REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

February 9, 2016

Proceedings taken in the matter of the ZONING BOARD OF APPEALS, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Tuesday, February 9, 2016

BOARD MEMBERS

Cindy Gronachan, Chairperson
Brent Ferrell, Secretary
Linda Krieger
David Byrwa
Jonathan Montville
Mav Sanghvi

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, February 9, 2015

7:00 p.m.

** ** **

CHAIRPERSON GRONACHAN: Calling the February 9 Zoning Board of Appeals meeting to order.

Would you please rise for the Pledge of Allegiance.

Ms. Ramsay, will you please call the roll.

MS. RAMSAY: Member Ferrell?

MR. FERRELL: Here.

MS. RAMSAY: Member Krieger?

MS. KRIEGER: Present.

MS. RAMSAY: Member Sanghvi?

MR. SANGHVI: Here.

MS. RAMSAY: Member Byrwa?

MR. BYRWA: Here.

MS. RAMSAY: Member Montville?

MR. MONTVILLE: Here.

MS. RAMSAY: Member Reichert is absent, excused.

And Chairperson Gronachan?
CHAIRPERSON GRONACHAN: Here.

In the back of the auditorium there are a list of rules and that the Zoning Board of Appeals follows.

And I would like to ask everyone at this time to please shut off their cellphones during the meeting.

The next thing would be for any changes in the agenda for this evening.

Ms. Ramsay?

MS. RAMSAY: The first case is postponed until the March 15, 2016.

CHAIRPERSON GRONACHAN: That's Case No. PZ15-0045 is postponed until March 15.

MS. RAMSAY: Correct.

CHAIRPERSON GRONACHAN: Thank you. With that change, all those in favor of the agenda as it stands say aye.

THE BOARD: Aye.

CHAIRPERSON GRONACHAN: Any opposed?

(No audible responses.)

CHAIRPERSON GRONACHAN: None opposed. The agenda has been approved.
Review of the minutes for
December 8 and January 12.

Are there any changes in the
minutes of those two?

Member Krieger?

MS. KRIEGER: Yes, for January
page 113, line nine, the unintelligible is
Wayne Wrobel, our council member.

CHAIRPERSON GRONACHAN: Anything
else?

Seeing that change, with that
change, other -- seeing none, all those in
favor of the minutes with that change, say
aye.

THE BOARD: Aye.

CHAIRPERSON GRONACHAN: None
opposed. The minutes for December 8 and
January 12 have been approved with that one
change.

At this time, if there is
anyone in the audience that wishes to make
comment other than what is before the board
this evening, can do so now and come to the
podium and state their concerns.

If there are none, we will
move right into the meeting.

Seeing none, we will go to

Case PZ15-0047, Robert Callison Architecture
on behalf of Nordstrom Rack.

Is the petitioner here? Come

on down to the podium.

MR. MONTVILLE: Madam Chair, may I?

CHAIRPERSON GRONACHAN: Yes.

MR. MONTVILLE: I'd just like to

point out to my fellow board members, the

applicant is a colleague of mine from

college. There is no business or financial

relationship that we have.

I just wanted to point out

that he's a former friend and colleague.

CHAIRPERSON GRONACHAN: Okay.

Seeing that, Member Montville will not be

recusing himself this evening.

Thank you for that, Member Montville.

Are you Mr. Callison?

MR. MEININGER: No. My name is Cary Meininger. I'm with Nordstrom store design and Rob Ryan is with Callison. He's
our architect.

CHAIRPERSON GRONACHAN: So all three of you giving testimony this evening?

MR. MEININGER: Well, we certainly can. This is Ross Gallentin from Ramco Gershenson.

CHAIRPERSON GRONACHAN: Why don't you come on down, gentlemen, so we can swear you in.

None of you are attorneys?

MR. RYAN: No.

MR. MEININGER: No.

MR. GALLENTIN: No.

CHAIRPERSON GRONACHAN: Would you please state your names for the record first, and then we will swear you in.

MR. RYAN: Robert Patrick Ryan.

MR. MEININGER: Cary Meininger, M-e-i-n-i-n-g-e-r.

MR. GALLENTIN: Ross Gallentin, G-a-l-l-e-n-t-i-n.

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

MR. MEININGER: Yes.
MR. RYAN: Yes.

MR. GALLENTIN: Yes.

CHAIRPERSON GRONACHAN: Please proceed.

MR. MEININGER: So, like I said, I'm the representative of Nordstrom store design.

We're here to, I guess, talk to you guys and explain the fact that Nordstrom is excited to come to Novi and open up a retail store.

