Thank you.

24 CHAIRPERSON GRONACHAN: Anyone
25 else?

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(No audible responses.)

CHAIRPERSON GRONACHAN: I was there Sunday, and your place looks adorable. And it's unfortunate that there is that much non-conforming of anything. But what a great neighborhood. Congratulations. I'm jealous and if a house becomes available, let me know, I will move in.

Does anybody have a motion?

Member Montville, I see that look in your eye.

MR. MONTVILLE: I'm prepared to make a motion at this time.

In Case PZ15-0040, sought by Steve and Erica Brennan, I move that we approve the variances as requested, as the petitioner has established that the current non-conforming lot causes a practical difficulty to add an addition, and then to build out on their current lot, given the way the ordinance part of the zones for that particular lot.

The petitioner has established that the property is unique and because it's already existing, non-conforming lot, the only addition the house has already, not currently a factor, is

1 the slight increase in the size of coverage.

2 The side variances all remain the
3 same, and given the small percentage increase of
4 the total lot size, it will not have an impact on
5 the surrounding neighbors, and it apparently will
6 allow the homeowner to use his residence as he
7 hopes.

8 With that being said, I move that
9 we grant the variances as requested.

10 MR. FERRELL: Second.

11 CHAIRPERSON GRONACHAN: It's
12 approved and seconded. Any further
13 discussion?

14 (No audible responses.)

15 CHAIRPERSON GRONACHAN: Seeing
16 none, Ms. Ramsay, will you please call the
17 roll.

18 MS. RAMSAY: Member Ferrell?

19 MR. FERRELL: Yes.

20 MS. RAMSAY: Member Ibe?

21 MR. IBE: Yes.

22 MS. RAMSAY: Member Sanghvi?

23 MR. SANGHVI: Yes.

24 MS. RAMSAY: Member Byrwa?

25 MR. BYRWA: Yes.

1 MS. RAMSAY: Chairperson

2 Gronachan?

3 CHAIRPERSON GRONACHAN: Yes.

4 MS. RAMSAY: Motion passes six to
5 zero.

6 CHAIRPERSON GRONACHAN:

7 Congratulations. Good luck on your
8 build-out. Great to see you. Happy holidays.

9 Our next case is PZ15-0041,
10 Bauschat Construction for James Nafso, at 21165
11 Bridle Run, west of Beck, north of Eight Mile.

12 The applicant is requesting
13 variances for the city to allow construction of an
14 addition to an existing home.

15 Good evening, gentlemen. And you
16 are?

17 MR. BAUSCHAT: I'm James
18 Bauschat, J-a-m-e-s, B-a-u-s-c-h-a-t.

19 CHAIRPERSON GRONACHAN: And the
20 gentleman with you?

21 MR. NAFSO: I'm James Nafso, the
22 owner, J-a-m-e-s, N-a-f-s-o.

23 CHAIRPERSON GRONACHAN:

24 Mr. Bauschat, you are the --

25 MR. BAUSCHAT: I'm the

1 contractor.

2 CHAIRPERSON GRONACHAN: Both
3 raise your right hand and be sworn in by our
4 secretary.

5 MR. FERRELL: Do you both swear
6 to tell the truth in the case -- the
7 testimony you are about to give in this case?

8 MR. BAUSCHAT: Yes.

9 MR. NAFSO: Yes.

10 CHAIRPERSON GRONACHAN: You may
11 proceed.

12 MR. BAUSCHAT: We have two
13 variances to approve for a 21 square foot
14 addition, with an eight foot variance on the
15 side, and a five foot variance in the rear
16 setback.

17 CHAIRPERSON GRONACHAN: Can you
18 tell us a little more about your addition.

19 MR. BAUSCHAT: It's to allow for
20 an indoor pool. It will conform with the
21 existing home, the brick in the roof will
22 match the existing structure. The landscape
23 will be reworked to allow the proper
24 drainage, and pretty much about it.

25 CHAIRPERSON GRONACHAN: Okay. Is

1 there anyone in the audience that wishes to
2 comment on this case?

3 (No audible responses.)

4 CHAIRPERSON GRONACHAN: Seeing
5 none, is there any correspondence?

6 MR. FERRELL: Yes, Madam Chair.
7 Ten notices mailed, two notices returned,
8 zero approval letters received, zero
9 objection letters received.

