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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

Public Hearing Notice
City of Ypsilanti
Tuesday, July 1, 2025

The Ypsilanti City Council will hold a public hearing at its July 1, 2025 meeting at the Ypsilanti City Hall located at One South Huron Street, Ypsilanti, Michigan 48197, at 7:00 p.m. to address the following: 2025 YCUA Water and Sewer Rate Changes

• Public Hearing and First Reading of an ordinance to amend Chapter 106, Article V, Section 106-454(b) of the Code of Ordinances to adjust water service rates within the City of Ypsilanti

• Public Hearing and First Reading of an ordinance to amend Chapter 106, Article V, Section 106-454(a) of the Code of Ordinances, City of Ypsilanti, to adjust sewage disposal service rates.

• Public Hearing and First Reading of an ordinance to amend Chapter 106, Article V, Section 106-457 of the Code of Ordinances, City of Ypsilanti, to adjust industrial Waste service rates.

All interested citizens are invited to attend this meeting and/or send written comments to the City of Ypsilanti, City Clerk's Office, One South Huron Street, Ypsilanti, Michigan 48197.

City Clerk's Office One South Huron Street Ypsilanti, Michigan 48197 (734) 483-1100

Tracey Boudreau City Clerk
Published: June 12, 2025
Washtenaw Legal News @ www.legalnews.com
Posted: June 4, 2025 City of Ypsilanti
Website @www.cityofypsilanti.com

(06-12)

Publication Notice Safe Delivery of Newborns (MCL 712.1)

22nd Judicial Circuit Court, Family Division, Washtenaw County

To: Birth Father and Birth Mother of Said Minor Child in the Matter of: Baby Doe, born on 06/04/2025 and surrendered on 06/04/2025 at Trinity Health- Ann Arbor, in Ypsilanti, MI.

Take Notice: by surrendering your newborn, you are releasing your newborn to a child placing agency to be placed for adoption. ?

The surrendering parent has 28 days from the date of surrender and the non-surrendering parent has 28 days from this notice to petition the court to regain custody of your child. ?After the 28 days there will be a hearing to terminate your parental rights. You will not receive personal notice of this hearing.

YOU AS THE PARENTS CAN CALL CATHOLIC CHARITIES OF WAHSTENAW COUNTY, (734) 971-9781 x321 OR WASHTENAW COUNTY PROBATE COURT (734) 222-6938 FOR FURTHER INFORMATION.

(06-12)

NOTICE OF PUBLIC HEARING

A public hearing on the following items will be held by the Ann Arbor City Planning Commission on **Tuesday, July 1, 2025 at 5:30 p.m.** 900 Briarwood Circle (SP24-0008) – Site Plan for Planning Commission Approval - Revision of the previously approved site plan (SP23-0005) for the large format retailer.

A reduction of building size from one 100,000 SF 2-level building to a 60,000 SF 1-level building with an adjacent 15,880 SF small retail building. No other changes to the site are proposed. Zoned C2B (Business Service District).

Ward 4. 1208 South University (SP24-0029) – Site Plan for Planning Commission Approval - An update to the original site plan that incorporates the adjacent parcel located at 610 S Forest Ave. The project will be an 18-story mixed-use residential and retail tower.

The proposed development consists of 259 rental apartment units and 5,120 SF of ground-level commercial tenant space. The building incorporates storage for 52 bikes and 83 garage parking spaces. Parking and loading have been concealed off the south side alley. Zoned D1 (Downtown Core District).

Ward 3. Information relating to this proposal and public hearing will be linked in the agenda for the meeting when it is published at https://a2gov.legistar.com/Calendar.aspx.

Questions concerning a public hearing may be directed to the Planning Services Unit by emailing planning@a2gov.org or calling (734) 794-6265.

Viewing options will be available on CTN Ann Arbor's website: https://www.a2gov.org/departments/communications/ctn/Pages/watch.aspxplanning@a2gov.org or calling (734) 794-6265. Viewing options will be available on CTN Ann Arbor's website: https://www.a2gov.org/departments/communications/ctn/Pages/watch.aspx

Public Comment at any public hearing may be provided using the following methods:

• In person at the meeting

• Online via Zoom (see the agenda for Meeting ID and access information)

• By phone calling 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 977 6634 1226

Please note it is possible that telephone or online public comment may encounter technical difficulties that prevent your participation.

For assurance that your comments will be heard, submit them in writing ahead of the meeting or attend in person, as technical difficulties will not automatically result in postponement of any action. Written comments may be submitted by email to planning@a2gov.org.

Brett Lenart, Ann Arbor Planning Manager,

Published in the Washtenaw Legal News 6/12/2025.

