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LEGAL NOTICES

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination.

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.

EQUAL HOUSING LENDER

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

NOTICE OF PUBLIC HEARING
CHARTER TOWNSHIP OF ANN ARBOR
The Ann Arbor Township Zoning Board of Appeals will hold a public hearing to receive public input to consider a variance request on premises zoned R-2, Single-Family Suburban Residential, located at 3800 Pontiac Trail, Ann Arbor Township, Michigan, 48105, parcel number I-09-09-100-039.

The applicant is seeking a variance from the accessory uses and buildings or structures ordinance requirements in Sec. 74-426(d) of the Zoning Ordinance.

They are proposing to erect a small-scale ground-mounted solar energy system (solar array) ahead of the rear building line of the principal building, when the ordinance requires these types of facilities to be located behind the rear building line of the principal building. The public hearing will be held on **Tuesday August 19 at 4:00 p.m.** at Township Hall, 3792 Pontiac Trail, Ann Arbor, MI 48105 and also via video conference call.

Please visit the Township website at www.aatwp.org for details on how to participate remotely.

The purpose of the public hearings is to receive public comment on the variance request. The variance applications are available for review by contacting the Township Hall during normal business hours of 8:00 a.m. until 4:30 p.m. Monday through Friday at 734-663-3418 or emailing clerk@aatwp.org.

Written comments pertaining to the proposed variance requests will also be received at the above address or via email clerk@aatwp.org.

(07-31)

ANN ARBOR CHARTER TOWNSHIP ZONING ORDINANCE AMENDMENT REZONING OF 500 STEIN ROAD, ANN ARBOR

On July 21, 2025, the Ann Arbor Charter Township Board of Trustees approved a zoning ordinance amendment to change the zoning designation of parcel I-09-08-200-001, located at 500 Stein Rd, Ann Arbor, MI, consisting of 11.49 acres, from a Conditional Rezoning Agreement R-1A back to the previous zoning of A-1 General Agriculture.

The zoning ordinance amendment is consistent with the Township Master Plan and matches the use and zoning of surrounding parcels. The Board of Trustees adopted the recommendations of the Planning Commission to rezone after the public hearing held June 2, 2025.

The Zoning Ordinance amendment will be effective July 31, 2025.

The full resolution and other information are available for review or purchase at Ann Arbor Township Office, 3792 Pontiac Trail, Ann Arbor, MI 48105 during business hours, 8 am - noon, 1:00 - 4:30 pm, Mon-Fri, as well as online at aatwp.org.

Rena Basch, Township Clerk

(07-31)

ANN ARBOR CHARTER TOWNSHIP WASHTENAW COUNTY, MICHIGAN

On July 21, 2025 the Ann Arbor Charter Township Board of Trustees approved the 2nd reading of ordinance amendments to Chapter 70, Utilities, Section 73 "Installation of New Connections" which clarifies situations in which a new dwelling must connect to Township public water service.

The ordinance, now known as Ord. 5-2025, becomes effective on July 31, 2025.

The full text of the ordinance is available for review or purchase at the Township Hall, 3792 Pontiac Trail, Ann Arbor, MI during regular business hours, 8 am-12 pm and 1-4:30 pm, Mon-Fri.

The ordinance amendments are also posted on the Township website: www.aatwp.org.

Rena Basch, Ann Arbor Charter Township Clerk

(07-31)

PUBLICATION
NOTICE TO CREDITORS
TRUST ESTATE

STATE OF MICHIGAN, County of Washtenaw

In the matter of the

Living Trust Agreement of Edward Haviland Poindexter dated April 19, 2000

Decedent's date of birth: December 15, 1930

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

The decedent, Edward Haviland Poindexter, lived at 6284 Stofer Road, Chelsea, Michigan 48118, and died February 21, 2025.

Creditors of the decedent are notified that all decedent's assets were held by the Trustee at decedent's death, and the decedent has no probate estate.

Creditors of the decedent are further notified that all claims against the trust estate will be forever barred unless presented to: Southern Michigan Bank and Trust, Trustee, at 113 W. Michigan Ave., Jackson, Michigan 49201 within four (4) months of the publication of this notice.

This notice is published pursuant to MCL 700.7608. If a probate estate is opened in the future for the decedent, this notice is intended to satisfy the requirements of MCL 700.3801.

Notice is further given that the trust estate will be thereafter assigned and distributed to the persons entitled to it.

ATTORNEY:

Michael D. Shelton (P75476)
Ferguson Widmayer & Clark PC
538 North Division
Ann Arbor, MI 48104
(734) 662-0222

ANN ARBOR CITY APPROVAL NOTICE ORDINANCE NO. ORD-25-23
ROBERTSON HOMES REZONING (255, 315, 371 SCIO CHURCH ROAD, 2180 ANN ARBOR-SALINE ROAD)

AN ORDINANCE TO AMEND THE ZONING MAP, BEING A PART OF SECTION 5.10.2 OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR, (255, 315, 371 SCIO CHURCH ROAD, 2180 ANN ARBOR-SALINE ROAD REZONING FROM TWP TO R4E WITH CONDITIONS) The City of Ann Arbor ordains:

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:

PARCEL 1: Part of the Northwest 1/4 of Section 5, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan:

Commencing at the North 1/4 corner of Section 5; thence North 90 degrees 00 minutes 00 seconds West 1089.90 feet to a point of beginning; thence continuing North 90 degrees 00 minutes 00 seconds West, 134.20 feet; thence South 01 degrees 37 minutes 30 seconds West 961.90 feet; thence South 78 degrees 15 minutes 15 seconds East 136.26 feet; thence North 01 degrees 37 minutes 30 seconds East 698.26 to the point of beginning.

