

**CHARTER TOWNSHIP OF
YPSILANTI BOARD OF TRUSTEES**

Supervisor

BRENDA L. STUMBO

Clerk

KAREN LOVEJOY ROE

Treasurer

LARRY J. DOE

Trustees

JEAN HALL CURRIE

STAN ELDRIDGE

MIKE MARTIN

SCOTT MARTIN

May 20, 2014

Regular Meeting – 7:00 p.m.

Work Session – 5:00 p.m.

Ypsilanti Township Civic Center

7200 S. Huron River Drive

Ypsilanti, MI 48197

LEFT SIDE OF
PACKET

Interest Earned
01/01/14 Thru 03/31/14

Institutions	Type of Investment	Interest Rate	
		Average	Interest Earned
Bank of Ann Arbor	Moneymarket Fund	0.10%	\$ 49.48
Citizens Bank	Public Fund Checking	0.012%	\$ 1,259.10
Citizens Bank	Moneymarket Fund	0.0123%	\$ 4,549.79
Huntington Bank	Interest Checking	0.199%	\$ 1,362.04
Comerica Bank	Interest Checking	0.20%	\$ 221.67
KeyBank	Moneymarket Fund	0.10%	\$ 69.07

**Ypsilanti Township Police Post
Bid Results**

	<u>Original Project Costs</u>	<u>BID RESULTS</u>	<u>Selected Bidder</u>		
			<u>Johnson and Wood</u>	Boone and Darr	W.J Oneill
HVAC Improvements	\$380,916		\$375,425	\$531,071	Did Not Submit
					John E Green
					Did Not Submit
			<u>Midwest Illumination</u>	A.F Smith	Hopp Electric
Lighting Improvements	\$74,228		\$65,645	\$58,236	\$84,401
Projected Rebates			\$3,520	\$2,700	\$3,000
Net Project Cost			\$62,125	\$55,536	\$81,401
Annual Energy Savings			\$8,328	\$6,096	\$7,020
Payback			7.5	9.1	11.6
					9.5
			<u>Hewett Company</u>	Wolverine Moore Glass	George Meyer Co.
Window Replacement	\$40,275		\$40,885	Did Not Submit	Did Not Submit
			<u>Feyen Zylstra</u>	Roth Electrical	Huron Valley Electrical
Temperature Contols			\$37,263	\$42,710	Did Not Submit
Electrical	\$34,263				
Temperature Controls			Honeywell		
Hardware/Software/Labor	\$76,816		\$76,816		
Energy Program Management	\$52,826		\$52,826		
Total Project Cost	\$659,324		\$648,860		

DEPARTMENTAL REPORTS

14-B District Court

Revenue Report for April 2014

General Account

Account Number
Due to Washtenaw County
(101-000-000-214.222) **\$2,801.25**

Due to State Treasurer

Civil Filing Fee Fund (MCL 600.171): \$16,667.00
State Court Fund (MCL 600.8371): \$1,110.00
Justice System Fund (MCL 600.181): \$18,785.00
Juror Compensation Reimbursement Fund:
 Civil Jury Demand Fee (MCL 600.8371): -\$10.00
 Drivers License Clearance Fees (MCL 257.321a): \$1,665.00
Crime Victims Rights Fund (MCL 780.905): \$5,724.00
Judgment Fee (Dept. of Natural Resources): \$0.00
Due to Secretary of State
(101-000-000-206.136) \$1,665.00

Total: **\$45,606.00**

Due to Ypsilanti Township

Court Costs (101-000-000-602.136): \$34,059.77
Civil Fees (101-000-000-603.136): \$15,683.00
Probation Fees (101-000-000-604.000): \$7,589.00
Ordinance Fines (101-000-000-605.001): \$46,652.54
Bond Forfeitures (101-000-000-605.003): \$1,300.00
Interest Earned (101-000-000-605.004): \$0.00
State Aid-Caseflow Assistance (101-000-602.544): \$0.00
Expense Write-Off: \$0.00
Bank Charges (Expense - 101.136.000.957.000): (\$1,091.74)

Total: **\$104,192.57**

Total to General Account - (101.000.000.004.136): \$152,599.82

Escrow Account

(101-000-000-205.136)

Court Ordered Escrow: \$5,873.76
Garnishment Proceeds: \$0.00
Bonds: \$27,194.93
Restitution: \$4,246.53

Total to Escrow Account - (101.000.000.205.136): \$37,315.22

14-B District Court

Monthly Disbursements

April 2014

Revenue received as a Fine for violation of a State Statute is disbursed to the Washtenaw County Treasurer, for library purposes.

Revenue received as a Fine for violation of a Township Ordinance and all Court Costs are disbursed to the Ypsilanti Township Treasurer. Local revenue also includes Probation oversight fees and Bond Forfeitures.

Revenue received as State Filing Fee, State Court Fund, Justice System Fund, Juror Compensation, Crime Victims Rights Fund and Dept. of Natural Resources Judgment Fee is forwarded to the State Treasurer.

Money received as Garnishment Proceeds, Criminal Bonds, Restitution, and Court Ordered Escrow are deposited in the Escrow Account of the Court.

All other revenues are transferred to the Ypsilanti Township Treasurer.

April 2014 Disbursements:

Washtenaw County:	\$ 2,801.25
State of Michigan:	\$ 45,606.00
Ypsilanti Township Treasurer:	\$ 104,192.57

TOTAL: \$152,599.82

		Year to Date	
		Prior Year Comparison	
Month	Revenue	Revenue	
	2013	2014	
January	\$93,843.72	\$93,424.58	
February	\$120,646.88	\$134,377.46	
March	\$120,330.43	\$116,070.56	
April	\$87,844.43	\$104,192.57	
May	\$91,209.97		
June	\$90,086.73		
July	\$75,083.36		
August	\$89,198.00		
September	\$92,229.66		
October	\$137,889.48		
November	\$70,380.21		
December	\$81,613.89		
Caseload			
Standardization			
Payment:	\$45,724.00	\$45,724.00	
Year-to Date			
Totals:	\$1,196,080.76	\$493,789.17	
Expenditure			
Budget:	\$1,265,772.00	\$1,267,085.00	
Difference:	(\$69,691.24)	(\$771,982.83)	

**BUILDING DEPARTMENT REPORT
RON FULTON - BUILDING DIRECTOR**

BUILDING DEPARTMENT MONTHLY REPORT - APRIL 2014													
Permit Type	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTALS
Building	55	44	66	90									255
	\$ 16,244	\$ 16,632	\$ 12,783	\$ 18,614									\$ 64,273
Electrical	16	16	23	18									73
	\$ 1,290	\$ 2,175	\$ 1,815	\$ 1,800									\$ 7,080
Mechanical	85	51	50	58									244
	\$ 4,980	\$ 2,760	\$ 3,095	\$ 4,185									\$ 15,020
Plumbing	28	30	83	35									176
	\$ 2,145	\$ 2,010	\$ 4,545	\$ 2,745									\$ 11,445
Zoning	2	-	1	14									17
	\$ 90	\$ -	\$ 45	\$ 630									\$ 765
Sub Totals	186	141	223	215	-	-	-	-	-	-	-	-	765
TOTAL YTD	\$ 24,749	\$ 23,577	\$ 22,283	\$ 27,974	\$ -	\$ 98,583							

BUILDING DEPARTMENT MONTHLY REPORT - 2013													
Permit Type	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTALS
Building	61	57	63	100	85	96	107	90	100	143	61	68	1,031
	\$ 14,504	\$ 14,185	\$ 9,331	\$ 31,205	\$ 15,676	\$ 28,985	\$ 24,060	\$ 22,689	\$ 19,098	\$ 74,598	\$ 8,597	\$ 10,382	\$ 273,310
Electrical	37	27	27	29	49	30	30	36	36	35	21	25	382
	\$ 2,435	\$ 2,475	\$ 2,190	\$ 2,685	\$ 4,805	\$ 2,745	\$ 2,430	\$ 2,880	\$ 3,750	\$ 3,585	\$ 3,165	\$ 2,460	\$ 35,605
Mechanical	69	30	38	51	59	63	45	39	61	116	70	51	692
	\$ 5,115	\$ 2,680	\$ 3,005	\$ 4,198	\$ 6,670	\$ 10,565	\$ 3,750	\$ 3,035	\$ 3,675	\$ 6,105	\$ 3,935	\$ 3,235	\$ 55,968
Plumbing	34	21	29	46	36	49	37	29	45	56	29	21	432
	\$ 2,895	\$ 1,680	\$ 2,055	\$ 3,555	\$ 3,855	\$ 4,260	\$ 2,910	\$ 2,370	\$ 3,435	\$ 8,040	\$ 1,920	\$ 1,605	\$ 38,580
Zoning	1	2	4	17	14	16	17	12	14	12	3	2	114
	\$ 90	\$ 90	\$ 180	\$ 765	\$ 630	\$ 675	\$ 765	\$ 540	\$ 630	\$ 540	\$ 135	\$ 90	\$ 5,130
Sub Totals	202	137	161	243	243	254	236	206	256	362	184	167	2,651
TOTAL YTD	\$ 25,039	\$ 21,110	\$ 16,761	\$ 42,408	\$ 31,636	\$ 47,230	\$ 33,915	\$ 31,514	\$ 30,588	\$ 92,868	\$ 17,752	\$ 17,772	\$ 408,593

**BUILDING DEPARTMENT REPORT
RON FULTON - BUILDING DIRECTOR**

INSPECTION RUNNING TOTALS													
Inspections	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTALS
Total 2014	318	253	354	417									1,342
Total 2013	336	328	239	306	445	404	389	507	459	647	410	378	4,848
Total 2012	852	259	592	328	340	268	275	419	317	382	340	276	4,648
Total 2011	319	238	280	311	371	369	319	411	349	432	316	143	3,858
Total 2010	292	220	361	366	379	358	427	405	350	449	322	140	4,069
Total 2009	323	315	340	337	350	372	440	401	463	374	341	137	4,193
Total 2008	460	352	326	432	432	628	727	562	533	577	393	128	5,550

Rental Inspections	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTALS
Total 2014	234	225	303	337									1,099
Total 2013	197	237	206	175	226	251	291	302	222	297	215	175	2,794
Total 2012	142	165	228	194	209	202	185	258	225	265	231	131	2,435
Total 2011	95	49	102	146	129	179	183	243	177	214	187	153	1,857
Total 2010	214	170	139	216	223	158	264	179	212	183	83	48	2,089
Total 2009	(Began tracking separate rental inspection totals Oct, 2009)									57	160	77	294

YPSILANTI TOWNSHIP FIRE DEPARTMENT
MONTHLY REPORT

APRIL 2014

Fire Department staffing levels are as follows:

1 Fire Chief	3 Shift Captains	17 Fire Fighters
1 Fire Marshall	3 Shift Lieutenants	1 Clerk III / Staff Support

All fire department response personnel are licensed as Emergency Medical Technicians by the State of Michigan Public Health. During the month, the fire department responded to 372 requests for assistance. Of those requests, 231 were medical emergency service calls, with the remaining 141 incidents classified as non-medical and/or fire related.

Department activities for the month of April, 2014:

- 1) The Public Education Department participated in the following events:
 - a) Smoke Alarms: 1022 Coleman (2)
 - b) Car seat fittings
- 2) Fire fighters attended 15 neighborhood watch meetings
- 3) Fire fighters received training in the following areas:
 - a) Washtenaw County Tech Rescue

The Fire Marshal had these activities for the month of April, 2014:

- 1) Inspections / Tests completed:
 - a) Junk Yard Inspections: 7
 - b) Site Inspections: 7
 - c) Liquor Inspections: 2
 - d) Fire Alarm Inspections: 3
 - e) Sprinkler Inspections: 1
 - f) Plan Reviews: 1
 - g) Burn Permits Issued: 8
 - h) Fire Lane Enforcements: 3 (citations issued)
 - i) Fire Investigations: 3
- 2) Attended 9 meetings / events:
 - a) HazMat Team – Presidential Standby in Ann Arbor, MI
 - b) Court Appearance
 - c) Washtenaw County Fire Investigators meeting
 - d) Washtenaw County HazMat Authority Board meeting
 - e) Fire Dispatch meeting
 - f) Met with Pollard Banknote – new press
 - g) Commercial Kitchen Hood Cleaning training
 - h) Huron Valley Code Officials training
 - i) Department of Defense Drone training

The Fire Chief attended 19 meetings / events for the month of April, 2014:

- 1) 800 MHz Committee meeting
- 2) WAMAA meeting
- 3) Box Alarm meeting
- 4) Fire Dispatch Group meeting
- 5) Washtenaw County HazMat Authority Board meeting
- 6) Medical Control Board meeting
- 7) 2 Township Board meetings
- 8) Officers meeting
- 9) Automatic Mutual Aid meeting
- 10) Firefighter Union Mediation meeting
- 11) Re-cap Mediation meeting with Township Negotiation Team
- 12) Contract Presentation prep meeting for Township Board
- 13) Ford Lake Dam Functional Exercises
- 14) Lockheed Martin HazMat Demonstration in Detroit, MI
- 15) Met with Paul Davis Restoration representative
- 16) Site Surveys for New Emergency Sirens
- 17) Clark East Tower Neighborhood Watch
- 18) Fire Investigation – 1377 Levona

There was 1 injury and 0 deaths reported this month for civilians.

There were 2 injuries and 0 deaths reported this month for fire fighters.

This month the total fire loss, including vehicle fires, is estimated at **\$400,550.00**. All occurred at the following locations:

DATE OF LOSS	ADDRESS	ESTIMATED LOSS
1) 04/01/2014	2220 E Michigan	\$ 68,000.00 (building)
2) 04/04/2014	5748 Meadowview	\$ 500.00 (cooking / oven)
3) 04/07/2014	833 Forest Court	\$ 0.00 (cooking)
4) 04/07/2014	9000 Textile	\$ 0.00 (forest / woods)
5) 04/09/2014	579 N Harris #6	\$ 160,000.00 (building)
6) 04/09/2014	1385 Oak (extension)	\$ 500.00 (camper)
7) 04/09/2014	Textile @ Ellis	\$ 0.00 (grass)
8) 04/09/2014	1310 Candlewood	\$ 0.00 (outside rubbish)
9) 04/09/2014	330 Chidester	\$ 0.00 (Mutual Aid-Ypsi City)
10) 04/10/2014	1621 Harvest Lane	\$ 0.00 (Mutual Aid-Superior Twp)
11) 04/10/2014	N Hewitt @ Packard	\$ 200.00 (vehicle)
12) 04/11/2014	106 S Harris	\$ 4,000.00 (grass / sheds)
13) 04/12/2014	1257 Elmwood	\$ 100.00 (dumpster)
14) 04/12/2014	Washtenaw @ Boston	\$ 3,000.00 (vehicle)
15) 04/18/2014	1326 Anna Stepp Dr	\$ 0.00 (dumpster)

16) 04/18/2014	1184 Shirley	\$	0.00 (cooking)
17) 04/19/2014	201 Stevens Dr	\$	0.00 (outside rubbish)
18) 04/19/2014	1377 Levona	\$	100,000.00 (building)
19) 04/19/2014	S Harris @ S Grove	\$	2,250.00 (vehicle)
20) 04/20/2014	2013 McCartney	\$	2,000.00 (vehicle)
21) 04/22/2014	6236 Vail Dr	\$	0.00 (outside rubbish)
22) 04/23/2014	WB I-94 @ Huron	\$	0.00 (grass)
23) 04/23/2014	166 James Hart Pkwy	\$	0.00 (grass)
24) 04/23/2014	1411 Delaware	\$	60,000.00 (building)
25) 04/27/2014	Ecorse @ Michigan	\$	0.00 (Mutual Aid-Van Buren)
26) 04/27/2014	714 Dwight	\$	0.00 (Mutual Aid-Ypsi City)
27) 04/28/2014	7311 Munger	\$	0.00 (natural vegetation)

Respectfully submitted,

Rhonda Bates, Clerical Support Staff
Charter Township of Ypsilanti Fire Department

Attachment: Fire House Incident Type Report (Summary) 04/01/2014 – 04/30/2014

Ypsilanti Township Fire Department

Incident Type Report (Summary)

Alarm Date Between {04/01/14} And {04/30/14}

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
1 Fire				
111 Building fire	7	1.88%	\$388,000	96.86%
113 Cooking fire, confined to container	3	0.81%	\$500	0.12%
131 Passenger vehicle fire	5	1.34%	\$7,450	1.85%
137 Camper or recreational vehicle (RV) fire	1	0.27%	\$500	0.12%
140 Natural vegetation fire, Other	1	0.27%	\$0	0.00%
141 Forest, woods or wildland fire	1	0.27%	\$0	0.00%
143 Grass fire	4	1.08%	\$4,000	0.99%
151 Outside rubbish, trash or waste fire	3	0.81%	\$0	0.00%
154 Dumpster or other outside trash receptacle fire	2	0.54%	\$100	0.02%
	27	7.26%	\$400,550	99.99%
2 Overpressure Rupture, Explosion, Overheat(no fire)				
243 Fireworks explosion (no fire)	1	0.27%	\$0	0.00%
	1	0.27%	\$0	0.00%
3 Rescue & Emergency Medical Service Incident				
300 Rescue, EMS incident, other	21	5.65%	\$0	0.00%
311 Medical assist, assist EMS crew	40	10.75%	\$0	0.00%
320 Emergency medical service, other	26	6.99%	\$0	0.00%
321 EMS call, excluding vehicle accident with injuries	33	35.75%	\$0	0.00%
322 Motor vehicle accident with injuries	7	1.88%	\$0	0.00%
324 Motor Vehicle Accident with no injuries	4	1.08%	\$0	0.00%
	231	62.10%	\$0	0.00%
4 Hazardous Condition (No Fire)				
412 Gas leak (natural gas or LPG)	1	0.27%	\$0	0.00%
424 Carbon monoxide incident	1	0.27%	\$0	0.00%
440 Electrical wiring/equipment problem, Other	1	0.27%	\$0	0.00%
444 Power line down	6	1.61%	\$0	0.00%
445 Arcing, shorted electrical equipment	3	0.81%	\$0	0.00%
471 Explosive, bomb removal (for bomb scare, use 721)	1	0.27%	\$0	0.00%
	13	3.49%	\$0	0.00%
5 Service Call				
500 Service Call, other	3	0.81%	\$0	0.00%
531 Smoke or odor removal	3	0.81%	\$0	0.00%
550 Public service assistance, Other	1	0.27%	\$0	0.00%
561 Unauthorized burning	7	1.88%	\$0	0.00%

Ypsilanti Township Fire Department

Incident Type Report (Summary)

Alarm Date Between {04/01/14} And {04/30/14}

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
5 Service Call	14	3.76%	\$0	0.00%
6 Good Intent Call				
600 Good intent call, Other	1	0.27%	\$0	0.00%
611 Dispatched & cancelled en route	44	11.83%	\$0	0.00%
622 No Incident found on arrival at dispatch address	3	0.81%	\$0	0.00%
631 Authorized controlled burning	6	1.61%	\$0	0.00%
632 Prescribed fire	2	0.54%	\$0	0.00%
650 Steam, Other gas mistaken for smoke, Other	1	0.27%	\$0	0.00%
651 Smoke scare, odor of smoke	1	0.27%	\$0	0.00%
671 HazMat release investigation w/no HazMat	1	0.27%	\$0	0.00%
	59	15.86%	\$0	0.00%
7 False Alarm & False Call				
700 False alarm or false call, Other	6	1.61%	\$0	0.00%
713 Telephone, malicious false alarm	1	0.27%	\$0	0.00%
733 Smoke detector activation due to malfunction	1	0.27%	\$0	0.00%
736 CO detector activation due to malfunction	3	0.81%	\$0	0.00%
740 Unintentional transmission of alarm, Other	1	0.27%	\$0	0.00%
743 Smoke detector activation, no fire - unintentional	5	1.34%	\$0	0.00%
744 Detector activation, no fire - unintentional	3	0.81%	\$0	0.00%
745 Alarm system activation, no fire - unintentional	5	1.34%	\$0	0.00%
	25	6.72%	\$0	0.00%
8 Severe Weather & Natural Disaster				
814 Lightning strike (no fire)	1	0.27%	\$0	0.00%
	1	0.27%	\$0	0.00%
9 Special Incident Type				
900 Special type of incident, Other	1	0.27%	\$0	0.00%
	1	0.27%	\$0	0.00%

Total Incident Count: 372

Total Est Loss:

\$400,550

CHARTER TOWNSHIP OF YPSILANTI

To: Board of Trustees
From: Mike Radzik
Office of Community Standards
Re: **Office of Community Standards Monthly Report**
Date: May 12, 2014

The Office of Community Standards and Police Services are engaged in the following activity:

Demolition Projects

- None active at this time.

Open OCS Investigations/Cases

OCS staff reviews all active nuisance abatement cases with legal counsel on a bi-weekly basis to ensure they are moving forward on a reasonable time line and to share information. Not every case is in litigation; some cases are being driven toward code compliance without the necessity of going to court. Of those in court, some are actively being litigated and others are in “monitoring” mode to ensure that previously issued court orders are being followed. Every case is handled efficiently to maximize community benefit. Other open cases currently include:

- 1775 Holmes
- 17 Avis
- 1397 Crestwood
- 1292 Clarita
- S. Congress (concrete junkyard)
- 322 Devonshire
- 667 N. Ivanhoe
- 2260 E. Michigan
- 6480 Rawsonville
- Aspen Chase Apartments
- 5378-5380-5500 Morgan Rd
- 7334 Spy Glass
- 1754 E Michigan
- 1431 Andrea
- 1391 Harry
- 5378-550 Morgan
- 1525 Ecorse
- 1535 Ecorse
- 823 E Michigan
- 827 E Michigan
- 1122 E Michigan
- 1180 E Michigan
- 1631 E Michigan
- 589 Calder
- 714 Forest Ct
- 1280 Laurel
- 5585
- New Meadow
- 1992 Harding
- 1547 Wingate
- 853 Maplewood
- 5688 Big Pine
- 1715 Beverly
- 2490/2494 E Michigan
- 2555 Washtenaw
- 2851 E Michigan

Neighborhood Sweeps

Ordinance officers have begun scheduling proactive neighborhood enforcement sweeps in an effort to stay ahead of the seasonal spring onslaught of blight and vegetation complaints. Several neighborhoods have been reviewed and several hundred violation notices have been issued. The sweeps will continue throughout the season and into the summer.

Other

Rental Certification Program: OCS staff has completed a records audit of the Rental Housing Certification program that includes investigating single family homes that are designated non-homestead (0% PRE) and are also not registered as rental properties. A total of 1,195 homes were visited and 762 unregistered rental properties were discovered. A form letter has been sent to the owners of each property identified through the audit and inspections have been scheduled to bring these property owners into compliance with ordinance requirements.

Vacant House Certification Program: OCS staff has begun enforcing the newly adopted ordinance that requires the owners of vacant houses to register and get inspected annually. Form letters were mailed to the owners of more than 300 homes that were previously tagged as being vacant prior to the ordinance being enacted. A new inspection protocol has been developed and staff is being trained to implement it.

Rental Housing Analysis: OCS staff continues to work with legal counsel and other departments to collect data in support of the Board's directive to investigate the long term impacts and implications of rental housing concentrations in neighborhoods. We have employed a GIS consultant through OHM to assist with map overlay development.

Harbour Portfolio: I continue to work with legal counsel to present a case to the state attorney general's office regarding investment firm Harbour Portfolio's practices in Ypsilanti Township and surrounding communities. A meeting with the AG is being scheduled.

Liquor & Junk Yard Licensing: OCS staff has completed annual inspections of licensed on premise liquor establishments in anticipation of state license renewal. All affected businesses have passed inspection. In addition, the annual inspections for business license renewal of junk yards have begun. Junk yard licenses expire on June 30th and inspections are in progress.

Washtenaw County Community Impact Team: I met this month with members of the Washtenaw County Community Impact Team to discuss ways that the Township can collaborate to support delivery of enhanced services in the West Willow neighborhood. Potential metrics include economic development and job availability, crime and perceptions of safety, social cohesion, academic achievement, environmental concerns, and transportation infrastructure and access. The Community Impact Team could map local assets, facilitate broad community engagement, and create an action plan with resources and assignments. Additional information will be forthcoming.

New OCS Employees: We have acted to fill two full time seasonal ordinance officer positions authorized by the Board of Trustees. Kevin Fulkert and Lindsey Neel were welcomed to the team and have completed basic training. Both are active in the community enforcing blight, vegetation and vacant housing codes. These seasonal positions terminate after six months unless authorized for permanent status in the future.

OCS staff meets with staff from the Washtenaw County Office of Community & Economic Development on a quarterly basis to review OCED home assistance projects for potential conflict and/or assistance with OCS projects.

Police Services

- Mike Radzik and elected officials met with WCSO Cmdr. Dieter Heren and Lt. Anuskiewicz to discuss policing strategies for the summer months. Deployment of two school resource officers will help deliver focused neighborhood enforcement when schools are out of session.
- Lt. Anuskiewicz and I participated in a conference call with the owners/management of Huron Heights apartments on LeForge Rd. in response to increased crime and disorder within the complex. An analysis completed by the sheriff's office showed that police responses to the complex far exceed the average of other similar apartment communities. Plans are being developed by management to increase security and implement other safety measures.
- The renovation of the former state police post located at 1501 S. Huron St. is moving forward. Once the project is complete, the sheriff substation currently located at 14-B District Court will be moved to the new location. We hope to open the new station this fall.
- The Community Action Team continues to make an impact in our neighborhoods serving search warrants at suspected drug houses and helping to solve major crimes and locate/arrest violent offenders. The team is engaged in a variety of projects that affect both residential neighborhoods and business centers.
- Elected officials receive a copy of the weekly Police Services briefing sent by email by Lt. Jim Anuskiewicz after each weekly meeting with the OCS director, legal counsel and full-time elected officials. Details about crime and police productivity trends, as well as significant crimes and arrests, are reported to the Board of Trustees each week. A monthly crime and productivity summary is included in Board packets.

Information Technology

The IS Manager is completing a project to implement new point of sale software at the Compost Center that tracks resident transactions and business accounts for streamlined sales and reporting. Several bugs in the initial deployment are being resolved. The new software keeps track in real time of free products, such as mulch, that are available to residents in limited quantities. It also documents resident transactions from rental properties.

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



**Office of
Community Standards**

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 485-3943
Fax: (734) 484-5151
www.ytown.org

MEMORANDUM

May 12, 2014

To: Township Board

From: Joe Lawson
Planning Director

Re: **Planning Division (OCS) April/May 2014**

Please be advised of the following activities related to the Planning Department for April/May 2014.

Planning Commission Activity

The following is a summary of actions taken by the Planning Commission since my last report:

On April 22nd, the Commission held their regular monthly meeting and during said meeting, the commission considered the following agenda items:

569 Brookside – The Commission held a public hearing on Tuesday, April 22nd to consider the special conditional use permit request of Mr. & Mrs. Northrup to allow for the housing of more than 4 dogs within a residential district. Section 402.17 of the Zoning Ordinance limits the total number of dogs on a residential lot to 4 without prior issuance of a special conditional use permit by the Commission. After the public hearing, the Commission approved the request with the condition that once one of the 5 noted dogs were no longer residing at this location, the applicant could not obtain another 5th dog.

Washtenaw Avenue Overlay District Review – The Commission was presented with a draft copy of the proposed Washtenaw Overlay District. This proposed overlay will initiate the goals and objectives noted during the Re-Imagine Washtenaw project. The draft is available to the public and is tentatively scheduled for a public hearing in July 2014.

Wal-Mart Site Plan Extension – Though Wal-Mart plans to begin construction yet this month, the applicant requested a one-year extension to their previously approved site plan. The plan was scheduled to expire on May 20, 2014. The Commission granted the one-year extension as requested.

Finally, the Commission scheduled a public hearing as requested by Ms. Naima Sharafi to consider the Special Conditional Use permit application to permit the establishment of a group daycare home, providing care for up to 12 children and to be located at 1519 Holmes Road, parcel K-11-02-258-010. The public hearing has been scheduled for Tuesday, May 27, 2014 at approximately 6:30pm.

Plans in Process

Kroger Fuel Station – 1771 East Michigan: No new or additional information has been provided in relation to this project, though the Commission did receive a request from the developer requesting a 12 month extension to their previously approved site plan. The Commission considered and approved the 12 month extension during their February meeting date.

Lakeside Park/Boat House Project: Site work continues on the site. The project is anticipated to be completed in fall of 2014.

WalMart Expansion – 2515 Ellsworth: The Wal-Mart building permit review is currently underway. The applicant is in receipt of the preconstruction requirements letter and is currently preparing their documentation for the required preconstruction meeting. Once all documentation is submitted, a preconstruction meeting will be held with the hopes of construction beginning yet this month.

Blackmore Addition #3 – Plans have been submitted for review of the third addition to the Blackmore facility located at 10800 Blackmore Avenue for the construction of a new 19,200 square-foot addition. I would anticipate this project being before the Commission very soon.

Cueter Chrysler Dealership – A preliminary site plan application has been submitted to our office requesting approval of the proposed display lots associated with the Cueter Chrysler, Jeep, Dodge, Ram dealership located at 2448 Washtenaw. The proposed plan calls for the demolition of the former Hot 'n' Now building along with the former Clark gas station located at the corner of Washtenaw and Maulbetsch. If approved, the resulting use of the property would be for the storage and display of new and used vehicles associated with the dealership.

Los Amigos – The property owner of the Los Amigos building located at 2851 East Michigan submitted plans requesting to expand their existing parking lot in order to expand their restaurant space into a neighboring space. The additional space and parking is needed as the business is thriving. This is great news for Los Amigos and the East Michigan corridor.

Zoning Board of Appeals

The following is a summary of actions taken by the Zoning Board of Appeals since my last report:

During the regularly scheduled May 7, 2014 meeting of the Zoning Board of Appeals, the ZBA considered the following applications:

Phantom Fireworks – Requested a temporary use permit to allow the display and sale of Class ‘C’ State of Michigan approved fireworks within the parking lot of the RoundTree Shopping center from June 20th through July 6th. After the public hearing the ZBA approved the request with conditions.

Phantom Fireworks - Requested a temporary use permit to allow the display and sale of Class ‘C’ State of Michigan approved fireworks within the Washtenaw Avenue Victory Lane Oil Change from June 20th through July 6th. After the public hearing the ZBA approved the request with conditions.

USA Fireworks - Requested a temporary use permit to permit the display and sale of Class ‘C’ State of Michigan approved fireworks within the Roundtree Place (Ollie’s) June 20th through July 6th. After the public hearing the ZBA approved the request with conditions.

USA Fireworks - Requested a temporary use permit to permit the display and sale of Class ‘C’ State of Michigan approved fireworks within the Fountain Plaza Shopping Center parking lot from June 20th through July 6th. After the public hearing the ZBA approved the request with conditions.

Round Haus Pizza - Requested a temporary use permit to permit the display and sale of Class ‘C’ State of Michigan approved fireworks within the parking lot of Round Haus Pizza and Party Store from June 20th through July 6th. After the public hearing the ZBA approved the request with conditions.

Committee Meetings

WATS Technical Committee – During the May WATS Technical Committee meeting, WATS staff presented an overall plan to combine the future land use maps of all Washtenaw County Communities into a single map so that transportation funding may be better directed based on land use. This plan is in its very early stages of development and I look forward to learning more as to how this program will work for the betterment of our community.

