

Meeting
12/10/2024

1 REGULAR MEETING - ZONING BOARD OF APPEALS

2 CITY OF NOVI

3 Tuesday, December 10, 2024

4 Council Chambers/Novi Civic Center

5 41725 Novi Road

6 Novi, Michigan

7
8 BOARD MEMBERS:

9 Joe Peddiboyina, Chairperson
10 Mike Longo, Secretary
11 Michael Thompson, Member
12 Linda Krieger, Member
13 Jay McLeod, Member
14 W. Clift Montague, Member
15 Larry Butler, Alternate Member

16 ABSENT EXCUSED:

17 Siddharth Mav Sanghvi, Member

18 ALSO PRESENT:

19 Elizabeth Saarela, City Attorney
20 Alan Hall, Deputy Community Development
21 Director
22 Sarah Fletcher, Recording Secretary

23 REPORTED BY:

24 Melinda R. Womack
25 Certified Shorthand Reporter

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1 CHAIRPERSON PEDDIBOYINA: Good evening.
2 And welcome to the City of Novi Zoning Ordinance.
3 Today is December 10th, 7 p.m. Please stand up
4 for the Pledge of Allegiance followed by Clift
5 Montague.
6 (The Pledge of Allegiance recited)
7 CHAIRPERSON PEDDIBOYINA: Thank you.
8 Please be seated, and cell phones to be muted.
9 And once I call the case, the applicant can come
10 to the podium and explain. If you have any
11 presentations also you can show it to the Board
12 and other people in the audience also. The
13 audience will have only three minutes length of
14 time. Please make a note. And if you have any
15 questions, cannot answer, you know, just audience
16 is your responsibility you can express your
17 thoughts on the case, okay? And we have today we
18 have two cases and I would like to say before that
19 happy holidays and happy New Year for next year.
20 And thank you so much. And we have two cases, and
21 I would like to call roll call our secretary,
22 Sarah?
23 MS. FLETCHER: Chairperson Peddiboyina?
24 CHAIRPERSON PEDDIBOYINA: Yes, please.
25 MS. FLETCHER: Member Sanghvi, absent

1 excused. Member Thompson?
2 MEMBER THOMPSON: Yes.
3 MS. FLETCHER: Member Montague?
4 MEMBER MONTAGUE: Here.
5 MS. FLETCHER: Member Longo?
6 MEMBER LONGO: Here.
7 MS. FLETCHER: Member Krieger?
8 MEMBER KRIEGER: Here.
9 MS. FLETCHER: Member McLeod?
10 MEMBER McLEOD: Here.
11 MS. FLETCHER: And then alternate
12 Member Butler?
13 MEMBER BUTLER: Yes.
14 MS. FLETCHER: Thank you.
15 CHAIRPERSON PEDDIBOYINA: Thank you so
16 much, Sarah. And we have a full quorum. And, as
17 I told you, public hearing and format as I told
18 you. And approval of minutes, any changes, any
19 modifications, somebody can make a motion on that
20 November meeting minutes, please.
21 MEMBER MONTAGUE: I have a thing on the
22 meeting minutes.
23 CHAIRPERSON PEDDIBOYINA: Okay.
24 MEMBER MONTAGUE: On page 88 my
25 statement should read, "I assume you will not be

1 putting a bathroom over there. "It says, "I
2 assume you will be." So just need to add the not
3 there.
4 CHAIRPERSON PEDDIBOYINA: Not instead
5 of will be.
6 MEMBER MONTAGUE: Yeah.
7 CHAIRPERSON PEDDIBOYINA: Okay. Any
8 other changes? Any other comments? Somebody can
9 make a motion on that.
10 MEMBER LONGO: I move that we accept it
11 with the change that Clift offered.
12 CHAIRPERSON PEDDIBOYINA: Someone make
13 a second, please.
14 MEMBER McLEOD: Second.
15 CHAIRPERSON PEDDIBOYINA: Thank you.
16 Any changes on the meeting minutes. Somebody can
17 make a motion on that. Okay. Any objections?
18 Any nays? Say all aye in favor.
19 THE BOARD: Aye.
20 CHAIRPERSON PEDDIBOYINA: Thank you.
21 Okay. Coming back to the approval of agenda. We
22 have two cases. Anything to add on the agenda
23 today? None? Looks like approval of agenda.
24 Somebody can make a motion on that.
25 MEMBER MONTAGUE: I would move we