10 CHAIRPERSON GRONACHAN: Building
11 department?

12 MR. BOULARD: Just a couple of
13 things to mention. I did -- one of the
14 things we would normally request or encourage
15 the applicant to do is talk to the homeowners
16 association in a situation like this, and I
17 did speak with the HOA president and also the
18 owner, I believe and -- or the
19 (unintelligible), I apologize, and I
20 understand that they wanted to come, the
21 preference is to come here first and to get
22 the approval, then they will go to the HOA,
23 so they would do that before we have any --
24 before any permits are issued.

25 I did speak to the homeowners

1 association president. I emailed him the
2 drawings, and he said he was going to be in full
3 support of the request and have not had any
4 response from him.

5 Thank you.

6 CHAIRPERSON GRONACHAN: Thank
7 you. Board members? Member Montville.

8 MR. MONTVILLE: I have one
9 question.

10 The 2,200 square feet, you talked
11 about the thought process or how you arrive at
12 that number, whether or not to go bigger or
13 smaller, or --

14 MR. BAUSCHAT: Based on the pool
15 size, the adequate deck around the pool, so
16 it wasn't a problem for people to pass by
17 each other, so that's pretty much how it came
18 to size.

19 CHAIRPERSON GRONACHAN: Anyone
20 else?

21 (No audible responses.)

22 CHAIRPERSON GRONACHAN: My
23 question is, so why an indoor pool?

24 MR. NAFSO: We want to use it all
25 year around obviously. My brother moved a

1 couple of doors down, my cousin ended up
2 moving in, so we have younger kids in mind.
3 I think mine are going to be gone soon, so I
4 figured just enjoy it while we can, get
5 everybody into the house. That was it.

6 CHAIRPERSON GRONACHAN:

7 Unfortunately, I will be honest, I
8 did not get out there, but I am familiar with the
9 layout of the property, but there is not a pool
10 there now, correct?

11 MR. NAFSO: No, we don't have a
12 pool.

13 CHAIRPERSON GRONACHAN: So by
14 putting the pool in, you wouldn't need any
15 variances, it's just the building itself,
16 that is requiring the -- given the weather in
17 Michigan, especially the fall of late, I can
18 see the need for it.

19 Otherwise, you are going to be
20 using your pool for two or three months instead of
21 a full 12 months.

22 CHAIRPERSON GRONACHAN: We
23 initially had an outdoor pool planned, but
24 then we moved to an indoor pool.

25 CHAIRPERSON GRONACHAN: I

1 actually think it's a smarter idea. You
2 know, there is a lot of ways there, okay.

3 Anyone else have any comments or do
4 I have a motion from this side of the room
5 perhaps?

6 MR. SANGHVI: No comments. Thank
7 you.

8 MR. IBE: No comments.

9 I will take it.

10 In Case No. PZ15-0041, I move that
11 we grant the variance as requested by the
12 applicant.

13 Because the applicant has
14 established that there is, in fact, practical
15 difficulty in building the property, that warrants
16 approval of the variances.

17 The petitioner has demonstrated
18 through his spokesperson that the uniqueness of
19 the property itself, it's such that if they were
20 to construct an outdoor pool, they would not get a
21 variance, but to build an indoor pool, it will
22 require that it be enclosed. For the fact that
23 the only way to accomplish this is to get an extra
24 variance, that is a good enough uniqueness to
25 grant the variance.

1 The petition relating to this is
2 not personal or economic hardship, it's simply
3 based on the uniqueness of the property. Strict
4 compliance with the dimensional regulations of the
5 zoning ordinance will unreasonably prevent the
6 property owner from using the property for the
7 permitted purpose. And the petitioner has also
8 established that this is a minimum variance that
9 is required to get it done.

10 And finally, the request will not
11 cause any adverse impact to the surrounding
12 homeowners, and according to the building
13 department, who has spoke to the homeowners
14 association, presently, I think by phone and they
15 have seen the drawings and they have no problems
16 with it, and we have no objections from the
17 letters that were mailed out.

18 Based on all of this, I move that
19 we grant the variance as requested.

20 MR. FERRELL: Second.

21 CHAIRPERSON GRONACHAN: It's been
22 moved and seconded. Is there any further
23 discussion on the motion?

24 Member Byrwa.

25 MR. BYRWA: If I could add an

1 amendment, what I see as a main factor here,
2 is there an irregular shape of the lot.
3 Seems like a controlling factor on why the
4 variance is needed. It's not a rectangular
5 lot, and if I could add an amendment maybe.