And you know, we want to, you know, do a great business here in the city and we are requesting, you know, signage on our store front and on the west and north elevation of our building, and hopefully we were able to provide you guys with color renderings and descriptions of what we're doing and hopefully we can get that approved.

CHAIRPERSON GRONACHAN: Do you have your renderings with you this evening?

MR. MEININGER: I do have a hard copy with me, yes.

CHAIRPERSON GRONACHAN: If you wouldn't mind putting it up on the overhead
so the people that are at home can see it as well, if you don't mind. Thank you.

So I understand that you're looking for 189 square feet on the east elevation. The building in front of -- the picture in front of us now faces the east elevation?

MR. MEININGER: That's correct.

CHAIRPERSON GRONACHAN: And you're also looking for an additional wall sign of 65.5 square feet on the north and west elevations of the store.

MR. MEININGER: That's correct.

CHAIRPERSON GRONACHAN: You're only allowed one. That's what the challenge is for tonight?

MR. MEININGER: Yes.

CHAIRPERSON GRONACHAN: Do you have anything else to offer, gentlemen?

MR. MEININGER: You know, this store front elevation is a rack logo. You know, the ACM. The big box, the lettering is residing on a metal finished detailed sign that is synonomous with The Rack stores across the nations. It's considered a
company logo.

You know, the other two elevations are -- they're smaller and, you know, for retailers, you know, exposure and being able to be seen, you know, it's a huge -- it's a huge element for a retailer. And I know that I'm always challenged as I go across the country building stores that, you know, the merchants are always saying, where is our signage, you know, how come we are not there, how come we are not here, and can we see that the idea is to be seen, you know, as much as they can.

CHAIRPERSON GRONACHAN: Okay. Is there anyone -- anything else, gentlemen, that you would like to add?

MR. GALLENTIN: Ross Gallentin, Ramco Gershenson.

One thing to keep in mind is Nordstrom Rack store, how far off it is Novi Road. It's not right up against it. We are not 50 feet off. We're close to 1,000 feet back. If you look at Gander Mountain that was done and got the variance for the big signs back and front.
So it's really important for us people to know where Nordstrom Rack is off of Novi Road. Therefore, that's one of the reasons we are asking for the signage on the size.

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

(No audible responses.)

CHAIRPERSON GRONACHAN: Seeing none, Mr. Secretary is there any correspondence?

MR. FERRELL: Yes, Madam Chair. Seventeen letters sent, zero letters returned, zero approval letters received, zero objection letters received.

CHAIRPERSON GRONACHAN: Building department?

MR. BOULARD: Nothing to add, other than the fact that I did have a conversation with the gentlemen regarding the requirement for the mock sign. And due to the face there was no building to put it on, they provided the color rendition and substitute.
Other than that, I will stand by for questions. Thank you.

CHAIRPERSON GRONACHAN: I noticed that when I went out. Thank you.

Board members?

MR. BYRWA: I got a question.

Are these going to be illuminated signs?

MR. MEININGER: Yes, sir, LED illuminated.

MR. BYRWA: I think the size is a good size. It's probably less than 10 percent of the overall elevation of the building. You're not overpowering the building with signage. I would be voting for it. It looks good.

CHAIRPERSON GRONACHAN: Anyone else?

MR. MONTVILLE: Madam Chair, if I could?

CHAIRPERSON GRONACHAN: Yes, Member Montville?

MR. MONTVILLE: For the additional size of the 189 square feet, it seems like a good amount for professional due diligence went in to come up with that
number.

Can you spend a second or two
to give us some bullet points on where you
got 189, why you didn't want to go
potentially smaller or bigger?

MR. RYAN: I can help with that.

So the answer to that
question, is the ribbons you see that goes
vertically right where the Rack is, is the
Rack sits square between the ribbons and
whatever that is, it pulls and stretches to
make it just the 189.

MR. MONTVILLE: Thank you. I
appreciate that.

Given the visibility of the
west point of the building, Donaldson Drive,
I have no problem with the variance that they
have requested at this point.

CHAIRPERSON GRONACHAN: Thank
you. Anyone else for comment?

Would the board like to
entertain a motion?

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

CHAIRPERSON GRONACHAN: Go ahead,
Member Montville.

MR. MONTVILLE: In Case PZ15-0047, submitted by Nordstrom Rack, specifically, Robert Ryan on behalf of Callison Architecture, the architect on the project, I move that we grant the variances sought by the petitioner for the following reasons: The signage and the size of the 189 square feet on the east side of the building is required in order to get proper visibility for the business, a smaller sign would potentially have a negative economic impact for the business. Additionally, to the north and west exposures of the building.

