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We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.



LEGAL NOTICE DEADLINE

12:00 noon Tuesday for Thursday's newspaper.

This pertains to both notices and cancellations.

email notices to: outcountynotices@legalnews.com

First Insertion

BARTON HILLS VILLAGE BOARD OF TRUSTEES SPECIAL MEETING PUBLIC HEARING

A Special Meeting of the Barton Hills Village Board of Trustees will be held on Friday, November 1, 2024 at 8:30 AM at Walter Esch Hall. The topic of the Special Meeting will be to review an application to construct a retaining wall at 320 Juniper Lane.

A public hearing will be held at the Special Meeting to receive public comment regarding the construction of a retaining wall at 320 Juniper Lane.

Written comments may be submitted in person, mailed to Barton Hills Village, 199 Barton Shore Drive, Ann Arbor, MI 48105, faxed to 734-222-9177 or emailed to bhvclerk@bartonhillsvillage.org prior to the close of the public hearing. Robert Hensinger, Clerk October 15, 2024 Barton Hills Village 199 Barton Shore Drive Ann Arbor MI 48105 734-222-5209 bhvclerk@bartonhillsvillage.org

(10-17)

CHARTER TOWNSHIP OF YPSILANTI NOTICE OF PUBLIC HEARING ZONING BOARD OF APPEALS REQUEST

Take notice that the following variance request has been filed with the Charter Township of Ypsilanti Zoning Board of Appeals pursuant to Section 1704 of the Township Zoning Ordinance: Applicant: A1 Signs and Graphics Location: 1900 Packard Road, Ypsilanti, MI 48197 Parcel ID: K-11-06-479-007

Request: Article 15 – Sec. 1509.6 – Permitted Signs in Form-Based Districts of the Township Zoning Ordinance, to allow the construction of a ground sign that exceeds the permitted height and size limits. The Zoning Board of Appeals invites the public to attend a public hearing on this application to be held on **Wednesday, November 6th, 2024**, at approximately 6:30 P.M. in the Civic Center Board Room (7200 S. Huron River Drive) to comment on or raise objections, if any, to this petition.

If you need any assistance due to a disability, please contact the Planning Department at least 48 hours in advance of the meeting at planning@ypsitownship.org or (734) 544-4000 ext. 1 for more information. Please address written comments to Ypsilanti Township Zoning Board of Appeals, 7200 S. Huron River Drive, Ypsilanti, MI 48197 or email to planning@ypsitownship.org.

(10-17)

ANN ARBOR CITY NOTICE NOTICE OF PUBLIC HEARING 3474 E. HURON RIVER DRIVE REZONING (3474 E. HURON RIVER DRIVE)

The Ann Arbor City Council will conduct a public hearing at 7:00 p.m., **Thursday, November 7, 2024**, in the City Hall Council Chamber, 2nd floor of the Guy C. Larcom, Jr. Municipal Building, 301 E. Huron Street, Ann Arbor, to hear all those interested in the proposed Ordinance No. ORD-24-25 – 3474 E. Huron River Drive Rezoning. The ordinance would rezone 1.66 acres from TWP (Township District) to R1D (Single-Family District), 3474 E. Huron River Drive Rezoning at 3474 E. Huron River Drive. The proposed ordinance would amend the City Zoning Map, which is a part of Section 5.10.2 of Chapter 55, Title V of the Ann Arbor City Code.

Section 1. THE ZONING MAP, which, by Section 5.10.2 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of property described as follows: Lot 30 of Geddes Farms Subdivision, according to the plat thereof as recorded in Liber 7 of Plats on page 40, Washtenaw County Records.

More commonly known as 3474 E. Huron River Dr., Ann Arbor, MI 48105 Tax Parcel ID Number: I-09-35-280-011 in the City of Ann Arbor, Washtenaw County, Michigan as R1D.

Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication.

A copy of the ordinance that is the subject of this hearing will be linked in the agenda for this meeting when it is published at https://a2gov.legistar.com/Calendar.aspx.

Questions concerning the public hearing may be directed to the City Clerk's Office by emailing the City Clerk at cityclerk@a2gov.org or calling (734) 794-6140.