6 MR. IBE: I will adopt the
7 amendment as made by the member.

8 CHAIRPERSON GRONACHAN: It's been
9 moved, seconded, and amended.

10 Any other further discussion or
11 questions?

12 (No audible responses.)

13 CHAIRPERSON GRONACHAN: Seeing
14 none, Ms. Ramsey, would you please call the
15 roll.

16 MS. RAMSAY: Member Ferrell?

17 MR. FERRELL: Yes.

18 MS. RAMSAY: Member Ibe?

19 MR. IBE: Yes.

20 MS. RAMSAY: Member Sanghvi?

21 MR. SANGHVI: Yes.

22 MS. RAMSAY: Member Byrwa?

23 MR. BYRWA: Yes.

24 MS. RAMSAY: Member Montville?

25 MR. MONTVILLE: Yes.

1 MS. RAMSAY: Chairperson

2 Gronachan?

3 CHAIRPERSON GRONACHAN: Yes.

4 MS. RAMSAY: Motion passes six to
5 zero.

6 CHAIRPERSON GRONACHAN: Merry
7 Christmas, your variance has been granted.
8 Please see the building department, and I
9 want to know when the first pool party is.

10 Our next case, with the speed of
11 lightning here, is PZ15-0042, Darrell Robertson at
12 1953 West Lake Drive, west of Novi, south of
13 Fourteen Mile. The applicant is requesting a
14 variance to allow construction of a new deck onto
15 an existing home.

16 Good evening, are you the
17 petitioner, Mr. Robertson?

18 MR. ROBERTSON: Yes, I'm also the
19 homeowner.

20 CHAIRPERSON GRONACHAN: Thank
21 you. Would you spell your name for our
22 secretary and then raise your right hand and
23 be sworn.

24 MR. ROBERTSON: Darrell,
25 D-a-r-r-e-l-l, Robertson, R-o-b-e-r-t-s-o-n.

1 MR. FERRELL: Do you swear to
2 tell the truth in the testimony you are about
3 to give in this case?

4 MR. ROBERTSON: I do.

5 So 1953 West Lake Drive, a 30-foot
6 wide lot. I'm looking for a variance for 2.5 feet
7 on one side and 7.5 feet on the other, total
8 aggregate of 10 feet.

9 So there is a 15-foot off the
10 normal variance side lot requirements.

11 Looking for producing a deck off
12 the back of my house, which does currently not
13 have any structure off the back.

14 And with this structure, I will be
15 able to enclose the air conditioning unit that's
16 sitting there, hopefully making it more appealing
17 visually.

18 CHAIRPERSON GRONACHAN: Okay. Is
19 there anyone in the audience that wishes to
20 make comment on this case?

21 Yes. Come on down, please.

22 MR. HENSON: Hello. My name is
23 Dan Henson, H-e-n-s-o-n. I am the neighbor
24 to the north side of Mr. Robertson's
25 property.

1 My only concern, our concern is
2 that we are so tight next to each other, I
3 actually thing that the Robertsons should have a
4 deck, and I have no problem with that. I think
5 our issue is -- by the way, thank you for sending
6 us all the documents. It was very helpful.
7 Mr. Boulard has been very helpful in answering
8 some questions this past week.

9 The only concern I have is the
10 first question is from the house to the extended
11 portion of the lower deck, I couldn't read on the
12 schematic the length of that.

13 MR. ROBERTSON: Fifteen feet.

14 MR. HENSON: The second one is,
15 the proposal showed the deck would be
16 32 inches, which is right compared to ours,
17 like I said, we are six feet, you know, from
18 each other's property. What wasn't stated is
19 the railing above the 32 inches, how many
20 inches or feet would that --

21 MR. ROBERTSON: Standard
22 requirement is 36.

23 MR. HENSON: And the third thing
24 is, I'm not understanding completely, once
25 a -- this is from knowledge, once the

1 approval of the variances are okayed, does
2 the city come out at the end and check to see
3 if it was made to code?

4 CHAIRPERSON GRONACHAN: I'm going
5 to let the building department answer that
6 question.

7 MR. BOULARD: The typical mode of
8 events would be if the variance is approved,
9 the applicant would submit permits, keeping
10 with the restrictions, if any, of the
11 approval, the variance, and they would submit
12 drawings and a building permit, that would be
13 reviewed for compliance with the codes and
14 with the variance, the permit would be
15 issued, construction would take place with
16 inspections along the way and the final
17 product would need to not exceed that which
18 was allowed by the variance, and also should
19 match the plans.