Willow Run Storm Water Meeting – On April 29th, staff along with our other professional consultants met again with the RACER group to discuss the stormwater plan for the former GM Powertrain facility. With the supervision of the MDEQ, the University of

Michigan and RACER will be performing a study this summer to verify that a constructed wetland can successfully be utilized as a final “polishing” mechanism in treating the groundwater before being ultimately discharged to the waters of the state. Currently all treated ground water from the site is being discharged to YCUA facilities for final treatment and discharge at a substantial annual cost. RACER is hoping the proposed system using the constructed wetland will provide a substantial cost savings for the site.

Administrative Items:

On the afternoon of May 7th, Supervisor Stumbo, Clerk Roe and I had the pleasure of visiting the Ferrous Processing center located within the former ABCAT Auto Salvage building. The Ferrous team has made substantial improvements to the site and building and will be applying to the Planning Commission in the weeks to come in order to gain approval to make additional improvements to the site. I have requested that digital renderings of the proposed site be forwarded to my attention as soon as possible so that I may share them with the Board and Commission. As soon as I have the requested renderings, I will be happy to forward them to your attention.

Please contact me at my office (734-544-3651) or by email at jlawson@ytown.org



WASHTENAW COUNTY OFFICE OF THE SHERIFF



JERRY L. CLAYTON
SHERIFF

2201 Hogback Road ♦ Ann Arbor, Michigan 48105-9732 ♦ OFFICE (734) 971-8400 ♦ FAX (734) 973-4624 ♦ EMAIL sheriff@ewashtenaw.org

MARK A. PTASZEK
UNDERSHERIFF

To: Brenda Stumbo, Ypsilanti Township Supervisor
From: Jim Anuszkiewicz, Police Services Lieutenant
Cc: Mike Radzik, Ypsilanti Township Police Administrator & Ypsilanti Township Board
Dieter Heren, WCSO Police Services Commander
Date: April 15, 2014
Re: March 2014 Police Services Monthly Report

In March of 2014 there were 3,650 calls for service in Ypsilanti Township, which is an 11% increase in calls for service as compared to March of 2013. Comparing specific calls for March of 2014 to March of 2013 shows a 60% decrease in home invasions, while vehicle thefts showed a 120% increase. The Auto Theft Unit has identified suspects for a majority of the incidents and is continuing to build cases against the suspects.

HOMICIDE INVESTIGATIONS

During the month two homicides occurred. The first incident occurred on March 24th on Russell Ct in Anderson Villa Apartments. While the resident/shooter was not charged for shooting the perpetrator breaking into the residence, three others who conspired to break into the residence were charged for their role in the incident. The investigation is continuing. The second incident occurred on March 30th in the 1800 block of Eileen St. The suspect, who knew the victim, was arrested and is now awaiting court proceedings.

In both incidents a tremendous amount of effort and team work took place to quickly identify and arrest parties having responsibility for the incidents which took place. The Sheriff's Office is working collaboratively with the Washtenaw County Prosecutors Office to hold these individuals accountable for their actions.

TRAFFIC ENFORCEMENT DETAILS

Several traffic enforcement initiatives took place during the month. Overall Deputies had nearly an 18% increase in the number of traffic stops as compared to March of 2013. The most significant enforcement took place over St. Patrick's Day weekend. That effort resulted in 68 traffic stops, 27 citations, and 4 drunk driving arrests. Other enforcement during the month focused on targeting specific areas of high crime and high crash incidents.

SEARCH WARRANTS BY YPSILANTI TWP CAT AND LAWNET

March 3, 2014 in the 100 Blk of Lamay
March 4, 2014 in the 1300 Blk of Cross
March 20, 2014 in the 2000 Blk of Woodale
March 26, 2014 in the 700 Blk of Forest Ct.

March 3, 2014 in the 9000 Blk of Platt
March 7, 2014 in the 8500 Blk of Cargo
March 21, 2014 in the 1800 Blk of Forest view

Two of the search warrants conducted by the CAT team during the month took place outside of Ypsilanti Township, however the underlying incidents were tied to the township.

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT



Month:	March
Year:	2014
Print Option:	Print Both Monthly and YTD
Include Unfounded:	No
Report Offenses:	Include Primary Only
Attempted/Completed/NA:	Includes Attempted, Completed
City:	Ypsilanti Twp-YPT

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

For The Month Of March

Classification	Mar/2013	Mar/2014	%Change
09001 MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	0	1	0%
10002 PARENTAL KIDNAPPING	0	0	0%
11001 SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	1	3	200%
11002 SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	0	0	0%
11003 SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE	0	2	0%
11004 SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE	2	1	-50%
11007 SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	1	2	100%
11008 SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	0	0	0%
12000 ROBBERY	6	3	-50%
13001 NONAGGRAVATED ASSAULT	56	34	-39.2%
13002 AGGRAVATED/FELONIOUS ASSAULT	22	15	-31.8%
13003 INTIMIDATION/STALKING	6	2	-66.6%
20000 ARSON	0	1	0%
22001 BURGLARY -FORCED ENTRY	28	11	-60.7%
22002 BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	5	4	-20%
23001 LARCENY -POCKETPICKING	0	0	0%
23002 LARCENY -PURSESNAATCHING	0	0	0%
23003 LARCENY -THEFT FROM BUILDING	11	19	72.72%
23004 LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE	1	1	0%
23005 LARCENY -THEFT FROM MOTOR VEHICLE	16	5	-68.7%
23006 LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	5	2	-60%
23007 LARCENY -OTHER	14	4	-71.4%
24001 MOTOR VEHICLE THEFT	5	11	120%
24002 MOTOR VEHICLE, AS STOLEN PROPERTY	1	2	100%
24003 MOTOR VEHICLE FRAUD	1	0	-100%
25000 FORGERY/COUNTERFEITING	3	2	-33.3%
26001 FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	7	4	-42.8%
26002 FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	6	2	-66.6%
26003 FRAUD -IMPERSONATION	4	7	75%
26005 FRAUD -WIRE FRAUD	0	0	0%
27000 EMBEZZLEMENT	1	0	-100%
28000 STOLEN PROPERTY	4	0	-100%
29000 DAMAGE TO PROPERTY	24	23	-4.16%
30001 RETAIL FRAUD -MISREPRESENTATION	2	0	-100%
30002 RETAIL FRAUD -THEFT	8	4	-50%
30003 RETAIL FRAUD -REFUND/EXCHANGE	1	0	-100%
35001 VIOLATION OF CONTROLLED SUBSTANCE ACT	26	21	-19.2%
35002 NARCOTIC EQUIPMENT VIOLATIONS	5	1	-80%
37000 OBSCENITY	0	0	0%
40001 COMMERCIALIZED SEX -PROSTITUTION	0	0	0%
52001 WEAPONS OFFENSE- CONCEALED	1	1	0%
52002 WEAPONS OFFENSE -EXPLOSIVES	0	0	0%
52003 WEAPONS OFFENSE -OTHER	0	1	0%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

Group A Totals		273	189	-30.7%
22003	BURGLARY - UNLAWFUL ENTRY (NO INTENT)	0	0	0%
26006	FRAUD -BAD CHECKS	1	3	200%
36003	PEEPING TOM	0	0	0%
38001	FAMILY -ABUSE/NEGLECT NONVIOLENT	2	2	0%
38003	FAMILY -OTHER	0	0	0%
41002	LIQUOR VIOLATIONS -OTHER	0	0	0%
42000	DRUNKENNESS	1	0	-100%
48000	OBSTRUCTING POLICE	2	4	100%
50000	OBSTRUCTING JUSTICE	7	6	-14.2%
53001	DISORDERLY CONDUCT	5	2	-60%
53002	PUBLIC PEACE -OTHER	2	0	-100%
54001	HIT and RUN MOTOR VEHICLE ACCIDENT	1	1	0%
54002	OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	8	8	0%
55000	HEALTH AND SAFETY	1	0	-100%
57001	TRESPASS	1	0	-100%
62000	CONSERVATION	0	0	0%
63000	VAGRANCY	0	0	0%
70000	JUVENILE RUNAWAY	12	8	-33.3%
73000	MISCELLANEOUS CRIMINAL OFFENSE	2	1	-50%
Group B Totals		45	35	-22.2%
2800	JUVENILE OFFENSES AND COMPLAINTS	39	38	-2.56%
2900	TRAFFIC OFFENSES	18	51	183.3%
3000	WARRANTS	75	55	-26.6%
3100	TRAFFIC CRASHES	84	114	35.71%
3200	SICK / INJURY COMPLAINT	60	81	35%
3300	MISCELLANEOUS COMPLAINTS	692	698	0.867%
3400	WATERCRAFT COMPLAINTS / ACCIDENTS	0	1	0%
3500	NON-CRIMINAL COMPLAINTS	603	745	23.54%
3700	MISCELLANEOUS TRAFFIC COMPLAINTS	922	1235	33.94%
3800	ANIMAL COMPLAINTS	72	47	-34.7%
3900	ALARMS	152	179	17.76%
Group C Totals		2717	3244	19.39%
4000	HAZARDOUS TRAFFIC CITATIONS / WARNINGS	1	1	0%
4100	NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	0	1	0%
4200	PARKING CITATIONS	7	2	-71.4%
4300	LICENSE / TITLE / REGISTRATION CITATIONS	0	0	0%
4500	MISCELLANEOUS A THROUGH UUUU	3	17	466.6%
4900	TRAFFIC WARNINGS	1	0	-100%
Group D Totals		12	21	75%
5000	FIRE CLASSIFICATIONS	0	1	0%
5100	18A STATE CODE FIRE CLASSIFICATIONS	1	2	100%
Group E Totals		1	3	200%
6000	MISCELLANEOUS ACTIVITIES (6000)	91	33	-63.7%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

For The Month Of March

Classification	Mar/2013	Mar/2014	%Change
6100 MISCELLANEOUS ACTIVITIES (6100)	78	78	0%
6300 CANINE ACTIVITIES	5	6	20%
6500 CRIME PREVENTION ACTIVITIES	56	33	-41.0%
6600 COURT / WARRANT ACTIVITIES	2	3	50%
6700 INVESTIGATIVE ACTIVITIES	2	5	150%
Group F Totals	234	158	-32.4%
City : Ypsilanti Twp Totals	3282	3650	11.21%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

Year To Date Through March

Classification	2013	2014	%Change
Group F Totals	0	0	0%
09001 MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	1	1	0%
10002 PARENTAL KIDNAPPING	1	0	-100%
11001 SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	5	6	20%
11002 SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	2	1	-50%
11003 SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE	1	2	100%
11004 SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE	2	2	0%
11007 SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	4	2	-50%
11008 SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	1	2	100%
12000 ROBBERY	9	10	11.11%
13001 NONAGGRAVATED ASSAULT	160	85	-46.8%
13002 AGGRAVATED/FELONIOUS ASSAULT	50	44	-12%
13003 INTIMIDATION/STALKING	23	10	-56.5%
20000 ARSON	0	1	0%
22001 BURGLARY -FORCED ENTRY	86	49	-43.0%
22002 BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	11	8	-27.2%
23001 LARCENY -POCKETPICKING	1	0	-100%
23002 LARCENY -PURSES/NATCHING	2	0	-100%
23003 LARCENY -THEFT FROM BUILDING	32	45	40.62%
23004 LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE	2	2	0%
23005 LARCENY -THEFT FROM MOTOR VEHICLE	46	20	-56.5%
23006 LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	12	5	-58.3%
23007 LARCENY -OTHER	35	16	-54.2%
24001 MOTOR VEHICLE THEFT	13	31	138.4%
24002 MOTOR VEHICLE, AS STOLEN PROPERTY	4	4	0%
24003 MOTOR VEHICLE FRAUD	1	1	0%
25000 FORGERY/COUNTERFEITING	11	3	-72.7%
26001 FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	26	19	-26.9%
26002 FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	16	8	-50%
26003 FRAUD -IMPERSONATION	11	18	63.63%
26005 FRAUD -WIRE FRAUD	1	1	0%
27000 EMBEZZLEMENT	3	1	-66.6%
28000 STOLEN PROPERTY	9	3	-66.6%
29000 DAMAGE TO PROPERTY	65	40	-38.4%
30001 RETAIL FRAUD -MISREPRESENTATION	6	1	-83.3%
30002 RETAIL FRAUD -THEFT	28	18	-35.7%
30003 RETAIL FRAUD -REFUND/EXCHANGE	1	0	-100%
35001 VIOLATION OF CONTROLLED SUBSTANCE ACT	54	45	-16.6%
35002 NARCOTIC EQUIPMENT VIOLATIONS	10	5	-50%
37000 OBSCENITY	0	1	0%
40001 COMMERCIALIZED SEX -PROSTITUTION	2	0	-100%
52001 WEAPONS OFFENSE- CONCEALED	1	5	400%
52002 WEAPONS OFFENSE -EXPLOSIVES	1	0	-100%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

Year To Date Through March

Classification	2013	2014	%Change
52003 WEAPONS OFFENSE -OTHER	0	2	0%
Group A Totals	749	517	-30.9%
22003 BURGLARY - UNLAWFUL ENTRY (NO INTENT)	0	1	0%
26006 FRAUD -BAD CHECKS	3	5	66.66%
36003 PEEPING TOM	1	0	-100%
38001 FAMILY -ABUSE/NEGLECT NONVIOLENT	8	6	-25%
38003 FAMILY -OTHER	1	0	-100%
41002 LIQUOR VIOLATIONS -OTHER	1	0	-100%
42000 DRUNKENNESS	1	0	-100%
48000 OBSTRUCTING POLICE	7	5	-28.5%
50000 OBSTRUCTING JUSTICE	13	16	23.07%
53001 DISORDERLY CONDUCT	13	5	-61.5%
53002 PUBLIC PEACE -OTHER	4	1	-75%
54001 HIT and RUN MOTOR VEHICLE ACCIDENT	1	2	100%
54002 OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	30	21	-30%
55000 HEALTH AND SAFETY	5	1	-80%
57001 TRESPASS	1	0	-100%
62000 CONSERVATION	1	0	-100%
63000 VAGRANCY	1	0	-100%
70000 JUVENILE RUNAWAY	29	18	-37.9%
73000 MISCELLANEOUS CRIMINAL OFFENSE	2	2	0%
Group B Totals	122	83	-31.9%
2800 JUVENILE OFFENSES AND COMPLAINTS	83	107	28.91%
2900 TRAFFIC OFFENSES	74	124	67.56%
3000 WARRANTS	181	142	-21.5%
3100 TRAFFIC CRASHES	292	505	72.94%
3200 SICK / INJURY COMPLAINT	168	220	30.95%
3300 MISCELLANEOUS COMPLAINTS	2073	1951	-5.88%
3400 WATERCRAFT COMPLAINTS / ACCIDENTS	1	2	100%
3500 NON-CRIMINAL COMPLAINTS	1668	2110	26.49%
3700 MISCELLANEOUS TRAFFIC COMPLAINTS	2324	3015	29.73%
3800 ANIMAL COMPLAINTS	158	137	-13.2%
3900 ALARMS	484	567	17.14%
Group C Totals	7506	8880	18.30%
4000 HAZARDOUS TRAFFIC CITATIONS / WARNINGS	19	1	-94.7%
4100 NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	5	1	-80%
4200 PARKING CITATIONS	15	8	-46.6%
4300 LICENSE / TITLE / REGISTRATION CITATIONS	1	0	-100%
4500 MISCELLANEOUS A THROUGH UUUU	35	38	8.571%
4900 TRAFFIC WARNINGS	1	0	-100%
Group D Totals	76	48	-36.8%
5000 FIRE CLASSIFICATIONS	1	1	0%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

		Year To Date Through March		
Classification		2013	2014	%Change
5100	18A STATE CODE FIRE CLASSIFICATIONS	7	8	14.28%
Group E Totals		8	9	12.5%
6000	MISCELLANEOUS ACTIVITIES (6000)	257	122	-52.5%
6100	MISCELLANEOUS ACTIVITIES (6100)	242	183	-24.3%
6300	CANINE ACTIVITIES	9	13	44.44%
6500	CRIME PREVENTION ACTIVITIES	83	80	-3.61%
6600	COURT / WARRANT ACTIVITIES	3	7	133.3%
6700	INVESTIGATIVE ACTIVITIES	10	15	50%
Group F Totals		604	420	-30.4%
City : Ypsilanti Twp Totals		9065	9957	9.840%



Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE • YPSILANTI, MI 48197

SUPERVISOR BRENDA STUMBO • CLERK KAREN LOVEJOY ROE • TREASURER LARRY DOE
TRUSTEES: JEAN HALL CURRIE • STAN ELDRIDGE • MIKE MARTIN • SCOTT MARTIN

WORK SESSION AGENDA CHARTER TOWNSHIP OF YPSILANTI TUESDAY, MAY 20, 2014

5:00 P.M.

**CIVIC CENTER
BOARD ROOM
7200 S. HURON RIVER DRIVE**

1. **EXECUTIVE SESSION TO DISCUSS TENTATIVE AGREEMENT BETWEEN TOWNSHIP FIREFIGHTERS, LOCAL 1830 AND THE CHARTER TOWNSHIP OF YPSILANTI – ATTORNEY WINTERS**
2. REVIEW AGENDA SUPERVISOR STUMBO
3. OTHER DISCUSSION BOARD MEMBERS

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



Human Resource

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-0065
Fax: (734) 484-5160
www.ytown.org

MEMORANDUM

To: Karen Lovejoy Roe, Township Clerk

From: Karen Wallin
Human Resource Department

Date: May 12, 2014

**Subject: Tentative Agreement between Township Firefighters Local Union 1830
and the Charter Township of Ypsilanti**

On behalf of the Township's Management Team I would like to request that a new tentative Bargaining Unit Agreement between the Charter Township of Ypsilanti and Firefighters Local 1830 be placed on the agenda for the work session scheduled for Monday, May 20, 2014. We are requesting that discussion of this item take place under executive session.

I would also request that the item be placed on the regular Board Agenda for approval following the work session.

Your consideration in the matter is appreciated. Should you have any additional questions, please contact me or Attorney Winters.

REVIEW AGENDA

- A. SUPERVISOR STUMBO WILL REVIEW BOARD MEETING AGENDA

OTHER DISCUSSION

- A. BOARD MEMBERS HAVE THE OPPORTUNITY TO DISCUSS ANY OTHER PERTINENT ISSUES



Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE • YPSILANTI, MI 48197

SUPERVISOR BRENDA STUMBO • CLERK KAREN LOVEJOY ROE • TREASURER LARRY DOE
TRUSTEES: JEAN HALL CURRIE • STAN ELDRIDGE • MIKE MARTIN • SCOTT MARTIN

REGULAR MEETING AGENDA

TUESDAY, MAY 20, 2014

7:00 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE AND INVOCATION
3. PUBLIC COMMENTS
4. CONSENT AGENDA
 - A. MINUTES OF THE APRIL 15, 2014 WORK SESSION, REGULAR MEETING AND EXECUTIVE SESSION
 - B. STATEMENTS AND CHECKS
 - C. APRIL 2014 TREASURER REPORT
5. SUPERVISOR REPORT
6. CLERK REPORT
7. TREASURER REPORT
8. TRUSTEE REPORT
9. ATTORNEY REPORT
 - A. CLARK EAST TOWERS STATUS UPDATE
 - B. GENERAL LEGAL UPDATE

OLD BUSINESS

1. 2ND READING RESOLUTION NO. 2014-13, PROPOSED ORDINANCE NO. 2014-436, PARENTAL RESPONSIBILITY SCHOOL TRUANCY (FIRST READING HELD AT THE APRIL 15, 2014 REGULAR MEETING)
2. 2ND READING PROPOSED ORDINANCE NO. 2014-437, BUSINESS ESTABLISHMENT PARKING (FIRST READING HELD AT THE APRIL 15, 2014 REGULAR MEETING)
3. REQUEST OF JAMES V. DIRKES TO APPROVE A PRIVATE ROAD VARIANCE FOR PROPERTY LOCATED AT 5389 BON TERRE (PUBLIC HEARING HELD AT THE APRIL 1, 2014 REGULAR MEETING AND TABLED AT THE APRIL 15, 2014 REGULAR MEETING)

NEW BUSINESS

1. BUDGET AMENDMENT #6
2. REQUEST TO APPROVE DTE AGREEMENT FOR OVERHEAD REMOVAL & RELOCATION OF POLES ON GROVE ROAD IN THE AMOUNT OF \$37,364.72, BUDGETED IN LINE ITEM #101.956.000.926.050 AND TO AUTHORIZE SIGNING OF THE AGREEMENT
3. REQUEST TO APPROVE DTE AGREEMENT FOR INSTALLATION OF 38 NEW UNDERGROUND AND 17 NEW OVERHEAD 135 WATT LED COBRA LIGHTS ON GROVE AND BRIDGE ROADS IN THE AMOUNT OF \$152,601.41, BUDGETED IN LINE ITEM #101.956.000.926.050 AND TO AUTHORIZE SIGNING OF THE AGREEMENT
4. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO APPROVE PROFESSIONAL SERVICES AGREEMENT WITH OHM FOR PRELIMINARY ENGINEERING SERVICES FOR VETERANS DRIVE IMPROVEMENTS PROJECT IN THE AMOUNT OF \$46,800 BUDGETED IN LINE ITEM #101.970.000.976.007 AND TO AUTHORIZE SIGNING OF THE AGREEMENT
5. REQUEST TO APPROVE ASSIGNING TEMPORARY, ADDITIONAL DUTIES TO TRUSTEE ELDRIDGE TO GREEN OAKS GOLF COURSE FOR A PERIOD OF SIXTY (60) DAYS WITH A STIPEND OF \$20.00 AN HOUR, NOT TO EXCEED 40 HOURS IN SEVEN DAY, BUDGETED IN LINE ITEM #584.584.000.702.002
6. REQUEST TO APPROVE PRELIMINARY L-4029, 2014 TAX RATE REQUEST AND TO AUTHORIZE SIGNING
7. REQUEST TO APPROVE 2014 YPSILANTI TOWNSHIP AGREEMENT WITH WASHTENAW COUNTY ROAD COMMISSION, IN THE AMOUNT OF \$22,843.62, BUDGETED IN LINE ITEM #212.212.000.818.006 AND TO AUTHORIZE SIGNING OF THE AGREEMENT
8. REQUEST OF KAREN WALLIN, HR DEPARTMENT TO APPROVE FIREFIGHTER LOCAL 3451, 2014-2017 BARGAINING UNIT AGREEMENT CONTINGENT UPON RATIFICATION BY UNION BODY
9. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO APPROVE CONTRACTS WITH WASHTENAW COUNTY SHERIFF'S DEPARTMENT TO FACILITATE COLLABORATIVE SHARING OF SCHOOL RESOURCE DEPUTIES FOR SUMMER MONTHS WITH LINCOLN CONSOLIDATED SCHOOLS AND YPSILANTI COMMUNITY SCHOOLS IN THE AMOUNT OF \$52,280.70, BUDGETED IN LINE ITEM #266.301.000.831.008 AND TO AUTHORIZE SIGNING OF THE CONTRACTS
10. REQUEST OF YPSILANTI TOWNSHIP GREENS COMMISSION TO APPROVE RECOMMENDATION TO IMPLEMENT ANNUAL TRAIL FEE OF \$250.00 FOR PRIVATELY OWNED GOLF CARTS STORED AT THE COURSE
11. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO APPROVE THE TOWNSHIP'S PORTION OF THE TEXTILE ROAD NON-MOTORIZED PATHWAY IN THE AMOUNT OF \$90,528.072, BUDGETED IN LINE ITEM #212.940.000.997.000
12. REQUEST OF JOE LAWSON, PLANNING DIRECTOR APPROVE ADOPTION OF THE 2014 MASTER PLAN UPDATE

13. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO AUTHORIZE LEGAL ACTION IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE PUBLIC NUISANCE FOR PROPERTIES LOCATED AT 1240 RAMBLING ROAD, 1236 RIDGE ROAD AND 2490/2494 E. MICHIGAN AVENUE, BUDGETED IN LINE ITEM #101.950.000.801.023

OTHER BUSINESS

AUTHORIZATIONS AND BIDS

1. REQUEST OF CARL ROWSEY, COMPOST SITE COORDINATOR TO PURCHASE 2014 TG 5000 TUB GRINDER FOR \$498,000, LESS THE TRADE-IN OF \$165,000 FOR THE 2005 HORIZONTAL HG 6000 GRINDER AND A \$10,000 IN-STORE CREDIT FOR WEARABLE ITEMS, BUDGETED IN 590.590.000.977.000
2. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO AUTHORIZE TRAVIS MCDUGALD, IS MANAGER TO RECYCLE AND DISPOSE OF USED HARDWARE AND EQUIPMENT ON AN ONGOING BASIS THROUGHOUT THE YEAR
3. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO APPROVE THE PURCHASE FROM D&B FOR THE REPLACEMENT OF UNINTERRUPTIBLE POWER SUPPLY IN THE CIVIC CENTER DATA ROOM, IN THE AMOUNT OF \$14,456, BUDGETED IN LINE ITEM #101.266.000.977.000 (REQUEST TO SEEK PROPOSALS APPROVED AT THE APRIL 15, 2014 REGULAR MEETING)
4. REQUEST OF RON FULTON, BUILDING DIRECTOR TO AWARD THE LOW BID FOR INTERIOR PRE-CONSTRUCTION DEMOLITION RELATED TO THE POLICE FACILITY RENOVATION PROJECT LOCATED AT 1501 S. HURON STREET TO A&R TOTAL CONSTRUCTION IN THE AMOUNT OF \$4,730.00, BUDGETED IN LINE ITEM #101.970.000.975.266 (REQUEST TO SEEK BIDS APPROVED AT THE APRIL 15, 2014 REGULAR MEETING)

PUBLIC COMMENTS

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE APRIL 15, 2014 WORK SESSION**

Supervisor Stumbo called the meeting to order at approximately 5:00 p.m. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Supervisor Brenda L. Stumbo, Clerk Karen Lovejoy Roe, Treasurer Larry Doe, Trustees Stan Eldridge, Jean Hall Currie and Scott Martin

Members Absent: Trustee Mike Martin

Legal Counsel: Wm. Douglas Winters
Angela B. King

EXECUTIVE SESSION

A motion was made by Treasurer Doe, supported by Trustee Scott Martin to go into Executive Session to discuss Charter Township of Ypsilanti Vs. Ikechukwu Odum, Jr. – Washtenaw County Circuit Case No. 14-205-CZ – 5688 Big Pine Drive Settlement Proposal

The motion carried as follows:

Eldridge:	Yes	S. Martin:	Yes	Hall Currie:	Yes	Stumbo:	Yes
Lovejoy Roe:	Yes	Doe:	Yes	M. Martin:	Absent		

The Board went into Executive Session at approximately 5:00 p.m. and returned to the Work Session at approximately 5:46 p.m.

Trustee Mike Martin arrived at 5:48 p.m.

CLARK EAST TOWERS DISCUSSION ATTORNEY WINTERS

Attorney Winters provided a brief background into Clark East Towers and explained it was the only senior citizen, high rise apartment complex in the Township and that it received a significant tax abatement referred to as Payment In Lieu of Taxes (PILOT). He provided a brief explanation of how the PILOT worked. Attorney Winters said over the years the Township Board has had a close and successful working relationship with Clark East Towers.

Attorney Winters provided a brief overview of how the National Church Residences (NCR) ownership had allowed problems to escalate out of control, such as bedbug

**CHARTER TOWNSHIP OF YPSILANTI
APRIL 15, 2014 WORK SESSION MINUTES
PAGE 2**

infestation, drug dealing, prostitution, burglary, and blight. He also reported that NCR had requested a waiver regarding the age restriction for seniors from HUD which violated the PILOT program and agreement with Ypsilanti Township.

Attorney Winters said in hindsight, the Township should have required some type of municipal service agreement when negotiating the PILOT. He said that would allow the Township to be reimbursed for the expenses incurred for the Washtenaw County Sheriff's Department and Fire Department response to the problems mentioned earlier.

Mr. Winters explained the Board had met with representatives of NCR and asked for a comprehensive remedial action plan. He explained that had been late in coming. Attorney Winters presented his recommendation for an action plan, with the goal for Clark East Towers to be restored and succeed in the long run.

Pam Monroe, Property Management Vice President, National Church Residences from Columbus, Ohio agreed with Mr. Winters and the goal to support and improve senior housing at Clark Towers. She said she did not know where things had gone wrong, but apologized, acknowledging their failure to hold to the standards they had promised and stated her commitment to properly restore the relationship with the community and the Township Board.

Ms. Monroe provided a brief overview of the steps NCR had already taken and were willing to take to remedy the situation, including contact with HUD regarding age exemption waivers. She stated NCR was committed to make the property better and had done over a million dollars of improvements at the property last year and planned additional work this year.

Ms. Monroe outlined their plan to eradicate the bedbug infestation and for surveillance and communication to improve crime prevention. She explained it was their goal to score highly on an inspection, required by HUD, called REACT (Real Estate Assessment Center) that would take place in June 2014.

Ms. Monroe gave a high commendation to Robyn Warden for her management of Clark East Towers and her interaction with the residents.

Supervisor Stumbo voiced her disappointment that the Township Board had become aware of the bedbug infestation at a Neighborhood Watch meeting. She stated they had met with the Sheriff's Department and learned of other issues resulting from the basic problem of the screening process being flawed and renting to the wrong people.

Ms. Monroe agreed there was a problem, but they were trying to find out if the crimes were originating from the actual residents themselves, or from visitors that were residing illegally with the seniors. She explained that was part of what they were trying to determine with the upgraded security.

**CHARTER TOWNSHIP OF YPSILANTI
APRIL 15, 2014 WORK SESSION MINUTES
PAGE 3**

Supervisor Stumbo stated Clark East Towers had been a part of the community for a long time and there had never been an issue with bedbugs in the past. She said the issue had not been properly handled at the corporation headquarters in the very beginning of their ownership.

Attorney Winters asked for clarification on the duration of the security coverage and Ms. Monroe responded after a period of thirty days, the information would be evaluated to determine the next course of action.

Mr. Winters stated HUD's inspection would not satisfy the Township Office of Community Standards or this Board. He again alluded to the improper screening process of potential residents as being the root of the problem. He felt the only way to reach a proper settlement was to allow the Township inspectors to deem each unit in Clark Towers a safe and decent place to live.

Pam Monroe stated they would gladly share their screening process with the Board. She stated they rejected anyone with a criminal or drug record and reiterated that she felt the criminal element was coming from outside influences, not their residents. She said they would be happy to share their qualifying guidelines, house rules and lease with the Board.

Supervisor Stumbo stated she felt their guidelines were not stringent enough.

Ms. Monroe stated she was willing to work with the Board to strengthen their acceptance policies.

Clerk Lovejoy Roe presented the example of one of the local landlords that goes to the Washtenaw County Courthouse to research the background of prospective tenants. She said she remembered how people had faced a waiting list to get into Clark East Towers at the beginning because of the wonderful reputation it had, which was no longer the case. She felt, after researching their financial records, they should have a full-time or at the very least, a part-time staff person who was not part of management that would check on the residents, oversee their health issues and provide outings.

Ms. Monroe clarified that they did have staff that provided those services but HUD would not allow funding for community wide activities.

