REGULAR MEETING - ZONING BOARD OF APPEALS  

CITY OF NOVI  

Tuesday, April 9, 2013  

Proceedings taken in the matter of the ZONING BOARD OF APPEALS, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Tuesday, April 9, 2013  

BOARD MEMBERS  

David Ghannam, Acting Chairman  

Linda Krieger  

Jeffrey Gedeon  

Brent Ferrell  

James Gerblick  

Mav Sanghvi  

ALSO PRESENT: Charles Boulard, Building Official  

Beth Saarela, City Attorney  

Coordinator: Angela Pawlowski, Recording Secretary  

REPORTED BY: Jennifer L. Wall, Certified Shorthand Reporter  

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Novi, Michigan.
Tuesday, April 9, 2013
7:00 p.m.

** ** **

MS. KRIEGER: Call to order the April Zoning Board of Appeals for the regular meeting scheduled Tuesday, April 9, 7:00 p.m.

In the absence of our chair, I'd
like to call for an alternate chair to function. If anyone would be interested.

MR. SANGHVI: May I proposed Mr. Ghannam's name.

MR. GERBLICK: I will second that.

MS. KRIEGER: We have a motion on the table. All in favor for Member Ghannam to act as chair.

THE BOARD: Aye.

CHAIRMAN GHANNAM: Welcome to the Zoning Board meeting.

First thing we are going to do is the Pledge of Allegiance. If everybody would please stand.
(Pledge of Allegiance recited.)

CHAIRMAN GHANNAM: First is the roll call, so Ms. Pawlowsk, can you please call the roll.

MS. PAWLOWSKI: Member Gedeon?

MR. GEDEON: Here.

MS. PAWLOWSKI: Member Gerblick?

MR. GERBLICK: Here.

MS. PAWLOWSKI: Member Ghannam?

CHAIRMAN GHANNAM: Here.

MS. PAWLOWSKI: Chairman Ibe is absent excused.

Member Krieger?

MS. KRIEGER: Here.

MS. PAWLOWSKI: Member Sanghvi?
MR. SANGHVI: Here.

MS. PAWLOWSKI: Member Skelcy is absent.

Member Ferrell?

MR. FERRELL: Here.

CHAIRMAN GHANNAM: Next we -- as you can tell, we have a six members here. It is not a full board, but we will have six members here deciding your case. The rules are in the back, if anybody is interested in reading them. I'll go over a few of them.

When you're called to the podium for your case, please approach, make sure the microphone is on and you speak to the microphone, and spell your name and state your name very clearly for our record.

If anybody has any cellphones or pagers, please turn them on silent or off so it's not disruptive.

At this point, we are going to approve, or at least consider the agenda. Is there any other changes to the agenda other than what's stated?

MS. PAWLOWSKI: Yes, there are. No. PZ13-0014, has been asked to be postponed until the May 14th meeting.

CHAIRMAN GHANNAM: Okay. And do we need a motion to adjourn that?

MS. SAARELA: You can do a
motion.

CHAIRMAN GHANNAM: Can we do a voice vote on that?

MS. SAARELA: You can.

CHAIRMAN GHANNAM: All in favor of -- first of all, I'd like to entertain a motion to adjourn Case PZ13-0013 (sic.) to the next meeting in May.

MR. SANGHVI: So moved.

MS. KRIEGER: Second.

CHAIRMAN GHANNAM: All in favor say aye.

THE BOARD: Aye.

CHAIRMAN GHANNAM: Any opposed?

(No audible responses.)

CHAIRMAN GHANNAM: Seeing none, that particular case has been adjourned for one month, until the May meeting.

Any other changes to the agenda?

MS. PAWLOWSKI: No.

CHAIRMAN GHANNAM: With change, I entertain a motion to approve the agenda as amended.

MR. SANGHVI: So moved.

MR. GERBLICK: Second.

CHAIRMAN GHANNAM: All in favor say aye.

THE BOARD: Aye.

CHAIRMAN GHANNAM: Any opposed?

(No audible responses.)
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CHAIRMAN GHANNAM: Seeing none
our agenda is approved.