20 MR. HENSON: My only other thing,
21 like I said, it's such close quarters, I just
22 want to make sure there is going to be some
23 blockage of view. We know the second story
24 appears from the schematic, it's not going to
25 block our view from our deck. But that was

1 our main concern, no surprises since we are
2 so close.

3 CHAIRPERSON GRONACHAN: Thank you
4 for coming out this evening. Any
5 correspondence?

6 MR. FERRELL: Yes, Madam Chair.
7 Twenty-five notices mailed, two notices
8 returned, one letter received, zero
9 rejections.

10 This is an approval from Roberta
11 Wendt, W-e-n-d-t and Livio, L-i-v-i-o,
12 T-r-o-i-a-n-i. "Darrell is my neighbor on West
13 Lake. He has kept up his property. I have no
14 problem with his putting in a deck. The deck will
15 add value to his property, and will go along with
16 all other decks in the neighborhood. I say go for
17 it, Darrell. You have my okay to proceed with
18 your plans."

19 That's it.

20 MR. ROBERTSON: So the deck would
21 be very similar --

22 CHAIRPERSON GRONACHAN: If you
23 have something else to add you can at this
24 time, but usually we -- after --

25 MR. ROBERTSON: I apologize.

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CHAIRPERSON GRONACHAN: Thank

you.

Building department, do you have anything else to add?

MR. BOULARD: One point of clarification, if I could.

The plot plan shows the upper proposed deck. And it appears that that's from the front elevation, side elevation that appears that that's about seven feet by 10 feet?

MR. ROBERTSON: Correct.

MR. BOULARD: When I look at the side elevation, there is something at the floor level of the upper deck that looks like it projects out further. Is that the trellis or what is that?

MR. ROBERTSON: For the support on the center to the property, the leg is going to be extended slightly forward, rather than right along the corner of the deck.

MR. BOULARD: So the framing or structure that holds the upper -- that holds the upper patio would extend four or five feet out further than the patio, but there wouldn't be a deck on that --

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MR. ROBERTSON: Correct.

MR. BOULARD: Essentially a trellis or something like that?

MR. ROBERTSON: Yes.

MR. BOULARD: All right, thank you.

CHAIRPERSON GRONACHAN: Board members? Member Montville.

MR. MONTVILLE: If I may, can you go through the process you went through in designing the deck?

MR. ROBERTSON: Absolutely. So the deck is about the same width as the house. We previously had a variance on the front structure of the house, a three foot variance. So I'm basically extending the deck out the back, while I would be able to enclose the air conditioning unit that was previously sitting there. It also is very similar to many of the decks in the same area. If you went north, you would find three decks with multiple tiers, much the same size, if you went south direction, you find five out of the seven that would be very similar.

1 CHAIRPERSON GRONACHAN: Member
2 Montville, do you have any other questions?

3 MR. MONTVILLE: Not at this time.

4 CHAIRPERSON GRONACHAN: Thank
5 you. Board members?

6 Member Sanghvi?

7 MR. SANGHVI: I came and visited
8 your place on Saturday. You were on the
9 balcony there, you were doing something --

10 MR. ROBERTSON: Christmas lights.

11 MR. SANGHVI: My main concern
12 already had been pointed out, whether you are
13 blocking your neighbor's view or not.
14 (Unintelligible). I have no problem
15 supporting your application. Thank you.

16 MR. ROBERTSON: Thank you.

17 CHAIRPERSON GRONACHAN: Thank
18 you. Anyone else?

19 I go on a different day so I'm not
20 stalking Member Sanghvi.

21 So I was there on Sunday. I have
22 to say that your neighbor next-door is very nice
23 because I would be concerned as well.

24 That was my major concern. That's
25 why we go out and take a look at this.

1 There is not much of a view in the
2 back of that house though. I mean, the water is
3 on the other side. That's why, I was like, wait a
4 minute, why is there a deck on this side and not
5 on the back of the house.