Questions concerning the ordinance may be directed to the Planning and Development Services Unit at planning@a2gov.org or calling (734) 794-6265. Public comment will also be available via telephone if you do not wish to attend in person.

Please note it is possible that telephone public comment may encounter technical difficulties that prevent your participation. To guarantee your comments are received, you must submit them in writing ahead of the meeting or attend in person. Telephone comments may be made during the public comment portion of the meeting by calling the following number 877-856-5247 and entering the meeting ID: 942 1273 2148. Written comments may be submitted until 4pm on the day of the meeting using the City's eComment system, which will be available alongside the agenda when it is published at http://a2gov.legistar.com/Calendar.aspx.

Written comments can also be directed to the City Clerk's Office, 2nd floor of City Hall, 301 E. Huron Street, Ann Arbor, MI 48107-8647 or emailed to cityclerk@a2gov.org, up until the date of City Council's final decision on this matter. Jacqueline Beaudry, City Clerk

(10-17)

CHARTER TOWNSHIP OF YPSILANTI NOTICE OF PUBLIC HEARING ZONING BOARD OF APPEALS REQUEST

Take notice that the following variance request has been filed with the Charter Township of Ypsilanti Zoning Board of Appeals pursuant to Section 1704 of the Township Zoning Ordinance: Applicant: A1 Signs and Graphics Location: 1900 Packard Road, Ypsilanti, MI 48197 Parcel ID: K-11-06-479-007

Request: Article 15 – Sec. 1509.6 – Permitted Signs in Form-Based Districts of the Township Zoning Ordinance, to allow the construction of a ground sign that exceeds the permitted height and size limits. The Zoning Board of Appeals invites the public to attend a public hearing on this application to be held on **Wednesday, November 6th, 2024**, at approximately 6:30 P.M. in the Civic Center Board Room (7200 S. Huron River Drive) to comment on or raise objections, if any, to this petition.

If you need any assistance due to a disability, please contact the Planning Department at least 48 hours in advance of the meeting at planning@ypsitownship.org or (734) 544-4000 ext. 1.

The variance request files are available for inspection at the Civic Center in the Office of Community Standards or by calling (734) 544-4000 ext. 1 for more information. Please address written comments to Ypsilanti Township Zoning Board of Appeals, 7200 S. Huron River Drive, Ypsilanti, MI 48197 or email to planning@ypsitownship.org.

(10-17)

ANN ARBOR CITY NOTICE NOTICE OF PUBLIC HEARINGS

The Ann Arbor City Council will conduct public hearings at 7:00 p.m., **Monday, October 21, 2024**, in the City Hall Council Chamber, 2nd floor of the Guy C. Larcom, Jr. Municipal Building, 301 E. Huron Street, Ann Arbor, to hear all those interested in the following:

1. An Ordinance to Add a New Section 9.155.1 of Chapter 112 (Non-Discrimination) of Title IX of the Code of the City of Ann Arbor (ORD-24-24)

2. An Ordinance to Amend Section 1:120A of Chapter 9 (City Seal and Flag) of Title I of City Code (ORD-24-26)

3. An Ordinance to Amend Section 1:17 (Code Violation Citations) of Chapter 1 of Title I and Section 8:458 of Chapter 104 (Energy and Water Benchmarking) of Title VIII (ORD-24-27)

Copies of the proposals that are the subject of these hearings will be linked in the agenda for this meeting when it is published at https://a2gov.legistar.com/Calendar.aspx.

Questions concerning the public hearing may be directed to the City Clerk's Office by emailing the City Clerk at cityclerk@a2gov.org or calling (734) 794-6140.

Public comment will also be available via telephone if you do not wish to attend in person. Please note it is possible that telephone public comment may encounter technical difficulties that prevent your participation.

To guarantee your comments are received, you must submit them in writing ahead of the meeting or attend in person. Telephone comments may be made during the public comment portion of the meeting by calling the following number 877-856-5247 and entering the meeting ID: 942 1273 2148.

Written comments may be submitted until 4pm on the day of the meeting using the City's eComment system, which will be available alongside the agenda when it is published at http://a2gov.legistar.com/Calendar.aspx.