And we will go to the minutes.
What we have in our packets is the minutes
for the February 12, 2013 meeting.
We will consider that at this
point.

Is there any changes to that
particular minutes or transcript? Anybody?
(No audible responses.)
CHAIRMAN GHANNAM: If there is
none, I will entertain a motion to approve
the February 12, 2013 minutes.

MR. GERBLICK: So moved.

MS. KRIEGER: Second.

CHAIRMAN GHANNAM: All in favor
of approving those minutes say aye.

THE BOARD: Aye.

CHAIRMAN GHANNAM: Any opposed?
(No audible responses.)
Seeing none, these minutes are
approved.

CHAIRMAN GHANNAM: And we will
move onto our first item for this evening.
Case No. PZ13-0014 (sic.) for
26401 Novi Road, Qdoba Mexican Grill. Is
that applicant here? Please step forward,
sir. That's No. 14. We tabled 13, isn't
that accurate? We just tabled No. 13?
MR. BOULARD: It was PZ13-0014.

MR. GERBLICK: That's the one.

So we go to the next one.

CHAIRMAN GHANNAM: I apologize.

My apologies.

Number one has been adjourned.

So it's Case No. PZ13-0015, 21050 Haggerty Road, McDonald's.

Sir, please step forward. State your name for the record.

MR. MARTIN: My name is Frank! Martin, M-a-r-t-i-n. I'm the architect for McDonald's with Dorchin, Martin Associates.

CHAIRMAN GHANNAM: Please raise your hand and be sworn by our secretary.

MS. KRIEGER: In Case No. PZ13-0015, do you swear or affirm to tell the truth?

MR. MARTIN: I do.

CHAIRMAN GHANNAM: Please proceed, sir.

MR. MARTIN: McDonald's has gone through the preliminary site plan approval process to rebuild an existing McDonald's restaurant that's on Haggerty Road.

McDonald's restaurant has been there probably 30 years, and this one has been scheduled to be reconstructed, which means essentially raise the building and put one of the newer buildings on.
So we developed a site plan and presented it to the planning department and went before the planning commission.

This particular -- important thing is that this particular McDonald's is going to be a lead building, it will be only the third lead building that McDonald's will have in the United States, which is a company owned store.

So everyone is very excited about the opportunity of having that lead building and having it in Novi. We are working with the planning department relative to materials that meet lead requirements, and we, I believe, have that all resolved, so we are preparing to go for final site plan approval.

The two issues that we are faced with in terms of our ZBA request are, number one, the location of the trash corral.

As you saw in your packet, the trash corral, by ordinance, is to be located in the rear yard.

We have a 40 feet wide M.D.O.T. utility easement that runs the very back of our property. You have, I think, a site plan. I also can put on the -- can I put something --

CHAIRMAN GHANNAM: You can.

MR. MARTIN: As you can see at the rear of the property, the 40 foot line is
right here (indicating).
I have positioned our trash
corral in the upper right-hand corner, as
close to that 40-foot line as I could
probably locate it and not interfere with a
parking space. In fact, the trash corral is
behind the building.

As you can see, the location of
the building, we positioned it to the rear
of -- it is as far back as possible, it
happens to be in a side yard, and we have
nowhere else to put that particular trash
corral.

The present trash corral in the
existing McDonald's also is located missing
that particular easement, which is most
likely because of that having been a
requirement, so that is our first -- that is
our first request, is to be granted that as a
hardship simply because we have nowhere else
to put it on the site and this is as far back
as we can possibly place it.

That particular trash corral as
all the trash corrals that we are involved
with with McDonald's will be a masonry, a
brick trash corral that will match the
building. It will have gates on it, and it
will, I think, be in a position that will not
be an objection in terms of traveling down
Haggerty Road.
The second item that we have is the loading zone being located in the front yard. I'm going to point to where that would be (indicating).

That loading zone is kind of a duel function zone. It's acting as part of our stacking, for our double drive-thru, we have a side-by-side drive-thru. That side-by-side drive-thru, if you haven't been through one of these in the newer stores, it's actually two ordering positions that start with one lane spread around, order and then come together to pay.