6 MR. ROBERTSON: This deck is to
7 be on the back of the house, just to view the
8 lake.

9 CHAIRPERSON GRONACHAN: That's
10 where I was confused. I was looking at
11 the --

12 MR. ROBERTSON: Front of the
13 house?

14 CHAIRPERSON GRONACHAN: Exactly.
15 I have no problems with this. If there is
16 anyone -- any other questions?

17 Motion?

18 MR. MONTVILLE: Madam Chair, I am
19 prepared to make a motion at this time.

20 CHAIRPERSON GRONACHAN: I'm
21 shocked. Go ahead.

22 MR. MONTVILLE: In Case
23 PZ15-0042, sought by the applicant, Darrell
24 Robertson, I move that we grant the variances
25 as requested, as the petitioner has

1 established a practical difficulty with his
2 currently non-conforming lot and adding a
3 deck to this property.

4 The petitioner has established that
5 the property is unique due to, as already
6 mentioned, non-conforming nature at this current
7 time.

8 The need for the variance is not
9 self-created, for that same reason, and strict
10 compliance with the dimensional regulations of the
11 zoning ordinance, as it's currently zoned, would
12 prevent the applicant from adding a deck to his
13 backyard in a similar fashion to the lots
14 surrounding his property.

15 The petitioner has established that
16 the variance is the minimum necessary in this
17 particular case, specifically to also include the
18 coverage of the current exposed air conditioner
19 unit as well as adds value to the property and the
20 surrounding lots, by the very nature of its
21 improved visual esthetics.

22 The need for the variance will not
23 cause an adverse affect on the surrounding
24 property, owners and values, so for those reasons,
25 I move that we grant the variance as requested.

1 CHAIRPERSON GRONACHAN: It's been
2 moved. Is there a second?

3 MR. IBE: Second.

4 CHAIRPERSON GRONACHAN: It's been
5 moved and second.

6 Any further discussion?

7 (No audible responses.)

8 CHAIRPERSON GRONACHAN:

9 Ms. Ramsay, will you please call
10 the roll.

11 MS. RAMSAY: Member Ferrell?

12 MR. FERRELL: Yes.

13 MS. RAMSAY: Member Ibe?

14 MR. IBE: Yes.

15 MS. RAMSAY: Member Sanghvi?

16 MR. SANGHVI: Yes.

17 MS. RAMSAY: Member Byrwa?

18 MR. BYRWA: Yes.

19 MS. RAMSAY: Member Montville?

20 MR. MONTVILLE: Yes.

21 MS. RAMSAY: Chairperson

22 Gronachan?

23 CHAIRPERSON GRONACHAN: Yes.

24 MS. RAMSAY: Motion passes six to
25 zero.

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CHAIRPERSON GRONACHAN: Your variance has been granted, please see the building department and good luck.

Our next case has been postponed until next month, so our final case for this evening is PZ15-0044, JL Geisler Corporation on behalf of Davita Dialysis at 27150 Providence Parkway, south of Grand River, and west of Beck Road.

Would you please like to come on down. Please identify yourself, then be sworn in by our secretary.

MR. BERTAN: My name is Nathan Bertan, N-a-t-h-a-n, B-e-r-t-a-n. I am the project manager for JL Geisler.

MR. FERRELL: Do you swear to tell the truth in the testimony you are about to give for this case?

MR. BERTAN: Yes.

So Davita is going to be located on the same, not the same property, but in the same area as Providence Hospital.

But unfortunately, they are not going to get any kind of space on any of their directories.

1 So from what I was told, and from
2 what the sign code appears, Davita is only allowed
3 one sign, period, whether it's a wall sign or it's
4 a ground sign.

5 The problem that we see is that as
6 we approach Grand River or as we go down Grand
7 River towards Beck, with the wall sign what we are
8 currently proposing, it won't be able to be seen.

9 But if we moved it to the other
10 side of the building, you go the other way down
11 Grand River, you won't be able to see it either.

12 So we need a ground sign facing
13 perpendicular to Grand River to be able to be seen
14 by both sides because there is no other way of
15 identifying the location of the building.

16 CHAIRPERSON GRONACHAN: Okay.

17 MR. BERTAN: In addition, there
18 is a hotel that's behind Davita on the second
19 Grand River entrance, headed towards Wixom
20 Road, they have a wall sign that faces
21 Grand River, and they are also on two of
22 Providence Hospital's directories, so we are
23 just looking for similar exposure to what
24 businesses have already on the property.

25 That's about all I have.

1 CHAIRPERSON GRONACHAN: Thank you
2 very much. There is clearly no one in the
3 audience left tonight, despite our speedy
4 review.