Trustee Eldridge asked for Ms. Monroe's title, which she provided as being Vice President of Property Management and also stated she had been with the company for three months. He asked if she was in a position to make a decision to allow Township inspectors to inspect each unit of Clark East Towers. She stated they would be happy to escort the inspectors to unoccupied units tomorrow, but would have to give the residents of occupied units notice. Trustee Eldridge addressed the letter that stated the upgraded security was only for a thirty day period to which Ms. Monroe stated that was the time frame in the proposal. Trustee Eldridge asked if there was any reason not to

**CHARTER TOWNSHIP OF YPSILANTI
APRIL 15, 2014 WORK SESSION MINUTES
PAGE 4**

continue with the security if it had, in fact, made a difference thus far. She answered they still have to evaluate the camera and the additional lighting results in addition to the security guard and check-in process. Discussion followed on the lease requirements with HUD and the eviction process. Trustee Eldridge stated NCR had violated the PILOT and nothing that had been discussed during this meeting gave him any confidence these issues would be corrected. He said he could not support continuing the PILOT unless the Township was allowed to inspect the premises and look at the four items put forth by the Board.

Supervisor Stumbo asked if HUD made allowance for the expenditure for security. Ms. Monroe stated they did.

Trustee Scott Martin stated the whole issue was a shameful embarrassment and the only reason Ms. Monroe was here was because NCR was not doing their job.

Treasurer Doe asked what the Clark East Towers occupancy was when NCR took over in 2010. Ms. Monroe stated it was at 94%. He stated he didn't understand the reason for seeking the HUD age waiver.

Kathy McDonnell, Vice President of Asset Management; National Church Residences acquired the property in 2007 and sought the HUD waiver in 2010 when an occupancy issue arose. She stated she had been with the property since 1992 and NCR came in fully in 2010.

Mr. Doe asked if they had waivers in all facilities and the answer was reported by Supervisor Stumbo, as Ms. McDonald shaking her head no.

Supervisor Stumbo stated the goal of the Township was for Clark East Towers to be a better place for our seniors and that was the reason for the tax deferment in the first place.

Trustee Eldridge asked if HUD had been contacted regarding the agreement with them being in contravention with the PILOT agreement. He asked if NCR would be amenable to request a release on the 42 units affected by the HUD waiver. Ms. Monroe stated NCR would be willing to do that and agreed that the Township Attorney could be included in that discussion.

Ronald Fulton, Building Director provided a brief overview of the issues, violations and, after hearing discussion this evening, multiple repairs and upgrades without issuance of permits or inspections, existing at Clark East Towers.

Trustee Eldridge stated NCR had disregarded our local municipality rules time after time and had simply lied, about not knowing about the PILOT.

**CHARTER TOWNSHIP OF YPSILANTI
APRIL 15, 2014 WORK SESSION MINUTES
PAGE 5**

Trustee Mike Martin read a portion of a letter from NCR dated April 10, 2014 regarding upgrading security for a period of thirty days. He stated, in his experience that at the end of that thirty days, when all the issues have died down, NCR will say there doesn't seem to be a problem anymore and will return to the original security plan. Ms. Monroe stated that was not the plan, rather an evaluation would take place after thirty days. She reported NCR was in the process of securing bids for security cameras that would give the police department direct access. She said NCR was aware a long-term commitment must be made in order to turn this property around.

Samantha Towler, Augusta Township Resident and representative of Crime Security reported there had been a drastic increase in service calls, incidents and visitors at Clark East Towers. She presented an overview of Crime Security's course of action and stated there had already been significant changes in policy.

Supervisor Stumbo pointed out that the PILOT was a deferment of \$200,000 a year in taxes, making the total savings of \$1.4 million since NCR had owned Clark East Towers. The Supervisor stated that NCR said they had done a million dollars in improvements to the property and added it was only reasonable that they should have.

Trustee Eldridge asked Ms. Monroe when the Township Board could expect answers.

Ms. Monroe asked for a copy of a Municipal Service Agreement, since she was not familiar with that and said she would need to speak with someone regarding the procedure and fee for the requested inspections. She asked if thirty to sixty days was too long.

Trustee Eldridge stated that was too long and wanted answers within two weeks.

Clerk Lovejoy Roe stated someone within NCR needed to have the ability to make emergency, crisis intervention decisions on the local management level.

Attorney Winters agreed NCR would provide the information requested.

Ms. Monroe stated they would begin addressing the inspections right away and agreed they had already ceased granting age exemption waivers.

ADJOURNMENT

The meeting adjourned at approximately 6:55 P.M.

Respectfully submitted,
Karen Lovejoy Roe, Clerk

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE APRIL 15, 2014 REGULAR MEETING**

The meeting was called to order by Supervisor Brenda L. Stumbo, at approximately 7:07 p.m. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township. The Pledge of Allegiance was recited and a moment of silent prayer was observed.

Members Present: Supervisor Brenda L. Stumbo, Clerk Karen Lovejoy Roe, Treasurer Larry Doe, Trustees Stan Eldridge, Jean Hall Currie, Mike Martin and Scott Martin

Members Absent: None

Legal Counsel: Wm. Douglas Winters

PUBLIC COMMENTS

July Thompson-Trosian, MML Account Executive presented the Township with a dividend check in the amount of \$26,124.00.

Jim Dirkes, BonTerre Drive property owner requested a favorable review of the private road variance request. He felt it would enhance the value of the neighborhood if they were allowed to build.

Pat Conlin, Lima Township resident introduced himself and announced his candidacy for Judge Donald Shelton's Circuit Court seat in Washtenaw County.

John Kargul, Ypsilanti Township resident expressed support for the Bon Terre variance request.

Arloa Kaiser, Ypsilanti Township resident expressed her concerns regarding the street sweeper's inconsistency. She also voiced her opposition to a snow removal ordinance.

Supervisor Stumbo reported several residents had called regarding inadequacy of the street sweeper and their complaints were referred to the Washtenaw County Road Commission.

CONSENT AGENDA

- A. MINUTES OF THE APRIL 1, 2014 WORK SESSION AND REGULAR**
- B. STATEMENTS AND CHECKS**
- C. MARCH 2014 TREASURER REPORT (See Attached)**

A motion was made by Treasurer Doe, supported by Trustee Scott Martin to approve the Consent Agenda. The motion carried unanimously.

SUPERVISOR REPORT

Supervisor Stumbo reported the biggest issue the Township had at the moment was Clark East Towers and it had been discussed at length during the Work Session.

CLERK REPORT

- MAY 6, 2014 ELECTION-On Tuesday, March 18, 2014 the Election Committee met to approve the election inspectors for the May 6, 2014 election. The absentee ballots were mailed out on Friday, April 4, 2014. Staff is working daily to process requests for absentee ballots and applications. The Clerk and Deputy Clerk attended training on Monday, April 7, 2014 for certification by the State Bureau of Elections.
- TYLER DAM-The Elected Officials attended a meeting on Wednesday, March 19, 2014 with Mike Saranen, Dam Operator and an engineer from Stantec to discuss plans to move forward with research regarding solutions to the Tyler dam problems. The group agreed to take a proposal for Phase 2 of the dam solution process to the Township Board for approval.
- CLARK TOWERS-Supervisor Stumbo, Clerk Lovejoy Roe and Treasurer Doe along with the attorney and staff from the Office of Community Standards met with representatives from National Church Register to discuss on going crime at the Towers. The group also discussed and discovered the change from the historical housing of seniors to allowing those who were not seniors to live at Clark Towers. The National Church Register management staff explained that they had requested permission from HUD to change this historical practice and had done so without the knowledge of Ypsilanti Township. This practice was vehemently opposed by the township and was expressed to the Clark Towers management group. The Township also requested an immediate meeting with the owners of Clark Towers. The management group agreed with the township to add security and change policies and procedures to correct the crime at the Towers if the owners would approve it. The Township insisted on a meeting with the owners and it was agreed such a meeting would be scheduled.
- MICHIGAN BUREAU OF ELECTIONS DISPLAY OF ELECTION EQUIPMENT-Clerk Lovejoy Roe and Deputy Clerk Nancy Wrybkowski attended a presentation of several vendors of election equipment in Lansing on Friday, March 21, 2014.
Representatives from the State of Michigan Bureau of Elections are in the process of developing Requests for Proposals to purchase new election equipment for the state and requested Clerks from throughout the state to attend the display and provide evaluations of the equipment. It is expected that new equipment will be available before the next Presidential election in 2016. The equipment is designed to utilize more digital equipment and software.
- RECORDS MANAGEMENT- Clerk Lovejoy Roe is working with Graphic Sciences, a state approved manager of records, from the State of Michigan bid list to protect and digitalize the oldest of Township records. Graphic Sciences is preparing an estimate to digitalize the historical minutes from the Planning Commission and the Township Board, and also the Resolutions and Ordinances. It is planned to bring this project to the Township Board for approval as soon as possible to protect documents that are required by state law to be permanent records.
- HABITAT FOR HUMANITY-Supervisor Stumbo and Clerk Roe met with representatives from Habitat for Humanity and a new Habitat staff person hired to increase home ownership and weatherization projects in the West Willow area on Tuesday, March 25, 2014. Habitat has received a funds from the Washtenaw County Challenge Grant to conduct surveys and develop marketing in this area of the township.

CHARTER TOWNSHIP OF YPSILANTI
April 15, 2014 REGULAR MEETING MINUTES
PAGE 3

- URBAN COUNTY EXECUTIVE COMMITTEE-Clerk Lovejoy Roe attended the Urban County Executive Committee meeting on Tuesday, March 25, 2014. The 2014 Urban County Action Plan was approved. The plan includes \$183,271 for an Ypsilanti/Pittsfield Township sidewalk in-fill project on Washtenaw Ave. as a part of the Re-Imagine Washtenaw Project. Habitat for Humanity was approved for \$420,000 for homeownership as a part of the 2014 Plan.
- WASHTENAW COUNTY CLERKS MEETING-Clerk Lovejoy Roe and Deputy Clerk Nancy Wrybkowski attended the County Clerks meeting in Ann Arbor Township on Wednesday, March 26, 2014. Upcoming changes in election laws were discussed. Procedures for training and conducting the August and November, 2014 elections were presented. Discussion on the new election equipment presented in Lansing was also discussed.
- WILLOW RUN CLEAN UP & RACER DEMOLITION -The elected officials along with the attorney met with Walbridge representatives and representatives from RACER to discuss the progress to date on the Willow Run Demolition. The meeting was held on Wednesday, March 25, 2014. The possibility of securing a grant regarding the economic development of the site was discussed and it was agreed that the grant application would move forward.
- TIM HORTONS -Ypsilanti Township elected officials and staff met with the owners of the new Tim Hortons located at Hewitt & Washtenaw. Ypsilanti Township agreed to provide the new owners with the EMU sports/activity schedule at the convocation center to assist their business. The new owners are very excited to be in Ypsilanti Township.
- SPARK EASTERN LEADERSHIP GROUP-Clerk Lovejoy Roe attended the Spark Eastern Leaders group on Wednesday, April 2, 2014. Updates were provided on events planned for 2014.
- REIMAGINE WASHTENAW JOINT TECHNICAL COMMITTEE -Clerk Lovejoy Roe attended the Wednesday, April 9, 2014 Re-Imagine Washtenaw Joint Technical committee meeting. There was an update of the Arts Alliance Public Art Plan. There was a discussion about the future of the Re-Imagine Washtenaw Project due to the end of funding in 2014. It was agreed that all the work that has been completed to date should be compiled and goals for 2014-15 and beyond would be developed to share with supporters and elected officials to advocate for funding and the continuation of the Re-Imagine Washtenaw coalition. RFP's have been released for a Market Analysis at the Golfside Intersection and a Design Charette for the County owned property at Platt Road, which is being considered for an affordable housing project. Funds from the Challenge Grant will be utilized for both of these studies. The plans for the MDOT Walkability Review of Washtenaw were finalized. The Walkability Review/Tour will be on April 22nd beginning at 9:15 a.m. and continuing until 3:00 p.m. Elected officials, planning commission members, planners, engineers and others have been invited to attend. Updates on joint work plans were presented by the communities.

Clerk Lovejoy Roe reminded residents about the AAATA millage election on May 6, 2014. She said the Clerk's Office would be open on Saturday, May 3, 2014 for issuing Absentee Ballots from 9:00 a.m. to 2:00 p.m.

Clerk Lovejoy Roe also reported that Standard and Poor's had upgraded the Township financial status one whole mark, to AA-.

ATTORNEY REPORT

1. **REQUEST TO APPROVE THE RECOMMENDATION OF THE THREE FULL-TIME OFFICIALS AND THE TOWNSHIP ATTORNEY RELATED TO CLARK EAST TOWERS AND NATIONAL CHURCH RESIDENCES (NCR) AS FOLLOWS:**
 - A. **REQUEST THAT HUD CEASE IMMEDIATELY THE PRACTICE OF GRANTING AGE EXEMPTION WAIVER REQUESTS SUBMITTED BY NCR AS IT PERTAINS TO CLARK EAST TOWERS SENIOR HIGH RISE, WHICH EXEMPTIONS ARE IN VIOLATION OF THE TOWNSHIP'S TAX EXEMPTION ORDINANCE (PILOT)**
 - B. **REQUIRE NATIONAL CHURCH RESIDENCES (NCR) ENTER INTO A "MUNICIPAL SERVICE AGREEMENT" TO OFFSET THE EXORBITANT COSTS INCURRED BY YPSILANTI TOWNSHIP AS A DIRECT RESULT OF THE WASHTENAW COUNTY SHERIFF'S DEPARTMENT AND THE TOWNSHIP'S FIRE DEPARTMENT HAVING TO RESPOND TO HUNDREDS OF REQUESTS TO CLARK EAST TOWERS**
 - C. **INSTRUCT TOWNSHIP BUILDING DEPARTMENT TO CONDUCT A UNIT-BY UNIT INSPECTION TO INSURE COMPLIANCE WITH THE TOWNSHIP'S PROPERTY MAINTENANCE CODE WITH THE COST OF INSPECTIONS TO BE BORNE BY NCR; SUBMITTAL OF PROOF FROM A REPUTABLE PEST EXTERMINATION COMPANY THAT ALL OF THE BED BUG INFESTATION HAS BEEN ERADICATED**
 - D. **ANY INDIVIDUAL WHO HAS NOT REACHED THE AGE OF 62, AS REQUIRED BY THE TOWNSHIP'S TAX EXEMPTION ORDINANCE, AT THE TIME THEIR CURRENT LEASE EXPIRES, BE REQUIRED TO SEEK HOUSING ELSEWHERE**

Attorney Winters stated that NCR had agreed to appeal to HUD to have the age waiver rescinded. He briefly discussed the need for a new PILOT or an addendum to the existing PILOT.

A motion was made by Treasurer Doe, supported by Treasurer Mike Martin to approve:

1. **Requesting that HUD cease immediately the practice of granting age exemption waiver requests submitted by NCR as it pertains to Clark East Towers Senior High Rise, which exemptions are in violation of the Township's tax exemption ordinance (PILOT).**
2. **Requiring National Church Residences (NCR) to enter into a "Municipal Service Agreement" to offset the exorbitant costs incurred by Ypsilanti Township as a direct result of the Washtenaw County Sheriffs' Department and the Township's Fire Department having to respond to hundreds of requests to Clark East Towers .**
3. **Instructing the Township Building Department to conduct a unit-by-unit inspection to insure compliance with the township's property maintenance code with the cost of inspections to be borne by NCR; submittal of proof from a reputable pest extermination company that all of the bed bug infestation had eradicated**

- 4. Any individual who has not reached the age of 62, as required by the Township's tax exemption ordinance, at the time their current lease expires, be required to seek housing elsewhere**

Trustee Eldridge requested that the motion also included the recommendations discussed during the Work Session regarding inspection permits, fees and PILOT violation reimbursement.

A friendly amendment was made by Treasurer Doe to require National Church Residences to obtain all permits and inspections which should have been obtained at the time the work was completed and to pay all fees associated with the permits and inspections and to authorize the Township Attorney to research reimbursement for the PILOT due to waiver violations. The friendly amendment was accepted.

Trustee Mike Martin stated NCR's attempt to sound sincere rang hollow and their promise to review everything was not a commitment to do anything.

The motion carried unanimously.

OLD BUSINESS

- 1. 2nd READING RESOLUTION NO. 2014-5, ORDINANCE NO. 2014-434, AMENDING THE CODE OF ORDINANCES, CHAPTER 42, SECTION 371 ENTITLED TRUANCY (1ST READING HELD AT THE FEBRUARY 18, 2014 REGULAR MEETING AND TABLED AT THE MARCH 18, 2014 REGULAR MEETING)**

A motion was made by Treasurer Doe, supported by Trustee Scott Martin to remove the item from the table. The motion carried as follows:

Eldridge:	Yes	S. Martin:	Yes	Hall Currie:	Yes	Stumbo:	Yes
Lovejoy Roe:	Yes	Doe:	Yes	M. Martin:	Yes		

Clerk Lovejoy Roe read the Resolution into the record.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve the Resolution No. 2014-5, Ordinance No. 2014-434, Amending the Code of Ordinances, Chapter 42, Section 371 entitled Truancy (see attached). The motion carried as follows:

Eldridge:	Yes	S. Martin:	Yes	Hall Currie:	Yes	Stumbo:	Yes
Lovejoy Roe:	Yes	Doe:	Yes	M. Martin:	Yes		

- 2. REQUEST OF BECKETT & RAEDER, INC. TO AMEND CURRENT SERVICE AGREEMENT FOR LAKESIDE PARK, SIGNED AUGUST 26, 2011, IN THE AMOUNT OF \$6,000 IF NEEDED (TABLED AT THE APRIL 1, 2014 REGULAR MEETING)**

A motion was made by Treasurer Doe, supported by Trustee Eldridge to remove the item from the table.

The motion carried as follows:

Eldridge:	Yes	S. Martin:	Yes	Hall Currie:	Yes	Stumbo:	Yes
Lovejoy Roe:	Yes	Doe:	Yes	M. Martin:	Yes		

Art Serafinski provided a brief summary of the request and the need to be in grant compliance.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Hall Currie to amend current Service Agreement for Lakeside Park, signed August 26, 2011, in the amount of \$6,000 if needed. The motion carried.

NEW BUSINESS

1. REQUEST OF JAMES V. DIRKES TO APPROVE A PRIVATE ROAD VARIANCE FOR PROPERTY LOCATED AT 5389 BON TERRE (PUBLIC HEARING HELD AT THE APRIL 1, 2014 REGULAR MEETING)

A motion was made by Treasurer Doe, supported by Trustee Mike Martin to approve a Private Road Variance for property located at 5389 Bon Terre.

Joe Lawson, Planning Director provided a brief summary of the request and chronology. He explained the Fire Marshal issues and the road maintenance agreement.

A friendly amendment was made by Treasurer Doe to require the road surface to be upgraded and maintained to a standard determined to be adequate by the Township Fire Marshal in order to provide safe and proper means of ingress/egress for emergency vehicles and personnel and require property owner on BonTerre to enter into a road maintenance agreement, to be recorded with the County Register of Deeds. The friendly amendment was accepted.

Mr. Dirkes stated at the time individual ownership was given for the properties, as far as he was aware, all five property owners had entered into a maintenance agreement.

Mr. Lawson stated there were five splits on BonTerre that had been constructed, five were vacant and if this is approved tonight, two would have variances to construct homes. He said there were three homes and three vacant parcels on Deer Creek.

Supervisor Stumbo expressed her concerns for safety of the residents.

Mr. Dirkes stated the roadway had met the requirements whenever it was built and had been maintained to date. He said there were several existing potholes, especially on the first thirty yards, as did all the gravel roads in the Township this time of year, therefore he felt the road maintenance agreement had done it's job.

Joe Lawson explained that Bon Terre was designed, approved and constructed under a 1986 Private Road Ordinance. In 1997 a new Private Road Ordinance was passed and any new home proposed on a private road had to come before the Township Board, for a variance.

Discussion followed on the splits that were done in a court of law, not by the Township.

Clerk Lovejoy Roe stated it was important to make sure the road be upgraded now, so the fire and pumper truck could have access.

Eric Copeland, Ypsilanti Township Fire Chief provided an explanation regarding the Fire Department's requirements and the fact that equipment and methods have changed over the last twenty years.

Supervisor Stumbo stated that the Township Ordinance was being violated at this time.

**CHARTER TOWNSHIP OF YPSILANTI
April 15, 2014 REGULAR MEETING MINUTES
PAGE 7**

Attorney Winters provided a brief history regarding private roads.

Trustee Mike Martin felt the Township had a responsibility to make sure that every home in the community could be protected in case of a fire.

Tom Hungerford, Chelsea Resident and Bon Terre property owner said there were other gravel roads in the Township that were accessible to fire trucks so he felt, from an engineering standpoint, it should be possible to make the road accessible for fire trucks without having to pave it.

Supervisor Stumbo stated she preferred not to take action on this item tonight so that more research could be done to ensure the safety of the residents, and get a complete picture of the history and legal ramifications involved in this issue.

Mr. Dirkes presented his reasoning for the variance to be approved with a gravel road.

Clerk Lovejoy Roe briefly discussed the International Fire Code in regard to gravel roads. She said she has always supported properly maintained gravel roads. She stated she saw no reason to reject to variance as long as the fire truck could access the property, but she respected the Supervisor's wish to further research the issue.

James Smith, Township Resident stated there were six houses on Bon Terre and two on Deer Creek. He listed several roads in the area of Bon Terre, where he lived, and stated it was in much better condition than any of those, therefore he did not understand why the fire trucks would be not be able to access those properties. He also stated the residents keep the road well maintained.

Trustee Eldridge agreed time was being wasted discussing this issue and stated the ordinance clearly called for paving the road, and the Fire Chief had given expert testimony, agreeing with the Fire Marshal that the road was unsafe as it is. He stated he did not support the variance.

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to table the request of James V. Dirkes to approve a private road variance for property located at 5389 Bon Terre until May 20, 2014.

The motion carried as follows:

Eldridge:	Yes	S. Martin:	Yes	Hall Currie:	Yes	Stumbo:	Yes
Lovejoy Roe:	Yes	Doe:	Yes	M. Martin:	Yes		

2. BUDGET AMENDMENT #5

Clerk Lovejoy Roe provided a brief explanation of the revisions to the amendment.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Scott Martin to approve the revised Budget Amendment #5 (see attached).

Arloa Kaiser asked if the two new vehicles were for the temporary people the Township was hiring.

Supervisor Stumbo provided a brief explanation regarding the auction of the older vehicles and use of the new ones.

Trustee Eldridge asked Carl Girbach, Public Services Superintendent to provide a brief report of the Motor Pool situation and need for the new vehicles.

The motion carried unanimously.

3. REQUEST PAYMENT AUTHORIZATION TO HABITAT FOR HUMANITY FOR PURCHASE OF 1300 CANDLEWOOD IN THE AMOUNT OF \$25,000, BUDGETED IN LINE ITEM #101.950.000.969.010

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to authorize payment to Habitat for Humanity for purchase of 1300 Candlewood in the amount of \$25,000, budgeted in line item #101.950.000.969.010.

Rob Nissly, Habitat for Humanity thanked the Board for their continued partnership and provided a brief report on Habitat's actions, including seventeen renovated homes so far this year in the Township.

Trustee Mike Martin requested a report on the two houses on Parkwood. Mr. Nissly stated 1370 Parkwood was under renovation and would be sold by June 20, 2014 and 1360 Parkwood would be renovated sometime in the fall.

Mr. Nissley stated work had begun in West Willow on several Veteran repair projects, in addition to weatherization work and making the first acquisition for renovation and sale to a home owner.

Supervisor Stumbo reported Habitat had been very helpful in painting over graffiti and snow removal and it had been very much appreciated.

The motion carried unanimously.

4. 1st READING RESOLUTION NO. 2014-13, PROPOSED ORDINANCE NO. 2014-436, PARENTAL RESPONSIBILITY SCHOOL TRUANCY

Clerk Lovejoy Roe read the Resolution into the record.

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve the 1st Reading of Resolution No. 2014-13, Proposed Ordinance No. 2014-436, Parental Responsibility School Truancy (see attached) .

Attorney Angela King provided a brief background on the ordinance and stated it came about in response to schools and their concerns.

The motion carried as follows:

**Eldridge: Not Available S. Martin: Yes Hall Currie: Yes
Stumbo: Yes Lovejoy Roe: Yes Doe: Yes M. Martin: Yes**

5. 1st READING PROPOSED ORDINANCE NO. 2014-437, BUSINESS ESTABLISHMENT PARKING

Clerk Roe read the proposed Ordinance into the record.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve 1st Reading Proposed Ordinance No. 2014-437, Business Establishment Parking (see attached).

Mike Radzik, OCS Director provided a brief background on the Ordinance.

The motion carried as follows:

**Eldridge: Yes S. Martin: Yes Hall Currie: Yes Stumbo: Yes
Lovejoy Roe: Yes Doe: Yes M. Martin: Yes**

- 6. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO APPROVE AGREEMENT BETWEEN WASHTENAW COUNTY ROAD COMMISSION AND YPSILANTI TOWNSHIP FOR THE INSTALLATION OF A RAISED CROSSWALK ON S. IVANHOE AVENUE IN THE AMOUNT OF \$21,303.50, BUDGETED IN LINE ITEM #101.446.000.818.022 AND TO AUTHORIZE SIGNING OF THE AGREEMENT**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Hall Currie to approve agreement between Washtenaw County Road Commission and Ypsilanti Township for the installation of a raised crosswalk on S. Ivanhoe Avenue in the amount of \$21,303.50, budgeted in line item #101.446.000.818.022 and to authorize signing of the agreement (see attached). The motion carried unanimously.

- 7. REQUEST OF RON FULTON, BUILDING DIRECTOR FOR AUTHORIZATION TO INITIATE LEGAL ACTION IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE PUBLIC NUISANCE FOR PROPERTY LOCATED AT 1044 PARKWOOD, BUDGETED IN LINE ITEM #101.950.000.801.023**

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to initiate legal action in Washtenaw County Circuit Court to abate public nuisance for property located at 1044 Parkwood, budgeted in line item #101.950.000.801.023.

Ron Fulton, Building Director addressed the problem of imminent danger and the need to demolish the building immediately. He stated that would require soliciting bids, awarding the bid to the lowest, most qualified contractor and authorizing the signing of a contract. He explained the property was in the name of a deceased couple and the heirs had not probated the property. Attorney McLain was seeking a title in order to move the item forward.

Discussion followed on how to proceed.

A friendly amendment was made by Clerk Lovejoy Roe to solicit bids for immediate demolition, to award the bid to the lowest qualified contractor and authorize signing of the contract, budgeted in line item #101.950.000.969.011. The friendly amendment was accepted.

The motion carried unanimously.

OTHER BUSINESS

The Board agreed to add the following item to the agenda under Other Business during the work session discussion.

- 1. REQUEST OR WARE COURT PROJECT DEVELOPER TO PURCHASE TOWNSHIP OWNED PROPERTY ON WARE COURT**

Trustee Eldridge briefly discussed the intentions of the developers of this project.

Attorney Winters said the Board would have to make a decision regarding selling the property on Ware Court and if the Board desired to enter a new PILOT agreement, which in light of the current issues with Clark East Towers, did not seem best.

**CHARTER TOWNSHIP OF YPSILANTI
April 15, 2014 REGULAR MEETING MINUTES
PAGE 10**

Clerk Lovejoy Roe read a portion of a letter from Joe Lawson, Planning Director, dated April 14, 2014, to the Honorable Trustees with an update from Attorney Winters regarding the ongoing site plan process for the Ware Court project.

A motion was made by Trustee Eldridge, supported by Clerk Lovejoy Roe to notify the developer of the Ware Court Project that the Township Board did not support selling the requested property at this time.

Joe Lawson, Planning Director passed on a request from Mr. & Mrs. Levine that the Board not consider the item at tonight's meeting because they could not attend.

Arloa Kaiser voiced her opinion that this might turn into another "Clark Tower" and she would not support it.

Clerk Lovejoy Roe clarified for the record, the developers of Ware Court stated the project is only for Veterans' but they would not guarantee what the outcome would be if there were not enough Veteran's to fill the vacancies.

Supervisor Stumbo stated three residents that lived in close proximity had voiced concerns regarding the complex.

The motion carried unanimously.

AUTHORIZATIONS AND BIDS

- 1. REQUEST OF THE YPSILANTI TOWNSHIP PARK COMMISSION FOR AUTHORIZATION TO SEEK REQUEST FOR PROPOSALS (RFP) FOR ARCHITECTURAL RENDERINGS AND COST ANALYSIS FOR CONSTRUCTION OF A SPRAY PAD IN FORD LAKE PARK**

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve request of Ypsilanti Township Park Commission for authorization to seek request for proposals (RFP) for architectural renderings and cost analysis for construction of a spray pad in Ford Lake Park.

Lonnie Scott, Chairman of the Park Commission thanked the Board for adding this item to the Agenda. He presented a brief overview of the study the Park Commission had done regarding this item and reported they were ready to move forward.

The motion carried unanimously.

- 2. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO PURCHASE JOHN DEERE 4052R TRACTOR W/LOADER, IN THE AMOUNT OF \$13,917.95, JOHN DEERE CX15 FLEX WING MOWER, IN THE AMOUNT OF \$9,894.80, TWO (2) PJ TANDEM TRAILERS, IN THE AMOUNT OF \$6,456.00 AND CASE SKID STEER BROOM AND ENCLOSURE KIT, NOT TO EXCEED \$11,475.18 THROUGH THE STATE OF MICHIGAN MI DEAL, FOR THE TOTAL AMOUNT OF \$41,703.93, BUDGETED IN LINE ITEM #212.212.000.977.000**

A motion was made by Treasurer Doe, supported by Trustee Eldridge to purchase John Deere 4052R Tractor W/Loader, in the amount of \$13,917.95, John Deere CX15 Flex Wing mower, in the amount of \$9,894.80, two (2) PJ Tandem Trailers, in the amount of \$6,456.00 and Case Skid Steer Broom and enclosure Kit, not to exceed \$11,475.18 through the State of Michigan MI Deal, for the total amount of \$41,703.93, budgeted in line item #212.212.000.977.000.

A friendly amendment was made by Treasurer Doe to add two (2) fleet trucks at a cost not to exceed \$18,500 each through the MI Deal program, budgeted in line item #595.595.000.985.000. The friendly amendment was accepted.

The motion carried unanimously.

- 3. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO AWARD THE LOW PROPOSAL FOR TWENTY (20) PILOT ROCK PICNIC TABLES TO RJ THOMAS MANUFACTURING IN THE AMOUNT OF \$7,979.00, BUDGETED IN LINE ITEM #212.212.000.977.000**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Hall Currie to award the low proposal for thirty (30) Pilot Rock picnic tables to Dorr Industries, Inc. in the amount of \$8,597.00, budgeted in line item #212.212.000.977.000. The motion carried unanimously.

- 4. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO AWARD SECURITY CAMERA BID FOR TOWNSHIP OWNED BUILDINGS TO CONTI CORPORATION IN THE AMOUNT OF \$133,539, BUDGETED IN LINE ITEM #101.265.000.974.025 AND TO APPROVE SIGNING OF THE AGREEMENT CONTINGENT UPON ATTORNEY REVIEW**

A motion was made by Treasurer Doe, supported by Trustee Eldridge to award security camera bid for Township owned buildings to Conti Corporation in the amount of \$133,539, budgeted in line item #101.265.000.974.025 and to approve signing of the agreement contingent upon attorney review.

Jeff Allen, Residential Services Director provided a brief overview of the process that had begun over a year ago involving a committee of himself, Mike Radzik, OCS Director and Travis McDugald, IS Manager. He said after careful review of all the bids, the systems demonstrated, and the pricing option, Conti Corporation was the best option for 49 cameras.