This is a much more efficient way of handling the guests at the McDonald's. Majority of McDonald's business is through the drive-thru, so this is an important feature.

The loading zone that the drive-thru stacking utilizes also is used by the delivery truck to deliver to the site three times a week. There are three deliveries a week to the McDonald's that last about 45 minutes each. And at this particular store, since this is -- there is an existing store there, the deliveries occur at 2:00 to 3:00 in the morning. So essentially the loading and -- the loading of the store with goods and only one truck comes that delivers everything but
buns, so to speak. They come on pallets, they're having a new delivery system which is palletized. The delivery driver brings the pallets within the store, and then the crew takes them apart. That's why the truck is only there about 45 minutes.

So in terms of the loading zone, compared to a loading zone with a factory or a distribution plant, where trucks are constantly coming and going throughout the day, this is three times a week for 45 minutes, in hours that are not prime time.

The fact that we have a -- the side-by-side located at the end of this loading zone, allows that drive-thru lane on the outside, this one, to be utilized even if the truck is there and someone utilizes the drive-thru, because this is 24 hour drive-thru.

So typically the McDonald's buildings, as you know, are located on the site perpendicular to the road, but because of the site configuration here, and the effectiveness and the design of the side-by-side, it was impossible to make that work on this site, so we have to have this particular design.

I brought along a photograph of a
similar building. That particular photograph is of the non-drive-thru side. And I'll point out where the loading zone is here (indicating). And that is essentially the loading zone and the stacking lane.

The delivery doors, two man doors that are -- one going into the freezer cooler and the other one goes into the dry storage area.

And I have more of these photos, if you need a closeup of them, but I'd love to answer any questions, if you have any.

CHAIRMAN GHANNAM: Thank you, sir. One thing I forgot is if there is anybody in the audience who would like to make a public comment on a case that's not pending before the board tonight, is there anybody who would like to make any comment?

(No audible responses.)

CHAIRMAN GHANNAM: Seeing none, I'll close that portion.

Now I'm going to ask if there anybody who has a public comment on this particular case. If so, please raise your hand.

(No audible responses.)

CHAIRMAN GHANNAM: Seeing none, then I will close the public remarks section on this case.

I'll just ask our secretary to
read any correspondence into the record.

MS. KRIEGER: In Case No. PZ13-0015, 14 were mailed, zero returned. That's it.

CHAIRMAN GHANNAM: Any comments?

MR. MARTIN: I'm going to make -- if I could, a McDonald's construction engineer is here to answer any pertinent questions about the McDonald's.

CHAIRMAN GHANNAM: I appreciate that. Thank you, sir.

Is there any comments or questions by the city?

MS. SAARELA: I have none.

MR. BOULARD: I'll just stand by for questions.

CHAIRMAN GHANNAM: I'll now open it up to the board for discussion, if anybody has any questions or comments?

Member Sanghvi?

MR. SANGHVI: What kind of traffic do you expect at 2:00 a.m. over there?

MR. KAZARIAN: My name is Michael! Kazarian, K-a-z-a-r-i-a-n.

CHAIRMAN GHANNAM: Raise your hand and be sworn by our secretary.

MS. KRIEGER: In Case No. PZ13-0015, do you swear or affirm to tell the truth?
MR. KAZARIAN: I do.

And the question was, what kind of traffic do we expect at 2:00?

MR. SANGHVI: What kind of traffic do you expect to have at 2:00 when you are going to have the loading going on?

MR. KAZARIAN: Just for the record, we will try and push that actually. Sometimes it shows up at 3:00, so we do get some traffic, trails in about somewhere between 12:00 and 2:00, 12:00 and 1:30, which is why we typically push our deliveries closer to the 3:00 mark.

We are looking for a percentage of traffic based on a 24 hour period. I don't have that kind of data.

As Mr. Martin had mentioned, I'm on the construction side, but certainly the majority, as Mr. Martin mentioned, 72 percent of our business goes to the drive-thru. And typically at a McDonald's probably 94 percent of our business is somewhere between breakfast and dinner, so we do get some late hour customers, it's more of a convenience thing, more than anything else.