PARCEL 2: Part of the Northwest 1/4 of Section 5, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan: Commencing at the North 1/4 corner of Section 5; thence North 90 degrees 00 minutes 00 seconds West 961.90 feet; thence South 01 degrees 37 minutes 30 seconds West 612.12 feet to a point of beginning; thence continuing South 01 degrees 37 minutes 30 seconds West 112.61 feet; thence South 78 degrees 15 minutes 15 seconds East 308.19 feet; thence North 45 degrees 45 minutes 45 seconds East 11.63 feet; thence North 49 degrees 35 minutes 45 seconds East 124.55; thence North 77 degrees 51 minutes 10 seconds West 410.92 feet to the point of beginning.

PARCEL 3: Part of the Northwest 1/4 of Section 5, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan: Commencing at the North 1/4 corner of Section 5; thence North 90 degrees 00 minutes 00 seconds West 961.90 feet to a point of beginning; thence continuing North 90 degrees 00 minutes 00 seconds West 128.00 feet; thence South 01 degrees 37 minutes 30 seconds West 698.26 feet; thence South 78 degrees 15 minutes 15 seconds East 129.98 feet; thence North 01 degrees 37 minutes 30 seconds East 724.73 feet to the point of beginning.

PARCEL 4: Beginning at a point on the section line 838.2 feet Westerly from the North quarter post common to Section Five (5), Pittsfield Township, and Section Thirty-two (32), Ann Arbor Township, Washtenaw County, Michigan thence South 87 degrees 44 minutes 31 seconds West 123.70 feet; thence South 00 degrees 37 minutes 59 seconds East 409.10 feet; thence South 81 degrees 08 minutes 04 seconds East 126.20 feet; thence North 00 degrees 44 minutes 29 seconds West 433.43 feet to the Place of Beginning, being a part of the Northwest quarter of Section Number Five (5), Pittsfield Township, Washtenaw County, Michigan, in the City of Ann Arbor, Washtenaw County, Michigan as R4E (Multiple-Family Residential) District WITH CONDITIONS, in accordance with the attached Conditional Zoning Statement of Conditions which is hereby adopted and incorporated herein.

Section 2.

This ordinance shall take effect and be in force on and after ten days from legal publication. I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of July 21, 2025.

Jacqueline Beaudry, Ann Arbor City Clerk

Christopher Taylor, Mayor of the City of Ann Arbor

(07-31)

ANN ARBOR CITY APPROVAL NOTICE ORDINANCE NO. ORD-25-24
UNIFIED DEVELOPMENT CODE (Public Notices and Hearings)

AN ORDINANCE TO AMEND SECTION 5.28.2, 5.28.3, 5.29.4, 5.29.6, 5.29.7, and 5.29.11 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 25-24 amends the Unified Development Code (Chapter 55) requirements and procedures related to public notices and public hearings.

Section 5.28.2 Public Notices is amended to improve consistency of language and requirements for published, mailed, and posted notices and remove the requirement for public display of plans.

Section 5.28.3 Public Hearings is amended to simplify the general requirements for public hearings and extend the requirements for continued or substantially changed public hearings to all bodies.

Sections 5.29.4 Wetland Use Permit, 5.29.6 Site Plans, 5.29.7 Area Plans, and 5.29.11 Planned Unit Development (PUD) are amended to eliminate the requirement for public hearings prior to Planning Commission or City Council approval from the procedures of those activities.

The effective date of Ordinance 25-24 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 July 21, 2025.

Jacqueline Beaudry, Ann Arbor City Clerk

Christopher Taylor, Ann Arbor Mayor

(07-31)

ANN ARBOR CITY APPROVAL NOTICE ORDINANCE NO. ORD-25-25
UNIFIED DEVELOPMENT CODE (Citizen Participation)

AN ORDINANCE TO AMEND SECTION 5.28.4 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 25-25 amends the Unified Development Code (Chapter 55)

Section 5.28.4 Citizen Participation by renaming the section to Community Participation and replacing "citizen" with "community" throughout, changing the applicability of Type 1 participation to projects that require a public hearing held by the Planning Commission, changing the timing of Type 1 participation to occur within 45 days after applications are accepted by the City, and editing Type 2 participation procedures for consistency and coordination with Type 1 procedures.

The effective date of Ordinance 25-25 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 July 21, 2025.