Trustee Eldridge questioned what was the length of time images were saved and Travis McDugald explained it was approximately for fifteen days.

Mr. Allen stated he was not aware of an internal policy regarding the viewing.

A representative of the Conti Corporation reported the time frame from time of approval, to purchase and installation, according to the RFP would be ninety days for installation after receipt of purchase.

Discussion followed regarding Trustee Eldridge's statement that there would be enough time to adopt a policy regarding viewing and details regarding maintenance.

The motion carried unanimously.

- 5. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO AWARD BID FOR VEGETATION & CLEAN-UP SERVICES TO LOOKING GOOD LAWNS, LLC ADMINISTERED THROUGH LINE ITEM #893.893.000.806.003 AND TO AUTHORIZE SIGNING OF THE CONTRACT**

A motion was made by Trustee Scott Martin, supported by Treasurer Doe to award bid for Vegetation and Clean-Up Services to Looking Good Lawns, LLC administered through line item #893.893.000.806.003 and to authorize signing of the contract. The motion carried unanimously.

- 6. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO AWARD THE LOW PROPOSAL FOR DEMOLITION OF TWO (2) ABANDONED UTILITY BUILDINGS, LOCATED AT 953 E. MICHIGAN TO JOHN R. KAAS BUILDERS IN THE AMOUNT OF \$3,975, BUDGETED IN LINE ITEM # 101.950.000.969.011 AND TO AUTHORIZE SIGNING OF THE PROPOSAL**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Scott Martin to award low proposal for demolition of two (2) abandoned utility buildings, located at 953. E. Michigan to John R. Kaas Builders in the amount of \$3,975, budgeted in line item #101.950.000.969.011 and to authorize signing of the proposal. The motion carried unanimously.

- 7. REQUEST OF TRAVIS MCDUGALD, IS MANAGER TO ACCEPT PROPOSALS FOR REPLACEMENT OF CIVIC CENTER DATA ROOM UNINTERRUPTIBLE POWER SUPPLY**

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to seek proposals for replacement of Civic Center Data Room Uninterruptible Power Supply. The motion carried unanimously.

- 8. REQUEST OF RON FULTON, BUILDING DIRECTOR TO ACCEPT SEALED BIDS FOR INTERIOR DEMOLITION AND SANITIZATION OF 1501 S. HURON (FORMER MICHIGAN STATE POLICE POST)**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to accept sealed bids for interior demolition and sanitization of 1501 S. Huron (former Michigan State Police Post). The motion carried unanimously.

ADJOURNMENT

A motion was made by Clerk Lovejoy Roe, supported by everyone to adjourn the meeting. The motion carried unanimously.

The meeting adjourned at approximately 9:40 p.m.

Respectfully submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

OFFICE OF THE TREASURER
LARRY J. DOE



MONTHLY TREASURER'S REPORT
MARCH 1, 2014 THROUGH MARCH 31, 2014

Account Name	Beginning Balance	Cash Receipts	Cash Disbursements	Ending Balance
101 - General Fund	4,407,091.05	77,218.40	774,543.92	3,709,765.53
101 - Payroll	139,523.61	705,220.12	696,647.85	148,095.88
101 - Willow Run Escrow	141,831.43	24.09	0.00	141,855.52
206 - Fire Department	702,770.16	7,134.36	247,054.27	462,850.25
208 - Parks Fund	12,984.93	0.32	308.23	12,677.02
212 - Roads/Bike Path/Rec/General Fund	1,073,692.73	141,647.85	202,504.41	1,012,836.17
225 - Environmental Clean-up	444,237.33	10.96	0.00	444,248.29
226 - Environmental Services	1,679,834.31	621.65	194,062.10	1,486,393.86
230 - Recreation	74,608.51	234,581.06	80,934.67	228,254.90
236 - 14-B District Court	113,487.45	134,395.93	62,911.16	184,972.22
244 - Economic Development	67,165.52	1.66	0.00	67,167.18
248 - Rental Inspections	130,051.46	9,498.25	10,637.30	128,912.41
249 - Building Department Fund	404,844.91	23,293.10	15,845.01	412,293.00
250 - LDFA Tax	305.14	229,140.25	0.00	229,445.39
252 - Hydro Station Fund	814,937.95	79,396.71	14,678.90	879,655.76
266 - Law Enforcement Fund	714,488.41	14.40	485,387.45	229,115.36
280 - State Grants	18,379.94	0.45	0.00	18,380.39
301 - General Obligation	221,722.56	17.23	0.00	221,739.79
396 - Series "A" Bond Payments	6,728.26	0.17	0.00	6,728.43
397 - Series "B" Cap. Cost of Funds	25,964.39	0.61	2,000.00	23,965.00
398 - LDFA 2006 Bonds	66,344.61	1.18	18,680.00	47,665.79
498 - Capital Improvement 2006 Bond Fund	336,052.50	57.08	0.00	336,109.58
584 - Green Oaks Golf Course	170,964.71	69.84	20,907.91	150,126.64
590 - Compost Site	1,353,293.54	2,181.68	25,205.67	1,330,269.55
595 - Motor Pool	290,267.20	7.06	7,646.64	282,627.62
701 - General Tax Collection	20,004.03	12,125.03	0.00	32,129.06
703 - Current Tax Collections	16,936,373.81	165,561.75	724,227.49	16,377,708.07
707 - Bonds & Escrow/GreenTop	834,845.97	14,452.66	500.00	848,798.63
708 - Fire Withholding Bonds	43,127.06	7.32	0.00	43,134.38
893 - Nuisance Abatement Fund	47,668.18	716.35	425.00	47,959.53
ABN AMRO Series "B" Debt Red. Cap.Int.	23,107.87	0.00	0.00	23,107.87
GRAND TOTAL	31,316,699.53	1,837,397.52	3,585,107.98	29,568,989.07

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2014-5

Amendment of Truancy Ordinance

Whereas, the Township, in 2007, adopted a truancy ordinance which required students between the ages of 6 years old and 15 years old to attend school when it is in session; and

Whereas, since the adoption of the of the ordinance Michigan law has changed to require students between the ages of 6 years old and 17 years old to attend school when it is in session; and

Whereas, Ypsilanti Township wishes to strengthen its truancy ordinance to provide the maximum support to the education of children in public, private and charter schools.

Now therefore, be it resolved that Ordinance No. 2014-434 attached hereto is adopted by reference.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2014-5 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on April 15, 2014.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

ORDINANCE NO. 2014-434

*An Ordinance to Amend the Code of Ordinances,
Chapter 42. Section 371 entitled Truancy*

The Charter Township of Ypsilanti ordains that Chapter 42, Section 371 is amended as follows:

Sec. 42-371. Truancy in public places and motor vehicles.

- (a) It is unlawful for a minor under the age of 18 years who is enrolled in a public, private or charter educational program to be absent from school when the school he or she is enrolled in is in session.
- (b) Exceptions. The provisions of subsection (a) shall not apply when:
 - (1) The minor has in his or her possession a written excuse from the minor's parent, legal guardian, or other adult person having the legal care or custody of the minor;
 - (2) The minor is accompanied by his or her parent, legal guardian or other adult person having the legal care or custody of the minor;
 - (3) The minor is on an emergency errand directed by his or her parent, legal guardian or other person having legal care or custody of the minor;
 - (4) The minor is going directly to or returning from a medical, dental or orthodontic appointment;
 - (5) The minor has permission to leave school and has in his or her possession a valid school excuse to be absent from school;
 - (6) The minor is going directly to or returning from a public meeting or place of entertainment, such as a movie, play, sporting event, dance or school activity, provided such meeting, event or activity is a school approved activity or is otherwise supervised by school personnel;
 - (7) The presence of the minor in such place is connected with or required by a school approved or school related business, trade, profession or occupation in which the minor is lawfully engaged;
 - (8) The minor has graduated from high school or has fulfilled all requirements for high school graduation;
 - (9) The minor is in attendance at religious instruction classes in accordance with section 156(3)(d) of Public Act 451 of 1970 (MCL 380.1561(3)(d)); or
 - (10) The minor is being educated in an organized educational program at the minor's home by his or her parent or legal guardian in accordance with Public Act No. 451 of 1976 (MCL 380.1 et. seq.).
- (d) Violation of subsection (a) shall be a misdemeanor punishable by a maximum fine in the amount of \$50.00 for a first offense and \$100.00 for a second or subsequent offense during a calendar school year.

(Ord. No. 2006-370, § I, 1-16-07)

Severability

Should any section, subdivision, sentence, clause or phrase of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part as invalidate.

Publication

This Ordinance shall be published in a newspaper of general circulation as required by law.

Effective date

This Ordinance shall become effective after publication in a newspaper of general circulation as required by law.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2014-434 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on April 15, 2014 after first being introduced at a Regular Meeting held on March 18, 2014. The motion to approve was made by member Roe and seconded by member Eldridge. Yes: Mike Martin, Eldridge, Currie, Scott Martin, Stumbo, Roe, Doe. NO: None. ABSTAIN: None.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

2014 BUDGET AMENDMENT #5 Revised

April 15, 2014

101 - GENERAL OPERATIONS FUND

Total Increase \$33,772.00

Increase budget for additional cost to install cameras inside and outside of Township buildings. The original budget was an estimated project amount of \$100,000. The low bid submitted by Conti was for \$133,539. This is funded by an Appropriation of the Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$33,539.00
			<u>\$33,539.00</u>
		Net Revenues	<u><u>\$33,539.00</u></u>
Expenditures:	Capital Outlay/Security	101-265-000-974.025	\$33,359.00
			<u>\$33,359.00</u>
		Net Expenditures	<u><u>\$33,359.00</u></u>

Increase budget for payout of PTO & Sick time for approved payout of accrued time. This is funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$413.00
			<u>\$413.00</u>
		Net Revenues	<u><u>\$413.00</u></u>
Expenditures:	Salaries Pay Out - PTO&SICKTIME	101-265-000-708.004	\$413.00
			<u>\$413.00</u>
		Net Expenditures	<u><u>\$413.00</u></u>

212 - BIKE, SIDEWALK, RECREATION, ROAD AND GENERAL OPERATIONS FUND (BSR II)

Total Increase \$49,683.00

Increase budget to purchase tractor, mower, trailers, case skid steer broom, picnic tables for ball fields at the parks, see listed detail on separate request to Board. This is funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	212-000-000-699.000	\$49,683.00
			<u>\$49,683.00</u>
		Net Revenues	<u><u>\$49,683.00</u></u>
Expenditures:	Equipment	212-212-000-977.000	\$49,683.00
			<u>\$49,683.00</u>
		Net Expenditures	<u><u>\$49,683.00</u></u>

595-MOTORPOOL FUND

Total Increase \$217,000.00

Original budget amendment passed 10/28/13 to increase capital outlay for the purchase of vehicles to maintain our fleet in a reasonable condition. List of vehicle details submitted to Board for approval include 1 Explorer, 4 Ford Trucks, and 1 Escape not to exceed \$180,000 with daytime running lights and decals. The lead time on vehicles is 10 to 16 weeks from receipt of purchase order. Therefore, if passed, 2014 should also reflect the budgeted expenditures. This is an internal fund and each fund and department using these vehicles will be allocating funds back to the Motor Pool to pay for the vehicles and their upkeep. This will be funded up front by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	595.000.000.699.000	\$180,000.00
			<u>\$180,000.00</u>
		Net Revenues	<u><u>\$180,000.00</u></u>
Expenditures:	Capital Outlay - Vehicles	595-595.000.985.000	\$180,000.00
			<u>\$180,000.00</u>
		Net Expenditures	<u><u>\$180,000.00</u></u>

Increase budget to purchase 2 additional trucks to be used by the Vacant Property Inspectors at \$18,500 each for a total of . This is an internal fund and each fund and department using these vehicles will be allocating funds back to the Motor Pool to pay for the vehicles and their upkeep. This will be funded up front by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	595.000.000.699.000	\$37,000.00
			<u>\$37,000.00</u>
		Net Revenues	<u><u>\$37,000.00</u></u>
Expenditures:	Capital Outlay - Vehicles	595-595.000.985.000	\$37,000.00
			<u>\$37,000.00</u>
		Net Expenditures	<u><u>\$37,000.00</u></u>

Motion to Amend the 2014 Budget (#5) Revised:

Move to increase the General Fund budget by \$33,772 to \$8,655,437 and approve the department line item changes as outlined.

Move to increase the BSR II Bike, Sidewalk, Road and General Operations Fund by \$49,683 to \$4,684,263 and approve the department line item changes as outlined.

Move to increase the Motor Pool Fund by \$217,000 to \$403,937 and approve the department line item changes as outlined.

CHARTER TOWNSHIP OF YPSILANTI

ORDINANCE NO. 2014 - 436

An Ordinance to Amend Chapter 42 of the Ypsilanti Charter Township Code of Ordinances to Make it Unlawful for Parents and Legal Guardians of Minor Children Enrolled in Public, Private or Charter Schools to Permit Chronic Unexcused Absences from School

The Charter Township of Ypsilanti hereby ordains that the Ypsilanti Township Code of Ordinances is amended as follows:

Add the following new section to Chapter 42 Article VIII entitled Offenses Concerning Underaged Persons:

Section 1 - Purpose

The purpose of this ordinance is to aid local public, private and charter schools in educating children enrolled in schools by requiring parents and legal guardians exercise sufficient supervisory control over their minor children to require their attendance in school classrooms on a regular basis. The ordinance is premised on the belief that the academic achievement of a chronically absent minor from school without justifiable excuse undermines his or her academic achievement and the teachers' ability to teach. This ordinance is intended to apply to parents and legal guardians who are unwilling to exercise their authority over their children by requiring regular school attendance unless excused due to illness, medical/dental/orthodontic appointments, family emergencies, religious observances or other similar reasons commonly recognized by schools as justified, excused absences.

Section 2 – Definitions

As used in this section:

Chronically absent means the minor accumulated the following number of unexcused absences from the public, private, or charter school during the academic school year in which the minor is enrolled:

- a) 10 or more days unexcused absences; or
- b) the equivalent of 10 or more days of unexcused absences calculated by adding the total number of unexcused class hours missed and dividing the sum by the number of hours per day the minor is scheduled to be in school.

Parent means a biological parent, adoptive parent or step parent of a minor.

Legal guardian means a person who, under court order, is the guardian of a minor.

Minor means a person at least six (6) years old and under eighteen (18) years of age.

Section 3 – Parental Responsibility for Chronically Absent Students

It is unlawful for the parent or legal guardian residing with a minor enrolled in 1st through 12th grade in a public, private or charter school, to permit the minor to be chronically absent from school.

Section 4 – Penalty

A person who violates Section 3 of this ordinance is guilty of a misdemeanor punishable by a maximum sentence of 90 days in jail and/or a fine of not less than \$5.00 nor more than a \$50.00 fine.

Severability

Should any section, subdivision, sentence, clause or phrase of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part as invalidated.

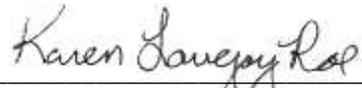
Publication

This Ordinance shall be published in a newspaper of general circulation as required by law.

Effective date

This Ordinance shall become effective upon publication in a newspaper of general circulation as required by law.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2014-436 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on April 15, 2014. The second reading is scheduled to be heard on May 20, 2014.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

ORDINANCE NO. 2014 - 436

An Ordinance to Amend Chapter 42 of the Ypsilanti Charter Township Code of Ordinances to Make it Unlawful for Parents and Legal Guardians of Minor Children Enrolled in Public, Private or Charter Schools to Permit Chronic Unexcused Absences from School

The Charter Township of Ypsilanti hereby ordains that the Ypsilanti Township Code of Ordinances is amended as follows:

Add the following new section to Chapter 42 Article VIII entitled Offenses Concerning Underaged Persons:

Section 1 - Purpose

The purpose of this ordinance is to aid local public, private and charter schools in educating children enrolled in schools by requiring parents and legal guardians exercise sufficient supervisory control over their minor children to require their attendance in school classrooms on a regular basis. The ordinance is premised on the belief that the academic achievement of a chronically absent minor from school without justifiable excuse undermines his or her academic achievement and the teachers' ability to teach. This ordinance is intended to apply to parents and legal guardians who are unwilling to exercise their authority over their children by requiring regular school attendance unless excused due to illness, medical/dental/orthodontic appointments, family emergencies, religious observances or other similar reasons commonly recognized by schools as justified, excused absences.

Section 2 – Definitions

As used in this section:

Chronically absent means the minor accumulated the following number of unexcused absences from the public, private, or charter school during the academic school year in which the minor is enrolled:

- a) 10 or more days unexcused absences; or
- b) the equivalent of 10 or more days of unexcused absences calculated by adding the total number of unexcused class hours missed and dividing the sum by the number of hours per day the minor is scheduled to be in school.

Parent means a biological parent, adoptive parent or step parent of a minor.

Legal guardian means a person who, under court order, is the guardian of a minor.

Minor means a person at least six (6) years old and under eighteen (18) years of age.

Section 3 – Parental Responsibility for Chronically Absent Students

It is unlawful for the parent or legal guardian residing with a minor enrolled in 1st through 12th grade in a public, private or charter school, to permit the minor to be chronically absent from school.

Section 4 – Penalty

A person who violates Section 3 of this ordinance is guilty of a misdemeanor punishable by a maximum sentence of 90 days in jail and/or a fine of not less than \$5.00 nor more than a \$50.00 fine.

Severability

Should any section, subdivision, sentence, clause or phrase of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part as invalidated.

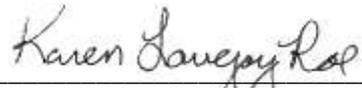
Publication

This Ordinance shall be published in a newspaper of general circulation as required by law.

Effective date

This Ordinance shall become effective upon publication in a newspaper of general circulation as required by law.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2014-436 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on April 15, 2014. The second reading is scheduled to be heard on May 20, 2014.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

**AGREEMENT BETWEEN
CHARTER TOWNSHIP OF YPSILANTI AND
THE WASHTENAW COUNTY ROAD COMMISSION**

THIS AGREEMENT, made and entered into this _____ day of _____, 2014 between the Board of the Charter Township of Ypsilanti (the "Township") and the Board of Washtenaw County Road Commissioners (the "Road Commission").

WHEREAS, the Charter Township of Ypsilanti desires to install a raised crosswalk on South Ivanhoe Avenue (the "Project"); and

WHEREAS, proper authority is provided to the parties of this Agreement under the provisions of Act 51 of Public Acts of 1951 as amended; and

WHEREAS, the Road Commission will prepare bid documents for the Project, including plan preparation and project bidding; and

WHEREAS, the Township shall promptly reimburse the Road Commission upon receipt of any invoices for all costs and expenses attributed to the Project;

THEREFORE, BE IT AGREED that the Township will pay the Road Commission for all actual costs incurred associated with the construction of the Project estimated to be \$21,303.50.

IT IS FURTHER UNDERSTOOD that the Charter Township of Ypsilanti will be a named insured on the Washtenaw County Road Commission's coverage for liability for the activities described above. The Road Commission will submit a certificate of insurance evidencing such coverage to the Township Clerk prior to implementation of services under the contract. Each party to this contract shall be responsible for the acts and omissions of its employees and agents.

AGREEMENT SUMMARY

Estimated Costs

Raised crosswalk on South Ivanhoe Avenue **\$21,303.50**

FOR YPSILANTI TOWNSHIP:

Brenda L. Stumbo, Supervisor _____ Witness

Karen Lovejoy Roe, Clerk _____ Witness

FOR WASHTENAW COUNTY ROAD COMMISSION:

Douglas E. Fuller, Chair _____ Witness

Roy D. Townsend, Managing Director _____ Witness

Check Date	Bank	Check	Vendor	Vendor Name	Amount
<i>HAND CHECKS</i>					
Bank AP AP					
04/07/2014	AP	164667	0363	COMCAST CABLE	229.85
04/07/2014	AP	164668	0118	DTE ENERGY	5,021.01
04/07/2014	AP	164669	0426	GUARDIAN ALARM	163.11
04/08/2014	AP	164670	6507	LOWER HURON SUPPLY	3,205.90
04/11/2014	AP	164671	1475	VERIZON WIRELESS	2,274.04
04/11/2014	AP	164672	1475	VERIZON WIRELESS	1,277.25
04/11/2014	AP	164673	1475	VERIZON WIRELESS	70.85
04/11/2014	AP	164674	15421	WEX BANK	2,031.21
04/11/2014	AP	164675	0480	YPSILANTI COMMUNITY	50.48
04/14/2014	AP	164676	6821	AT & T	1,793.63
04/14/2014	AP	164677	0363	COMCAST CABLE	271.44
04/14/2014	AP	164678	0363	COMCAST CABLE	91.69
04/14/2014	AP	164679	0363	COMCAST CABLE	84.90
04/14/2014	AP	164680	ENCORE DCS	ENCORE DCS, INC	561.00
04/14/2014	AP	164681	15934	WASTE MANAGEMENT	113,545.82
04/14/2014	AP	164682	15934	WASTE MANAGEMENT	1,606.53
04/14/2014	AP	164683	15934	WASTE MANAGEMENT	229.07
04/14/2014	AP	164684	15934	WASTE MANAGEMENT	796.15
04/14/2014	AP	164685	15934	WASTE MANAGEMENT	27,369.11
04/14/2014	AP	164686	15934	WASTE MANAGEMENT	27,197.96
04/17/2014	AP	164687	L. DUNLAP	LINDA DUNLAP	5,000.00
04/17/2014	AP	164688	15004	HABITAT FOR HUMANITY	25,000.00
04/22/2014	AP	164689	5049	BLUE CROSS BLUE SHIELD OF MI	105,107.41
04/22/2014	AP	164690	BCBS	BLUE CROSS BLUE SHIELD OF MI	31,393.12
04/22/2014	AP	164691	16509	CLEAR RATE COMMUNICATIONS, INC	1,130.92
04/22/2014	AP	164692	0363	COMCAST CABLE	94.85
04/22/2014	AP	164693	0363	COMCAST CABLE	84.85
04/22/2014	AP	164694	0363	COMCAST CABLE	214.90
04/22/2014	AP	164695	0363	COMCAST CABLE	84.85
04/22/2014	AP	164696	2002	DELTA DENTAL PLAN OF MICHIGAN	13,201.76
04/22/2014	AP	164697	16486	PAETEC	478.79
04/22/2014	AP	164698	6263	STANDARD INSURANCE COMPANY	2,936.02
04/22/2014	AP	164699	SIC	STANDARD INSURANCE COMPANY	2,352.24
04/25/2014	AP	164700	0363	COMCAST CABLE	134.85
04/25/2014	AP	164701	0363	COMCAST CABLE	191.21
04/25/2014	AP	164702	0363	COMCAST CABLE	137.72
04/25/2014	AP	164703	HFDC	HALL OF FAME DANCE CHALLENGE, INC.	525.00
04/25/2014	AP	164704	4402	TDS METROCOM	1,619.36
04/25/2014	AP	164705	15934	WASTE MANAGEMENT	2,009.97
04/25/2014	AP	164706	16404	WELLS FARGO FINANCIAL LEASING	5,503.85

AP TOTALS:
 Total of 40 Checks: 385,072.67
 Less 0 Void Checks: 0.00
 Total of 40 Disbursements: 385,072.67

Accounts Payable checks 635,907.66
Hand checks 385,072.67

Total 1,020,980.33

User: mharris

CHECK NUMBERS 164707 - 164835

DB: Ypsilanti-Twp

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank AP AP					
04/28/2014	AP	164707	2937	A & R TOTAL CONSTRUCTION, INC.	559.52
04/28/2014	AP	164708	ALS	AARNETH LIGHTING SOLUTIONS	45.00
04/28/2014	AP	164709	15493	ADAM KURTINAITIS	690.00
04/28/2014	AP	164710	AIRGAS	AIRGAS USA, LLC	295.00
04/28/2014	AP	164711	AIRGAS	AIRGAS USA, LLC	343.65
04/28/2014	AP	164712	AIRGAS	AIRGAS USA, LLC	63.79
04/28/2014	AP	164713	AEH	ALLEN EDWIN HOMES	1,793.00
04/28/2014	AP	164714	A. LOWE	AMANDA LOWE	55.00
04/28/2014	AP	164715	0017	ANN ARBOR CLEANING SUPPLY	705.68
04/28/2014	AP	164716	0022	ANN ARBOR WELDING SUPPLY CO	193.44
04/28/2014	AP	164717	0433	ART SERAFINSKI	272.00
04/28/2014	AP	164718	0039	ATLANTIC WELDING SUPPLY	101.00
04/28/2014	AP	164719	0215	AUTO VALUE YPSILANTI	350.42
04/28/2014	AP	164720	6397	BARR ENGINEERING COMPANY	1,879.50
04/28/2014	AP	164721	BEARCLAW	BEAR CLAW BAGS	231.50
04/28/2014	AP	164722	16209	BRIDGESTONE GOLF INC	464.89
04/28/2014	AP	164723	6959	BUTZEL LONG	483.00
04/28/2014	AP	164724	C. QUANN	CARA QUANN	100.00
04/28/2014	AP	164725	CARDNO ATC	CARDNO ATC	890.00
04/28/2014	AP	164726	2276	CINCINNATI TIME SYSTEMS	654.90
04/28/2014	AP	164727	15452	COLD CUT KRUISE	156.10
04/28/2014	AP	164728	0102	COLMAN-WOLF SANITARY SUPPLY CO	163.44
04/28/2014	AP	164729	1312	COMPLETE BATTERY SOURCE	14.41
04/28/2014	AP	164730	0582	CONGDON'S	549.20
04/28/2014	AP	164731	5567	CURRENT ELECTRIC	460.00
04/28/2014	AP	164732	4865	DC HYDRAULICS INC.	212.25
04/28/2014	AP	164733	2039	DTE ENERGY COMPANY -	34,982.60
04/28/2014	AP	164734	0527	ELECTION SYSTEMS & SOFTWARE	2,052.72
04/28/2014	AP	164735	2913	EMERGENCY VEHICLE SERVICES	4,933.69
04/28/2014	AP	164736	2898	EMERENT HEALTH PARTNERS	5,556.94
04/28/2014	AP	164737	1200	FEDERAL EXPRESS CORPORATION	153.21
04/28/2014	AP	164738	6084	FIRE SERVICE MANAGEMENT	918.82
04/28/2014	AP	164739	FIRESTONE	FIRESTONE COMPLETE AUTO CARE	1,244.12
04/28/2014	AP	164740	FIRESTONE.	FIRESTONE COMPLETE AUTO CARE	183.46
04/28/2014	AP	164741	15796	FIRST DUE FIRE SUPPLY	667.28
04/28/2014	AP	164742	0470	FOOTJOY	4,631.93
04/28/2014	AP	164743	1233	GORDON FOOD SERVICE INC.	252.87
04/28/2014	AP	164744	15522	GORMO FORD	26,723.00
04/28/2014	AP	164745	0107	GRAINGER	845.88
04/28/2014	AP	164746	6414	GRIFFIN PEST SOLUTIONS	90.00
04/28/2014	AP	164747	G. HUDDLES	GUY HUDDLESTON	180.00
04/28/2014	AP	164748	6547	HERITAGE NEWSPAPERS	724.60
04/28/2014	AP	164749	0503	HOME DEPOT	1,048.40
04/28/2014	AP	164750	2902	J & R TRACTOR, LLC	165.70
04/28/2014	AP	164751	15993	J.J. JINKLEHEIMER & CO	325.10
04/28/2014	AP	164752	4467	JOHN DEERE LANDSCAPES	704.70
04/28/2014	AP	164753	JONES & BAR	JONES & BARTLETT LEARNING	657.55
04/28/2014	AP	164754	6280	KAREN LOVEJOY ROE	49.56
04/28/2014	AP	164755	0391	KONICA MINOLTA - ALBIN	77.22
04/28/2014	AP	164756	LLS	LANGUAGE LINE SERVICES	64.69
04/28/2014	AP	164757	16321	LINDA JEROME	210.00
04/28/2014	AP	164758	6467	LOWE'S	367.51
04/28/2014	AP	164759	11330	LSL PLANNING INC	47.20
04/28/2014	AP	164760	6185	LUBRICATION ENGINEERS	70.43
04/28/2014	AP	164761	MANPOWER	MANPOWER	1,571.63
04/28/2014	AP	164762	0158	MARK HAMILTON	1,500.00
04/28/2014	AP	164763	MCP	MASTERCRAFT PLUMBING, INC	65.00
04/28/2014	AP	164764	0253	MCLAIN AND WINTERS	9,775.00
04/28/2014	AP	164765	6904	MDA - MAXX SUNGLASSES	254.00
04/28/2014	AP	164766	8036	MICHIGAN ASSOC. OF PLANNING	625.00
04/28/2014	AP	164767	16461	MICHIGAN LINEN SERVICE, INC.	1,185.82
04/28/2014	AP	164768	MIOTECH	MIOTECH SPORTS MEDICINE SUPPLIES	5,880.00
04/28/2014	AP	164769	16407	NLIVE MEDIA GROUP	1,607.93
04/28/2014	AP	164770	16002	MOUNTAIN MACHINE	100.00
04/28/2014	AP	164771	2986	NAPA AUTO PARTS*	301.19
04/28/2014	AP	164772	1387	NATIONAL PEN COMPANY	452.95
04/28/2014	AP	164773	6660	NIKE USA, INC.	5,113.30
04/28/2014	AP	164774	OC	OAKLAND COUNTY	1,598.00
04/28/2014	AP	164775	6278	OBRYAN'S LOCK & KEY*	80.00
04/28/2014	AP	164776	1937	OFFICE DEPOT	269.96
04/28/2014	AP	164777	2997	OFFICE EXPRESS	431.84
04/28/2014	AP	164778	0309	ORCHARD, HILTZ & MCCLIMENT INC	2,382.00
04/28/2014	AP	164779	P. POWER	PETER POWER	1,890.00
04/28/2014	AP	164780	0722	PRINTING SYSTEMS	3,221.51
04/28/2014	AP	164781	PAS	PROFESSIONAL ABATEMENT SERVICES INC	2,000.00
04/28/2014	AP	164782	6045	Q.P.S PRINTING	124.93
04/28/2014	AP	164783	RINETWORKS	RED LEVEL NETWORKS	1,381.00
04/28/2014	AP	164784	3214	RENT A WRECK	539.40