MR. SANGHVI: Thank you, sir.

CHAIRMAN GHANNAM: Anybody else?

Member Krieger?

MS. KRIEGER: For the McDonald's that's at the Twelve Oaks, Ring Road, has
there ever been any issues? It looks like they're renovated, so either one of you could speak to that. It looks like there has not been any -- every time I have been through there, so I don't really have an issue with the site.

MR. KAZARIAN: The Novi McDonald's at Twelve Oaks Mall was rebuilt actually. We tore that one down and rebuilt that one. I don't -- that was probably close to three years ago, three years ago now. Could be maybe four.

At any rate, to answer your question with regards to issues, the only issue, which isn't necessarily an operational issue that we have there, is similar to this site, that site was not deep enough to have the side-by-side drive-thru. So actually at that location, we have what we call a tandem, so it's still two order points, but one car is in front of the next. We don't recommend that. Sometimes, we have to, based on site constraints, but with regard to the site circulation and operations during deliveries and things like that, I had not experienced any issues there.

I haven't really heard of anything. We haven't received any letters from the city with regards to problems on the site, you know, as far as lunchtime -- when
it's associated with deliveries. You know, I can't tell you what kind of traffic it gets during the lunch period. I don't know what time they get their deliveries.

All I can tell you is we don't know of any issues that we have had out there.

MS. KRIEGER: Thank you.

CHAIRMAN GHANNAM: Member Ferrell?

MR. FERRELL: Had a question, the whole inside, is it going to be reconfigured or is it going to be similar to how the store is now?

MR. KAZARIAN: The building itself is actually -- this particular site is not a remodel. This will be torn down and completely be rebuilt.

MR. FERRELL: From ground up?

MR. KAZARIAN: From ground up. This site currently sits facing the existing McDonald's. This site, as you can see, the existing building is more of a square. The floor plan that you received, that we are proposing is more of a rectangle, so this particular building as it sits today, faces Haggerty.

We are basically going to be rotating the building, but essentially to answer your question, the entire building is...
going to be torn down. We will have new
footings, new site engineering, new store,
basically all the plumbing, electrical,
everything is going to be brand new. We are
starting basically fresh.

MR. FERRELL: I'm okay with the
trash corrals where they're at.

Just a question with the loading
zone. How come it couldn't be configured to
have it in the back? Is there any particular
reason for that?

MR. KAZARIAN: It's more of how
the building itself sits. So in order to
rotate the loading zone to the other side,
the side that the loading zone is on,
obviously for ease of delivery, and in order
to get the delivery truck on and off, you
want the delivery zone unloading right there
where your doors are, so on that side of the
building, you may or may not see it. There
is a door there and a door there
(indicating). Those two doors, one goes
directly into our walk-in box, it's a
four-foot wide door, that goes directly into
the walk-in, the other one goes directly to
our dry storage area.

So basically you're 10 feet from
the loading zone.

In some cases, when we're in
warmer states, where they don't have weather like we have, on occasion the loading zone will be elsewhere in the lot, and they're able to get pallet delivery and they can get it across the parking lot.

In cases like Michigan, you know, I mean we're dealing with weather, snow, everything else, we can't get those pallets across the parking lot.

In this case, if we had it elsewhere in the parking lot, we may have issues with the amount of parking spaces that we could get on site, so the way it's set up now, it's a dual -- like Mr. Martin said, it's a dual use. It's being used not only as a loading zone, but we are also -- when we are not loading, using it as part of our drive-thru lane.

MR. FERRELL: Thank you.

CHAIRMAN GHANNAM: Also in terms of my comments, I have no problem with this as you have proposed. We did something very similar to the Taco Bell that's nearby you. I know it was torn down, rebuilt, given the space you have, you have new standards and so forth, I know they needed some variances and this seems to be pretty similar to that, so I have no problem with this.

Anybody else have any comments or questions?
If not, I will entertain a motion.

Member Gerblick?