1 accept the agenda as presented.
2 CHAIRPERSON PEDDIBOYINA: Second.
3 MR. THOMPSON: I'll second that. Yep.
4 CHAIRPERSON PEDDIBOYINA: Thank you.
5 Okay. Public remarks. Any changes? Any public
6 remarks? It is the time to speak on the public
7 remarks. Okay. Come back on he approval of
8 agenda say all in favor aye.
9 THE BOARD: Aye.
10 CHAIRPERSON PEDDIBOYINA: Any nays?
11 Thank you. Public remarks and public hearing.
12 And coming back to the first case tonight,
13 PZ24-0059 (Citizens Bank) 41400 Ten Mile Road, on
14 the northwest corner of Ten Mile and Meadowbrook
15 Road, Parcel 50-22-23-426-009. The applicant is
16 requesting variances from the City of Novi Sign
17 Ordinance Section 28-5(a) and Section 28-5(d) to
18 allow 8 total wall/canopy signs (2 allowed,
19 variance of 6 signs). This property is zoned
20 General Business (B-3). Is the applicant present,
21 please? Please tell your first and last name
22 clearly for our secretary, and if you're an
23 attorney you don't need to take any oath, and if
24 you're not an attorney you need to follow my
25 secretary to get an oath. Thank you.

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1 MR. DETERS: Very good. My name is
2 Paul Deters. I am with Metro Signs & Lighting.
3 MEMBER LONGO: Paul, are you an
4 attorney?
5 MR. DETERS: No, I am not.
6 MEMBER LONGO: Do you promise to tell
7 the truth in this case?
8 MR. DETERS: I do.
9 MEMBER LONGO: Thank you.
10 CHAIRPERSON PEDDIBOYINA: Okay, Paul.
11 Please go ahead where we can help you tonight on
12 this case.
13 MR. DETERS: Thank you. It's good to
14 see everybody again. So appreciate your
15 consideration this evening. The reason we're
16 before you tonight is Citizens Bank is asking --
17 requesting to replace the existing signage that
18 sits around their drive-thru operation. So what
19 we're before you for this evening, I put an
20 example of this here. There are four of these
21 signs. These are all -- everything that we're
22 presenting this evening is non-illuminated signs,
23 and it's just to help people discern which lane of
24 traffic to be in and what the service is in for
25 that lane as they approach the drive-thru teller

1 operation just to make sure they know it's not an
2 ATM here. This is a drive-up teller service.
3 This is all non-illuminated signage.
4 Similarly, one of the -- so that was
5 four signs. The fifth sign is something that's to
6 go right in the middle of the canopy here just to
7 identify that it's a ten-foot clearance so that if
8 somebody happens to have a moving vehicle or
9 something like that, they don't wipe out the
10 canopy, which happens quite frequently,
11 unfortunately.
12 And then the last piece before you is
13 just for their business customers on the side of
14 their building, they have a depositary mechanism
15 and they would just like to make sure that people
16 know where to put that. So there's some small,
17 very small vinyl lettering that just says Citizens
18 Business Depositary.
19 So as I mentioned, all of this is
20 non-illuminated and it's, you know -- it's just
21 slightly over what the ordinance allows, but I
22 think it's practical as you can picture too the
23 type of customers that use this type of service at
24 the bank tend to be their older customers too.
25 Just makes it a little bit easier to see that and

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1 to identify it and get into the proper lanes for
2 them. So happy to answer any questions you might
3 have.
4 CHAIRPERSON PEDDIBOYINA: Okay. Sounds
5 good. Thank you for the presentation, Paul. From
6 the city?
7 MR. HALL: Thank you, Mr. Chairman.
8 Yes. He's asking for six variances for the six
9 additional signs that he mentioned in his
10 presentation. The lighting on the signs, they're
11 going to be lights shined onto the signs? Is that
12 going to be lit at night or something?
13 MR. DETERS: There is no direct
14 lighting on any of them, it's just the ambient
15 lighting that is around there for their parking
16 lot lights and other things that they have.
17 MR. HALL: So know task lighting.
18 MR. DETERS: No task lighting.
19 MR. HALL: Okay. And just a little
20 history. He's been here a couple times before.
21 Last time he was here November. We did give a
22 variance for a four-foot increase on their
23 monument sign. With that, I have no other thing.
24 Thank you.
25 CHAIRPERSON PEDDIBOYINA: Thank you so