User: mharris

CHECK NUMBERS 164707 - 164835

DB: Ypsilanti-Twp

Check Date	Bank	Check	Vendor	Vendor Name	Amount
04/28/2014	AP	164785	1637	RESIDEX	262.65
04/28/2014	AP	164786	15386	RICOH USA, INC.	703.61
04/28/2014	AP	164787	6308	RKA PETROLEUM	7,287.56
04/28/2014	AP	164788	R. SHOLES	ROBERT SHOLES	45.00
04/28/2014	AP	164789	0371	SAFEGUARD BUSINESS SYSTEMS	315.97
04/28/2014	AP	164790	0634	SAM'S CLUB DIRECT	180.90
04/28/2014	AP	164791	1919	SAMUEL FRYE	60.00
04/28/2014	AP	164792	11274	SENSAPHONE	39.86
04/28/2014	AP	164793	0395	SHRADER TIRE & OIL	1,269.75
04/28/2014	AP	164794	6288	SIGNS BY TOMORROW	1,962.00
04/28/2014	AP	164795	15751	SOUTHERN COMPUTER WAREHOUSE	513.76
04/28/2014	AP	164796	0399	SPEARS FIRE & SAFETY SERVICE	121.50
04/28/2014	AP	164797	15362	STANDARD & POOR'S	2,000.00
04/28/2014	AP	164798	6384	STAPLES* - ACCOUNT #1026071	939.25
04/28/2014	AP	164799	13386	STATE OF MICHIGAN	145.00
04/28/2014	AP	164800	16295	STERN BROTHERS & CO	712.50
04/28/2014	AP	164801	2830	SUPERIOR PLAY, LLC	2,608.95
04/28/2014	AP	164802	0449	SYSCO FOOD SERVICES OF DETROIT	1,248.48
04/28/2014	AP	164803	1227	TARGET INFORMATION	135.25
04/28/2014	AP	164804	TETRA TECH	TETRA TECH, INC	1,058.26
04/28/2014	AP	164805	6824	THD AT HOME SERVICES	121.00
04/28/2014	AP	164806	T. GERMANN	THOMAS GERMANN	55.00
04/28/2014	AP	164807	0468	TITLEIST	2,297.14
04/28/2014	AP	164808	15941	TODD BARBER	2,675.00
04/28/2014	AP	164809	6376	TRACTOR SUPPLY COMPANY	439.92
04/28/2014	AP	164810	T. ERBY	TRAVIS ERBY	307.30
04/28/2014	AP	164811	15131	U.S. BANK, N.A.	1,600.00
04/28/2014	AP	164812	15175	ULLIANCE	885.00
04/28/2014	AP	164813	6523	UNIQUE 1 SERVICE	1,166.20
04/28/2014	AP	164814	15989	UNITED STATES GOLF ASSOC	110.00
04/28/2014	AP	164815	3082	UNIVERSITY TRANSLATORS	280.00
04/28/2014	AP	164816	0497	VAN BUREN STEEL & FABRICATING	306.23
04/28/2014	AP	164817	1354	VESCO OIL CORPORATION	25.90
04/28/2014	AP	164818	6627	VICTORY LANE	64.58
04/28/2014	AP	164819	7035	WASHTENAW COMMUNITY COLLEGE#	318.78
04/28/2014	AP	164820	3168	WASHTENAW COUNTY MEDICAL	155.00
04/28/2014	AP	164821	7005	WASHTENAW COUNTY TREASURER	4,372.50
04/28/2014	AP	164822	7005	WASHTENAW COUNTY TREASURER	1,497.05
04/28/2014	AP	164823	0444	WASHTENAW COUNTY TREASURER#	448,061.25
04/28/2014	AP	164824	0444	WASHTENAW COUNTY TREASURER#	100.00
04/28/2014	AP	164825	7042	WASHTENAW INTERMEDIATE	361.02
04/28/2014	AP	164826	WASHTENAW	WASHTENAW URGENT CARE	325.00
04/28/2014	AP	164827	WOLVERINE	WOLVERINE CRANE	140.00
04/28/2014	AP	164828	7054	YCUA	701.52
04/28/2014	AP	164829	0480	YPSILANTI COMMUNITY	1,827.79
04/28/2014	AP	164830	YCCS	YPSILANTI COMMUNITY SCHOOLS - WR	865.56
04/28/2014	AP	164831	7039	YPSILANTI COMMUNITY SCHOOLS - YP	670.76
04/28/2014	AP	164832	7034	YPSILANTI DISTRICT LIBRARY	699.52
04/28/2014	AP	164833	YTOWNBLDG	YPSILANTI TOWNSHIP BLDG DEPARTMENT	1,000.00
04/28/2014	AP	164834	6417	YPSILANTI TWP PETTY CASH	800.00
04/28/2014	AP	164835	0494	ZEK MEDICAL SERVICE COMPANY	62.06

AP TOTALS:

Total of 129 Checks:

635,907.66

Less 0 Void Checks:

0.00

Total of 129 Disbursements:

635,907.66

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank AP AP					
04/29/2014	AP	164836	0634	SAM'S CLUB DIRECT	66.16
05/02/2014	AP	164837	6821	AT & T	266.55
05/02/2014	AP	164838	6821	AT & T	58.41
05/02/2014	AP	164839	6821	AT & T	23.66
05/02/2014	AP	164840	0363	COMCAST CABLE	229.85
05/02/2014	AP	164841	0119	DTE ENERGY**	74,119.12
05/02/2014	AP	164842	1475	VERIZON WIRELESS	81.58
05/02/2014	AP	164843	0480	YPSILANTI COMMUNITY	135.03
05/02/2014	AP	164844	15887	POLO FIELDS GOLF & COUNTRY	1,100.00
05/07/2014	AP	164845	B. BURTON	BILLY BURTON	14.00
05/07/2014	AP	164846	B. DALTON	BRIDGETTE DALTON	14.00
05/07/2014	AP	164847	B. DAVIS-J	BRITTANY DAVIS-JOHNSON	14.00
05/07/2014	AP	164848	C. FOSTER	CARETTA FOSTER	14.00
05/07/2014	AP	164849	C. SEVERSO	CARRIE SEVERSON	55.50
05/07/2014	AP	164850	C. PERKINS	CATHERINE PERKINS	14.00
05/07/2014	AP	164851	C. BERGOLD	CHRISTOPHER BERGOLD	14.00
05/07/2014	AP	164852	12742	CHRISTOPHER RIDENOUR	14.00
05/07/2014	AP	164853	D. SARMOUM	DAOUD SARMOUM	14.00
05/07/2014	AP	164854	D. CARTER	DAWN CARTER	55.50
05/07/2014	AP	164855	D. BONDIE	DIANE BONDIE	14.00
05/07/2014	AP	164856	D. SCHWEIM	DONALD SCHWEIM	14.00
05/07/2014	AP	164857	E. VANDEGR	EMILY VANDEGRIFF	14.00
05/07/2014	AP	164858	E. FARRIS	ERIC FARRIS	14.00
05/07/2014	AP	164859	G. SANDERS	GABRIELA SANDERSON	14.00
05/07/2014	AP	164860	G. MARTINE	GREGORY MARTINEZ	14.00
05/07/2014	AP	164861	J. BERRY	JACQUELINE BERRY	14.00
05/07/2014	AP	164862	J. HELLMAN	JANET HELLMAN	55.50
05/07/2014	AP	164863	J. PARSONS	JASON PARSONS	14.00
05/07/2014	AP	164864	J. WOODARD	JENNIFER WOODARD	55.50
05/07/2014	AP	164865	J. POST	JOHN POST	14.00
05/07/2014	AP	164866	K. SMUTEK	KELLY SMUTEK	14.00
05/07/2014	AP	164867	K. EVANOFF	KENNETH EVANOFF	14.00
05/07/2014	AP	164868	L. GAULT	LINDA GAULT	55.50
05/07/2014	AP	164869	M. NICHOLS	MARK NICHOLS	14.00
05/07/2014	AP	164870	P. WRIGHT	PRESLEY WRIGHT	55.50
05/07/2014	AP	164871	R. KANE	ROBIN KANE	14.00
05/07/2014	AP	164872	S. TURRILL	SUZANNE TURRILL	14.00
05/07/2014	AP	164873	V. BURDEN	VICKIE BURDEN	55.50
05/07/2014	AP	164874	W. HUGHES	WINIFRED HUGHES	14.00
05/07/2014	AP	164875	Z. CEBUHAR	ZACHARY CEBUHAR	14.00
05/08/2014	AP	164876	6821	AT & T	21.49
05/08/2014	AP	164877	6821	AT & T	27.48
05/08/2014	AP	164878	0363	COMCAST CABLE	84.85
05/08/2014	AP	164879	0118	DTE ENERGY	15,834.78
05/08/2014	AP	164880	0426	GUARDIAN ALARM	453.93
05/08/2014	AP	164881	1475	VERIZON WIRELESS	2,335.33
05/08/2014	AP	164882	1475	VERIZON WIRELESS	1,335.76
05/08/2014	AP	164883	0480	YPSILANTI COMMUNITY	541.87

AP TOTALS:

Total of 48 Checks:	97,440.35
Less 0 Void Checks:	0.00
Total of 48 Disbursements:	97,440.35

Accounts Payable Checks 630,407.26
 HAND checks 97,440.35
 GRAND Total 727,847.61

CHOICE Health Care Deductible ACH EFT
 APRIL 48,401.54

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank AP AP					
05/12/2014	AP	164884	0657	14-B DISTRICT COURT	370.00
05/12/2014	AP	164885	0657	14-B DISTRICT COURT	250.00
05/12/2014	AP	164886	0657	14-B DISTRICT COURT	370.00
05/12/2014	AP	164887	0657	14-B DISTRICT COURT	15.00
05/12/2014	AP	164888	2937	A & R TOTAL CONSTRUCTION, INC.	469.71
05/12/2014	AP	164889	11339	ACCUSHRED LLC	65.00
05/12/2014	AP	164890	15493	ADAM KURTINAITIS	570.00
05/12/2014	AP	164891	15373	ADVANCE PRINT & GRAPHICS	602.40
05/12/2014	AP	164892	0049	ALL SEASONS LANDSCAPING CO.	79.05
05/12/2014	AP	164893	0397	ALLIE BROTHERS, INC.	209.85
05/12/2014	AP	164894	6981	ALLIED SUBSTANCE ABUSE	114.00
05/12/2014	AP	164895	A. MCGUIRE	AMBER MCGUIRE	100.00
05/12/2014	AP	164896	0017	ANN ARBOR CLEANING SUPPLY	830.31
05/12/2014	AP	164897	0215	AUTO VALUE YPSILANTI	105.73
05/12/2014	AP	164898	B.J. SOLAK	B.J. SOLAK	5.00
05/12/2014	AP	164899	0777	BANDIT INDUSTRIES	299.93
05/12/2014	AP	164900	6397	BARR ENGINEERING COMPANY	10,789.82
05/12/2014	AP	164901	0007	BECKETT & RADEDER	161.88
05/12/2014	AP	164902	0195	BEST BUY BUS. ADVANTAGE ACCT.	832.87
05/12/2014	AP	164903	0898	BS & A SOFTWARE	5,116.00
05/12/2014	AP	164904	C. BRYANT	CHASE BRYANT	22.00
05/12/2014	AP	164905	C. KOCH	CHRISTOPHER KOCH	35.00
05/12/2014	AP	164906	15370	CLEVELAND GOLF SRIXON	2,737.72
05/12/2014	AP	164907	15452	COLD CUT KRUISE	86.30
05/12/2014	AP	164908	0582	CONGDON'S	116.14
05/12/2014	AP	164909	1381	CONTROLLED POWER CO.	1,635.00
05/12/2014	AP	164910	C. MELCHER	COREY MELCHER	16.00
05/12/2014	AP	164911	12958	DEANNA WHITE	140.00
05/12/2014	AP	164912	DRC	DISPUTE RESOLUTION CENTER	1,250.00
05/12/2014	AP	164913	D. VANBURE	DOLORES VANBUREN	10.00
05/12/2014	AP	164914	4702	ELLA RICKMAN	5.00
05/12/2014	AP	164915	2898	EMERGENT HEALTH PARTNERS	5,556.94
05/12/2014	AP	164916	0245	FAST SIGNS	91.00
05/12/2014	AP	164917	16094	FITZPATRICK STRUCTURAL	2,400.00
05/12/2014	AP	164918	6661	FOX AUTO PARTS	50.00
05/12/2014	AP	164919	F. ANSTEAD	FRED ANSTEAD	534.23
05/12/2014	AP	164920	0073	GENE BUTMAN FORD	638.14
05/12/2014	AP	164921	15962	GLORIA MAYER	65.00
05/12/2014	AP	164922	1233	GORDON FOOD SERVICE INC.	40.94
05/12/2014	AP	164923	15522	GORNO FORD	18,279.00
05/12/2014	AP	164924	6161	GOVERNMENTAL CONSULTANT	2,850.00
05/12/2014	AP	164925	0107	GRAINGER	312.99
05/12/2014	AP	164926	G. MAYER	GRANT MAYER	24.00
05/12/2014	AP	164927	6547	HERITAGE NEWSPAPERS	77.45
05/12/2014	AP	164928	6786	HERITAGE-CRYSTAL CLEAN, LLC	277.80
05/12/2014	AP	164929	2831	HERKIMER RADIO SERVICE	175.00
05/12/2014	AP	164930	0503	HOME DEPOT	389.13
05/12/2014	AP	164931	J. BAKER	JACOB BAKER	16.00
05/12/2014	AP	164932	16156	JAMES ROSEMAN	26.00
05/12/2014	AP	164933	J. WOODRUF	JANET WOODRUFF	20.00
05/12/2014	AP	164934	15972	JESSE HILDEBRANDT	26.00
05/12/2014	AP	164935	VARNER	JOEL VARNER	16.00
05/12/2014	AP	164936	6847	JOHN KAAS	3,975.00
05/12/2014	AP	164937	16428	JULIA ETHERIDGE	16.00
05/12/2014	AP	164938	15860	JULIA MAYER	93.00
05/12/2014	AP	164939	LASERCOMP	LASERCOMP, INC	444.45
05/12/2014	AP	164940	6467	LOWE'S	27.10
05/12/2014	AP	164941	6185	LUBRICATION ENGINEERS	394.86
05/12/2014	AP	164942	L. ZIMMERM	LUKE ZIMMERMAN	16.00
05/12/2014	AP	164943	15855	MADELINE GOODSON	78.00
05/12/2014	AP	164944	MANPOWER	MANPOWER	1,039.50
05/12/2014	AP	164945	0158	MARK HAMILTON	1,500.00
05/12/2014	AP	164946	M. MCDONAL	MARSHA MCDONALD	5.00
05/12/2014	AP	164947	M. GROAT	MARY GROAT	10.00
05/12/2014	AP	164948	M. BALLARD	MICHAEL BALLARD	60.00
05/12/2014	AP	164949	SEMEYN.	MICHAEL SEMEYN	18.00
05/12/2014	AP	164950	1485	MICHIGAN CAT	575.65
05/12/2014	AP	164951	16461	MICHIGAN LINEN SERVICE, INC.	1,191.87
05/12/2014	AP	164952	0044	MICHIGAN MUNICIPAL LIABILITY	444.00
05/12/2014	AP	164953	6517	MICHIGAN TOURNAMENT FLEET, INC	825.00
05/12/2014	AP	164954	2559	MIDWEST GAS INSTRUMENT SERVICE	353.07
05/12/2014	AP	164955	M. VERCELL	MILDRED VERCELLI	5.00
05/12/2014	AP	164956	SEMEYN	MITCHEL SEMEYN	18.00
05/12/2014	AP	164957	N. ROGERS	NANCY ROGERS	5.00
05/12/2014	AP	164958	2986	NAPA AUTO PARTS*	228.96
05/12/2014	AP	164959	N. FOSTER	NATASHA FOSTER	85.00
05/12/2014	AP	164960	16420	NICHOLAS BLASZCZYK	66.00
05/12/2014	AP	164961	6660	NIKE USA, INC.	214.63

A/P checks

Check Date	Bank	Check	Vendor	Vendor Name	Amount
05/12/2014	AP	164962	2095	OBRYANS LOCK & KEY	111.00
05/12/2014	AP	164963	2997	OFFICE EXPRESS	396.24
05/12/2014	AP	164964	6893	OFFICE MAX* #434705	145.97
05/12/2014	AP	164965	0309	ORCHARD, HILTZ & MCCLIMENT INC	7,359.25
05/12/2014	AP	164966	15971	PARKER ALLEN	26.00
05/12/2014	AP	164967	0913	PARKWAY SERVICES, INC.	215.00
05/12/2014	AP	164968	15766	PARS ICE CREAM	424.21
05/12/2014	AP	164969	6923	PEAR SPERLING EGGAN & DANIELS PC	279.00
05/12/2014	AP	164970	P. POWER	PETER POWER	1,960.00
05/12/2014	AP	164971	0319	PITNEY BOWES INC.*^	130.88
05/12/2014	AP	164972	6506	PM TECHNOLOGIES, LLC	354.33
05/12/2014	AP	164973	0928	PROFESSIONAL TREE SERVICE	200.00
05/12/2014	AP	164974	11340	RECYCLE ANN ARBOR	580.00
05/12/2014	AP	164975	3214	RENT A WRECK	53.00
05/12/2014	AP	164976	1637	RESIDEX	805.18
05/12/2014	AP	164977	15386	RICOH USA, INC.	1,352.23
05/12/2014	AP	164978	6308	RKA PETROLEUM	4,513.13
05/12/2014	AP	164979	0565	RUBY PATTON	5.00
05/12/2014	AP	164980	15772	S & S PARTS	717.35
05/12/2014	AP	164981	0634	SAM'S CLUB DIRECT	677.78
05/12/2014	AP	164982	SSC	SAMSEL SUPPLY COMPANY	198.40
05/12/2014	AP	164983	S. GLENCER	SANDRA GLENCER	3.00
05/12/2014	AP	164984	S. MACKAY	SHAWN MACKAY	8.00
05/12/2014	AP	164985	S. WASHING	SHERI WASHINGTON	5.00
05/12/2014	AP	164986	0395	SHRADER TIRE & OIL	27.95
05/12/2014	AP	164987	6288	SIGNS BY TOMORROW	490.00
05/12/2014	AP	164988	15751	SOUTHERN COMPUTER WAREHOUSE	1,838.27
05/12/2014	AP	164989	1507	SPARTAN DISTRIBUTORS	625.45
05/12/2014	AP	164990	0399	SPEARS FIRE & SAFETY SERVICE	1,145.65
05/12/2014	AP	164991	3022	STANDARD PRINTING	500.00
05/12/2014	AP	164992	0632	STERICYCLE INC	158.00
05/12/2014	AP	164993	S. BOWMAN	SYLVIA BROWN	10.00
05/12/2014	AP	164994	0449	SYSCO FOOD SERVICES OF DETROIT	1,223.74
05/12/2014	AP	164995	6974	TERRY CONDIT	162.00
05/12/2014	AP	164996	15941	TODD BARBER	3,950.00
05/12/2014	AP	164997	6427	UNIMEASURE	199.00
05/12/2014	AP	164998	6523	UNIQUE 1 SERVICE	221.00
05/12/2014	AP	164999	3082	UNIVERSITY TRANSLATORS	168.00
05/12/2014	AP	165000	0497	VAN BUREN STEEL & FABRICATING	295.00
05/12/2014	AP	165001	6627	VICTORY LANE	112.17
05/12/2014	AP	165002	0444	WASHTENAW COUNTY TREASURER#	448,061.25
05/12/2014	AP	165003	0444	WASHTENAW COUNTY TREASURER#	33,649.00
05/12/2014	AP	165004	0444	WASHTENAW COUNTY TREASURER#	35,448.50
05/12/2014	AP	165005	0444	WASHTENAW COUNTY TREASURER#	8,661.25
05/12/2014	AP	165006	WORKSQ	WORK SQUARED	1,573.08
05/12/2014	AP	165007	0494	ZEE MEDICAL SERVICE COMPANY	242.96
05/12/2014	AP	165008	0729	ZEP MANUFACTURING COMPANY	160.62

AP TOTALS:

Total of 125 Checks:	630,407.26
Less 0 Void Checks:	0.00
Total of 125 Disbursements:	<u>630,407.26</u>

OFFICE OF THE TREASURER
LARRY J. DOE



MONTHLY TREASURER'S REPORT
APRIL 1, 2014 THROUGH APRIL 30, 2014

<u>Account Name</u>	<u>Beginning Balance</u>	<u>Cash Receipts</u>	<u>Cash Disbursements</u>	<u>Ending Balance</u>
101 - General Fund	3,709,765.53	713,801.92	868,353.35	3,555,214.10
101 - Payroll	148,095.88	700,086.52	693,787.05	154,395.35
101 - Willow Run Escrow	141,855.52	23.32	0.00	141,878.84
206 - Fire Department	462,850.25	17,250.66	285,517.62	194,583.29
208 - Parks Fund	12,677.02	0.28	1,250.62	11,426.68
212 - Roads/Bike Path/Rec/General Fund	1,012,836.17	922.42	10,064.59	1,003,694.00
225 - Environmental Clean-up	444,248.29	10.75	0.00	444,259.04
226 - Environmental Services	1,486,393.86	2,483.46	208,918.84	1,279,958.48
230 - Recreation	228,254.90	39,740.99	72,099.07	195,896.82
236 - 14-B District Court	184,972.22	123,017.92	73,672.54	234,317.60
244 - Economic Development	67,167.18	1.63	0.00	67,168.81
248 - Rental Inspections	128,912.41	15,943.16	11,092.46	133,763.11
249 - Building Department Fund	412,293.00	31,934.09	25,489.16	418,737.93
250 - LDFA Tax	229,445.39	5.55	200,000.00	29,450.94
252 - Hydro Station Fund	879,655.76	54,649.33	20,678.88	913,626.21
266 - Law Enforcement Fund	229,115.36	501,456.22	525,761.87	204,809.71
280 - State Grants	18,380.39	0.44	0.00	18,380.83
301 - General Obligation	221,739.79	16.71	0.00	221,756.50
396 - Series "A" Bond Payments	6,728.43	0.16	0.00	6,728.59
397 - Series "B" Cap. Cost of Funds	23,965.00	0.57	4,312.50	19,653.07
398 - LDFA 2006 Bonds	47,665.79	200,000.00	177,428.75	70,237.04
498 - Capital Improvement 2006 Bond Fund	336,109.58	55.25	0.00	336,164.83
584 - Green Oaks Golf Course	150,126.64	70,069.42	50,106.88	170,089.18
590 - Compost Site	1,330,269.55	11,955.16	15,579.85	1,326,644.86
595 - Motor Pool	282,627.62	6.74	35,085.87	247,548.49
701 - General Tax Collection	32,129.06	72,930.07	15,494.23	89,564.90
703 - Current Tax Collections	16,377,708.07	513,007.74	1,011,240.25	15,879,475.56
707 - Bonds & Escrow/GreenTop	848,798.63	2,288.55	1,235.75	849,851.43
708 - Fire Withholding Bonds	43,134.38	8,300.44	13,129.00	38,305.82
893 - Nuisance Abatement Fund	47,959.53	943.37	559.52	48,343.38
ABN AMRO Series "B" Debt Red. Cap.Int.	23,107.87	0.55	1,193.71	21,914.71
GRAND TOTAL	29,568,989.07	3,080,903.39	4,322,052.36	28,327,840.10

SUPERVISOR REPORT

- A. SUPERVISOR STUMBO WILL REPORT ON MEETINGS ATTENDED BY OFFICIALS AND STAFF

CLERK REPORT

MAY 20, 2014

Submitted by Karen Lovejoy Roe, Clerk

- **MAY 6, 2014 ELECTION**-The special AAATA millage election went smoothly. AAATA millage results are: 13,949 yes and 5,783 no. The combined number of voters from the Cities of Ann Arbor and Ypsilanti along with Ypsilanti Township was 19,732. The three jurisdiction's voters supported the AAATA millage by 70.69%, with 29.31% voting against the millage. In Ypsilanti Township there were a total of 3,850 voters with 2,375 supporting the millage and 1,475 voting against the millage. In Ypsilanti Township 62% of the voters voted yes and 38% voted no. The combined turnout from the three jurisdictions was 12.72%. The Ypsilanti Township voter turnout was 9.58%.
- **AUGUST 5, 2014 PRIMARY ELECTION**-Plans and preparations are underway in the Clerk's office for the August 5, 2014 Primary Election. The last day to register to vote for the August Primary Election is Monday, July 7, 2014. Absentee ballots will be available the 4th week in June. All election inspectors are required to attend certification training prior to the August election. The township will host two election inspector training workshops that will be conducted by Washtenaw County.
- **CLARK TOWERS**- Clerk Lovejoy Roe along with Deputy Supervisor Keen and Fire Chief Copeland attended the Clark Towers Neighborhood Watch meeting on Wednesday, April 23, 2014. This was the first meeting in a few years and was very well attended with standing room only. The Sheriff's Department was present along with Crime Prevention Security and Clark Towers Management. The meeting was extremely beneficial with the Sheriff's Department explaining the need to call 911 and other measures to insure the safety of all the residents of Clark Towers. The various presenters answered many questions from the residents. Everyone expressed a commitment to attend future meetings and to be a part of making Clark Towers safe.
- **HABITAT FOR HUMANITY**-On Saturday, April 26, 2014 Habitat for Humanity and about 50 volunteers worked on homes in the Holmes Road neighborhood. The team of volunteers cleaned yards, picked up trash, performed outside maintenance and other tasks as needed by the residents. It was an extremely fruitful day.
- **YANKEE AIR MUSEUM-DEPARTMENT OF ENVIRONMENTAL QUALITY VISIT**-On Friday, May 2, 2014 Clerk Lovejoy Roe attended an event at the Yankee Air Museum that was organized to welcome the State of Michigan Department of Environmental Quality Director to the RACER/GM demolition site and the future home of the Yankee Air Museum. It was a great event and a chance for the Yankee Air Museum to shine and to display their great planes. The event ended with a B-12 taking off which several participants got the opportunity to take a ride of a lifetime in including JoAnn McCollum, West Willow Resident and Clerk Lovejoy Roe.
- **VETERAN'S COMING HOME EVENT**-On Saturday, May 3, 2014 Clerk Lovejoy Roe along with UAW Local 898 Veterans Committee and many local residents joined with Pulte Homes in the ground breaking of a new home presented to Sgt. Hemwall in Creekside South. Pulte Homes has a program called Operation Finally Home where they give Veterans a new home. Sgt. Hemwall is a decorated Veteran who was injured in Afghanistan. He has a beautiful family and will soon call Ypsilanti Township his home. It was a grand day and the event was well attended by Ypsilanti Township residents, Pulte employees, Veterans groups and UAW Local 898 members.

- **FERROUS GRAND OPENING**-Planning and Development Director Joe Lawson, Supervisor Stumbo and Clerk Lovejoy Roe attended the grand opening of a new business on East Michigan Ave. on Wednesday, May 7, 2014. Ferrous is a metal recycling facility. The new owners have done a great job of cleaning up the property and renovating the building. The plans are to invest approximately \$900,000 in renovations and equipment for this new business.
- **TUB GRINDER TG 5000 PRESENTATION AT THE COMPOST SITE**-On Tuesday, May 13, 2014 Supervisor Stumbo and Clerk Lovejoy Roe visited the compost site for a presentation of a new and large tub grinder. This grinder will double the output of material at the compost site. Carl Rowsey, Compost Site Manager explained the savings that the trade-in of the old grinder will provide and the need for the new grinder. He also shared that the price for the new grinder will be much lower than if the purchase is delayed until next year. New rules and regulations go in effect next year which will cause the price of the grinders to rise substantially over the cost for grinders built under the older regulations. The purchase of a new grinder will be present to the Township Board at the May 20, 2014 board meeting for consideration.
- **LUNCH AND LEARN DOCUMENT MANAGEMENT PRESENTATION**-Supervisor Stumbo and Clerk Lovejoy Roe attended a presentation on Docuware software on Wednesday, May 14, 2014. It was a great presentation and a lot was learned in preparation of purchasing document management software for Ypsilanti Township.
- **REIMAGINE WASHTENAW**-Clerk Lovejoy Roe and Development and Zoning Director Joe Lawson attended the Re-Imagine Washtenaw meeting on Wednesday, May 13, 2014. Several items were discussed including the future of the Re-Imagine Washtenaw group. Funding for the staff that serves the Re-Imagine Washtenaw group ends this year. Discussion included ideas for long-term funding and how to approach the various township boards and city council members along with Washtenaw County Commissioners to find a way to fund this group and to continue the efforts to improve Washtenaw Ave. Updates on the visit to Cleveland and the look at transit in this city were presented. The recent MDOT survey of Washtenaw Ave. and walkability was also shared with the group. It was agreed to work on bringing the elected parties together to discuss strategies for funding over the next two years.

TREASURER REPORT

THERE IS NO WRITTEN TREASURER REPORT

TRUSTEE REPORT

THERE IS NO WRITTEN TRUSTEE REPORT

ATTORNEY REPORT

- A. Clark East Towers Status Update
- B. General Legal Update

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2014-13

Parental Responsibility School Truancy Ordinance

Whereas, the Lincoln Consolidated School District and Ypsilanti Community School District officials have expressed concern that an increasing number of children enrolled in school are chronically absent from the classroom without explanation or valid excuse; and

Whereas, the Lincoln Consolidated School District and Ypsilanti Community School District report that the chronic unexcused absences of students occur at elementary grade levels through high school grade levels; and

Whereas, the Township wishes to aid local public, private and charter schools by requiring parents and legal guardians exercise sufficient supervisory control over their minor children to require their attendance in school classrooms on a regular basis; and

Whereas, the Township Board believes that the ability of teachers to educate and raise academic achievement is undermined when students are chronically absent from school; and

Whereas, Ordinance 2014-436 is intended to apply to parents and legal guardians who are unwilling to exercise their authority over their children by requiring regular school attendance unless excused due to illness, medical/dental/orthodontic appointments, family emergencies, religious observances or other similar reason commonly recognized by schools as justified excused absences; and

Whereas, Ordinance 2014-436 makes it a misdemeanor offense punishable by a maximum penalty of 90 days in jail or a fine of not less than \$5.00 for a parent or legal guardian whose child is chronically absent from his or her enrolled school.

Now therefore, be it resolved that Ordinance 2014-436 is adopted by reference.

CHARTER TOWNSHIP OF YPSILANTI

ORDINANCE NO. 2014 - 436

An Ordinance to Amend Chapter 42 of the Ypsilanti Charter Township Code of Ordinances to Make it Unlawful for Parents and Legal Guardians of Minor Children Enrolled in Public, Private or Charter Schools to Permit Chronic Unexcused Absences from School

The Charter Township of Ypsilanti hereby ordains that the Ypsilanti Township Code of Ordinances is amended as follows:

Add the following new section to Chapter 42 Article VIII entitled Offenses Concerning Underaged Persons:

Section 1 - Purpose

The purpose of this ordinance is to aid local public, private and charter schools in educating children enrolled in schools by requiring parents and legal guardians exercise sufficient supervisory control over their minor children to require their attendance in school classrooms on a regular basis. The ordinance is premised on the belief that the academic achievement of a chronically absent minor from school without justifiable excuse undermines his or her academic achievement and the teachers' ability to teach. This ordinance is intended to apply to parents and legal guardians who are unwilling to exercise their authority over their children by requiring regular school attendance unless excused due to illness, medical/dental/orthodontic appointments, family emergencies, religious observances or other similar reasons commonly recognized by schools as justified, excused absences.

Section 2 – Definitions

As used in this section:

Chronically absent means the minor accumulated the following number of unexcused absences from the public, private, or charter school during the academic school year in which the minor is enrolled:

- a) 10 or more days unexcused absences; or
- b) the equivalent of 10 or more days of unexcused absences calculated by adding the total number of unexcused class hours missed and dividing the sum by the number of hours per day the minor is scheduled to be in school.

Parent means a biological parent, adoptive parent or step parent of a minor.

Legal guardian means a person who, under court order, is the guardian of a minor.

Minor means a person at least six (6) years old and under eighteen (18) years of age.

Section 3 – Parental Responsibility for Chronically Absent Students

It is unlawful for the parent or legal guardian residing with a minor enrolled in 1st through 12th grade in a public, private or charter school, to permit the minor to be chronically absent from school.

Section 4 – Penalty

A person who violates Section 3 of this ordinance is guilty of a misdemeanor punishable by a maximum sentence of 90 days in jail and/or a fine of not less than \$5.00 nor more than a \$50.00 fine.

Severability

Should any section, subdivision, sentence, clause or phrase of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part as invalidated.