MR. GERBLICK: In Case No. PZ13-0015, 21050 Haggerty Road, I move that we approve the variances as requested, as these variances, there are no unique circumstances or physical conditions of the property, such as narrowness, shallowness -- there are unique circumstances, such as the 40 feet easement at the rear of the property. In addition, these variances are not self-created, strict compliance with regulations governing setback, area, other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome. Again, due to the size and shape of the lot.

The requested variance is the minimum variance necessary to do substantial justice to the applicant, as well as other property owners in the district. The requested variance will not cause an adverse impact to surrounding properties, property values or the use and enjoyment of the property in the neighborhood or zoning district.

MR. SANGHVI: Second.
CHAIRMAN GHANNAM: Seeing a motion and second, any further discussion? (No audible responses.)

CHAIRMAN GHANNAM: Seeing none, Ms. Pawlowski, can you call the roll.

MS. PAWLOWSKI: Member Gedeon?

MR. GEDEON: Yes.

MS. PAWLOWSKI: Member Gerblick?

MR. GERBLICK: Yes.

MS. PAWLOWSKI: Chairman Ghannam?

CHAIRMAN GHANNAM: Yes.

MS. PAWLOWSKI: Member Krieger?

MS. KRIEGER: Yes.

MS. PAWLOWSKI: Member Sanghvi?

MR. SANGHVI: Yes.

MS. PAWLOWSKI: Member Ferrell?

MR. FERRELL: Yes.

MS. PAWLOWSKI: Motion passes six to zero.

CHAIRMAN GHANNAM: Congratulations.

MR. KAZARIAN: Thank you very much.

MR. MARTIN: Thank you.

CHAIRMAN GHANNAM: Next on the agenda is item number three, Case No. PZ13-0016, 27500 Novi Road, Cheesecake Factory.

Sir, how many people will be speaking tonight?
MR. DETERS: Two.

CHAIRMAN GHANNAM: If both, whoever the speakers are going to be, can raise your right hands and be sworn by our secretary.

MS. KRIEGER: State your names, please, and spell your last names.

MR. DETERS: My name is Paul Deters, D, as in David, e-t-e-r-s. I’m with Metro Detroit Signs.

MR. FERRIS: Tracy Ferris, F-e-r-r-i-s, with Cheesecake Factory, construction.

MS. KRIEGER: In Case No. PZ13-0016, do you swear or affirm to tell the truth?

MR. DETERS: Yes.

MR. FERRIS: Yes.

CHAIRMAN GHANNAM: Please proceed.

MR. DETERS: Thank you for considering our case this evening.

As you may know, Cheesecake Factory is undergoing construction to open their first store in Michigan. We are very excited to be here, and we are excited to work on the project. We have submitted some applications for signage already through the building department and have received approval for what they would consider their
However, what we would like to do this evening is have you consider a second sign request that we have in light of a few different factors.

One, this site is critical to help the Cheesecake Factory establish their brand in Michigan. And a number of people don't really know a lot about them or what their offerings are.

They happen to be going into an area that does not have visibility from any of the public thoroughfares.

So maybe you see a little bit of it right now from Twelve Mile Road, but once the foliage comes in, there really won't be much visibility.

So what we are hoping this evening is to be able to get an approval for the secondary sign which will allow traffic that they're looking to attract, which will primarily be going around the perimeter road of the mall to be able to identify where they're located, and what some of their offerings might.

We think that the sign that's proposed here is very in scale with what the building is, in fact, most of the letters,
you know, the majority of the letters are only 16 inches. It just had happens to be that here is a real large C and a real large F that are part of their logo.

We have a couple of pictures here, and Tracy is going to put these up to give you an idea.

To give you an idea of what the building will look like, they're undergoing a pretty serious facade renovations right now, and Tracy can probably address any of those, and some of the branding they have done in other markets, if you might have some concerns about what we are proposing here this evening.

CHAIRMAN GHANNAM: Thank you, sir. Is there anybody in the public who would like to make a comment about this particular case?

(No audible responses.)

CHAIRMAN GHANNAM: Seeing none, I will close the public remarks section and ask our secretary to read any correspondence.