(06-12)

ANN ARBOR CITY APPROVAL NOTICE
ORDINANCE NO. ORD-25-15 3801 STONE SCHOOL ROAD REZONING

AN ORDINANCE TO AMEND THE ZONING MAP, SECTION 5.10.2 OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR – [3801 Stone School Road] 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:

W.D. L3389 P704 ****FROM 1201360016 02/25/97 PI 10-23A-1B-1 THE E'LY THREE ACRES OF THE FOLLOWING DESCRIBED PARCEL: COM AT SW COR SEC 10, TH N 00-53-05 W 500.00 FT TO POB, TH CONT N 00-53-05 W 304.22 FT, TH N 87-54-55 E 832.26 FT, TH S 00-53-05 E 504.22 FT, TH S 87-54-55 W 482.26 FT, TH N 00-53-05 W 200.00 FT, TH S 87-54-55 W 350.00 FT TO POB, PT OF SW 1/4 SEC 10, T3S-R6E. 3.00 AC in the City of Ann Arbor, Washtenaw County, Michigan as PL (Public Land District)
Section 2.

This ordinance shall take effect on the tenth day after the date of 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 June 2, 2025.

Jacqueline Beaudry, Ann Arbor City Clerk

Christopher Taylor, Mayor of the City of Ann Arbor

(06-12)

PUBLICATION OF NOTICE OF HEARING REGARDING PETITION FOR NAME CHANGE
CASE NO. and JUDGE
25-1097-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) 222-3001
In the Matter of

PHILLIP MICHAEL BETHKE

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: Ekaterina S. Ivanova has filed a petition for name change.

A name change hearing will be held on **September 5, 2025** at 10:00 A.M. at 101 E. Huron St., Ann Arbor, Michigan 48107-8645 before Judge Julia B. Owdziej to change the name of Phillip Michael Bethke to Phillip Michael Ivanov-Bethke.

(06-12)

ANN ARBOR CITY APPROVAL NOTICE
ORDINANCE NO. ORD-25-16 2862 STONE SCHOOL ROAD REZONING
(2862 STONE SCHOOL ROAD)

AN ORDINANCE TO AMEND THE ZONING MAP, BEING A PART OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR 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:

COM AT SE COR SEC 4 TH N 1-46-20 W 601.5 FT ALNGE LN OF SEC TO POB; TH S 84-57-15 W 340.45, TH N 1-46-20 E 339.3 FT, TH N 84-57-15 E 340.45 FT, TH S 1-46-20 W 339.3 FT TO POB PT SE 1/4 SEC 4 T3S R6E 2.65 ACS in the City of Ann Arbor, Washtenaw County, Michigan as PL (Public Land District).
Section 2.

This ordinance shall take effect on the tenth day after the date of 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 June 2, 2025.

Jacqueline Beaudry, Ann Arbor City Clerk

Christopher Taylor, Mayor of the City of Ann Arbor

(06-12)

ANN ARBOR CITY APPROVAL NOTICE
ORDINANCE NO. ORD-25-17
HICKORY NATURE AREA EXPANSION REZONING 2325 CRYSTAL WAY

AN ORDINANCE TO AMEND THE ZONING MAP, SECTION 5.10.2 OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR – 2325 CRYSTAL WAY 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:

Commencing at the W 1/4 Corner of Section 16, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan, thence N00°24'44" E 94.14 feet along the West line of said Section 16, also being the East line of Section 17, T2S, R6E, to the POINT OF BEGINNING; thence continuing N00°24'44" E 172.86 feet along said West line of Section 16, thence N89°42'29" W 340.00 feet; thence S00°24 44" W 267.00 feet; thence N89°42'29" W 75.20 feet along the E-W 1/4 line of said Section 17; thence along the Easterly right-of-way line of M-14 Highway in the following three (3) courses: I) N01°01'18" E 25.02 feet; 2) 717.32 feet in the arc of a circular curve to the right, radius 1660.08 feet, central angle 24°45'27", and chord N13°24'01" E 711.76 feet; 3) N25°46'45" E 595.13 feet; thence S00°24'44" W 587.84 feet along said West line of Section 16; thence N87°57'56" E 577.79 feet; thence S02°02'04" E 170.09 feet; thence S87°57'56'' W 41.60 feet; thence N22°02'04" W 50.32 feet; thence N53°32'25" W 83.17 feet; thence S36°27'35" W 202.41 feet; thence S57°12'39" E 44.39 feet; thence S22°22'33" W 76.71 feet; thence N82°23'57'' W 41.02 feet; thence S07°36'02" W 154.79 feet; thence N89°35'16" W 213.16 feet; thence S32°50'13" W 136.08 feet to the POINT OF BEGINNING. Being part of the NW 1/4 of Section 16 and the NE 1/4 of Section 17, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan. in the City of Ann Arbor, Washtenaw County, Michigan as PL Public Land.
Section 2.