5 Correspondence?

6 MR. FERRELL: There was 40
7 notices mailed, zero letters returned, zero
8 approval letters received, zero rejection
9 letters received.

10 CHAIRPERSON GRONACHAN: Thank
11 you. Building departement?

12 MR. BOULARD: Nothing to add.
13 Thank you.

14 CHAIRPERSON GRONACHAN: Board
15 members? Member Sanghvi. Thank you.

16 MR. SANGHVI: Will you do me a
17 favor and put your location of the dialysis
18 center as in reference to the main hospital
19 itself? Put it on the screen for people at
20 home.

21 CHAIRPERSON GRONACHAN: Can you
22 put it on the -- do you have a drawing with
23 you?

24 MR. BERTAN: Not in reference to
25 its location compared to the hospital.

1 MR. SANGHVI: Where are you
2 located in reference to the main hospital
3 then also I think you put one in the packet
4 here.

5 MR. BERTAN: Basically as you
6 head down Grand River, towards Wixom Road,
7 there are two entrances to the hospital.
8 They are closest to the second entrance.

9 MR. SANGHVI: I'm just trying to
10 be -- for the people at home, where this
11 dialysis center is going to be, that's why I
12 asked.

13 MR. BERTAN: It would be directly
14 across the street from where Home Depot and
15 Kroger are. I don't know if that helps.

16 CHAIRPERSON GRONACHAN: Right
17 across from Applebee's.

18 MR. BERTAN: That works, too.

19 MR. SANGHVI: Main frontage is
20 going to be along Grand River far away from
21 Beck Road?

22 MR. BERTAN: Yes.

23 MR. SANGHVI: I understand your
24 need and everything, and I have no hesitation
25 in supporting your need for the sign there,

1 that the people should know where it is. But
2 it will be nice if you will explain to people
3 where this is going to be located, in the
4 whole main campus --

5 MR. BERTAN: The unfortunate part
6 is we are not actually part of the campus.

7 MR. SANGHVI: Thank you.

8 CHAIRPERSON GRONACHAN: Member
9 Ferrell?

10 MR. FERRELL: I just had a
11 question. You're saying, just from looking
12 at this here, I see where the construction is
13 beginning, where it's going on right now.

14 How are you not able to see the
15 wall sign, if you were to put it on facing south
16 from Grand River?

17 I guess I'm confused on how you're
18 not seeing it? Is that -- am I misunderstand?

19 MR. BERTAN: I think so. Because
20 of the design of the building, if you look at
21 the site plan that we provided, there is
22 actually a canopy that jets out.

23 And it will obstruct the view of
24 the wall sign in either direction.

25 Basically if we were to move the

1 wall sign on the opposite of the building, we
2 were -- it would just be blocked from the other
3 way down Grand River.

4 Other than the putting it directly
5 on the canopy, which I believe the sign regulation
6 says we can only have a 24 square foot sign to put
7 it on the canopy, that's just too small to be seen
8 from Grand River.

9 MR. FERRELL: Thank you.

10 CHAIRPERSON GRONACHAN: Anyone
11 else?

12 I was out there on Sunday, and yes,
13 you can see your building when you enter in off
14 Grand River, but you have no idea what the
15 building is.

16 And the concern that I had for the
17 business, not that I would not support this, I am
18 in support of this, that's rare for me, because of
19 all the signs, but having said that, as this
20 development continues, it will be harder and
21 harder to see that building.

22 We don't know what else is coming
23 down the road. And when you're going down Grand
24 River, it's unfortunate that you can't make it
25 into the directional sign, but this particular

1 type of treatment center, it's not like you're
2 going there for a checkup, am I right?

3 MR. BERTAN: That is and is not
4 true. They do have acute services. So there
5 are unplanned visits there.

6 CHAIRPERSON GRONACHAN: So which
7 is even more reason for the proper
8 identification.

9 My point being is that when you're
10 not feeling good, and this is a dialysis center,
11 this is not -- you know, you are not just going in
12 for, you know, a routine checkup.

13 Then you usually are probably not
14 able to drive, you have somebody else driving you.

15 MR. BERTAN: In most cases.

16 CHAIRPERSON GRONACHAN: In most
17 cases. And so to be driving around that big
18 complex, it would be a burden to do that.