Jacqueline Beaudry, Ann Arbor City Clerk

(10-17)

ANN ARBOR CITY APPROVAL NOTICE ORDINANCE NO. ORD-24-19 UNIFIED DEVELOPMENT CODE (Transit Corridor Additional Standards, Parking Structures)

AN ORDINANCE TO AMEND SECTIONS 5.16.3 AND 5.17.7 OF CHAPTER 55 (UNIFIED DEVELOPMENT CODE) OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR

The City Charter allows summary publication of ordinances that are in excess of 500 words in length:

Ordinance 24-19 amends the Unified Development Code (Chapter 55) to revise the curb cut limits, building frontage, building dimensions, and specific building type regulations, and the parking structure use specific standards when adjacent to certain street type designations.

Section 5.17.7 is amended to remove the curb cut limitations specific to the TC1 district; to increase the maximum building width from 250 feet to 300 feet and maximum building diagonal limits from 360 to 450 feet; to remove the minimum building frontage requirement; and to remove the limitation on residential uses on the first floor within 100 feet of signalized intersections, consolidating building entrance requirements.

Section 5.16.3.L is amended to combine the use specific standards for parking structures in the TC1 and D1 districts and to remove the requirement for permitted primary uses on the first floor of parking structures on undesignated streets. The effective date of Ordinance 24-19 is 10 days after publication.

A complete text of this ordinance is available for inspection at the City Clerk's office on the second floor of the Guy C. Larcom Municipal Building, 301 East Huron Street, Ann Arbor or at http://www.a2gov.org I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of October 7, 2024.

Jacqueline Beaudry, Ann Arbor City Clerk Christopher Taylor, Ann Arbor Mayor

(10-17)

CHARTER TOWNSHIP OF YPSILANTI NOTICE OF PUBLIC HEARING ZONING BOARD OF APPEALS REQUEST

Take notice that the following variance request has been filed with the Charter Township of Ypsilanti Zoning Board of Appeals pursuant to Section 1704 of the Township Zoning Ordinance: Applicant: Ypsilanti Community Utilities Authority Location: 2777 State Street, Ypsilanti, MI 48198 Parcel ID: K-11-13-283-001 Request: Article 15 – Sec. 1509.3.B – Permitted Ground Signs of the Township Zoning Ordinance, to allow the construction of a ground sign that exceeds the permitted height and size limits. The Zoning Board of Appeals invites the public to attend a public hearing on this application to be held on **Wednesday, November 6th, 2024**, at approximately 6:30 P.M. in the Civic Center Board Room (7200 S. Huron River Drive) to comment on or raise objections, if any, to this petition.

If you need any assistance due to a disability, please contact the Planning Department at least 48 hours in advance of the meeting at planning@ypsitownship.org or (734) 544-4000 ext. 1.

The variance request files are available for inspection at the Civic Center in the Office of Community Standards or by calling (734) 544-4000 ext. 1 for more information.

Please address written comments to Ypsilanti Township Zoning Board of Appeals, 7200 S. Huron River Drive, Ypsilanti, MI 48197 or email to planning@ypsitownship.org.

(10-17)

NOTICE OF PUBLIC HEARING ANN ARBOR CHARTER TOWNSHIP

The Ann Arbor Charter Township Planning Commission will hold public hearing at their meeting on Thursday, November 7, 2024 at 7:30 pm at Township Hall, 3792 Pontiac Trail, Ann Arbor, MI 48105 and via video conference to receive and consider public input on proposed amendments to the Zoning Ordinance Sec. 74-605 Tree and woodland resource preservation.

The amendments create the following new sections: 74-605 (i) Expiration of approval, 74-605 (j) Extensions, and 74-605 (k) Amendment of Approved Tree/Woodland Removal Permit.

The amendments also add an exemption per the Right to Farm Act applies and a time window for tree surveys submitted as part of the site plan process. To participate and/or attend online please visit www.aatwp.org to sign up.

The complete text of the proposed amendments is available for review on the Township website, and at the Township office, 3792 Pontiac Trail, Ann Arbor, MI 48105, Monday through Friday, 8am-12pm and 1pm - 4:30pm.