Publication

This Ordinance shall be published in a newspaper of general circulation as required by law.

Effective date

This Ordinance shall become effective upon publication in a newspaper of general circulation as required by law.



1124 Anderson House Office Building
P.O. Box 30014
Lansing, MI 48909
Phone 517-373-1771
Fax 517-373-5797

David E. Rutledge
Democratic Floor Leader
Michigan House of Representatives
District 54

Committee Membership
Transportation and Infrastructure

davidrutledge@house.mi.gov

May 2, 2014

The Honorable Brenda Stumbo
Supervisor, Charter Township of Ypsilanti
7200 S. Huron River Dr.
Ypsilanti, MI 48197

Dear Supervisor Stumbo,

Thank you and the entire Board of Trustees for your work on the important issue of truancy among our community's youth. This is a crucial issue for families throughout Ypsilanti Township, and the surrounding area, and I appreciate your leadership and willingness to work toward a solution.

Given this issue's critical importance, I respectfully request that you and the Board delay consideration of Proposed Ordinance #2014-436 so that other community stakeholders can participate in the discussion. My hope is that the policy in Ypsilanti Township could serve as a model for other communities facing similar issues, and extending the conversation on this issue could make a new ordinance more effective in implementation for Ypsilanti Township, and beyond.

Thank you in advance for your consideration of this request. Please do not hesitate to contact me if I can be of any assistance.

Sincerely,

A handwritten signature in cursive script that reads "David E. Rutledge".

David E. Rutledge
State Representative



Office of the Superintendent
1885 Packard Road – Ypsilanti, MI 48197-1846
(734) 221-1218 • www.ycschools.us

Scott Menzel, Superintendent
Karen Allen, Administrative Assistant

May 2, 2014

Brenda Stumbo, Supervisor
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

Dear Ms. Stumbo,

The Ypsilanti Community Schools appreciates the desire of Ypsilanti Township to assist with the issues and challenges related to truancy and chronic absences that result in school failure for too many of our young people. We appreciate the changes to Ordinance #2014-434 but would also request an opportunity to have further discussion regarding Proposed Ordinance #2014-436. Unfortunately, I did not have an opportunity to review this ordinance before the first reading and then indicated to media contacts that I could not support it in its current form. I am respectfully requesting the 2nd reading be tabled until we can convene a follow-up meeting with the original group that met to discuss this important issue. I believe with a few small changes Ypsilanti Community Schools could support the proposed ordinance.

Sincerely,

Scott A. Menzel, Superintendent
Ypsilanti Community Schools

Received Supervisor's Office

MAY 07 2014

Ypsilanti Township

CC: Board
Ordinance was sent to Laura, Supt of Ypsilanti, School
Comm

CHARTER TOWNSHIP OF YPSILANTI

ORDINANCE NO. 2014 - 437

An Ordinance to Amend the Charter Township
of Ypsilanti's Code of Ordinances, Chapter
58 Article IV entitled Parking

The Charter Township of Ypsilanti hereby ordains that the Ypsilanti Township Code of Ordinances is amended as follows:

Add the following new provision to Chapter 58 Article IV entitled Parking:

1. It shall be unlawful for a driver to park a vehicle in a parking space designated for parking by a business establishment within the township, and to then leave the vehicle parked on the premises, unless the driver is actively engaged in conducting business with the business establishment providing the parking space. This subsection shall not apply to any area or any property where the driver must pay to park his vehicle.

2. It shall be unlawful for a driver to park a vehicle in a parking space provided by a business establishment for extended periods of time, even though the driver remains in the vehicle, without conducting business in the business establishment providing the parking space, or to engage in a deliberate act of blocking the parking spaces from other possible use by other persons who may desire to conduct business at the business establishment.

Severability

Should any section, subdivision, sentence, clause or phrase of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part as invalidated.

Publication

This Ordinance shall be published in a newspaper of general circulation as required by law.

Effective date

This Ordinance shall become effective upon publication in a newspaper of general circulation as required by law.

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



Office of Community
Standards

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 485-3943
Fax: (734) 484-5151
www.ytown.org

Memorandum

To: Township Board of Trustees
Cc: Doug Winters, Township Attorney
From: Joe Lawson, Planning Director
Date: May 12, 2014
Re: BonTerre Variance Request – Follow Up Information

As requested during the regular April 15, 2014 Board meeting, please find attached a copy of the meeting minutes dating back as far as 1993 relating to each variance granted to either BonTerre or Deer Creek Drive.

In addition to the requested meeting minutes, the question was raised that should the Board approve the requested variance, would doing so set a precedent for future requests. That being said, I have reviewed all known, nonconforming private roads within the Township for vacant parcels that may result in a similar variances request in the future. Below is a list of those nonconforming private roads along with the number of available parcels.

<u>Road Name:</u>	<u>Available Parcels:</u>
Apple Hill Drive	0
Bellers Court	0
BonTerre	5 (1 variance currently granted)
Bull Run Drive	1 (parcel less than 1 acre)
Cedarbend	0
Deer Creek	3 (2 parcels less than 1 acre)
Hilltop Drive	3 (2 parcels less than 1 acre)
LaPaloma	0
Swallow Lane	0
Tahoe Drive	0
Tyrone Drive	0
Ware Court	3

As previously stated, the available parcels noted above are vacant parcels located on a private road. Several parcels are noted as being less than one acre and are currently unbuildable not only due to the non-conforming status of the road but also do to County

BonTerre Follow-Up
May 12, 2014

and local ordinance that requires for on-site well and septic, that the parcel be not less than one acre in size.

I hope this helps answer any questions you may have had, if you should have any additional questions or need additional information, please do not hesitate to contact me.

REGULAR MEETING
CHARTER TOWNSHIP OF YPSILANTI
APRIL 6, 1993

MEMBERS PRESENT: Wesley Prater, Brenda Stumbo, Ruth Ann Jamnick,
Karen Lovejoy Roe, J.D. Hall and Bill Gagnon

MEMBERS ABSENT: Dee Sizemore

LEGAL COUNSEL: Wm. Douglas Winters

The meeting was called to order at approximately 7:35 p.m. by Supervisor Prater in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Michigan. The Pledge of Allegiance was recited and a moment of silent prayer was observed.

PUBLIC HEARING for private road variance request by Frank McBee on Deer Creek road

Supervisor Prater declared the public meeting open and asked for comments regarding the request. Frank McBee explained that the road is in good condition and that he had received verbal quotes of \$625,000 - \$750,000 for the paving of the entire road. Ken Cousino of 5538 Bon Terre spoke in favor of the variance request and asked that Mr. McBee have a road maintenance agreement with the association so that if sometime in the future it is required to pave the entire street then every owner would share in the cost. John Cargo 5600 Bon Teere also spoke in favor of granting the variance and concurred with Mr. Cousino that the maintenance agreement should be with the association. Mr. McBee stated that he would agree entering into the maintenance agreement with the association.

Clerk Stumbo read the recommendations from the following reviewing agencies; Huron Valley Ambulance, Washtenaw County Sheriff, and Ypsilanti Township Fire Department.

Motion Roe, supported by Gagnon to approve the variance based on the hardship to pave the road that would cost between \$625,000 - \$750,000 with a condition of granting the variance that the petitioner enter into a maintenance agreement with the current association. Motion carried as follows:

Stumbo	Yes	Jamnick	Yes	Gagnon	Yes
Roe	Yes	Hall	Yes	Prater	Yes

APPROVAL OF MINUTES

Motion Roe, supported by Gagnon to approve the March 16, 1993 Regular Meeting and March 29, 1993 Special Meeting minutes. Motion carried as follows:

Stumbo	Yes	Jamnick	Yes	Prater	Yes
Roe	Yes	Hall	Yes	Gagnon	Yes

SUPERVISOR'S REPORT

An overview of the new Green Oaks Golf Course maintenance building and written report was given by Ted Vasicek. Motion Jamnick, supported by Hall that the transfer of an amount not to exceed \$82,000 to the golf course capital project fund from the golf course fund and to formally transfer sufficient monies to finance Township Board previously approved expenditures for the construction of the golf course maintenance building as recommended by the Greens Commission. Motion carried as follows:

Stumbo	Yes	Jamnick	Yes	Gagnon	Yes
Roe	Yes	Hall	Yes	Prater	Yes

REGULAR MEETING
CHARTER TOWNSHIP OF YPSILANTI
September 7, 1993

MEMBERS PRESENT: Wesley Prater, Brenda Stumbo, Dee Sizemore,
Bill Gagnon, Karen Lovejoy Roe, and J.D. Hall

MEMBERS ABSENT: Ruth Ann Jamnick (excused)

LEGAL COUNSEL: Wm. Douglas Winters

The meeting was called to order at approximately 7:40 p.m. by Supervisor Prater in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti, Michigan.

PUBLIC HEARINGS

A. To consider a variance for property located at 5600 BonTerre.

Clerk Stumbo read a letter of request for a variance from Resolution 91-19 into the record from petitioner John Kargul. Supervisor Prater declared the public hearing open at approximately 7:40 p.m. Ken Cousino, 5538 BonTerre, spoke in support of the variance request. Mr. Kargul stated that he is not able to build on 50% of his property because the Chicking Drain runs through his property. The public hearing was closed at 7:43 p.m. Motion Roe, support Sizemore to approve the variance as requested. Motion carried as follows:

Stumbo	Yes	Roe	Yes
Hall	Yes	Gagnon	Yes
Sizemore	Yes	Prater	Yes

B. To consider a variance request for property located at 824 Haven.

Clerk Stumbo read a letter of request for a variance from Resolution 91-19 from petitioner Henry Woodruff III into the record. Supervisor Prater declared the public hearing open at approximately 7:45 p.m. The petitioner was present and gave a copy of the Last Will & Testament to the Clerk for the record. The public hearing was closed at 7:50 p.m. Clerk Stumbo stated that the variance requested would be 67' for Parcel A and 194' for Parcel B. Motion Stumbo, support Roe to approve the variance for 824 Haven as requested. Motion carried as follows:

Stumbo	Yes	Roe	Yes
Hall	Yes	Gagnon	Yes
Sizemore	Yes	Prater	Yes

Minutes of the August 17, 1993 Regular Meeting and the amended August 3, 1993 approved Regular Meeting Minutes.

Motion Roe, support Sizemore to approve the minutes as presented. Motion carried as follows:

Stumbo	Yes	Roe	Yes
Hall	Yes	Gagnon	Yes
Sizemore	Yes	Prater	Yes

SUPERVISOR'S REPORT

A. Agreement for the use of surplus drain funds between Washtenaw County Drain Commission and Ypsilanti Township.

Clerk Stumbo read the agreement into the record. Motion Gagnon, support Stumbo to approve the agreement. Motion carried as follows:

REGULAR MEETING
CHARTER TOWNSHIP OF YPSILANTI
FEBRUARY 15, 1994

MEMBERS PRESENT: Wesley E. Prater, Brenda L. Stumbo, Ruth Ann Jamnick, Karen Lovejoy Roe, Dee Sizemore

MEMBERS ABSENT: William Gagnon, Excused
J. D. Hall

COUNSEL: Dennis McLain, Wm. Douglas Winters

The meeting was called to order at 7:32 p.m. by Supervisor Wesley E. Prater in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti, MI. The Pledge of Allegiance was recited and a moment of silent prayer was observed.

Mr. Prater welcomed the government class senior students of Willow Run High School.

MINUTES OF THE JANUARY 31, 1994 WORK SESSION AND THE FEBRUARY 1, 1994 REGULAR MEETING

Motion by Roe, supported by Sizemore to accept the minutes of the January 31, 1994 work session and the February 1, 1994 regular meeting. Motion carried as follows:

Jamnick	Yes	Stumbo	Yes	Roe	Yes
Sizemore	Yes	Prater	Yes		

TREASURER'S REPORT

Motion by Jamnick, supported by Stumbo, to table this item until the next meeting. Motion carried as follows:

Jamnick	Yes	Stumbo	Yes	Roe	Yes
Sizemore	Yes	Prater	Yes		

SUPERVISOR'S REPORT

Mr. Prater reported the assessor's office has been inundated with the homestead property tax exemption due to be in by March 1 and hopefully it will be extended for those who can't get it in by March 1. Today was the last day the Treasurer's office made collections here at the Civic Center. After today there will be a 3% penalty. After March 1 the County will be collecting taxes.

COMMITTEE REPORTS

- A. 14B COURT/MAGISTRATE REPORT - MAGISTRATE POPE
- B. ORDINANCE DEPARTMENT REPORT - DEPUTY KUREK
- C. SHERIFF DEPARTMENT REPORT - LT. SUTTON
- D. COMMUNITY WORK PROGRAM REPORT - LT. SUTTON
- E. FIRE DEPARTMENT REPORT - CHIEF WAGNER

Motion by Stumbo, supported by Sizemore to receive and file reports. Motion carried as follows:

Jamnick	Yes	Stumbo	Yes	Roe	Yes
Sizemore	Yes	Prater	Yes		

PUBLIC COMMENTS

None

OLD BUSINESS

- A. PUBLIC HEARING TO CONSIDER THE GRANTING OF A VARIANCE FROM PRIVATE ROAD ORDINANCE NO.113 AS REQUESTED BY OTTO DEBRECZENY, BON TERRE ROAD, YPSILANTI TOWNSHIP

Public Hearing was held. No public comments were heard. Clerk Stumbo read letter of request from petitioner into the record and letters of review from Community Development, Washtenaw County Sheriff's Department, Fire Department. Motion by Stumbo, supported by Roe to approve the granting of the variance from ordinance 113 as requested by Otto Debreczeny on Bon Terre Road in Ypsilanti Township, with the stipulation the petitioner agrees to the existing maintenance agreement and that the condition of the shoulder of the road be restored. Motion carried as follows:

Jamnack	Yes	Stumbo	Yes	Roe	Yes
Sizemore	Yes	Prater	Yes		

NEW BUSINESS

A. RESOLUTION 94-4 -- REFUNDING OF SERIES II BONDS FOR YCUA WASTEWATER TREATMENT FACILITY

Clerk Stumbo read resolution 94-4 into the record (see attached). Motion by Stumbo, supported by Jamnick to approve Resolution 94-4. Motion carried as follows:

Jamnack	Yes	Stumbo	Yes	Roe	Yes
Sizemore	Yes	Prater	Yes		

B. SET MARCH 1, 1994 AT APPROXIMATELY 7:30 P.M. FOR A PUBLIC HEARING TO CONSIDER A PROPERTY SPLIT VARIANCE REQUEST OF FOREST RATLIFF, WHITTAKER ROAD, YPSILANTI TOWNSHIP.

Clerk Stumbo read letter of request from Ed Kubiske representing Mr. Forest Ratliff, requesting variance from policy resolution 91-19. Motion by Stumbo, supported by Jamnick to set March 1, 1994 at approximately 7:30 p.m. as a public hearing to consider property split variance of Forest Ratliff, Whittaker Road, Ypsilanti Township. Motion carried as follows:

Jamnack	Yes	Stumbo	Yes	Roe	Yes
Sizemore	Yes	Prater	Yes		

C. AUTHORIZATION FOR SUPERVISOR, CLERK, TREASURER, TOWNSHIP ATTORNEY AND GRANT ADMINISTRATOR TO RENEGOTIATE CAMERON GAS CONTRACT FOR SERVICES AT HYDRO-STATION.

Motion by Jamnick, supported by Roe, to authorize the Supervisor, Clerk, Treasurer, Township Attorney and Grant Administrator to renegotiate Cameron Gas Contract for Services at Hydro-Station. Motion carried as follows:

Jamnack	Yes	Stumbo	Yes	Roe	Yes
Sizemore	Yes	Prater	Yes		

D. ESTABLISH ESCROW AGENT FOR DETROIT EDISON POWER PURCHASE FUNDS.

Motion Jamnick, supported by Stumbo, to table this item until the next meeting. Motion carried as follows:

Jamnack	Yes	Stumbo	Yes	Roe	Yes
Sizemore	Yes	Prater	Yes		

E. SET MARCH 1, 1994 AS A PUBLIC HEARING DATE TO CONSIDER THE CREATION OF A STREET LIGHTING DISTRICT FOR FORD LAKE VILLAGE, PHASE II.

he is encouraged by the Township's willingness to entertain the idea of letting the Birks build on the property, he is concerned that any action by the Board tonight may have a detrimental effect on the Bon Terre proposal, which Mr. Cousino outlined.

2. Brett Birk, 6144 S. Mohawk

Mr. Birk stated that he appreciated any concerns the Board might have. Mr. Birk indicated that his out-of-pocket costs to pave the road would be approximately \$20,000. However, he is willing to pay the amount necessary to ensure that first class improvements are done.

Clerk Brenda Stumbo explained to Mr. Cousino that the request for variance by the Birks is the only issue being considered at this particular Board meeting. However, he has the right to apply through the same process that the Birks did for the proposal that he commented on.

Hearing no further requests for public comments, Supervisor Roe **declared the public hearing for a variance to Private Road Ordinance No. 97-174 closed at approximately 7:37 p.m.**

Motion by Stumbo, seconded by Currie to approve the variance from Section 47-29(l) and (q) of the Township Private Road Ordinance **to permit the construction of a single family home** on Deer Creek Drive **subject to the conditions outlined** in Section 4 of the May 19, 2000 Community & Economic Development Staff Report, **with the exception of the following language** in condition number three (3) "...unless the new lots created would be adjacent to a public road with two or more means of access to the public road network" (see attachment).

Clerk Stumbo emphasized to the Birks that only one home may be built on the 12-acre parcel and that it will be a deed restricted agreement which needs to be completed within two weeks, per the Township Attorney.

Motion carried unanimously.

Supervisor Roe explained to the Birks that now that the variance has been approved, the engineering has to be submitted which would need to be administratively approved.

MINUTES OF JUNE 5, 2000 WORK SESSION AND JUNE 6, 2000 REGULAR MEETING.

Motion by Gagnon, seconded by Sizemore to approve the minutes as presented. The motion carried unanimously.

SUPERVISOR REPORT

A. 2000 AGREEMENT BETWEEN THE TOWNSHIP AND COUNTY ROAD COMMISSION FOR DUST CONTROL, MAINTENANCE OF UNCERTIFIED ROADS AND HAYES STREET IMPROVEMENTS

Supervisor Roe advised that the estimated amount to be paid by Ypsilanti Township under the 2000 Agreement is \$103,519.20.

**CHARTER TOWNSHIP OF YPSILANTI
REGULAR MEETING
SEPTEMBER 19, 2000**

The meeting was called to order by Supervisor Karen Lovejoy Roe at approximately 7:03 p.m. in the Ypsilanti Township Civic Center Board Room, 7200 South Huron River Drive, Ypsilanti, Michigan. The Pledge of Allegiance was recited and a moment of silent prayer was observed.

MEMBERS PRESENT: Karen Lovejoy Roe, Brenda L. Stumbo, Larry J. Doe, George Beaudette, Jean Hall Currie, William Gagnon, Dee Sizemore

MEMBERS ABSENT: None

LEGAL COUNSEL: Wm. Douglas Winters

PUBLIC HEARING

A. REQUEST OF BRADLEY COUSINO FOR VARIANCE TO PRIVATE ROAD ORDINANCE NO. 97-174 FOR PRIVATE ROAD BON TERRE.

Clerk Brenda Stumbo read into the record a letter dated September 15, 2000 from Bradley Cousino, a letter from Township Fire Marshal Thomas Yurkunas dated July 27, 2000, a letter from Planning & Development Coordinator Rodney Nanney dated August 22, 2000 and a letter from Susan Nordlinger, 5752 Textile Road (see attachments).

Supervisor Roe **opened the public hearing at approximately 7:06 p.m.** to allow public comment regarding the request for variance to Private Road Ordinance No. 97-174 for private road Bon Terre. The following comments were made:

1. Bradley Cousino, 1202 Whittier

In response to Ms. Nordlinger's letter read into the record, Mr. Cousino stated that the smallest lot proposed on the site is 1-1/2 acres and that the area will still maintain a rural nature.

2. Linda Hurd, 5550 Textile

Ms. Hurd stated that five of the six lots will back up to her property and that the large parcel of property along Deer Creek Drive may eventually become a condominium complex through information she received from the Community & Economic Development Department approximately three years ago. The road needs to be paved if there are going to be more residents in the area. However, she questioned whether the reason behind the request is because of the possibility of a condominium complex being brought into the area.

Community & Economic Development Director Kevin Kwiatkowski advised that there is not a site condominium complex planned for that large parcel although there was a site condominium approved, which is two lots, on the very front on Textile Road just to the left of the road. The area is zoned R-1.

3. Patty Cousino, 5538 Bon Terre Drive

Ms. Cousino stated that her and husband own the lots and they have no plans for a huge condominium type development.

4. Katherine Scott, 5740 Textile

Ms. Scott gave some background history and stated that she has resided in the area since 1973. She stated that none of the residents want a road through on their private road. She expressed her concern that the additional homes would destroy the sanctuary for all the wild animals that they have there and that life as they know it would really change.

5. Jack Lynch, 5669 Bon Terre

Mr. Lynch stated that he lives at the end of the cul-de-sac. He commented that the number of people that own the other parcels of land have been waiting for ten or more years to be able to do something with their land and that it is simply a matter of justice that they be allowed to build on land that they have owned for so long. He also stated that he is in favor of the road being paved and is willing to pay his fair share of the paving expenses.

6. Wayne Greene, 5746 Textile Road

Mr. Greene stated that he has no objection to houses being built over in the Deer Creek area. However, he commented that he consulted with his attorney yesterday and that he does object to anyone using or connecting to the road that he owns, which is called Shady Knoll Lane.

7. John Kargul, 5600 Bon Terre

Mr. Kargul stated that he lives directly across from the Cousino site. He stated that he has resided on his property for ten years and is in favor of the variance. Mr. Kargul concurred with Mr. Lynch that approving the variance is a matter of justice for the people that have been waiting so long for this to occur. Regarding the animals that Ms. Scott referred to, Mr. Kargul stated that the wetlands, which his property backs up to, and Chicking Drain are where the bulk of the deer live and that any development on the north side of the street is going to have a very minimal impact on the wildlife that lives there. Mr. Kargul expressed a personal concern with one of the points made by Planning & Development Coordinator Rodney Nanney about restricting further development off of Bon Terre and stated that the lots on the south side of the road do allow for a couple other lots to be built there.

8. Linda Hurd, 5550 Textile

Ms. Hurd stated that the five parcels that back up to her property back up to a highly wooded area which contain many deer and other animals. She has seen a vast decrease in the wild animal population since the Ashford Village subdivision construction at Munger and Textile Road. Ms. Hurd questioned whether there would be a large enough turn-around area to accommodate the school bus.

9. Jack Lynch, 5669 Bon Terre

In response to Ms. Hurd, Mr. Lynch stated that he frequently sees the fire truck come down and turn around on the cul-de-sac. So if a fire truck can do it, a school bus will have no problem. Mr. Lynch also stated that he is not in favor of and it was not his understanding that there would be any road connection of Bon Terre with Shady Knoll Lane or Deer Creek.

10. Katherine Scott, 5740 Textile

Ms. Scott stated that there are twenty-four acres on the north side and that it is hard for her to believe that they will only stop at a couple of lots. Regarding the animals, she expressed that deer are already being killed crossing at the *Deer Crossing* on Textile because of the increased traffic and speed of cars. She stated that her piece of property is her only sanity and is her "God's country" where she has lived for twenty-seven years and she does not want that taken away.

11. Patty Cousino, 5538 Bon Terre Drive

Ms. Cousino stated that she enjoys her piece of the world there also and the reason that the lots are larger out there is because the people who bought there wanted a rural setting, not a subdivision setting and it is not going to benefit anybody's pocketbook to allow them to build on land that they already own.

A further general discussion ensued between Mr. Cousino and the Board in an effort to clarify the request and understand the current and future intent of the petitioners.

Planning & Development Coordinator Rodney Nanney clarified that it is a requirement of the Private Road Ordinance that a road must be in conformance with the current ordinance in order to add building lots to a private road. Since the road is not in compliance with the 1997 private road ordinance, the Assessor's office cannot accept the lots until it is in compliance or until a variance is granted.

Mr. Nanney also clarified that the request does not involve Shady Knoll Lane, although some people may have gotten that idea possibly from reading one of the recommendations which suggests that no further lots can be created without a second road connection to a public road. Any involvement of Shady Knoll Lane would involve the residents on Shady Knoll and their decision to accept that. Mr. Nanney emphasized that Bon Terre Drive would continue to be a private road.

12. Linda Hurd, 5550 Textile

Ms. Hurd stated that it was her understanding after reading the packet of material, that the road was going from a private to a public road.

Community & Economic Development Director Kevin Kwiatkowski further clarified that Bon Terre Drive would remain a private road, the school bus would continue picking up the children on Textile Road, that the fire truck is sent out annually to make sure they can make their way around the private road, that mailboxes would continue to be on Textile Road and that trash pick-up would continue to take place on Textile Road.

13. Katherine Scott, 5740 Textile

Ms. Scott further expressed a concern about foot traffic currently travelling across her property. With more homes, she felt that would perhaps cause even more problems for her.

Regarding the Fire Marshal's recommendation, **Fire Chief Phil Wagner** expressed the concern of the fire department that the road is 1100 feet long, as well as the lack of water back there for fire protection. Many times, Chief Wagner stated, people take fire protection for granted.

Chief Wagner further indicated that fire protection services on the south side of the township are already strained because of development. There is one fire station located on Textile Road. Their job is already difficult in the event of a fire. Therefore, the road conditions would have to be improved, as well as serious consideration given to the water situation.

14. Carol Kargul, 5600 Bon Terre

In response to the concerns of Chief Wagner, Ms. Kargul suggested that two fire trucks would be able to pass once the road is widened and that the fire department would be able to connect to the well outside of each piece of property. Ms. Kargul further expressed that the residents wanted to build a little neighborhood for themselves and that they would hopefully get a chance to do that.

Hearing no further requests for public comments, Supervisor Roe **declared the public hearing** for the request of Bradley Cousino for variance to Private Road Ordinance No. 97-174 for private road Bon Terre **closed at approximately 7:43 p.m.**

Motion by Stumbo, seconded by Sizemore to deny the request of Bradley Cousino for a variance of the 600 feet requirement to 1110 feet from the Private Road Ordinance No. 97-174 for the private road Bon Terre because it does not meet the appropriate standards for adequate fire protection, as addressed by the Fire Marshal and Fire Chief.

Clerk Stumbo further commented that a recent request was denied for ten homes on Textile Road because of the heavy traffic on Textile, which will continue to increase. Having to cross Textile to retrieve mail and increased rubbish set out on Textile Road for up to fourteen homes may cause further potential problems.

Motion carried as follows:

Beaudette	Yes	Currie	Yes	Sizemore	Yes
Gagnon	No	Stumbo	Yes	Doe	Yes
Roe	No				

ADDITIONAL COMMENTS:

MR. COUSINO: "Just like that, that's it? It's all over? Could our police chief or fire chief tell us how much of the county of this township is not covered with water and sewer that they have to go and do their thing on every day?"

SUPERVISOR ROE: "Brad, I'm sorry but you're out of order --"

MR. COUSINO: "I don't understand --"

SUPERVISOR ROE: "And I guess if you want to talk to the Chief outside, I'm sure he'd --"

MR. COUSINO: "I apologize for that, but --"

SUPERVISOR ROE: "-- be glad to do that."

MR. COUSINO: "-- this is really unbelievable to come all this way, we get your Assessor's Office to come along with us and it works out fine; then all of a sudden, slam dunk because of this concern. Ninety percent of your township has probably got the same problem - no water."

TRUSTEE BEAUDETTE: "No, that's not true."

SUPERVISOR ROE: "That wasn't the only issue and you really -- it's out of order. There was a chance for public comments and we need to move on, Brad. Sorry."

B. REQUEST FOR THE CREATION OF SPECIAL ASSESSMENT STREETLIGHT DISTRICT - PARTRIDGE CREEK NORTH SUBDIVISION.

Clerk Stumbo read into the record Resolution No. 2000-35 (see attachment).
Motion by Stumbo, seconded by Doe to approve Resolution No. 2000-35.

Supervisor Roe **opened the public hearing at approximately 7:46 p.m.** to allow public comment regarding the request for the creation of special assessment streetlight district-Partridge Creek Subdivision.

As a point of information, Clerk Stumbo indicated that the Township requires developers to petition the Township Board to put in the streetlights. So with the older neighborhoods now petitioning, it is much more cost effective to have the streetlights put in now and everyone can enjoy the lighting.

Hearing no requests for public comments, Supervisor Roe **declared the public hearing** regarding the request for the creation of special assessment streetlight district-Partridge Creek Subdivision **closed at approximately 7:50 p.m.**

Motion carried unanimously.

MINUTES OF SEPTEMBER 12, 2000 SPECIAL MEETING

Motion by Beaudette, seconded by Sizemore to approve the Minutes as presented. The motion carried unanimously.

SUPERVISOR REPORT

A. REQUEST CIVIL SERVICE COMMISSION TO BEGIN TESTING PROCESS FOR FIRE CHIEF POSITION.

Motion by Currie, seconded by Sizemore to authorize the Civil Service Commission to begin the testing process for the fire chief position.

Supervisor Roe explained that Fire Chief Phil Wagner submitted a letter dated September 6, 2000, in which he announced his intentions to retire from the Ypsilanti Township Fire Department on or about January 10, 2001. The Township Board has to authorize the Civil Service Commission to go through the process of testing and selecting a replacement for Chief Wagner. Chief Wagner has agreed to stay until the position is filled as long as reasonable efforts are being made to find a replacement. He will also continue to oversee the remodeling of the Holmes Road facility.

Clerk Stumbo thanked Chief Wagner especially for his excellent skills for organization and expressed her pride at the excellent work and dedication he has exhibited over the years. Although he will continue to be a major part of the community, Clerk Stumbo expressed that he will be greatly missed.

3. REQUEST OF BRADLEY AND WENDY COUSINO FOR A VARIANCE ON BONTERRE DRIVE TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE ON THE UNPAVED PRIVATE ROAD, THOUGH THE TOTAL NUMBER OF HOMES EXCEEDS THE MAXIMUM ALLOWED PER ORDINANCE WITHOUT PAVEMENT

A motion was made by Trustee Currie, supported by Clerk Lovejoy Roe to approve the request of Bradley and Wendy Cousino for a variance on Bonterre Drive to allow the construction of a single-family resident on the unpaved private road, although the total number of homes exceeds the maximum allowed per ordinance without pavement. The motion carried unanimously.

4. REFER REQUEST OF MATT RINNA FOR A 2010 CLASS C LICENSE FOR PACIFIC BEACH BURRITOS, INC., LOCATED AT 2835 WASHTENAW TO THE LIQUOR COMMITTEE

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to refer the request of Matt Rinna for a 2010 Class C license for Pacific Beach Burritos, Inc., located at 2835 Washtenaw to the Liquor Committee. The motion carried unanimously.

5. REQUEST TO TRANSFER OWNERSHIP OF AN ESCROWED 2010 CLASS C LICENSED BUSINESS LOCATED AT 2789 WASHTENAW, FROM COTTAGE INN CAFÉ, INC. TO LEONE RESTAURANT ENTERPRISES, LLC AND THE REQUEST FOR A NEW ENTERTAINMENT PERMIT (Referred to the Liquor Committee at the October 19, 2010 Regular Meeting)

The applicant did not appear at the scheduled Liquor Committee meeting.