MS. KRIEGER: In Case No. PZ13-0016, 42 were mailed, five returned, one approval, zero objections.

The approval is "I see no problem with this sign", from Bruce Lloyd property manager of the Novi office center. That's it.
CHAIRMAN GHANNAM: Thank you.

Any comments from the city?

MS. SAARELA: I have none.

MR. BOULARD: Nothing to add.

CHAIRMAN GHANNAM: I will open it up to the board for discussion. Any questions?

Member Sanghvi?

MR. SANGHVI: Do we have permission from the Taubman --

MR. BOULARD: Yes. On the second page of the application, you will see a signature of Laura Cunningham. She is their current tenant coordinator.

MR. SANGHVI: Thank you. I have no other questions.

CHAIRMAN GHANNAM: My own personal opinion. I have no problem with this. I understand the -- what you call it, the requirements of chain restaurants and their logos and so forth. I'm very familiar with this space. I've been there many times. I say thank you for coming, in my opinion.

But I think it's appropriate given the size of this particular location, so I have no problem with it.

Anybody else? Any comments, concerns? If none, I will entertain a motion.

MR. GEDEON: I will take it.
CHAIRMAN GHANNAM: Member Gedeon.

MR. GEDEON: In Case No.
PZ13-0016, 27500 Novi Road, Cheesecake Factory I move to approve the variance as requested.

The request is based on circumstances or features that are exceptional and unique to the property and do not result from conditions that exist generally in the city or that are self-created.

Specifically this restaurant is going into a large multi-tenant facility, and there is low visibility of this particular space from the main roads, and with respect to the size of the sign, there is significant amounts of white space which reduces the -- you know, the actual visual space taken up by the letters.

The failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than a mere inconvenience or inability to attain a higher economic or financial return. The grant of relief will not result in a use of structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding

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properties, and is not inconsistent with the spirit of the ordinance.

MR. FERRELL: Second.

CHAIRMAN GHANNAM: Seeing a motion and a second, any further discussion?

I just had one comment. Can we -- if we grant this, this would be, in a sense unlimited, regardless of the tenant, I presume and we can limit this to the tenant?

MS. SAARELA: Yes.

CHAIRMAN GHANNAM: I will just ask to amend that we grant this, but we limit it to this tenant, so long as it's there. If that's okay with the movement and the second?

MR. GEDEON: I think the factors might be applicable to future tenants as well, but I'm happy to amend that, notwithstanding.

MR. FERRELL: I second that.

CHAIRMAN GHANNAM: Any further discussion?

(No audible responses.)

CHAIRMAN GHANNAM: Seeing none, Ms. Pawlowski, can you call the roll.

MS. PAWLOWSKI: Member Gedeon?

MR. GEDEON: Yes.

MS. PAWLOWSKI: Member Gerblick?

MR. GERBLICK: Yes.

MS. PAWLOWSKI: Chairman Ghannam?

CHAIRMAN GHANNAM: Yes.
MS. PAWLOWSKI: Member Krieger?

MS. KRIEGER: Yes.

MS. PAWLOWSKI: Member Sanghvi?

MR. SANGHVI: Yes.

MS. PAWLOWSKI: Member Ferrell?

MS. SKELCY: Yes.

MS. PAWLOWSKI: Motion passes six to zero.

CHAIRMAN GHANNAM:

Congratulations.

MR. DETERS: Thank you.

CHAIRMAN GHANNAM: Next on the agenda is other matters. And one of them that we have listed is election of officers. It's that time of the year.

So at this point what we do is simply take nominations, is that correct?

MS. SAARELA: Yes.

CHAIRMAN GHANNAM: We don't do it in any particular order, do we?

First I think we should start with secretary. If anybody has any nominations for secretary, we will entertain that.

We are missing two members, Member Ibe and Member Skelcy, but I know Member Ibe knew he would not be here this month.

MS. SAARELA: Do we have
knowledge that either of them wants to be secretary?

CHAIRMAN GHANNAM: I don't in particular. Anybody have any knowledge whether they want to be secretary?

MR. SANGHVI: I was going to propose Member Gedeon.