19 The way the building is right now,
20 you can find it because it's the only building on
21 that property, but I don't see in the future that
22 happening, especially, I know that Providence has
23 been in front of us on other occasions for other
24 expansion, and so given the uniqueness of this
25 building, the difficulty that you have seeing it

1 from Grand River, the fact that Providence Park
2 will not allow you on their directional signs, and
3 also the shape of the building, that is probably
4 why I would support -- as well as the urgency of
5 finding the building. That's why I would support
6 this. Thank you.

7 Is there anyone else?

8 Is there a motion?

9 I really think that because it's
10 the last one, of the last of 2015, you should go
11 out with a bang.

12 MR. IBE: Thank you, Madam Chair.

13 I will make the motion.

14 I move that we grant the variance
15 in Case No. PZ15-0044 for Davita Dialysis. The
16 petitioner has shown practical difficulty that
17 warrants approval of the variance because of -- as
18 we had discussed earlier, the shape of the
19 building itself, and the fact that the petitioner
20 cannot get on the directory for the main property
21 holder of the campus, which is Providence Park,
22 and the visibilty from Grand River, to warrant
23 that the sign be put out there.

24 And also the fact that the patients
25 that come to this -- that will eventually come to

1 this facility, definitely patients that require a
2 bit more carefulness in locating where they are
3 going.

4 Any time you have something that
5 involves health, you do need to pay more close
6 attention.

7 So based on that practical
8 difficulty, there is a sufficient basis to grant
9 the motion.

10 Also, the petitioner will be
11 unreasonably prevented, you know, from making the
12 most use of this property if this sign is not
13 there. Of course, petitioner wishes to ensure
14 that the patients who are to visit this place and
15 find it, that they eventually get the kind of
16 customers that they desire.

17 And as we said already, the
18 property is unique, due to the shape and where
19 it's located right now on the campus itself.

20 This condition is not self-created
21 by the petitioner.

22 Unfortunately, Providence will not
23 allow them on the sign, so unfortunately, the
24 petitioner will need to have an extra sign in
25 order to allow for more visibilty.

1 The relief will not unreasonably
2 interfere with adjacent or surrounding properties.

3 We have not seen any objections
4 from the main property holder, that being
5 Providence or anybody who is on this campus right
6 now.

7 And granting this relief will be
8 consistent with the spirit and intent of the
9 zoning ordinance.

10 According to what we had discussed,
11 the presentation made by the presenter for the
12 applicant as well as the documents submitted, I
13 move that we grant the variance as requested.

14 MR. FERRELL: Second.

15 CHAIRPERSON GRONACHAN: It's been
16 moved and seconded, is there any further
17 discussion on the motion?

18 (No audible responses.)

19 CHAIRPERSON GRONACHAN: Seeing
20 none, Ms. Ramsay, will you please call the
21 roll.

22 MS. RAMSAY: Member Ferrell?

23 MR. FERRELL: Yes.

24 MS. RAMSAY: Member Ibe?

25 MR. IBE: Absolutely, yes.

1 MS. RAMSAY: Member Sanghvi?

2 MR. SANGHVI: Yes.

3 MS. RAMSAY: Member Byrwa?

4 MR. BYRWA: Yes.

5 MS. RAMSAY: Member Montville?

6 MR. MONTVILLE: Yes.

7 MS. RAMSAY: Chairman Gronachan?

8 CHAIRPERSON GRONACHAN: Yes.

9 MS. RAMSAY: Motion passes six to
10 zero.

11 CHAIRPERSON GRONACHAN: Your
12 variance has been granted. Congratulations.

13 MR. BERTAN: Thank you very much.
14 Have a good holiday.

15 CHAIRPERSON GRONACHAN: We have
16 some other matters to discuss, and before we
17 get into the big earth shattering news, I
18 understand that the updated rules of
19 conduct --

20 MR. SAARELA: All that we did is
21 we took from the rules of procedure, the rule
22 regarding the full board and copied it into
23 the rules of conduct just so it's out there
24 in the hallway, so it doesn't have to be
25 repeated at every meeting.

1 That's all it is. It's
2 word-for-word what's in the rules of procedure.

3 CHAIRPERSON GRONACHAN: Do we
4 have to approve this or do we have to vote on
5 it?

6 MR. SAARELA: You could vote on
7 it, just a voice vote.

8 CHAIRPERSON GRONACHAN: So all of
9 those -- all of you, I'm sure you reviewed
10 the new procedure -- or the new rules, and is
11 there any other further discussion?