Written comments may be submitted to the Township Hall before 12:00 pm on the day of the meeting or by email to planning@aatwp.org. All interested parties are invited to express their views.

Rena Basch, Township Clerk

(10-17)

TO ALL CREDITORS:

The Grantor, **John Abbott Madison**, born January 23, 1944, who lived at 5971 Creekview Court, Ann Arbor, Michigan 48108, died September 5, 2024. There is no personal representative of the decedent's estate to whom Letters of Authority have been issued.

Creditors of the decedent are notified that all claims against the estate of John Abbott Madison and the John A. Madison Trust, dated April 10, 2017, will be forever banned unless presented to Anna M. Madison, Trustee, within four months after the date of publication. Notice is further given that the Trust will thereafter be assigned and distributed to the persons entitled to it.

ANNA M. MADISON
Trustee
P.O. Box 704
Munising, MI 49862
Richard R. Zmijewski, (P-70947)
1590 Eisenhower Place
Ann Arbor, MI 48108
734-668-4100

(10-17)

PUBLICATION OF NOTICE OF HEARING REGARDING PETITION FOR NAME CHANGE CASE NO. and JUDGE 24-2069-NC

STATE OF MICHIGAN, 22nd Judicial Circuit - Family Division, Washtenaw County, 101 E. Huron St., Ann Arbor, MI 48107-8645; (734) 222-3270 In the Matter of

AMALIA TABER GARCIA
TO ALL INTERESTED PERSONS including: whose address(es) is/are unknown, and whose interest in the matter may be barred or affected by the following: TAKE NOTICE: Jamaica Taber has filed a petition for name change.

A name change hearing will be held on **December 13, 2024** at 9:00 A.M. at 101 E. Huron St., Ann Arbor, Michigan 48107-8645 to change the name of Amalia Taber Garcia to Vincent Taber Garcia.

(10-17)

TRUSTEE'S

NOTICE TO CREDITORS

TO ALL CREDITORS:

The deceased Settlor, Barry A. Fish, born on April 13, 1945, who lived at 101 N. Main Street, #1002, Ann Arbor, Michigan 48104, died August 9, 2024. There is no personal representative of the Settlor's estate to whom Letters of Authority have been issued.

Creditors of the decedent are notified that all claims against the Settlor or against the Barry Fish Trust dated March 17, 2008, as amended, will be forever banned unless presented to Thea Fish, Trustee at the offices of Gardner & Associates, P.C., 1601 Briarwood Circle, Suite 200, Ann Arbor, Michigan 48108, within four months after the date of publication of this notice. !Notice is further given that the Trust will thereafter be assigned and distributed to the persons entitled to it. !Dated: October 14, 2024 Thea Fish, Trustee c/o Ronald D. Gardner (P-34312)

Attorney at Law
1601 Briarwood Circle, Ste. 200
Ann Arbor, MI 48108
(734) 669-0424

(10-17)

SAFE DELIVERY OF NEWBORN

STATE OF MICHIGAN 22nd JUDICIAL CIRCUIT COURT, FAMILY DIVISION 101 E. HURON STREET, ANN ARBOR, MI 48104

TO: Birth parents of BD born on 10/12/2024 at Trinity Health Oakland Hospital, Pontiac, Oakland County, Michigan and surrendered on 10/12/2024.

TAKE NOTICE: By surrendering your newborn, you are releasing him/her to a child placing agency to be placed for adoption. You, surrendering parent, have until 11/09/2024 (28 days from the surrender) to petition the court to regain custody of your child. You, nonsurrendering parent, have until 11/19/2024, (28 days from this publication) to petition the court to obtain custody of your child.

After the respective 28-day timeframe elapses, there will be a court hearing to terminate the surrendering and nonsurrendering parents' parental rights. There will be a public notice of this hearing, but the notice will not contain your names. You will not receive personal services of the notice of hearing. You may call the Adoptions Unit at the 22nd Circuit Court of Michigan, Family Division, Juvenile Section at (734) 222-6900 or Bethany Christian Services at (248) 414-4080 for further information.