1 much. I appreciate it. And from the secretary,
 2 any correspondence?
 3 MEMBER LONGO: Yes. We mailed out 27
 4 notices. None were returned. There were no
 5 objections, and no approvals.
 6 CHAIRPERSON PEDDIBOYINA: Thank you so
 7 much. Any public comments? Looks like none.
 8 Okay. And looks like good presentation. And from
 9 my side, say visible to business people to deposit
 10 the sign is also needed. And I know this corner
 11 and I've traveled many times on this bank. I have
 12 no objections, and it's open to the Board. Okay.
 13 Linda, please go ahead.
 14 MEMBER KRIEGER: You're anticipating
 15 four openings at the canopy?
 16 MR. DETERS: Yes, that is correct.
 17 MEMBER KRIEGER: And then if you could
 18 go through, there's a picture with all the S1
 19 through 10, just briefly explain each one.
 20 MR. DETERS: So let's see. Seven of
 21 them are signs that were here for you this
 22 evening. Because each piece that we're presenting
 23 this evening is considered a separate sign. So
 24 the four signs that say drive-up teller, the sign
 25 that says ten-foot clearance and the sign that

1 says business depository. So there are seven of
 2 the nine signs that are on there. The other two
 3 signs are the two wall signs that are at the
 4 location.
 5 MEMBER KRIEGER: Thank you.
 6 CHAIRPERSON PEDDIBOYINA: Thank you,
 7 Linda. Any other person? Any other Board member,
 8 please? Okay. Looks like none. It's motion
 9 time. Linda?
 10 MEMBER KRIEGER: I move that we grant
 11 the variance in Case No. PZ24-0059 for Citizens
 12 Bank. The Petitioner has shown a practical
 13 difficulty including the location, the topography.
 14 That the request is based upon circumstances and
 15 features that are exceptional and unique to the
 16 property and do not result from conditions that
 17 exist generally in the city or that are
 18 self-created, including being on a corner lot and
 19 the topography with the easement for drainage.
 20 That the failure to grant relief will unreasonably
 21 prevent or limit the use of the property and will
 22 result in substantially more than mere
 23 inconvenience or inability to attain a higher
 24 economic or financial return because of
 25 directional signage necessity. And the next two

1 are not related. And the third one is -- or the
 2 last one, the grant of relief will not result in a
 3 use or structure that is incompatible with or
 4 unreasonably interferes with adjacent or
 5 surrounding properties and will result in
 6 substantial justice being done to both the
 7 applicant and adjacent or surrounding properties.
 8 It is not inconsistent with the spirit and intent
 9 of this chapter because it does not detract from
 10 the area.
 11 CHAIRPERSON PEDDIBOYINA: Thank you.
 12 Somebody can make a second.
 13 MEMBER LONGO: I second.
 14 CHAIRPERSON PEDDIBOYINA: Thank you.
 15 Secretary, roll call.
 16 MS. FLETCHER: Chairperson Peddiboyina?
 17 CHAIRPERSON PEDDIBOYINA: Yes, please.
 18 MS. FLETCHER: Member Thompson?
 19 MEMBER THOMPSON: Yes.
 20 MS. FLETCHER: Member Montague?
 21 MEMBER MONTAGUE: Yes.
 22 MS. FLETCHER: Member Longo?
 23 MEMBER LONGO: Yes.
 24 MS. FLETCHER: Member Krieger?
 25 MEMBER KRIEGER: Yes.

1 MS. FLETCHER: Member McLeod?
 2 MEMBER McLEOD: Yes.
 3 MS. FLETCHER: And Member Butler?
 4 MEMBER BUTLER: Yes.
 5 MS. FLETCHER: Thank you. Motion
 6 carries.
 7 CHAIRPERSON PEDDIBOYINA: Thank you.
 8 Good luck, Paul. I appreciate your help on this.
 9 MR. DETERS: Thank you.
 10 CHAIRPERSON PEDDIBOYINA: Okay. And
 11 today's final case PZ24-0060 (Sheetz Novi) 39471
 12 Twelve Mile Road, on the southwest corner of
 13 Twelve Mile Road and Haggerty Road, Parcel
 14 50-22-13-200-016. The applicant is requesting a
 15 variance from the City of Novi Zoning Ordinance
 16 Section 5.4.2 to allow a loading zone in the front
 17 yard (loading zones permitted in the rear or
 18 interior side yard). This property is zoned
 19 General Business (B-3). Please go ahead. Say
 20 your name and you're an attorney. Okay. Go
 21 ahead, sir.
 22 MR. LANDRY: Yes. Good evening. David
 23 Landry. I am an attorney on behalf of the
 24 applicant Sheetz. We are seeking a variance from
 25 Section 5.4.2 to allow a loading zone in the front