There is a unique aspect of this particular unit, within the development, having that exposure, which is a unique circumstance relative to the other tenants within the building.

The relief is consistent with the spirit of the ordinance, given the due diligence and professionalism that would go into the signs and they are the minimum size for the requested variance, as reflected by the applicants and the process they put into
the design of the three signs.

So with that said, I move that we grant the variances as requested.

MS. KRIEGER: Second.

CHAIRPERSON GRONACHAN: It's been moved and seconded. 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 Krieger?

MS. KRIEGER: 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. Your variance has been granted. Good luck and welcome to Novi.

MR. MEININGER: We are excited.

CHAIRPERSON GRONACHAN: We are excited to have you. When will you be open?

MR. MEININGER: September 1st.

CHAIRPERSON GRONACHAN: Moving right along.

Our second case of the evening, Infinity of Novi. Case No. PZ15-0049.

Stanley Tkacz, I believe, of Studio Design on behalf of Infinity of Novi, 24355 Haggerty Road, west of Haggerty and south of Grand River.

The applicant is requesting a variance for the City of Novi to allow installation of additional signage in form of a five foot square foot brand sign on the three existing wall signs. Each are currently approved and installed through a previous variance, previous ZBA cases for signage.
Good evening. And you are?

MR. TKACZ: Good evening, ladies and gentlemen.

I am Stanley Tkacz, Studio Design, representing the Suburban Collection here this evening as related to the request for the sign variance.

CHAIRPERSON GRONACHAN: Would you please spell your last name and be sworn in by our secretary.

MR. TKACZ: T, as in Tom, K as in kangaroo, A, as in apple, C as a Charlie, Z as in zoo loo.

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

MR. TKACZ: Yes, sir.

MR. FERRELL: Go ahead and proceed.

MR. TKACZ: I believe you have in front of you a little brochure that was handed to you with everything on it, the drawings. It's very self-explanatory. What this request is relating to is that in completing the new facility,
Infinity, like all automobile manufacturers have, corporate identities requested in their graphics program.

The one that we have not put in is this little five foot sign that is adjacent directly to the main entrance, only five foot off the floor line or the ridge line in the process.

It is a stainless steel non-illuminated element. That's why we here this evening.

CHAIRPERSON GRONACHAN: Would you mind putting your renderings on the overhead for everyone to see, please.

MR. TKACZ: Where the sign would go is adjacent to this door, in this location here.

This is a -- it's similar to a facility that we have installed in Troy, it has the sign adjacent to the side door.

CHAIRPERSON GRONACHAN: Is there anything else that you would like to add to your testimony in this evening?

MR. TKACZ: No, ma'am.

CHAIRPERSON GRONACHAN: Is there
anyone in the audience that wishes to make comment at this time?

(No audible responses.)

CHAIRPERSON GRONACHAN: Seeing none, building department?

MR. BOULARD: Nothing to add. I will stand by for questions.

CHAIRPERSON GRONACHAN:

Mr. Secretary, is there any correspondence?

MR. FERRELL: Yes, Madam Chair.

Twenty-two letters were sent, two letters returned, zero objection letters received.

One approval letter received from the property management company. It states, "Zoning Board of Appeals regarding above case, please note that we have no objection to the request for a sign variance. Please note for the record, that greater leniency in sign policies for the City of Novi are well appreciated by Novi tenants or affected by a more liberal policy with their neighbors in Farmington Hills. Thank you for your consideration, N.A. Fayz, F-a-y-z, landlord, Faith Makki, M-a-k-k-i, property
CHAIRPERSON GRONACHAN: Okay.

Board Members? Member Sanghvi.

MR. SANGHVI: Thank you. How long have you been there at that Infinity dealership there, at this location?

MR. TKACZ: We just renovated the store two years ago, but the store itself has been there for 14 years, 1992, since '92.

MR. SANGHVI: I thought you had been there a long time.

My question is, what is going to add -- how are you going to add anything by putting this logo there?

MR. TKACZ: It's what goes with the corporate image that when you see it driving down the street, when you park your car, you see it, when you walk up with the front door, you see it.

It's that perpetual graphic program, again, all automobile manufacturers have them. They have got to be stuck in front of your nose no matter what you do.

MR. SANGHVI: Thank you.

CHAIRPERSON GRONACHAN: Anyone
else? Member Montville?

MR. MONTVILLE: If I could, just
to confirm I got the impression that that
design also complimented the interior design
in your front lobby, which obviously was a
pretty expensive build-out, and would it be
fair to say that that's part of the branding
that all would be -- the branding package in
full of what you're trying to present?