This ordinance shall take effect on the tenth day after the date of 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 June 2, 2025.

Jacqueline Beaudry, Ann Arbor City Clerk

Christopher Taylor, Mayor of the City of Ann Arbor

(06-12)

ANN ARBOR CITY APPROVAL
NOTICE ORDINANCE NO. ORD-25-18
DOWNTOWN LIBRARY REZONING
343 S FIFTH AVENUE

AN ORDINANCE TO AMEND THE ZONING MAP, BEING A PART OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR 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:

S 1/2 OF LOT 3 & W 198 FT OF LOT 4 B3S R6E ORIGINAL PLAT OF ANN ARBOR W 31.5 FT OF E 66 FT LOT 4 B3S R6E ORIGINAL PLAT OF ANN ARBOR E 34.5 FT LOT 4 B3S R6E ORIGINAL PLAT OF ANN ARBOR in the City of Ann Arbor, Washtenaw County, Michigan as D1 (Downtown Core District).
Section 2.

This ordinance shall take effect on the tenth day after the date of 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 June 2, 2025.

Jacqueline Beaudry, Ann Arbor City Clerk

Christopher Taylor, Mayor of the City of Ann Arbor

(06-12)

ANN ARBOR CITY APROVAL NOTICE

ORDINANCE NO. ORD-25-19

UNIFIED DEVELOPMENT CODE
(PUD MODIFICATIONS)

AN ORDINANCE TO AMEND SECTION 5.30 OF CHAPTER 55 (UNIFIED DEVELOPMENT CODE) OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR – PUD MODIFICATIONS

The City of Ann Arbor ordains:

Section 1. That Section 5.30.4 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

5.30.4 Changes to a PUD Zoning District
A change to a PUD zoning district may be accomplished by amending the PUD zoning district by the process provided for establishment of a PUD zoning district in Section 5.29.11 or by rezoning to a different zoning district pursuant to the procedures in Section 5.29.10. When a PUD zoning district consists of multiple parcels, a parcel owner within the PUD zoning district may apply for a change to the PUD zoning district with respect to their parcel, without obtaining authorization from the other parcel owners in the PUD zoning district.

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 June 2, 2025.

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

Published: 6/12/2025 in the Washtenaw County Legal News

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: Bank of America

Location: 2250 W Michigan Avenue, Ypsilanti, MI 48197

Parcel ID: K-11-18-100-024 Request: Article 13 – Section 1303.3 (A & B) Lighting Requirements – Request to permit lighting levels along the western property line to exceed the maximum allowable illumination of 0.5 footcandles.

The Zoning Board of Appeals invites the public to attend a public hearing on this application to be held on **Wednesday, July 2, 2025**, 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.

(06-12)

NOTICE TO CREDITORS
Decedent's Estate

STATE OF MICHIGAN, Probate Court, Washtenaw County
Estate of

EVANTHIA PATZIAS, Deceased
Date of Birth: July 17, 1934

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Evanthia Patzias, died April 15, 2025. There is no probate estate.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Georgia Pozios, Trustee, Evanthia Patzias Living Trust, c/o 27555 Executive Drive, Ste. 100, Farmington Hills, MI 48331, personal representative and the personal representative within 4 months after the date of publication of this notice.

Dated: June 9, 2025

GEORGIA POZIOS
Trustee
c/o 27555 Executive Drive,
Ste. 100
Farmington Hills, MI 48331
(248) 477-6300

LeClair L. Flaherty (P-46984)
Attorney at Law
27555 Executive Drive, Ste. 100
Farmington Hills, MI 48331
(248) 477-6300

(06-12)

ANN ARBOR CITY NOTICE
NOTICE OF PUBLIC HEARINGS

The Ann Arbor City Council will conduct public hearings at **7:00 p.m., Monday, June 16, 2025**, 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 Amend Section 1:237 of Chapter 8 (Organizations of Boards and Commissions) of City Code (ORD-25-21)

2. An Ordinance to Add Sections 8:533 Through 8:540 to Chapter 105 (Housing Code) Of Title VIII (Building Regulations) of the Code of the City of Ann Arbor (Green Rental Housing) (ORD-25-22)

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.

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.

Questions concerning the planning proposals may be directed to the Planning and Development Services Unit at (734) 794-6265.

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.aspxcityclerk@a2gov.org or calling (734) 794-6140.

Questions concerning the planning proposals may be directed to the Planning and Development Services Unit at (734) 794-6265.

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

(06-12)

PUBLIC NOTICE

Date: June 12, 2025
Permit No.: MI0053856
Designated Site Name: Ann Arbor MS4-Washtenaw The Department of Envir-

(Continued on Page 7)