CHAIRMAN GHANNAM: Member Gedeon has been nominated. Anybody second that?

I will second that.

Any other nominations for secretary?

(No audible responses.)

CHAIRMAN GHANNAM: Mr. Gedeon, do you accept the nomination of secretary?

MR. GEDEON: Sure, I will accept that.

CHAIRMAN GHANNAM: Any other nominations for secretary?

(No audible responses.)

CHAIRMAN GHANNAM: I will close them at this point and have -- voice votes are okay?

MS. SAARELA: Yes.

CHAIRMAN GHANNAM: All in favor of Member Gedeon being secretary say aye.

THE BOARD: Aye.

CHAIRMAN GHANNAM: Any opposed?

(No audible responses.)

CHAIRMAN GHANNAM: Seeing none, Page 28
congratulations, Member Gedeon, you are our secretary for this upcoming year.

Next we will entertain a motion for vice chairman.

Any nominations for that?

MR. SANGHVI: Nominate Ms. Krieger for that.

CHAIRMAN GHANNAM: Member Krieger. Any second to that?

MR. GEDEON: I will second that.

CHAIRMAN GHANNAM: Seeing a motion and a second, Member Krieger, do you accept that nomination?

MS. KRIEGER: Sure.

CHAIRMAN GHANNAM: Any other nominations for vice chair?

(No audible responses.)

CHAIRMAN GHANNAM: Seeing none, I will close that and ask for a voice vote.

All in favor of Member Krieger being vice chair say aye.

THE BOARD: Aye.

CHAIRMAN GHANNAM: Any opposed?

(No audible responses.)

CHAIRMAN GHANNAM: Seeing none, congratulations, Member Krieger, you are our new vice chair.

Now for chairman. I will entertain nominations for that.

MR. SANGHVI: I was going to
nominate Ms. Skelcy, but she is not here. And I don't know whether it's appropriate to
do it in her absence.

MS. SAARELA: Well, doesn't say
she can't be nominated because she is absent.
If we have knowledge that she wants to be
nominated and would accept the nomination, we
could go ahead with that. I guess if we came
to find out she didn't want to be, we could
redo it at the next --

CHAIRMEN GHANNAM: We can do it
that way.

MS. SAARELA: Yeah.

MR. SANGHVI: Can we nominate her

with the provision that she needs to accept
it?

CHAIRMEN GHANNAM: I think we can
nominate and approve it, if everybody is in
agreement, or the majority is in agreement,
but if for some reason she is not interested
next month, we could renominate someone else
to be the chair. Does that make sense?

MS. SAARELA: We could.

MR. SANGHVI: I nominate
Ms. Skelcy for the chairmanship.

MR. GERBLICK: I will second
that.

CHAIRMEN GHANNAM: Seeing a
nomination and a second. Any other
nominations to be chair for next year? By
all means, if anybody wants to nominate
themselves, they could.
(No audible responses.)
CHAIRMAN GHANNAM: Seeing no
other nominations, we will take a voice vote.
All in favor of Member Skelcy
being our next chair say aye.
The Board: Aye.
CHAIRMAN GHANNAM: Any opposed?
(No audible responses).
CHAIRMAN GHANNAM: Seeing none,
Member Skelcy is our new chairperson, subject
to her -- hopefully her confirmation.
Is there any other matters other
than the election of officers?
MR. BOULARD: No.
CHAIRMAN GHANNAM: Nothing else.
I will entertain a motion to adjourn.
MR. SANGHVIL: So moved.
MR. GEBLICK: Second.
CHAIRMAN GHANNAM: Seeing a
motion and second, all in favor say aye.
The Board: Aye.
CHAIRMAN GHANNAM: Any opposed?
(No audible responses).
CHAIRMAN GHANNAM: Seeing none,
we are adjourned.
(Meeting was adjourned at 7:35 p.m.)
** ** **
STATE OF MICHIGAN  
)         ss.  
COUNTY OF OAKLAND  

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

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

IN WITNESS THEREOF, I have hereunto set my hand at the City of Walled Lake, County of Oakland, State of Michigan.

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