(10-17)

NOTICE TO CREDITORS Decedent's Estate CASE NO. and JUDGE 2020-000205-DE

Hon. Julia B. Owdziej
STATE OF MICHIGAN, Probate Court,

Washtenaw County, 101 E. Huron St., Room 1104, Ann Arbor, MI 48107; (734) 222-3072 Estate of

BETTY LOU ROBBINS, Deceased
Date of Birth: August 3, 1925

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Betty Lou Robbins, died April 8, 2019.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Patricia D. Hamilton, personal representative or to both the probate court at 101 E. Huron St., Room 1104, Ann Arbor, Michigan 48107 and the personal representative within 4 months after the date of publication of this notice.

Dated: October 9, 2024
PATRICIA D. HAMILTON
Personal Representative
281 Victoria Dr.
Dexter, MI 48130
(248) 921-6266

Laurie D. Brewis (P-58878)
Attorney at Law
2144 S. State St., Ste. F
Ann Arbor, MI 48104
(734) 707-3232

(10-17)

CLAIMS NOTICE Revocable Trust THE HOLLOWAY REVOCABLE TRUST AGREEMENT

TO ALL INTERESTED PERSONS: Your interest in the estate may be barred or affected by the following:

The Decedent, Cora M. Holloway, whose last known address was 20695 Logan Rd., Manchester, Michigan 48158, died September 21, 2024.

By Trust indenture dated September 22, 2016, the decedent established the Holloway Revocable Trust Agreement.

Creditors of the decedent are notified that all claims against the trust estate will be forever barred unless presented to the Trustee, Deborah Devries Blakely at 1069 Dockside, Grass Lake, Michigan 49240, within four months after the date of publication of this notice.

This notice is published on October 17, 2024.

Susan G. Gistingner (P-25544)
Gistingner & Gistingner
Attorneys for the Trustee
200 Riverside Drive
P.O. Box 426
Manchester, MI 48158
(734) 428-7853

(10-17)

NOTICE TO CREDITORS Decedent's Estate CASE NO. and JUDGE 23-178-DE

STATE OF MICHIGAN, Probate Court, Washtenaw County, 101 E. Huron St., Room 1104, Ann Arbor, MI 48107; (734) 222-3072 Estate of

DENNIS GRAHAM BAKER, Deceased
Date of Birth: June 19, 1942

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Dennis Graham Baker, died July 1, 2022.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Alexander D. Baker, personal representative or to both the probate court at 101 E. Huron St., Room 1104, Ann Arbor, Michigan 48107 and the personal representative within 4 months after the date of publication of this notice.

ALEXANDER D. BAKER
Personal Representative
180 E. Pearson St. Apt. 5605
Chicago, IL 60611
(734) 353-6520

Richard P. Cuneo (P-46979)
Attorney at Law
4169 N. Holland Sylvania Rd., Ste. 201
Toledo, OH 43623
(419) 931-0067

(10-17)

PUBLICATION OF NOTICE OF HEARING REGARDING PETITION FOR NAME CHANGE CASE NO. and JUDGE 24-1168-NC

Judge Julia B. Owdziej
STATE OF MICHIGAN, 22nd Judicial Circuit - Family Division, Washtenaw County, 101 E. Huron St., Ann Arbor, MI 48107-8645; (734) 222-3270 In the Matter of

DORI MICHELLE EDWARDS
TO ALL INTERESTED PERSONS including: whose address(es) is/are unknown, and whose interest in the matter may be barred or affected by the following: TAKE NOTICE: Dori Michelle Edwards has filed a petition for name change. A name change hearing will be held on **December 13, 2024** at 9:00 A.M. at 101 E. Huron St., Ann Arbor, Michigan 48107-8645 before Judge Julia B. Owdziej to change the name of Dori Michelle Edwards to Dori Michelle Curtis.

(10-17)

NOTICE TO CREDITORS Decedent's Estate CASE NO. and JUDGE 24-1066-DE

STATE OF MICHIGAN, Probate Court, Washtenaw County, 101 E. Huron St., Room 1104, Ann Arbor, MI 48107; (734) 222-3072 Estate of

FRIEDA BEVERLY DIEHL, Deceased
Date of Birth: August 18, 1924

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Frieda Beverly Diehl, died July 2, 2024.

Creditors of the decedent are notified

(Continued on Page 7)