A motion was made by Treasurer Doe, supported by Trustee Martin to table the agenda item. The motion carried as follows:

Doe:	Yes	Roe:	Yes	Stumbo:	Yes	Sizemore:
Absent						
Currie:	Yes	Eldridge:	Yes	Martin:	Yes	

6. REQUEST OF HONEYWELL, INC. TO TAKE AN EPACT TAX DEDUCTION FOR WORK PERFORMED AT THE CIVIC CENTER AND AUTHORIZE SIGNING OF THE LETTER

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to allow Honeywell, Inc. to take an EPACT tax deduction for work performed at the Civic Center and to authorize signing of the letter. The motion carried unanimously.

Trustee Eldridge asked if the work had been satisfactorily completed and Jeff Allen, RSD Director said it had.

7. REQUEST OF WASHTENAW COUNTY ROAD COMMISSION FOR PUBLIC ROAD EASEMENTS FOR PARCELS K-11-23-400-021 AND K-11-24-300-005 OWNED BY YPSILANTI TOWNSHIP FOR USE DURING CONSTRUCTION FOR "CONNECTING COMMUNITIES"

A motion was made by Trustee Currie, supported by Trustee Eldridge to approve the request of Washtenaw County Road Commission for public road easements for parcels K-11-23-400-021 and K-11-24-300-005 owned by Ypsilanti Township for use during construction for "Connecting Communities". The motion carried unanimously.



CHARTER TOWNSHIP OF YPSILANTI
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
7200 SOUTH HURON RIVER DRIVE • YPSILANTI, MICHIGAN 48197-7099
TELEPHONE (734) 485-3943 • FAX (734) 484-5151

KAREN LOVEJOY ROE
SUPERVISOR
BRENDA L. STUMBO
CLERK
LARRY J. DOE
TREASURER

TRUSTEES
GEORGE G. BEAUDETTE
JEAN HALL CURRIE
WILLIAM L. GAGNON
DEE SIZEMORE

May 19, 2000

Ypsilanti Township Board of Trustees
7200 S. Huron River Drive
Ypsilanti, MI 49197

STAFF REPORT: *Deer Creek Drive private road review*

Dear Board Members,

On May 2, 2000, the community development department received a permit application from Brett & Tanya Birk for the construction of a new single family home. The home would be located on a twelve-acre parcel (K 11 30 200 004) located south of Textile Road and east of Munger Road.

The parcel is approximately 100 feet south of the end of the Deer Creek Drive private road. Because this parcel does not directly abut Deer Creek Drive, the Birks have received permission from Kenneth Cousino, owner of the property directly adjacent to the private road, to obtain a 66-foot wide easement across his property. A driveway would be constructed on this easement from the road to their new home. In exchange for the easement, Mr. and Mrs. Birk have agreed to pave Deer Creek Drive.

The following is a brief history of the private road and a review of the proposal for compliance with the Township private road ordinance (97-174) and the Township zoning ordinance.

I. **History:**

Deer Creek Drive and Bonterre Street were originally constructed as a single private drive in the early 1980s, before the adoption of the Township private road ordinance (86-113). By 1986, four houses had been constructed along the drive. The Board adopted the first Township private road ordinance (86-113) on September 2, 1986.

On February 7, 1989, the rear (east-west) extension of the drive was approved by the Township Board as a separate class B private road named Bonterre Street. The front (north-south) section of the drive was approved as a class A private road named Deer Creek Drive. Both private roads were constructed in compliance with the standards of the (86-113) private road ordinance.

"Placing Residents First"



II. Existing conditions:

Deer Creek Drive is a 1,600-foot long private road currently serving four building lots (0.35 ac., 0.36 ac., 0.54 ac. & 0.57 ac.). Private homes have been constructed on two of the lots. Approximately 10 acres of land abutting Deer Creek Drive has not yet been split into building lots and remains undeveloped.

Public water and sewer service has not been extended along Deer Creek Drive, so these homes currently have private well and septic service. A 16-inch public water main is available at the intersection of Deer Creek Drive and Textile Road.

Bonterre Street extends eastward off the end of Deer Creek Drive and serves five additional homes. Deer Creek Drive and Bonterre Street have been maintained substantially in compliance with the standards of the (86-113) private road ordinance.

III. Analysis:

1. Private road ordinance (97-174):

Section 47-29(1): *Private roads shall not exceed 600 feet in length unless connected to another road system providing a second means of access to the development.*

Deer Creek Drive is a legal nonconforming private road under the current (97-174) private road ordinance because of its excessive length. Improvement of the road to bring it into compliance with the 97-174 ordinance design standard would not increase the nonconforming status of the road under this provision.

Section 47-29(q): *(Table 1) Requirements and Specifications for Private Roads*

Improvements	5 lots or more		5 lots or more
	4 lots or less	with lots 1 acre or greater	with lots less than 1 acre
Minimum right-of-way width	66 feet	66 feet	66 feet
Street width	18 feet	24 feet	29 feet from back of curb
Street surface type	gravel	paved bituminous	paved bituminous
Drainage management	ditch, no curb	ditch	full curb and gutter
Sidewalks	No	No	Yes

Deer Creek Drive is currently in compliance with the "4 lots or less" standard. The proposed addition of the twelve acre parcel would require the road to meet the "5 lots or more with lots less than 1 acre" standard. Under this standard, Deer Creek Drive would need to be improved with full curb and gutter, sidewalks and a 29-foot wide paved bituminous surface.

2. Township zoning ordinance:

Section 2000(a): *All lots that are not served by either public sanitary sewer or public water, as defined by the Michigan Department of Public Health, (i.e. lots with both on-site well and septic) shall have a minimum lot area of one (1) acre.*

All future building lots created from lot splits along Deer Creek Drive must be one acre or larger in area, unless public water and sanitary sewer service is extended along the road.

IV. Staff recommendation:

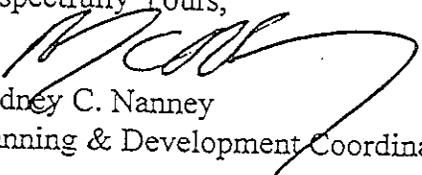
It would be the recommendation of the CED staff that the Township board approve the following resolutions:

1. Approve a variance from Sections 47-29(l) and (q) of the Township private road ordinance to permit the construction of a single family home on Deer Creek Drive, subject to the following conditions:
 - Deer Creek Drive must be improved by the end of the 2000 construction season with a 24-foot wide paved bituminous surface and drainage ditches to meet the design standard for a private road with five or more building lots of one acre or greater.
 - All plans for such improvements must be submitted to the Township engineer for review and approval. All work related to these improvements must be inspected and approved by the Township.
 - A deed restriction must be placed on the twelve-acre parcel prohibiting the creation of additional building lots from this parcel unless the new lots created would be adjacent to a public road with two or more means of access to the public road network.
 - A development agreement must be entered into with Ypsilanti Township that incorporates the above conditions and includes a copy of the private road maintenance agreement. Details on the amount of money needed for the road improvements and how these funds will be escrowed before the start of road improvements must also be included.

2. It is the policy of the Board that no additional lots shall be established with road frontage on Deer Creek Drive unless a second means of access to the development from a public road is constructed in compliance with Sections 47-29(d) and 47-29(l) of the Township private road ordinance 97-174.

If you should have any questions, please feel free to contact me. I will plan to attend the Board meeting at which this item will be considered.

Respectfully Yours,

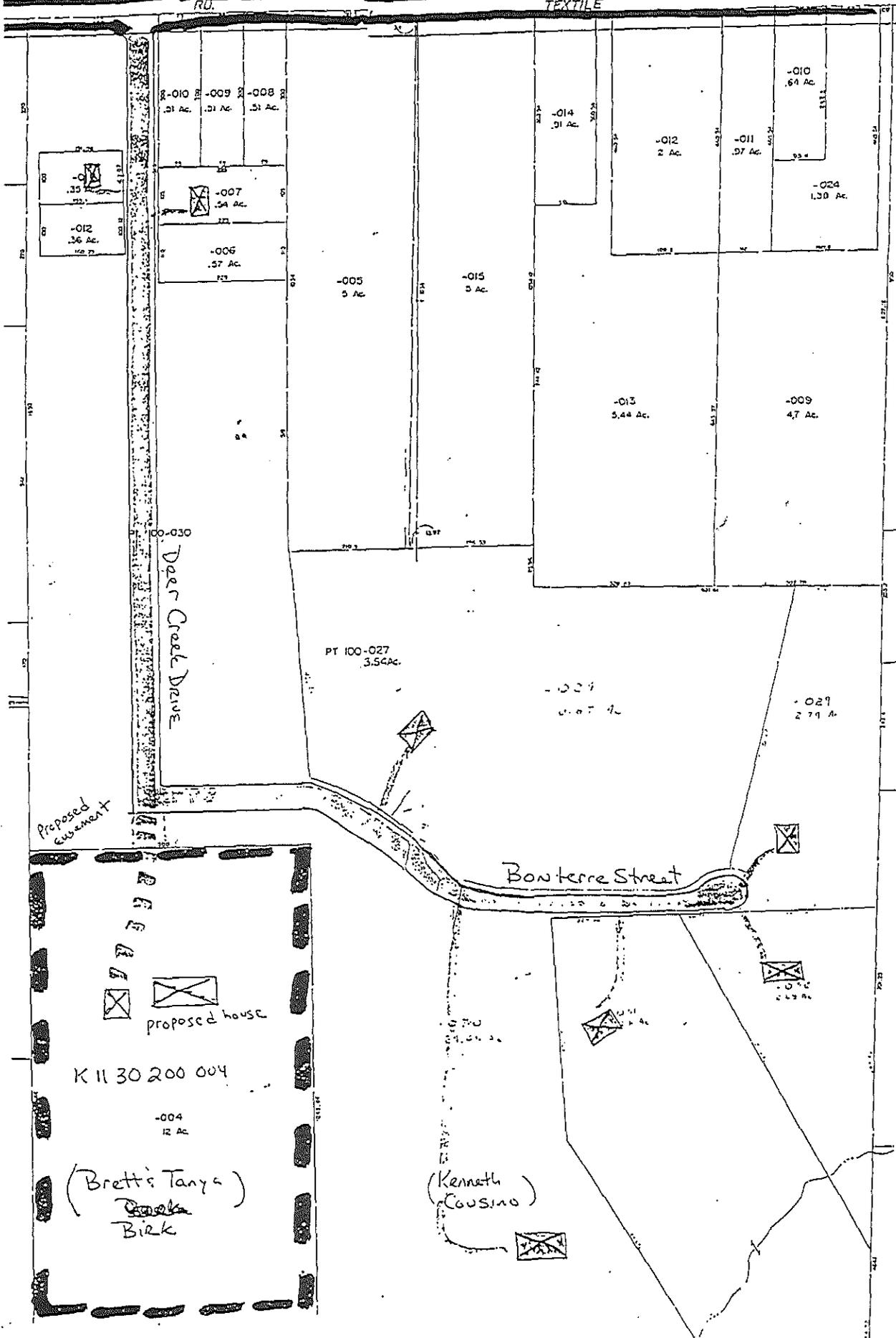

Rodney C. Nanney
Planning & Development Coordinator

Cc: Kevin Kwiatkowski, Director
File

TEXTILE ROAD

RU

TEXTILE



Proposed easement

Dager Creek Drive

Bon terre Street

K 11 30 200 004

-004
2 Ac

(Brett's Tanya)
~~Breake~~
Birk

(Kenneth)
Cousino

proposed house

PT 100-027
3.54 Ac.

-004
1.04 Ac

-029
2.71 Ac

-010 .64 Ac.

-009 .51 Ac.

-008 .51 Ac.

-014 .91 Ac.

-012 2 Ac.

-011 .97 Ac.

-010 .64 Ac.

-024 1.38 Ac.

-007 .54 Ac.

-006 .57 Ac.

-005 5 Ac.

-015 3 Ac.

-013 5.44 Ac.

-009 4.7 Ac.

-012 .36 Ac.

-012 .36 Ac.

9 December 1999

TO: Brett & Tanya Burke

RE: Access to Deer Creek Drive

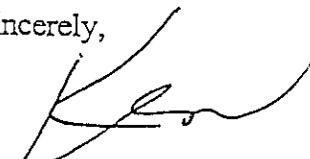
RECEIVED
213 MAR 10 AM 8:33
DEPARTMENT

As we discussed, you are interested in obtaining an easement across our property to provide driveway access to your 12 ac home site to the south. When the original 48 acres that are served by Deer Creek and Bon Terre Drives, the existing property owners paid to construct the entire road as it exists. Ypsilanti Twp requires that any additional home sites would require paving of this gravel road. The existing property owners agreed that in the event that any additional properties access the existing roads, that they would be responsible to pave the road. The existing Deer Creek road was constructed to meet Washtenaw County Road Commission construction standards, with 6" sand subbase and 6" 21A Limestone base. In order to pave this roadway, a minimal amount of additional limestone should be added and the roadway regraded to the proper crown for a paved road surface. A minimum of 3" thick by 24' wide of WCRC specification 4:11 asphalt surface must be installed over the regraded limestone base. There is a short section of existing asphalt from Textile Road south to the first two houses. This was poor workmanship, and the pavement has failed. The new pavement must only extend from the end of the existing pavement through the intersection of Bon Terre at the south end of Deer Creek.

As compensation for obtaining the easement to provide driveway access your 12 acre home site, you agree to install the new asphalt pavement as noted above, and previously discussed. The existing property owners will pay for the additional limestone material to be placed on the road prior to the paving. Additionally, I do not think that it should be your responsibility to repair the existing asphalt pavement. However, we may wish to get a separate price from the paving contractor for this work and have the existing property owners pay for it separately. Lastly, it may be desirable for the existing property owners to extend the paving to include Bon Terre Drive. If this is added, it may lower the cost of the entire project, including the Deer Creek paving. As an engineer, I would like to handle the taking of competitive bids for this project, which can be publicly opened. This bidding can be done as early as March 2000 for early spring construction, if you wish. Once bids are received, the cost of the Deer Creek paving can be identified separately from any of the other additional work and the full amounts of the put into an escrow fund for payment to the selected contractor. There will be some small amount of additional expense to pay for a testing lab to confirm proper compaction of the base and asphalt pavement to assure a good paving project that will provide long term service.

My attorney should be able to provide an agreement for the sale of the easement and a review of the maintenance agreement while your attorney has the opportunity to review and comment. Let me if you or your attorney has any questions or comments. Sorry for the delay in sending this to you. Everything should be ready to pave in the spring.

Sincerely,



Kenneth Cousino, P.E.

The Dirkes Family

1631 Acacia Drive NW, Grand Rapids, MI 49504
616 450 8653 jvdirkes2@gmail.com

May 12, 2014

Mr. Joseph Lawson, Planning Director
Charter Township of Ypsilanti
7200 S. Huron River Dr.
Ypsilanti, MI 48197
jlawson@ytown.org

Subject: Zoning for Parcel K-11-30-100-033 on Bon Terre Drive

Dear Mr. Lawson,

Anticipating next week's Board review of our variance request, and thinking that you would like to send information a week in advance, here are some thoughts that I want to bring before the Board. I present them here so they can be considered in advance of the meeting.

1. It's pretty hard to make a logical case that one gravel road is more or less safe than any other when there are miles and miles of gravel roads, public and private, within the Township's borders. All of the International Fire Code (IFC) requirements can be met for gravel roads. Bon Terre was originally built to meet the Township's requirements, so we assume were compliant with the IFC from the beginning. In other words, paving is an option that you already do without for a significant percentage of your roads, including Bon Terre. We're asking that you continue the practice already in place, but with a slightly higher population. Adding one or a handful more homes isn't going to change anything substantial!
2. Ethically, your responsibility to treat residents fairly is not compromised if one resident agrees to pay for the convenience and other benefits of a paved road (the previous variance) and another doesn't find it worthwhile or cannot afford it. Denying a property owner the permission to build, on the other hand, seems problematic if the only reason is a "convenience" and your desire for uniformity. This small road does not compromise your responsibility or your reputation. And a variance would be easily explained and defended if necessary.
3. The Township would gain a substantial amount of good will as well as additional tax revenue by allowing more homes to be built on Bon Terre. My rough estimate says that every vacant property cost the Township \$2,000 – 3,000 per year in lost revenue; that has added up to quite a sum over the last 20 years!
Not only good will, but good Township "advertising" would result from more homes being built of a similar nature to those already there. It's a nice neighborhood already and it would only be enhanced with more nice homes.

As you know, the origins of this road and development are a mess. I'm hoping that you can look past that, in part because I believe that while it was really a mess, it was done without malice or ill intent. In part, I hope you can look to the future and imagine how this small part of the Township can become a greater asset instead of a stagnant and undeveloped area. 20 years of "dead in the water" is much too long! Let's make a plan that fulfills the promise present in that land, one that is safe, reasonable and affordable.

continued...

The Dirkes Family

1631 Acacia Drive NW, Grand Rapids, MI 49504
616 450 8653 jvdirkes2@gmail.com

I look forward to our discussion on May 20!

Sincerely,

A handwritten signature in black ink that reads "J Dirkes II". The "J" is large and stylized, with a loop at the top. The "Dirkes" is written in a cursive style, and "II" is written in a simple, bold font at the end.

James V. Dirkes II

CHARTER TOWNSHIP OF YPSILANTI

2014 BUDGET AMENDMENT #6

May 20, 2014

101 - GENERAL OPERATIONS FUND

Total Increase \$989,829

Increase the budget for the purchase of dog license tags by \$650. In order to receive the best discount the Treasurer needed to order 3000 tags for \$1,050. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$650
			Net Revenues <u>\$650</u>
Expenditures:	Dog licenses	101-253-000-753.000	\$650
			Net Expenditures <u>\$650</u>

Increase the budget to purchase and replace the Uninterruptible power supply (UPS) unit. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$14,456
			Net Revenues <u>\$14,456</u>
Expenditures:	Equipment	101-266.000-977.000	\$14,456
			Net Expenditures <u>\$14,456</u>

Increase the budget for maintenance property and right of way to mow foreclosed properties and other properties considered "noxious weeds" that we can not get reimbursed. This is an anticipated increase in 31% mowing of noxious weeds in the Township from prior year. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$25,000
			Net Revenues <u>\$25,000</u>
Expenditures:	Maint Property & Right of Way	101-950-000-880.001	\$25,000
			Net Expenditures <u>\$25,000</u>

Increase Street Light budgets to pay DTE for the permanent line removal/relocation of poles on Grove Road in the amount of \$37,364.72 and for 38 new underground & 17 new overhead lights installed starting at the intersection of Grove Road and Emerick Street continuing on Grove until south on Bridge in the amount of \$152,601.41. (see Contract and Exhibits) Then to increase annual operations of street lighting by \$15,756. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$205,723
			Net Revenues <u>\$205,723</u>
Expenditures:	Street lighting Non Assessable	101-956.000.926.000	\$15,756
	Street light Construction non assessable	101-956.000-926.050	\$189,967
			Net Expenditures <u>\$205,723</u>

Increase the budget for the interior pre-construction demolition, refurbishing and remodeling and the resurfacing of the parking lot at the Huron Police Station estimated at \$250,000. All RFP's and approval requests will still come to the Board for separate approval as per the Township's Financial Policy. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$250,000
			Net Revenues <u>\$250,000</u>
Expenditures:	Cap Outlay - Huron Police Station	101-970-000.975.266	\$250,000
			Net Expenditures <u>\$250,000</u>

CHARTER TOWNSHIP OF YPSILANTI

2014 BUDGET AMENDMENT #6

May 20, 2014

101 - GENERAL OPERATIONS FUND Continued

Increase the budget for the paving of the Veterans Drive Connection between Township and Library. This will include the design engineering, removal of existing deteriorated road and install new 6 in HMA on 6 in agg and 10 in sand sub base 24 feet wide, curb and gutter with storm sewer, 1000 feet of roadway and 400 feet of driveway. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$494,000
			Net Revenues
			\$494,000
Expenditures:	Cap Outlay - VETERANS DRIVE	101-970-000.976.007	\$494,000
			Net Expenditures
			\$494,000

212 - BIKE, SIDEWALK, RECREATION, ROAD AND

GENERAL OPERATIONS FUND (BSR II)

Total Increase \$115,529

Increase the budget for Connecting Communities Program - Textile Road Bike Path. The total bids on the projects are \$343,529 with a grant from Washtenaw County Parks and Recreation for \$275,000 and Township portion at \$68,529. Jeff Allen, Director of Residential Services is requesting an additional \$22,000 to cover any unforeseen circumstances. This will make the Township portion of the Textile Road Bike Path project \$90,529 (68,529 + 22,000). The additional Township portion will be funded by an Appropriation of Prior Year Fund Balance and a \$75,000 increase to the grant. (Current budget for grant is \$200,000 and current budget for project expenditure is \$250,000 this budget amendment is needed to bring revenue and expenditure to project levels of grant revenue at \$275,000 and project expenditures at \$365,529)

Revenues:	County Grant	212-000-000-540.000	\$75,000
	Prior Year Fund Balance	212-000-000-699.000	\$40,529
			Net Revenues
			\$115,529
Expenditures:	Capital Outlay/Bike Paths	212-970-000-997.000	\$115,529
			Net Expenditures
			\$115,529

230 - RECREATION FUND

Total Increase \$7,000

Increase budget of the non recurring repair and Maintenance at the Community Center for the emergency removal of raccoons in the building and the repair and clean up cause by the raccoons. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	230-000-000-699.000		\$7,000
			Net Revenues
			\$7,000
Expenditures:	230.751.000.931.021		\$7,000
			Net Expenditures
			\$7,000

236 - 14B DISTRICT COURT FUND

Total Increase \$2,850

Increase budget for payout of PTO & Sick time for approved payout of accrued time at 75%. Two employees are requesting payouts over the 32 hours budgeted. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	236.000.000.699.000	\$2,850
			Net Revenues
			\$2,850
Expenditures:	Salaries Pay Out - PTO&SICKTIME	236.136.000.708.004	\$2,850
			Net Expenditures
			\$2,850

CHARTER TOWNSHIP OF YPSILANTI

2014 BUDGET AMENDMENT #6

May 20, 2014

248 - HOUSING & BUSINESS INSPECTION FUND

Total Increase \$1,000

Increase budget to facilitate overtime for work to catch up on backlog of rental and vacant property registrations and inspection scheduling. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	248-000.000.699.000	\$1,000
			<u>\$1,000</u>
			<u><u>\$1,000</u></u>
Expenditures:	Overtime	248-248-000-709.000	\$1,000
			<u>\$1,000</u>
			<u><u>\$1,000</u></u>

266 - LAW ENFORCEMENT FUND

Total Increase \$4,750

Increase the budget to facilitate overtime for special neighborhood ordinance enforcement blitzes on weekday evenings and weekends. And to supplement Bill Elling for a special neighborhood ordinance enforcement project that includes coordination of project goals and supervision of others. There will be records kept of all overtime and special project hours and activities. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	266.000.000.699.000	\$4,750
			<u>\$4,750</u>
			<u><u>\$4,750</u></u>
Expenditures:	Overtime	266.304.000.709.000	\$2,000
	Neighborhood Watch/Enforcement	266.304.000.706.012	\$2,750
			<u>\$4,750</u>
			<u><u>\$4,750</u></u>

584 - GOLF COURSE FUND

Total Increase \$7,751

Budget for the Temporary assignment of Stan Eldridge to be placed as the Overseer over the Golf Course. This will be for a 60 day period not to exceed 40 hours during a 7 day work period at \$20 per hour not to exceed \$7,200 plus employer FICA. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	584.000.000.699.000	\$7,751
			<u>\$7,751</u>
			<u><u>\$7,751</u></u>
Expenditures:	Pro shop Manager	584.584.000.702.002	\$7,200
	FICA	584.584.000.715.000	\$551
			<u>\$7,751</u>
			<u><u>\$7,751</u></u>

590 - COMPOST FUND

Total Increase \$333,000

Increase equipment maintenance to purchase TG 500 Tub Grinder from Vermeer in the amount of \$333,000 after trade-in of old HG 600 grinder. This is funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	590.000.000.699.000	\$333,000
			<u>\$333,000</u>
			<u><u>\$333,000</u></u>
Expenditures:	Equipment	590-590-000.977.000	\$333,000
			<u>\$333,000</u>
			<u><u>\$333,000</u></u>

Motion to Amend the 2014 Budget (#6):

Move to increase the General Fund budget by \$989,829 to \$9,645,445 and approve the department line item changes as outlined.

Move to increase the Bike, Sidewalk, Recreation, Road and General Operations (BSRII) Fund budget by \$115,529 to \$4,799,792 and approve the department line item changes as outlined.

Move to increase the Recreation Fund budget by \$7,000 to \$937,672 and approve the department line item changes as outlined.

Move to increase the 14B District Court Fund budget by \$2,850 to \$1,328,805 and approve the department line item changes as outlined.

Move to increase the Housing and Business Inspection Fund budget by \$1,000 to \$182,605 and approve the department line item changes as outlined.

Move to increase the Law Enforcement Fund budget by \$4,750 to \$6,622,026 and approve the department line item changes as outlined.

Move to increase the Golf Course Fund budget by \$7,751 to \$765,199 and approve the department line item changes as outlined.

Move to increase the Compost Fund budget by \$333,000 to \$1,231,618 and approve the department line item changes as outlined.

Detroit Edison



May 9, 2014

**Permanent Line Removal/Relocations
Billing Agreement**

Charter Township of Ypsilanti

Re: Removals and relocations for the Grove Pathway Project

Pursuant to providing removal of equipment at the above location, it is necessary to complete the enclosed agreement and return it to my attention at:

Detroit Edison Company
8001 Haggerty Road S.
Belleville, MI 48111
140 WW Center

The price quoted shall be in effect for the period of six (6) months from May 9, 2014. If you have any questions, please contact me at telephone number (734) 397-4017.

Sincerely

Tim Miller

Account Manager
Community Lighting

Detroit Edison



May 9, 2014

**Permanent Line Removal/Relocations
Billing Agreement**

I/We, the undersigned, hereby agree to reimburse the Detroit Edison Company, the sum of \$37,364.72. This reimbursement will be made prior to the actual start of construction. A purchase order is acceptable with terms of net 45 days.

In return for the above, The Detroit Edison Company agrees to permanently remove/relocate poles shown on attached drawing titled **“Overhead Removals and Relocations Exhibit B”**. This agreement is being implemented to minimize interference with the selected vendor building the pathway.

All conduits will be supplied and installed by Washtenaw County Road Commission per the DTE Energy specifications and oversight.

Installation, ownership and maintenance of electric services and rates, fees and charges to be made shall be subject to and in accordance with the orders and rules and regulations adopted and approved by the Michigan Public Service Commission.

Please sign and return one of the two copies. You may retain the other copy for your file.

ACCEPTED:

Name: _____

Title: _____

Name: _____

Title: _____

Date: _____

MASTER AGREEMENT FOR MUNICIPAL STREET LIGHTING

This Master Agreement For Municipal Street Lighting ("Master Agreement") is made between The Detroit Edison Company ("Company") and Charter Township of Ypsilanti ("Customer") as of March 28, 2013.

RECITALS

A. Customer may, from time to time, request the Company to furnish, install, operate and/or maintain street lighting equipment for Customer.

B. Company may provide such services, subject to the terms of this Master Agreement.

Therefore, in consideration of the foregoing, Company and Customer hereby agree as follows:

AGREEMENT

1. Master Agreement. This Master Agreement sets forth the basic terms and conditions under which Company may furnish, install, operate and/or maintain street lighting equipment for Customer. Upon the Parties agreement as to the terms of a specific street lighting transaction, the parties shall execute and deliver a Purchase Agreement in the form of the attached Exhibit A (a "Purchase Agreement"). In the event of an inconsistency between this Agreement and any Purchase Agreement, the terms of the Purchase Agreement shall control.

2. Rules Governing Installation of Equipment and Electric Service. Installation of street light facilities and the extension of electric service to serve those facilities are subject to the provisions of the Company's Rate Book for Electric Service (the "Tariff"), Rule C 6.1, Extension of Service (or any other successor provision), as approved by the The Michigan Public Service Commission ("MPSC") from time to time.

3. Contribution in Aid of Construction. In connection with each Purchase Agreement and in accordance with the applicable Orders of the MPSC, Customer shall pay to Company a contribution in aid of construction ("CIAC") for the cost of installing Equipment ("as defined in the applicable Purchase Agreement") and recovery of costs associated with the removal of existing equipment, if any. The amount of the CIAC (the "CIAC Amount") shall be an amount equal to the total construction cost (including all labor, materials and overhead charges), less an amount equal to three years revenue expected from such new equipment. The CIAC Amount will be as set forth on the applicable Purchase Agreement. The CIAC Amount does not include charges for any additional cost or expense for unforeseen underground objects, or unusual conditions encountered in the construction and installation of Equipment. If Company encounters any such unforeseen or unusual conditions, which would increase the CIAC Amount, it will suspend the construction and installation of Equipment and give notice of such conditions to the Customer. The Customer will either pay additional costs or modify the work to be performed. If the work is modified, the CIAC Amount will be adjusted to account for such modification. Upon any such

suspension and/or subsequent modification of the work, the schedule for completion of the work shall also be appropriately modified.

4. Payment of CIAC Amount. Customer shall pay the CIAC Amount to Company as set forth in the applicable Purchase Agreement. Failure to pay the CIAC Amount when due shall relieve Company of its obligations to perform the work required herein until the CIAC Amount is paid.

5. Modifications. Subject to written permission of the respective municipality, after installation of the Equipment, any cost for additional modifications, relocations or removals will be the responsibility of the requesting party.

6. Maintenance, Replacement and Removal of Equipment. In accordance with the applicable Orders of the MPSC, under the Municipal Street Lighting Rate (as defined below), Company shall provide the necessary maintenance of the Equipment, including such replacement material and equipment as may be necessary. Customer may not remove any Equipment without the prior written consent of Company.

7. Street Lighting Service Rate.

a. Upon the installation of the Equipment, the Company will provide street lighting service to Customer under Option 1 of the Municipal Street Lighting Rate set forth in the Tariff, as approved by the MPSC from time to time, the terms of which are incorporated herein by reference.

b. The provision of street lighting service is also governed by rules for electric service established in MPSC Case Number U-6400. The Street Lighting Rate is subject to change from time to time by orders issued by the MPSC.

8. Contract Term. This Agreement shall commence upon execution and terminate on the later of (a) five (5) years from the date hereof or (b) the date on which the final Purchase Agreement entered into under this Master Agreement is terminated. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual written consent of the parties or by either party with twelve (12) months prior written notice to the other party.

9. Design Responsibility for Street Light Installation. The Company installs municipal street lighting installations following Illuminating Engineering Society of North America ("IESNA") recommended practices. If the Customer submits its own street lighting design for the street light installation or if the street lighting installation requested by Customer does not meet the IESNA recommended practices, Customer acknowledges the Company is not responsible for lighting design standards.

10. New Subdivisions. Company agrees to install street lights in new subdivisions when subdivision occupancy reaches a minimum of 80%. If Customer wishes to have installation occur prior to 80% occupancy, then Customer acknowledges it will be financially

responsible for all damages (knockdowns, etc.) and requests for modifications (movements due to modified curb cuts from original design, etc.).

11. Force Majeure. The obligation of Company to perform this Agreement shall be suspended or excused to the extent such performance is prevented or delayed because of acts beyond Company's reasonable control, including without limitation acts of God, fires, adverse weather conditions (including severe storms and blizzards), malicious mischief, strikes and other labor disturbances, compliance with any directives of any government authority, including but not limited to obtaining permits, and force majeure events affecting suppliers or subcontractors.