1 yard. Sheetz received preliminary site plan
 2 approval from the Planning Commission pending the
 3 approval of this variance from the Zoning Board of
 4 Appeals. We are proposing to construct a gas
 5 station with a convenience store at the corner of
 6 12 Mile and Haggerty Roads. Currently there's a
 7 BP gas station there. It's been there for 25
 8 years. It's our intent to raze that, remove the
 9 underground storage tanks which have been there
 10 for 25, 30 years, remediate the property, install
 11 new underground storage tanks with a new Sheetz
 12 gas station and convenience stores. The request
 13 is made because this property has two front yards,
 14 okay? Of course, the ordinance says you're
 15 supposed to have a loading zone in the side or the
 16 rear yards, but we have a front yard along 12 Mile
 17 and a front yard along Haggerty Road. The loading
 18 zone is for gasoline. The gasoline trucks have
 19 put it in underground storage tanks near the gas
 20 pumps. This will be the convenience store, the
 21 gas pumps will be here, and the loading zone we're
 22 proposing would be there. The loading zone would
 23 be completely screened by a six-foot evergreen
 24 hedge along with this landscape area that spans
 25 the corner of 12 Mile and Haggerty Roads. With

1 respect to the variance standards, physical
 2 conditions, the parcel has two front yards. Not
 3 self-created. The lot's located on a corner. A
 4 principal permitted use in a B-3 area is a gas
 5 station. We can't use it for that principal
 6 permitted use unless we're able to have the
 7 loading zone near the gas pumps. Strict
 8 compliance would prevent the property from being
 9 used as a principal permitted use. The variance
 10 is the minimum necessary. There's no adverse
 11 effect on surrounding areas. We have landscape
 12 recommended approval at the preliminary site plan
 13 from the administration. Again, because there's a
 14 six-foot hedge as well as this landscape green
 15 belt area. So we are requesting a variance from
 16 Section 5.4.2. I'm happy to answer any questions.
 17 CHAIRPERSON PEDDIBOYINA: Thank you,
 18 Mr. David. I really appreciate, and good
 19 presentation. Let's go to from the city.
 20 MR. HALL: Thank you, Mr. Chairman.
 21 Yes, he is asking for a variance for having a
 22 loading zone in the front yard setback. He is
 23 correct saying he's obviously on the corner of two
 24 major roads. We have no comments. Thank you.
 25 CHAIRPERSON PEDDIBOYINA: Thank you so

1 much. I appreciate it. Secretary,
 2 correspondence.
 3 MEMBER LONGO: So we mailed out 12
 4 notices. None were returned. There were no
 5 objections and no approvals.
 6 CHAIRPERSON PEDDIBOYINA: Okay. Public
 7 hearing, any comments? None? Okay. Mr. David,
 8 we really appreciate. I want to ask you a
 9 question about the evergreen already covered that
 10 point of the six feet, and I have no questions on
 11 that, and it's open to the Board. Okay. Linda?
 12 MEMBER KRIEGER: Considering
 13 everything, it's a very good presentation and I'm
 14 willing to support this request.
 15 CHAIRPERSON PEDDIBOYINA: Thank you.
 16 Any other Board member?
 17 MEMBER McLEOD: I guess more of a
 18 question for the city. There's a gas station
 19 currently there. Does the current entity have an
 20 exception to the rule for the loading or is this
 21 really not new?
 22 MR. HALL: This is -- I'm not sure.
 23 MS. SAARELA: I'm not sure what the
 24 layout is of the current gas station and whether
 25 they are loading the front yard. We'd have to

1 look into that.
 2 MR. LANDRY: I wish I could answer that
 3 question, but I don't know. I don't have the part
 4 of our site plan package that has the existing
 5 conditions on it. I didn't bring that. I
 6 apologize.
 7 MEMBER McLEOD: Okay. Because my
 8 assumption was the variance would go with the
 9 property, so the property is changing hands.
 10 MS. SAARELA: It may have been that
 11 this it was zoned differently at the time. That's
 12 been around for a long time. Would you say 30
 13 years?
 14 MR. LANDRY: I can shed some light on
 15 that. This particular corner is the subject of
 16 what's called a three-party agreement. If you
 17 recall, there's the BP gas station on the corner
 18 and there was what was Cooker's Restaurant right
 19 next to it and then became a Ruby Tuesday's. And
 20 in '95, I could be three years off either way, the
 21 city wanted additional property along 12 Mile Road
 22 and Grand River and Haggerty for right-of-way. So
 23 there was what's called the three-party agreement
 24 where the property owners gave the city the
 25 property to expand the right-of-way. The