MR. TKACZ: That's correct, sir.
That's part the branding package.
Open it up to my fellow board
members.

CHAIRPERSON GRONACHAN: Thank
you.

Member Ferrell?

MR. FERRELL: Madam Chair, thank
you.

I just don't see how adding a
symbol by the door is really going to impact
their business, make it any different. They
already have three signs.

MR. SANGHVI: I'm having a hard
time hearing you.

MR. FERRELL: I will speak up for
I don't see how adding that sign by the door is really going to make that much of a difference to their business, when they already have three signs. If you are in the parking lot, you know why you are there. You know what the business is.

Unfortunately, I don't think I'd be supporting this sign.

CHAIRPERSON GRONACHAN: I have a question for you.

So on the building and the picture that you have before us, there is an Infinity brand sign in the upper right-hand corner of the picture.

So how does that differ from what you're putting at the door or is that sign -- are any of these other signs coming down that we granted variances for?

MR. TKACZ: No. This is an additional sign from the perspective, from a personal level elevation as you approach the main building entrance. But it's the Infinity emblem with the word Infinity underneath it. That's a stainless steel,
non-illuminated, flat mounted to the wall.

CHAIRPERSON GRONACHAN: I have a hard time with this. I understand what corporates want. And I can appreciate, you know, we want to support all the businesses, but I don't know that -- my feeling is that it doesn't serve a purpose, it doesn't meet the criteria. That's my concern.

When I was reviewing this, I could see it, but then it wouldn't be the right thing to do, but if the Infinity sign wasn't up in the corner of that building, then you would need something to say Infinity, I agree, however, I don't see where that's going to add to -- it's not for identification from a distance. It's not that the business can't be identified.

For me, it doesn't meet the criteria for a variance at this time. That's my personal opinion. I will wait for the other board members to echo their comments.

Member Krieger?

MS. KRIEGER: I agree with that, but I also see from the business side of it, that people on Iphones all the time, once
they grab your attention and you're entering
the building, or the place where the building
is at, you see Infinity, here I am, and then
as you're walking in, you could be on your
phone and look up and why am I here, and
there is nothing on the door, so that emblem
confirms or draws the person in, and there is
Infinity written there, but it's smaller so
it's more the emblem as the sign than
verbiage. It's a minimal sign, so I'm okay
with it. Thank you.

CHAIRPERSON GRONACHAN: Thank
you. Anyone else?

MR. MONTVILLE: Madam Chair, if I
may.

One factor, given the small
size, and it is unique, it's not on the main
exterior of the building, but it's part of
the entrance, I am confident this isn't going
to have any negative impact on any
surrounding areas while still having a
positive economic impact to the business,
again from a branding perspective.

Infinity is selling their
product to -- they're competing with other
elevated brands, whether it be Mercedes Benz or Jaguar, there is an element of appeal and if you look at the interior of the building, the way they built it out, obviously on the exterior there is a lot of due diligence, professionalism financing that went into that, for a five foot sign I think is not going to have a negative impact, but have a potential strong potential positive impact into Member Krieger's point, a lot of the online -- as they see -- even when you are checking in on Google maps, whatnot, identifying the front door of businesses.

Keeping that in mind, they don't have any signage at the front main entrance of their business. I think that's something else to consider.

So with that said, I would concur with Member Krieger. At this point I am in favor of the request.

CHAIRPERSON GRONACHAN: All right. Anyone else?

Would anyone like to make a motion? Member Krieger.

MS. KRIEGER: I move that we
grant the variance in Case No. PZ15-0049, sought by the petitioner for Infinity.

That the petitioner has shown a practical difficulty, requiring attraction to their business that they have renovated and they do have minimum signage instead of all three signs, having signs as I drove by, that it is -- as minimum as they can do it.

And without the variance, petitioner will unreasonably prevent it, limit it with respect to the use of their property for their due diligence and justice to have signage at their entrance and not over their door on the Haggerty side.

That property is unique because of its location and the other three businesses on the neighboring sites.

The petitioner did not create the condition because of its location already.

The relief granted will not unreasonably interfere with adjacent or surrounding properties because it's a minimum emblem that will not cause injustice to the neighbors.
The relief is consistent with the spirit and intent of the ordinance because they are intent on being minimal in their addition, rather request to the city, and the intent is to make Novi be beautiful.

That's it.

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

MR. MONTVILLE: Second.

CHAIRPERSON GRONACHAN: Is there any further discussion?

Ms. Ramsay, would you please call the roll.

MS. RAMSAY: Member Ferrell?

MR. FERRELL: No.

MS. RAMSAY: Member Krieger?

MS. KRIEGER: 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: No.