12 (No audible responses.)

13 CHAIRPERSON GRONACHAN: All those
14 in favor of accepting the rules as presented
15 by the city attorney say aye.

16 THE BOARD: Aye.

17 CHAIRPERSON GRONACHAN: All ayes.

18 Therefore, the new public hearing
19 rules of conduct for the City of Novi Zoning Board
20 of Appeals has been approved.

21 MR. BOULARD: If I could ask, for
22 Case No. 5, that's being requested to a delay
23 until January, if it would please you, I'd
24 like to suggest that be delayed to January
25 13, the day certain, so we don't have to

1 readvertise for the public hearing.

2 CHAIRPERSON GRONACHAN: January

3 13.

4 MS. RAMSAY: January 12.

5 CHAIRPERSON GRONACHAN:

6 January 12. I wrote July. Can you
7 tell where my mind is at.

8 It's okay, we don't have to make a
9 statement or a motion or anything to postpone?

10 MR. SAARELA: Correct.

11 MR. BOULARD: January 12, my
12 apologies. Thank you.

13 CHAIRPERSON GRONACHAN: So this
14 is our last Zoning Board of Appeals meeting
15 for 2015.

16 Also tonight sadly is the end of an
17 era, so to speak. Well, it is an era.

18 Member Ibe, who joined the Zoning
19 Board in 2005, has decided not to continue with us
20 and we took a vote and we said, no, you can't go.

21 And then they told us that our vote
22 didn't count when it came to that.

23 We got you a little something. And
24 I want to say, Rickie, you know, we appreciate the
25 fact -- all of us appreciate -- it's a bottle of

1 booze, you're going to need it after you leave
2 here.

3 We all appreciate the fact, number
4 one, that, you know, we are all volunteers, we all
5 give back to the community, and when I came back
6 here in 2012, you were in the forefront, helping
7 me and welcoming you back, I appreciated that.

8 And, you know, people talk about we
9 as members -- I mean, we are not city council, we
10 are the ZBA, and people look at that as no big
11 deal.

12 We still represent the city. And
13 you take it with great pride and always done a
14 great job.

15 So on behalf of this board, you
16 have to open this here. This is just a little
17 something to let you know we are going to miss you
18 and we would like to thank you for your service.

19 MR. IBE: Thank you.

20 CHAIRPERSON GRONACHAN: Do you
21 have anything else to say?

22 MR. IBE: Absolutely. Madam
23 Chair, I truly thank everyone here in how we
24 function. I think it makes coming here, you
25 know, once a month, more delightful. We

1 joke, we don't take ourselves too seriously.
2 We do the work that's required, even when we
3 disagree, we get it done, definitely, it's
4 quite a lot, you know, and we know that
5 Member Sanghvi and Member Krieger are the two
6 members that probably came before me, and all
7 that are sitting here right now.

8 But it feels good to know that we
9 have a few people that have come in and everyone
10 is (unintelligible), the city attorney and the
11 rest of the gang, you know, always so helpful.

12 You know, I was going to -- I
13 thought about this, going on for the -- and doing
14 this a little bit more, but anyone who knows me
15 knows that, like I said, I am true believer that
16 coming here is not a right, but a privilege. And
17 when you do public service, it should be a
18 privilege. You don't (unintelligible) because
19 there are qualified people out there that can do
20 it as well. So you give people a chance, that's
21 just how I see, government and governors, where
22 there is a volunteer or paid position, it's not
23 about right, a privilege. That privilege I take
24 seriously. I thank the city and there is a few of
25 them in my life that have been very, very good so

1 far.

2 Thank you so much for everything.

3 I appreciate this.

4 CHAIRPERSON GRONACHAN: You need
5 to open your gift.

6 MR. IBE: Sure. Oh, my goodness,
7 gracious. That's really nice. Thank you
8 very much. I really do appreciate this.

9 CHAIRPERSON GRONACHAN: You are
10 welcome.

11 Are there any other matters that
12 anyone wishes to discuss at this time?

13 (No audible responses.)

14 CHAIRPERSON GRONACHAN: Seeing
15 none, is there a motion -- we all in
16 agreement to adjourn the meeting? All those
17 in favor?

18 THE BOARD: Aye.

19 CHAIRPERSON GRONACHAN: Merry
20 Christmas, Happy New Year, meeting adjourned.

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

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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 6th day of January 2016.

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Jennifer L. Wall

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