1 agreement allows gas station and B-3 uses here and
 2 allowed the restaurant use. So it's sort of
 3 unique, almost like a consent judgement. It
 4 didn't come just strictly under the zoning.
 5 Recently the three-party agreement was amended to
 6 allow the former Cooker's to be a veterinary
 7 hospital, okay? So they recently did that. And
 8 when we went before the Planning Commission for
 9 his site plan approval, it was not necessary to go
 10 to the City Council for the three-party agreement
 11 because we're just exchanging one gas station for
 12 another.

13 MEMBER McLEOD: Thank you.

14 CHAIRPERSON PEDDIBOYINA: Thanks, Jay.

15 Any other Board member please? Larry.

16 MR. BUTLER: I went there to the
 17 property, took a look at it and just driving
 18 around and stuff, and I realize that the fact that
 19 trying to get there with trucks and offload there
 20 were no roads or anything to there or certain
 21 pathways. It's very difficult for them to
 22 actually get in and offload any products or
 23 anything like that. So I believe that we should
 24 consider that.

25 CHAIRPERSON PEDDIBOYINA: Thank you,

1 Larry. I appreciate it. Any other Board member,
 2 please? Looks like none. Okay. It's motion
 3 time. Clift Montague?

4 MEMBER MONTAGUE: I move that we grant
 5 the variance in Case No. PZ24-0060 sought by
 6 Sheetz Novi to allow front yard loading zone
 7 because the petitioner has shown practical
 8 difficulties in accommodation of fuel delivery
 9 vehicles. Without the variance the Petitioner
 10 will be unreasonably prevented or limited with
 11 respect to the property because in a B-3 where a
 12 gas station is acceptable, they have the need for
 13 bulk fuel delivery. The property is unique in the
 14 sense that it is a corner lot and access to the
 15 underground storage tanks need to be close to the
 16 pumping zone. Petitioner did not create the
 17 condition because the lot obviously exists on a
 18 corner where there is already a gas station, as a
 19 matter of fact. The relief granted will not
 20 unreasonably interfere with the adjacent or
 21 surrounding properties because it is adjacent to
 22 other commercial property, and as I said, it's
 23 currently a gas station. The relief is consistent
 24 with the spirit and intent of the ordinance
 25 because of the use of the property requires the

1 bulk fuel delivery and we also should note that
 2 they've done a really good job of landscape
 3 screening.

4 MEMBER KRIEGER: Second.

5 CHAIRPERSON PEDDIBOYINA: Thank you so
 6 much, Linda and Member Montague. And roll call,
 7 please.

8 MS. FLETCHER: Member McLeod?

9 MEMBER McLEOD: Yes.

10 MS. FLETCHER: Member Butler?

11 MEMBER BUTLER: Yes.

12 MS. FLETCHER: Member Krieger?

13 MEMBER KRIEGER: Yes.

14 MS. FLETCHER: Member Longo?

15 MEMBER LONGO: Yes.

16 MS. FLETCHER: Member Montague?

17 MEMBER MONTAGUE: Yes.

18 MS. FLETCHER: Member Thompson?

19 MEMBER THOMPSON: Yes.

20 MS. FLETCHER: And Chairperson
 21 Peddiboyina?

22 CHAIRPERSON PEDDIBOYINA: Yes, please.

23 MS. FLETCHER: Thank you. Motion
 24 carries.

25 CHAIRPERSON PEDDIBOYINA: Thank you,

1 Mr. David.

2 MR. LANDRY: Thank you so much.

3 CHAIRPERSON PEDDIBOYINA: I appreciate.
 4 And have a wonderful day and Happy Thanksgiving
 5 and Happy New Year.

6 MR. LANDRY: Thank you. Happy Holidays
 7 to you all. Thanks.

8 CHAIRPERSON PEDDIBOYINA: Thank you.

9 Before we adjourn, I'd like to say a couple
 10 things. Every year our City of Novi and city
 11 council members, all the city members, we have two
 12 major events conducting. One is the appreciation
 13 dinner and one more is addressing the city, those
 14 meetings. I really encourage our Board members
 15 also can sit at one table because other members
 16 are coming, other like members are coming, board
 17 members and recreation and planning people are
 18 coming except our members. So I would like to
 19 encourage, I'm not mandating, come and sit
 20 together and we can also present that way. That's
 21 one thing. And also we have before holidays we
 22 can have like a, what's that called? What is it
 23 called, Alan?