MS. RAMSAY: Motion passes four to two.

CHAIRPERSON GRONACHAN: Your variance has been granted. Congratulations. Good luck on your new building.

MR. TKACZ: Thank you very much.

CHAIRPERSON GRONACHAN: That concludes our cases for this evening.

We have other matters this evening. We have election of officers. Even though we don't have Member Reichert this evening, moving forward with the elections, under the circumstances.

So I'm opening up the floor for discussion or for nominations. There is for chair, vice chair and for secretary.

Member Sanghvi?

MR. SANGHVI: I think you have done a great job, if you are willing to continue, I would like to propose your name as the chairperson for the next year.

MR. BYRWA: I second it.

CHAIRPERSON GRONACHAN: I am being bamboozled.
I agree. Thank you from this end of the room.

Is there any other --

MR. SANGHVI: This is my proposal. I have proposed and it has been seconded.

CHAIRPERSON GRONACHAN: I accept.

All those in favor of me continuing as chair, say aye.

THE BOARD: Aye.

CHAIRPERSON GRONACHAN: All right. Another year of fun.

All right. That takes us onto our vice chair.

Do we have any nominations?

I have a nomination for vice chair. I can make a nomination, can't I?

MS. SAARELA: Sure.

CHAIRPERSON GRONACHAN: I nominate Member Sanghvi.

MR. SANGHVI: I make that one, too.

MR. FERRELL: I second.

CHAIRPERSON GRONACHAN: It's been moved and second, all those in favor of Mav
Sanghvi as vice chair say aye.

THE BOARD: Aye.

CHAIRPERSON GRONACHAN: None opposed. I won't be here for the next four meetings. So we have the new the same chair and now for your secretary. Nominations?

MR. SANGHVI: I nominate John. I call him John, actually Mr. Montville.

CHAIRPERSON GRONACHAN: So Member Montville as secretary, do you accept the position?

MR. MONTVILLE: I do.

CHAIRPERSON GRONACHAN: Is there a second?

MR. BYRWA: Second.

CHAIRPERSON GRONACHAN: It's been seconded. All those in favor?

THE BOARD: Aye.

CHAIRPERSON GRONACHAN:

Congratulations on those who were just appointed.

Moving on.

I am waiting for the company. Company car, are you guys working on that? Driving around to all those places. Next
month it's eight cases.

So the next matter is a training session and the department has offered March 22nd or March 29th and the city attorney will be present and what they're going to be working on, if I recall, is our motion making to be stronger, to define the ZBA a little more.

Even no matter how many years you sit on the bored, every year is a better year when you go through training and they point something out because you can't remember it all.

We all have jobs during the day, so this is our part-time hobby, so to speak, so it's just to help us serve the city better.

Does anybody -- do any of you -- are all of you open for the 22nd? How about I put it that way. It's a Tuesday. The meeting would be --

MR. BOULARD: We don't have to decide tonight.

We want to put a couple dates out and let everybody check their calendars,
if you want to email us, too, that would be fine, whatever works the best.

What we have done in the past, what our intention would be is to again was to have dinner brought in, make a time, and gather at the library or here or somewhere, and have dinner brought in and then have a program that's concise.

MR. FERRELL: It's free dinner, so I will be there.

CHAIRPERSON GRONACHAN: Just for simplicity, does everybody know what your dates are in March yet?

MR. BYRWA: I don't have any plans.

CHAIRPERSON GRONACHAN: So we can pencil the 22nd in right now?

MR. FERRELL: I am good with that.

CHAIRPERSON GRONACHAN: It's a month and that way they can work around their schedules, would that be okay with everybody? So we are going to pick the 22nd.

MR. BOULARD: If I might, is there a time that allows everyone to make it
here at a reasonable pace?

MR. FERRELL: Six.

MR. BYRWA: Six is good.

MR. FERRELL: Is that good with the city?

MR. BOULARD: Will be here at 6:00.

CHAIRPERSON GRONACHAN: Can we have it here?

MR. BOULARD: At city hall. We will try to find room.

CHAIRPERSON GRONACHAN: So the 22nd of March, 6:00 p.m. Member Byrwa is cooking and the vice chair is bringing dessert.

Is there any other issues or matters that are open for discussion?

Seeing none, I would like to -- is there a motion to adjourn this meeting?

MR. FERRELL: No moved.

CHAIRPERSON GRONACHAN: All those in favor.

THE BOARD: Aye.

CHAIRPERSON GRONACHAN: The
meeting for this evening is adjourned.

(The meeting was adjourned at 7:30 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, this 2nd day of March 2016.

[Signature]

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