Jacqueline Beaudry, Ann Arbor City Clerk

Christopher Taylor, Ann Arbor Mayor

(07-31)

SCIO TOWNSHIP ZONING BOARD OF APPEALS PUBLIC HEARING
NOTICE MEETING TO BE HELD AT SCIO TOWNSHIP
827 N ZEEB RD, ANN ARBOR MI 48103

NOTICE IS HEREBY GIVEN that a public meeting of the Scio Township Zoning Board of Appeals will be (held at the Scio Township Hall, 827 N. Zeeb Road, Ann Arbor, Michigan, via zoom,) on **Thursday, August 21, 2025, at 7:00 P.M.**

During this meeting, the Zoning Board of Appeals will hold public hearings on the following matters pursuant to the Scio Township Codified Zoning Ordinance of 2009, as amended:

A. Variance # 25007, Jennifer Doemland, 1835 S Parker Road, H -08-31-300-005, to allow construction of a new home with a front yard setback of 32 feet instead of the required 50 foot.

Also, to allow the existing home to remain on the property during construction of the new home and to be demolished once the new home is complete. Persons or their duly appointed representative having interest in said applications shall there and then be heard at the above described meetings or adjournment thereof relative to any matters that should come before the Zoning Board of Appeals.

Details concerning the aforementioned matters may be examined by interested persons and written comments will be received, at the Scio Township Offices at 827 N. Zeeb Road during office hours, weekdays, between 8:00 am and 4:00 pm.

Persons with disabilities are encouraged to participate. Accommodations, including sign language interpreters, may be arranged by contacting the Scio Township's Clerk's Office at 734-369-9400 during the above hours, at least seven days in advance.

Scio Township Clerk
SunTimes 2025-07-30
Washtenaw Legal News 2025-07-31

SYNOPSIS SCIO TOWNSHIP REGULAR BOARD MEETING
JULY 8, 2025, 7:00 pm
827 N ZEEB RD, ANN ARBOR, MI 48103

Approved minutes of June 24, 2025 Regular Meeting. Appointed Robert Groden to the Road Advisory Committee for a term to end June 30, 2029.

Appointed Bob Hyde to the Planning Commission for a term to end June 30, 2029.

Authorized expenditure for fire truck repair. Approved payment to GCSI.

Approved sale of the Kubota and attachments. Authorized Fire Chief to participate in the DTE Commercial New Construction Program.

Approved job description for Administrator Clerk-Planning Coordinator.

Authorized preparation and submission of the WCPARC Connecting Communities grant application for sidewalk connections along Scio Church Road, Oak Valley, and Upland Drive.

Approved payment of the bills.

Authorized expenditure for services outlined to OHM for fire station 2 project. Directed Human Resources Manager to broaden the search for Operations Director and Finance Director.

Approved resolution amending the budget of Scio Township adopting Fund 494 at the fund level of \$1,360,000.

Appointed Trustees David Read and Kathleen Brant to represent the Board of Trustees to present and discuss a proposed agreement with the DDA to share capture of specially voted millages.

Called a special meeting for July 15, 2025 at 3:30pm.

Adjourned at 12:45 pm

Approved July 22, 2025.

This is only a synopsis.

The complete minutes for this and all Board Meetings are available at ScioTownship.org

Jessica M. Flintoft, Clerk

(07-31)

SYNOPSIS SCIO TOWNSHIP SPECIAL BOARD MEETING
JULY 15, 2025, 3:30 pm
827 N ZEEB RD, ANN ARBOR, MI 48103

The special meeting was held for the purpose of deliberating on the strategic direction of the Township's Parks Department. Adjourned at 5:53 pm Approved July 22, 2025.

This is only a synopsis. The complete minutes for this and all Board Meetings are available at ScioTownship.org

Jessica M. Flintoft, Clerk

(07-31)

NOTICE TO CREDITORS
Decedent's Estate
CASE NO. and JUDGE
25-000778-DE
Hon. Darlene A. O'Brien

STATE OF MICHIGAN, Probate Court, Washtenaw County

Estate of

CONSTANCE A. GOODMAN, Deceased

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Constance A. Goodman, died December 27, 2023.

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

Dated: July 28, 2025

ROBERT GOODMAN
Personal Representative
4228 Scio Church Rd.
Ann Arbor, MI 48103
(734) 422-4399

R. Daniel Webster (P-32598)
Attorney at Law
529 Pemberton Rd., Ste. A
Grosse Pointe Park, MI 48230
(313) 590-3906

(07-31)

NOTICE TO CREDITORS
Decedent's Estate
CASE NO. and JUDGE
25-771-DE

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

Estate of

JOSEPH COLATRUGLIO, Deceased
Date of Birth: October 12, 1947

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Joseph Colatruglio, died September 26, 2023.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Rebecca Colatruglio, 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: July 24, 2025

REBECCA COLATRUGLIO
Personal Representative
1853 Oakview Dr.
Ann Arbor, MI 48108
(734) 649-0182

Ashley Shea (P-82471)
Attorney at Law
26100 American Drive 2nd Floor
Southfield, MI 48034
(248) 595-0071

(07-31)

PUBLICATION OF NOTICE OF HEARING
File No. 2025-792-GL, 2025-793-CA
STATE OF MICHIGAN, Probate Court, County of Washtenaw

(Continued on Page 7)