24 MS. FLETCHER: Are you talking about
 25 the Palooza, the Spring Palooza?

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1 CHAIRPERSON PEDDIBOYINA: No, no. The
 2 circus.
 3 MS. FLETCHER: Oh, the Suburban
 4 Showcase? We have the Novi Appreciation Dinner.
 5 CHAIRPERSON PEDDIBOYINA: No, no.
 6 Before the schools open.
 7 MR. HALL: Super Hero Showcase? That
 8 one?
 9 MS. FLETCHER: State Fair?
 10 CHAIRPERSON PEDDIBOYINA: State Fair.
 11 Thank you so much. State Fair also, so many
 12 people are coming, our city, different divisions
 13 people and they'll have a lot of dinner, drinks
 14 and everything. A lot of fun is going on. If you
 15 come we can meet together also. That's what I
 16 mean to say. These are the three major events.
 17 Everybody's coming except our board members, you
 18 know. Please, I'm encouraging and please come and
 19 enjoy. And before that and also before I adjourn,
 20 I would like say, and this is the 2024, I hope you
 21 did an excellent job. I'm close to every board
 22 member, and really, really thank you to everybody.
 23 And let's pray for 2025 in a good mood and good
 24 thing, and Happy Holidays.
 25 And not but not least, one of our Board

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1 members, Mr. Jay McLeod, is leaving our board.
 2 He's a wonderful person. He talks deep and good
 3 questions and good motion if he has anything. I
 4 really really thank you so much. We are missing
 5 you. And be in touch anything, you know. We love
 6 to see you in some way in the events or anything.
 7 Any Board member would like to talk on Jay a few
 8 words, that will be open to you.
 9 MEMBER MONTAGUE: It's been a pleasure
 10 with you. Stop by and watch us work. I know
 11 you'll be missing it.
 12 CHAIRPERSON PEDDIBOYINA: Thank you,
 13 member Montague. Thank you, Montague. Any other
 14 Board member, please, say a few words on Jay?
 15 MEMBER KRIEGER: All the best Jay.
 16 CHAIRPERSON PEDDIBOYINA: Thank you,
 17 Linda.
 18 MS. FLETCHER: Thank you, Jay. We
 19 really appreciate you.
 20 CHAIRPERSON PEDDIBOYINA: And thank you
 21 for the dinner, Alan and Sarah, coordinating on
 22 these things and calling you guys and really
 23 appreciate. And thank you so much, ma'am, for
 24 always my language or whatever you are typing and
 25 sometimes you are bearing with my language. I'm

1 so, so thankful to you. And our city attorney, we
 2 love her, no doubt on it. And Alan, thank you, so
 3 much, our city. And our Larry Butler. Thank you
 4 so much, Larry. And all the Board members, I
 5 really really thank you. Enjoy, and let us hope
 6 for the best 2025 and Happy Holidays. And
 7 adjourn. Any other matters before I adjourn?
 8 Okay. Thank you. Drive safe and Happy Holidays.
 9 Adjourn.
 10 (The meeting was adjourned at 7:24 p.m.)

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1 CERTIFICATE OF NOTARY
 2
 3 STATE OF MICHIGAN)
 4) SS
 5 COUNTY OF OAKLAND)
 6
 7 I, Melinda R. Womack, Certified
 8 Shorthand Reporter, a Notary Public in and for the
 9 above county and state, do hereby certify that the
 10 above deposition was taken before me at the time
 11 and place hereinbefore set forth; that the witness
 12 was by me first duly sworn to testify to the
 13 truth, and nothing but the truth, that the
 14 foregoing questions asked and answers made by the
 15 witness were duly recorded by me stenographically
 16 and reduced to computer transcription; that this
 17 is a true, full and correct transcript of my
 18 stenographic notes so taken; and that I am not
 19 related to, nor of counsel to either party nor
 20 interested in the event of this cause.
 21
 22 *Melinda R. Womack*
 23 Melinda R. Womack, CSR-3611
 24 Notary Public, Oakland County, Michigan
 25 My Commission expires: 06-22-2025

Meeting
12/10/2024

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