12. Subcontractors. Company may sub-contract in whole or in part its obligations under this Agreement to install the Equipment and any replacement Equipment.

13. Waiver; Limitation of Liability. To the maximum extent allowed by law, Customer hereby waives, releases and fully discharges Company from and against any and all claims, causes of action, rights, liabilities or damages whatsoever, including attorney's fees, arising out of the installation of the Equipment and/or any replacement Equipment, including claims for bodily injury or death and property damage, unless such matter is caused by or arises as a result of the sole negligence of Company and/or its subcontractors. Company shall not be liable under this Agreement for any special, incidental or consequential damages, including loss of business or profits, whether based upon breach of warranty, breach of contract, negligence, strict liability, tort or any other legal theory, and whether or not Company has been advised of the possibility of such damages. In no event will Company's liability to Customer for any and all claims related to or arising out of this Agreement exceed the CIAC Amount set forth in the Purchase Order to which the claim relates.

14. Notices. All notices required by the Agreement shall be in writing. Such notices shall be sent to Company at The Detroit Edison Company, Community Lighting Group, 8001 Haggerty Rd, Belleville, MI 48111 and to Customer at the address set forth on the applicable Purchase Agreement. Notice shall be deemed given hereunder upon personal delivery to the addresses set forth above or, if properly addressed, on the date sent by certified mail, return receipt requested, or the date such notice is placed in the custody of a nationally recognized overnight delivery service. A party may change its address for notices by giving notice of such change of address in the manner set forth herein.

15. Representations and Warranties. Company and Customer each represent and warrant that: (a) it has full corporate or public, as applicable, power and authority to execute and deliver this Agreement and to carry out the actions required of it by this Agreement; (b) the execution and delivery of this Agreement and the transactions contemplated hereby have been duly and validly authorized by all necessary corporate or public, as applicable, action required on the part of such party; and (c) this Agreement constitutes a legal, valid, and binding agreement of such party.

16. Miscellaneous.

a. This Agreement is the entire agreement of the parties concerning the subject matter hereof and supersedes all prior agreements and understandings. Any amendment or modification to this Agreement must be in writing and signed by both parties.

b. Customer may not assign its rights or obligations under this Agreement without the prior written consent of Company. This Agreement shall be binding upon and shall inure to the benefit of the parties' respective successors and permitted assigns. This Agreement is made solely for the benefit of Company, Customer and their respective successors and permitted assigns and no other party shall have any rights to enforce or rely upon this Agreement.

c. A waiver of any provision of this Agreement must be made in writing and signed by the party against whom the waiver is enforced. Failure of any party to strictly enforce the terms of this Agreement shall not be deemed a waiver of such party's rights hereunder.

d. The section headings contained in this Agreement are for convenience only and shall not affect the meaning or interpretation thereof.

e. This Agreement shall be construed in accordance with the laws of the State of Michigan, without regard to any conflicts of law principles. The parties agree that any action with respect to this Agreement shall be brought in the courts of the State of Michigan and each party hereby submits itself to the exclusive jurisdiction of such courts.

f. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together will constitute one and the same instrument.

g. The invalidity of any provision of this Agreement shall not invalidate the remaining provisions of the Agreement.

Company and Customer have executed this Purchase Agreement as of the date first written above.

Company:

The Detroit Edison Company

By: _____

Name: _____

Title: _____

Customer:

Charter Township of Ypsilanti

By: _____

Name: _____

Title: _____

Exhibit A to Master Agreement

Purchase Agreement

This Purchase Agreement (this "Agreement") is dated as of May 20, 2014 between The Detroit Edison Company ("Company") and Charter Township of Ypsilanti ("Customer").

This Agreement is a "Purchase Agreement" as referenced in the Master Agreement for Municipal Street Lighting dated May 20, 2014 (the "Master Agreement") between Company and Customer. All of the terms of the Master Agreement are incorporated herein by reference. In the event of an inconsistency between this Agreement and the Master Agreement, the terms of this Agreement shall control.

Customer requests the Company to furnish, install, operate and maintain street lighting equipment as set forth below:

1. DTE Work Order Number:	PWO# 37909527	
	NA	
2. Location where Equipment will be installed:	Starting at the intersection of S. Grove Street and Emerick Street, the design goes until it intersects with Bridge Road. At the intersection, it shifts onto Bridge Road for five[5] new Underground Lights to finish the project design.	
3. Total number of lights to be installed:	38 new Underground and 17 new Overhead all having the 135 watt LED light fixture.	
4. Description of Equipment to be installed (the " <u>Equipment</u> "):	New installation includes 38 Black Code 06 steel posts mounted on a foundation with electricity fed Underground. Each new code 06 post has a new 135 watt LED light fixture attached that matches the existing 135 watt LED light fixtures. 17 new 135 watt LED light fixtures will be installed on wood poles fed from an Overhead electrical source. All existing 135 watt LED Overhead LED light fixtures are included in the new overall design.	
5. Estimated Total Annual Lamp Charges	\$15,756.10	
6. Computation of Contribution in aid of Construction (" <u>CIAC Amount</u> ")	Total estimated construction cost, including labor, materials, and overhead:	\$199,869.70
	Credit for 3 years of lamp charges:	\$47,268.29
	CIAC Amount (cost minus revenue)	\$152,601.41
7. Payment of CIAC Amount:	Due promptly upon execution of this Agreement-Purchase Order with net 45 terms.	
8. Term of Agreement	5 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual written consent of the parties or by either party with twelve (12) months prior written notice to the other party.	
9. Does the requested Customer lighting design meet IESNA	(Check One) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "No", Customer must sign below and acknowledge that the lighting design does not meet IESNA recommended practices	

recommended practices?	
10. Customer Address for Notices:	Karen Lovejoy Roe Charter Township of Ypsilanti 7200 S. Huron River Drive Ypsilanti Michigan 48197

11. Special Order Material Terms:

All or a portion of the Equipment consists of special order material: (check one) YES NO

If "Yes" is checked, Customer and Company agree to the following additional terms.

A. Customer acknowledges that all or a portion of the Equipment is special order materials ("SOM") and not Company's standard stock. Customer will purchase and stock replacement SOM and spare parts. When replacement equipment or spare parts are installed from Customer's inventory, the Company will credit Customer in the amount of the then current material cost of Company standard street lighting equipment.

B. Customer will maintain an initial inventory of at least ___ posts and ___ luminaires and any other materials agreed to by Company and Customer, and will replenish the stock as the same are drawn from inventory. Costs of initial inventory are included in this Agreement. The Customer agrees to work with the Company to adjust inventory levels from time to time to correspond to actual replacement material needs. If Customer fails to maintain the required inventory, Company, after 30 days' notice to Customer, may (but is not required to) order replacement SOM and Customer will reimburse Company for such costs. Customer's acknowledges that failure to maintain required inventory could result in extended outages due to SOM lead times.

C. The inventory will be stored at _____. Access to the Customers inventory site must be provided between the hours of 9:00 am to 4:00 pm, Monday through Friday with the exceptions of federal Holidays. Customer shall name an authorized representative to contact regarding inventory: levels, access, usage, transactions, and provide the following contact information to the Company:

Name: _____ Title: _____

Phone Number: _____ Email: _____

The Customer will notify the Company of any changes in the Authorized Customer Representative. The Customer must comply with SOM manufacturer's recommended inventory storage guidelines and practices. Damaged SOM will not be installed by the Company.

D. In the event that SOM is damaged by a third party, the Company may (but is not required to) pursue a damage claim against such third party for collection of all labor and stock replacement value associated with the damage claim. Company will promptly notify Customer as to whether Company will pursue such claim.

E. In the event that SOM becomes obsolete or no longer manufactured, the Customer will be allowed to select new alternate SOM that is compatible with the Company's existing infrastructure.

F. Should the Customer experience excessive LED equipment failures, not supported by LED manufacturer warrantees, the Company will replace the LED equipment with other Company supported Solid State or High Intensity Discharge luminaires at the Company's discretion. The full cost to complete these replacements to standard street lighting equipment will be the responsibility of the Customer.

12. Experimental Emerging Lighting Technology (“EELT”) Terms:

All or a portion of the Equipment consists of EELT: (check one) YES NO

If “Yes” is checked, Customer and Company agree to the following additional terms.

A. The annual billing lamp charges for the EELT equipment has been calculated by the Company are based upon the estimated energy and maintenance cost expected with the Customer’s specific pilot project EELT equipment. .

B. Upon the approval of any future MPSC Option I tariff for EELT street lighting equipment, the approved rate schedules will automatically apply for service continuation to the Customer under Option 1 Municipal Street Lighting Rate, as approved by the MPSC. The terms of this paragraph C replace in its entirety Section 7 of the Master Agreement with respect to any EELT equipment purchased under this Agreement.

Company and Customer have executed this Purchase Agreement as of the date first written above.

Company:

Customer:

The Detroit Edison Company

Charter Township of Ypsilanti

By: _____

By: _____

Name: _____

Name: _____

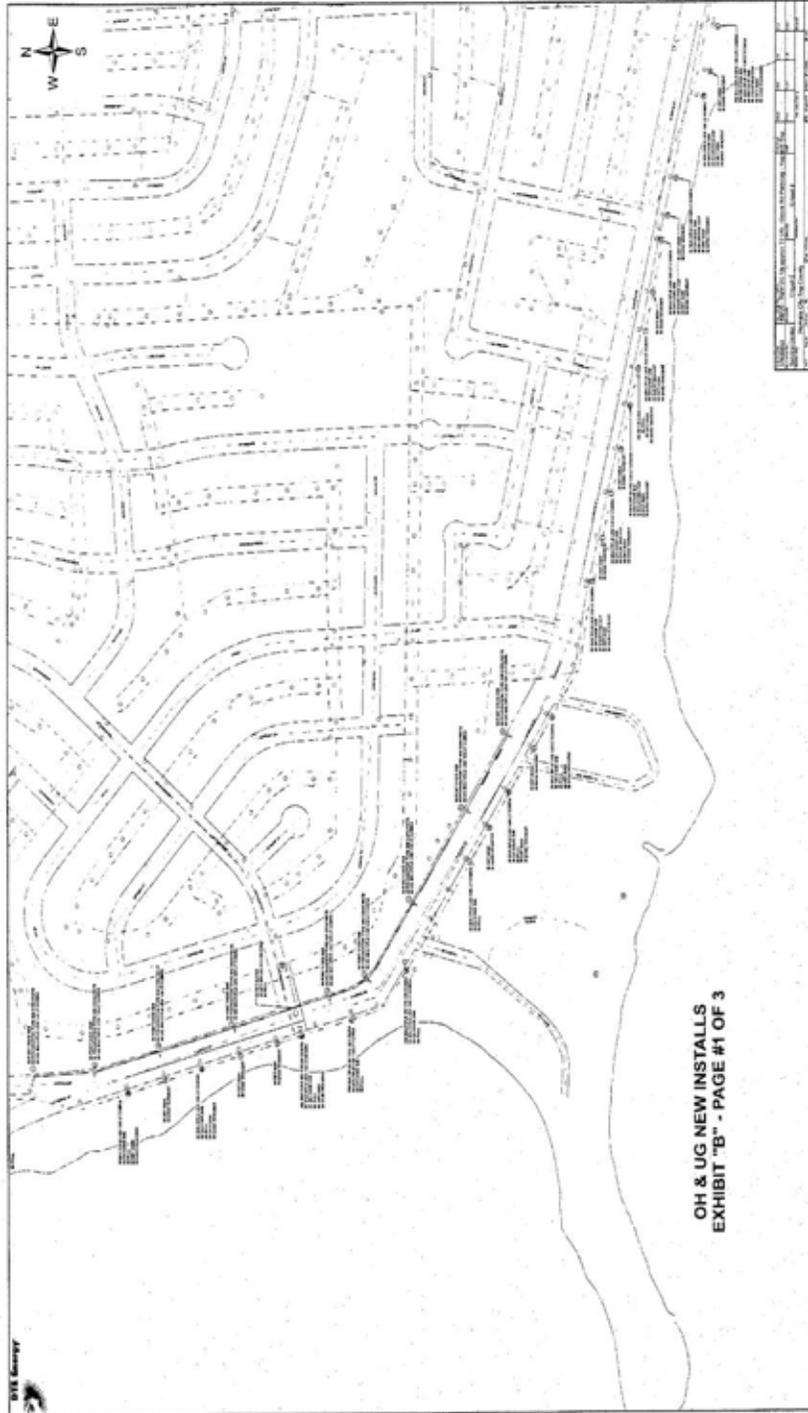
Title: _____

Title: _____

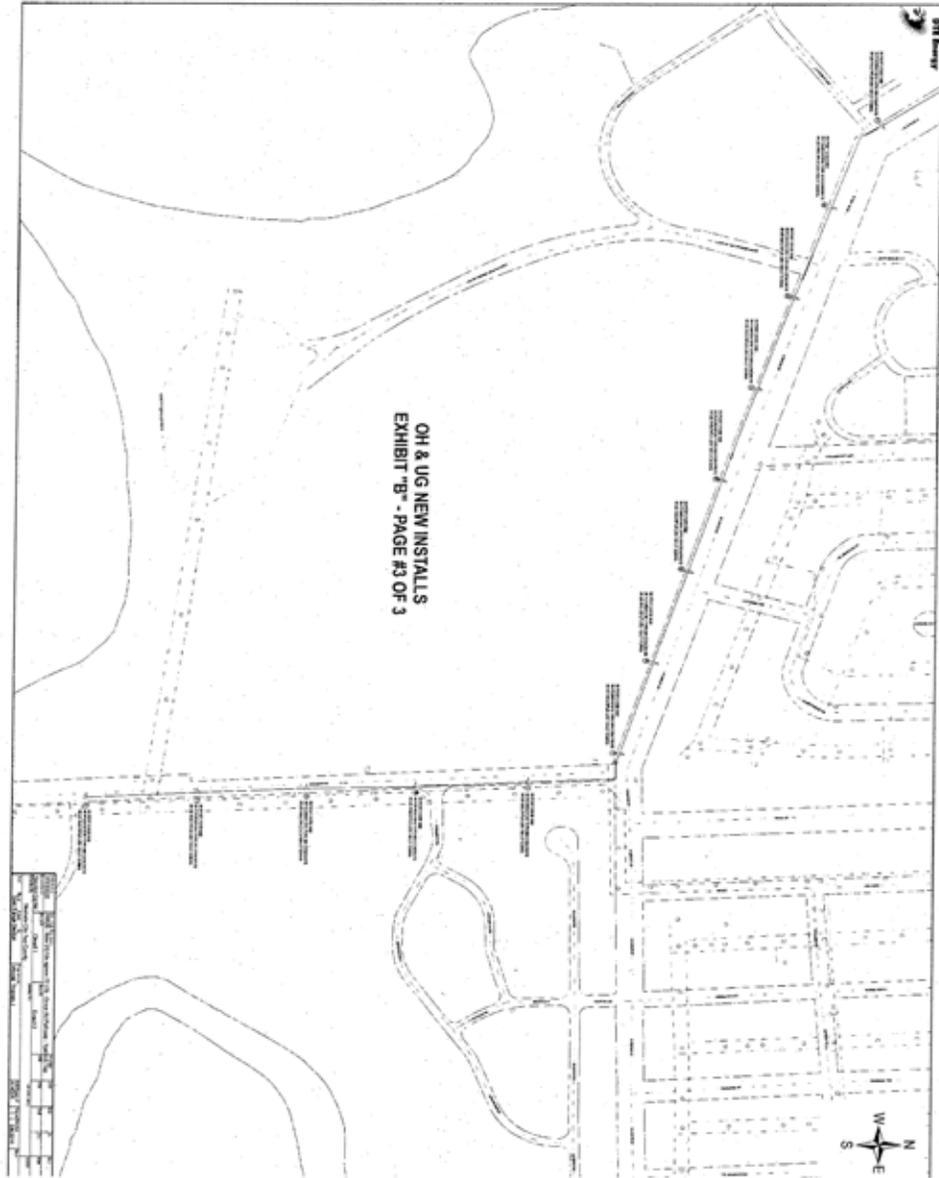
See Attachment 1, 2 and 3 to Purchase Agreement

Map of Location

Attachment 1



Attachment 3



May 12, 2014

Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, Michigan 48197

Attention: Mr. Jeff Allen
Residential & Environmental Services Director

Subject: Veterans Drive – District Library Connector
Proposal for Preliminary Engineering Services

Dear Mr. Allen:

Thank you for the opportunity to submit this proposal to provide Engineering Services for the Veterans Drive Improvements Project. This project will facilitate traffic from the District Library to the Civic Center and District Court. OHM Advisors is familiar with infrastructure in the area as well as the drainage issues and plans to redevelop the Whittaker Road corridor. We understand the Township would like to design roads in conformance with the Charter Township of Ypsilanti Engineering Standards and Design Specifications and the private road ordinance as well as verify those design standards with the County Road Rules and Guidelines.

This proposal provides information for project understanding/deliverables, schedule and fee estimation. We have also noted where there may be some enhancements to the road and/or design process.

PROJECT UNDERSTANDING

This project consists of extending the existing gravel road and pedestrian pathway from the Civic Center parking lot to the Ypsilanti District Library. The construction of the road will include a new asphalt road to match the existing road with a single curb cut that will connect to the north entrance of the Charter Township of Ypsilanti's existing yard. Curb and gutter will be included in the road design along with new storm sewer or drainage ditch. The existing pedestrian pathway will be extended, parallel to the road, and be connected into the sidewalk in front of the Library. The existing gravel roads will be removed and vegetation will be established. Storm sewer / drainage will be included into the design to address the road runoff as well as adjacent areas draining into the area. Additional drainage improvements to help the veteran's memorial will also be included. No drainage improvements to the north of the veteran's memorial are included in this scope.

OHM Advisors have reviewed the project in the field and offer the following approach and project scopes to accomplish the goals of this project. A list of assumptions made by OHM Advisors precedes the scope and tasks.

ASSUMPTIONS/CLARIFICATIONS

OHM Advisors will:

- ▶ Develop concept geometric design and alignment for the proposed roadway.
- ▶ Develop the construction drawings and take the lead on the plan set creation.



- Create specifications needed for the project.
- Compile the complete Bid Package, advertise for bids, and recommend a Contractor
- Conduct utility coordination and meetings, if necessary, and complete needs supplemental survey.
- Design and set elevations of top of curb, sidewalk ramps and level landings (if necessary), roadway grades and storm sewer pipe and structure inverts.
- Coordinate a “maintenance of traffic plan” for the project.

SCOPE

Task 1 – Preliminary Concept

OHM Advisors, along with the Township, will draw up a conceptual design schematic and make recommendations based on a field review of the existing conditions. OHM will coordinate a meeting with the Township to help determine what requirements will need to be fulfilled. OHM will then develop a preliminary design plan and meet with the Township in the field to discuss the proposed design. This meeting will allow OHM to collect feedback on areas where alterations may be necessary. A basic concept of how drainage will be handled will also be included in this preliminary concept. Once a preliminary concept has been finalized and preliminary geotechnical investigation has been performed, OHM will submit a conceptual plan on an aerial image for Township review and approval.

Task 2 – Design Survey

Survey work will be completed upon OHM Advisors receiving authorization to proceed. Some of the survey work will have been completed during the preparation of the preliminary conceptual drawings, but additional topo may be necessary. Tasks to be accomplished are:

- **Control:** Verify previously established control.
- **Right-of-Way:** Verify and obtain property and ROW information and tie in to project control.
- **Topographic Survey:** Obtain all necessary existing physical features and elevations to provide information for preparing plans.

Task 3 – Utility Coordination

OHM Advisors will notify applicable utility agencies, as a representative of the Charter Township of Ypsilanti, with regards to the proposed project. We will request information regarding the existing utilities within the project limits from all necessary utility companies to be incorporated into the construction drawings. OHM will coordinate with the Charter Township of Ypsilanti to schedule and hold a utility meeting, if necessary, to resolve any conflicts. If conflicts require relocations of existing utilities, OHM Advisors will coordinate with the Charter Township of Ypsilanti and the utility company involved.

Task 4 – Geotechnical Investigation

OHM Advisors will coordinate with TEC to provide geotechnical information for this project. It is assumed that we will receive up to six (6) cores and borings (10 feet deep) within the project limits. TEC will provide a report on existing subsurface conditions and provided recommendations for cross sections. Core and boring logs will be included in the bid package.

Task 5 – Develop Preliminary Plan Package (50% Plans)

OHM Advisors will develop preliminary plans, specifications, and an engineer’s opinion of cost in conformance with the Charter Township of Ypsilanti Engineering Standards and design specifications. The plans will include a cover sheet, detail sheet, note sheet, legend sheet, removal sheets, typical cross sections, plan, and profile sheets. Alignment, geometrics, and proposed elevations will be preliminary and will be used for preparing the preliminary opinion of cost. OHM Advisors will assess drainage impacts and show the locations of required structures or culverts. During this task, OHM will notify the Charter Township of Ypsilanti of any potential grading easements



that may be necessary. OHM will also be prepared to discuss options with the Township and the property owner(s). Two sets of the Preliminary Plan Package will be submitted to the Township for review. OHM will meet with the Township representatives to discuss preliminary plan comments and design items.

As part of this design, the Township will study and size the storm sewer pipe to accommodate the adjacent properties to the west of the proposed road for ultimate development. In order to do this we will need to perform a hydraulic analysis and properly size the pipe and determine what other downstream improvements need to be made. Downstream improvements could be made as the sites develop but the Township should understand what those entail and approximate costs. If it is desired to create a drainage district through the WCWRC office there are many more steps that will need to be completed and the scope will need to be created by that office and we will be able to determine a fee based off that scope. For purposes of this proposal we are assuming that the Township will install this pipe and not create a separate drainage district at this time. Areas improved

Task 6 – Final Plan Package (100%)

After meeting with the Township and public, OHM Advisors will further develop plans and special provisions integrating the comments received by all parties. OHM will prepare detailed construction plans at a 1”=40’ scale on 22”x34” sheets, as well as updating the engineer’s opinion of cost and streamlining the specifications. OHM will then finalize the identification of any necessary grading easements.

Task 7–Bidding

OHM Advisors will compile the Bid Package consisting of construction plans, bid documents, and specifications. The package will be advertised for bidding and OHM will address any questions and/or any RFI’s received by the bidding contractors during the bid phase. OHM will hold a bid opening at the Township on the date specified. Bids will be received, read aloud, collected, tabulated, and reviewed. OHM will write a letter recommending which contractor would best be suited to construct the project.

DELIVERABLES

Task	Deliverable
Task 1	Finalized Conceptual Drawing
Task 5	Preliminary Plans, Specifications, and Engineer’s Opinion of Cost
Task 6	Exhibits
Task 8	Final plans, bidding documents, and letter of recommendation

ADDITIONAL ASSUMPTIONS AND CLARIFICATIONS

- The Township will be responsible for all review and permit fees applicable to the project.
- Construction services are not included in the proposal.
- It is assumed that Traffic Impact Studies or traffic counts are not needed and are not included in the scope of services.
- Any meetings in addition to the meetings outlined in the above scope are not included in the scope of services.
- A drainage district is not being created.
- No drainage improvements north of the veteran’s memorial are included in the design scope.
- Obtaining easements is not included in the scope.
- Other utilities such as water main or sanitary sewer are not being extended.



FEE

OHM Advisors will invoice the Charter Township of Ypsilanti for the above stated services monthly, on an hourly, not-to-exceed basis, in accordance with our 2009 Rate Schedule.

Design Tasks

Task 1 – Preliminary Concept	\$3,900
Task 2 – Design Survey	\$4,900
Task 3 – Utility coordination	\$1,200
Task 4 – Geotechnical investigation (TEC)	\$5,200
Task 5 – Prelim Plan Package (50% plans and specs)	\$19,900
Task 6 – Final Plans (100% plans and specs)	\$11,700

The total fee is estimated to be \$46,800.00.

SCHEDULE

OHM Advisors can start this project immediately upon authorization. We anticipate 7 weeks for the design process and an additional 6 weeks for the advertisement, bidding and award. Assuming this is awarded in May we would anticipate construction being able to proceed in August or September leaving plenty of time for the road to be completed prior to winter weather.

ACCEPTANCE

If this proposal is acceptable to you, a signature on the enclosed copy of this letter will serve as our authorization to proceed.

Thank you for giving us the opportunity to present this proposal to you. We look forward to working with you throughout this project.

OHM ADVISORS
CONSULTANT

Charter Township of Ypsilanti
CLIENT

(Signature)

Matthew D. Parks, P.E.

(Name)

Brenda Stumbo, Supervisor
Karen Lovejoy Roe, Clerk

Client Representative

(Title)

(Date)

Proposed Civic Center

Remove existing deteriorated road and install new 6 in HMA on 6 in Agg and 10 in sand subbase. 24 feet wide, curb and gutter with storm sewer. 1000 feet of roadway and 400 feet of driveway. Dr structures every 300 feet.

Item No.	Item	Est. Quantity	Unit	Unit Price	Amount
1	Mobilization (10% Max)	1	LS	\$ 29,310.00	\$ 29,400.00
2	Traffic Control and Maintenance	1	LS	\$ 1,000.00	\$ 1,000.00
3	Pavt, Rem	2931	Sy	\$ 3.00	\$ 8,800.00
4	Earth Ex	1452	Cy	\$ 5.00	\$ 7,300.00
5	Curb & Gutter, F4	2800	Lf	\$ 15.00	\$ 42,000.00
6	Sand Subbase, 10 in	1210	Cy	\$ 7.00	\$ 8,500.00
7	Ag base, 6 in	1421	Ton	\$ 16.00	\$ 22,800.00
8	Station grading	14	Sta	\$ 2,000.00	\$ 28,000.00
9	HMA, 2C, 2.5 in	513	Ton	\$ 75.00	\$ 38,500.00
10	HMA, 3C, 2 in	411	Ton	\$ 76.00	\$ 31,300.00
11	HMA, 4C, 1.5 in	308	Ton	\$ 78.00	\$ 24,100.00
12	Dr str, 2'	2	Ea	\$ 1,500.00	\$ 3,000.00
13	Dr str, 4'	6	Ea	\$ 2,500.00	\$ 15,000.00
14	RCP, 12 in	372	Lf	\$ 38.00	\$ 14,200.00
15	RCP, 15 in	300	Lf	\$ 42.00	\$ 12,600.00
16	RCP, 18 in	300	Lf	\$ 47.00	\$ 14,100.00
17	RCP, 24 in	100	Lf	\$ 60.00	\$ 6,000.00
18	Restoration	2444	SY	\$ 6.50	\$ 15,900.00
Subtotal					\$ 323,000.00
20% Contingency					\$ 65,000.00
Subtotal					\$ 388,000.00
Design Fees					\$ 47,000.00
15% Construction Fees					\$ 59,000.00
Total					\$ 494,000.00

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



Supervisor Office

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-0617
Fax: (734) 484-0002

Charter Township of Ypsilanti

MEMORANDUM

To: Board of Trustees

From: Brenda L. Stumbo, Supervisor

Date: May 12, 2014

Subject: ***Temporary Oversight of Green Oaks Golf Course***

Since Leon Jackson completely retired after 41 years of employment the golf course has not run as smooth. Green Oaks recently implemented a new software system to better manage the revenues and expenditures. The system tracks tee times, green fees, cart rental and inventory, among other things. We are trying to create email blasts, Groupon etc. to increase the play at Green Oaks. These electronic changes for employees and golfers that occurred this year has been challenging for everyone.

Karen, Larry and I do not golf and it is hard to make recommendations for internal changes when you don't understand the sport or the operation. Therefore we would like to request to temporarily assign additional duties to Trustee Eldridge and have him assist with the implementation of the new system, work with the greens committee to make recommendations on proposed changes in policy, capital improvements and oversee the golf pro shop, working with the golf pro to get the golf course operating efficiently for a 60 day period.

A stipend of \$20.00 an hour is being requested, not to exceed 40 hours in seven (7) days. Stan has graciously agreed to perform additional responsibilities and serve in this capacity, contingent upon Board approval.

We have always believed that everyone is easily replaced but that does not hold true in the case of Leon Jackson.

Your consideration is greatly appreciated.

cc: File

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



Supervisor Office

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-0617
Fax: (734) 484-0002

Charter Township of Ypsilanti

MEMORANDUM

To: Karen Lovejoy Roe, Clerk
From: Brenda L. Stumbo, Supervisor 
Date: May 12, 2014
Subject: **2014 Tax Rate Request – L-4029**

Attached is the proposed 2014 Tax Rate Request for Ypsilanti Township. Please place this item on the May 20, 2014 agenda for the Board's consideration.

If you have any questions, please contact my office.

nkW

Attachment

cc: File

2014 Tax Rate Request (This form must be completed and submitted on or before September 30, 2014)

MILLAGE REQUEST REPORT TO COUNTY BOARD OF COMMISSIONERS

Carefully read the instructions on page 2.

This form is issued under authority of MCL Sections 211.24a, 211.34 and 211.34d. Filing is mandatory; Penalty applies.

County(ies) Where the Local Government Unit Levies Taxes Washtenaw	2014 Taxable Value of ALL Properties in the Unit as of 5-27-14 1,125,015,577
Local Government Unit Requesting Millage Levy Charter Township of Ypsilanti	For LOCAL School Districts: 2014 Taxable Value excluding Principal Residence, Qualified Agricultural, Qualified Forest, Industrial Personal and Commercial Personal Properties.

This form must be completed for each unit of government for which a property tax is levied. Penalty for non-filing is provided under MCL Sec 211.119. The following tax rates have been authorized for levy on the 2014 tax roll.

(1) Source	(2) Purpose of Millage	(3) Date of Election	(4) Original Millage Authorized by Election Charter, etc.	(5) ** 2013 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(6) 2014 Current Year "Headlee" Millage Reduction Fraction	(7) 2014 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(8) Sec. 211.34 Truth in Assessing or Equalization Millage Rollback Fraction	(9) Maximum Allowable Millage Levy *	(10) Millage Requested to be Levied July 1	(11) Millage Requested to be Levied Dec. 1	(12) Expiration Date of Millage Authorized
Allocated	Gen Op	N/A	1.1160	1.0322	1.0000	1.0322	1.0000	1.0322		1.0322	N/A
Voted	Pire Prot	8/6/13	3.1250	3.1250	1.0000	3.1250	1.0000	3.1250		3.1250	2016
Voted	Sld Wst	8/6/13	2.1550	2.1550	1.0000	2.1550	1.0000	2.1550		2.1550	2016
Voted	Police	8/6/13	5.9500	5.9500	1.0000	5.9500	1.0000	5.9500		5.9500	2016
Voted	Rec/BP	8/6/13	1.0059	1.0059	1.0000	1.0059	1.0000	1.0059		1.0059	2016
PA235	F Pen/HC	N/A						1.0000		1.0000	N/A

Prepared by Linda Gosselin	Telephone Number (734) 487-4927	Title of Preparer Assessor	Date 05/21/2014
--------------------------------------	---	--------------------------------------	---------------------------

CERTIFICATION: As the representatives for the local government unit named above, we certify that these requested tax levy rates have been reduced, if necessary to comply with the state constitution (Article 9, Section 31), and that the requested levy rates have also been reduced, if necessary, to comply with MCL Sections 211.24e, 211.34 and, for LOCAL school districts which levy a Supplemental (Hold Harmless) Millage, 380.1211(3).

Local School District Use Only. Complete if requesting millage to be levied. See STC Bulletin 3 of 2014 for instructions on completing this section.

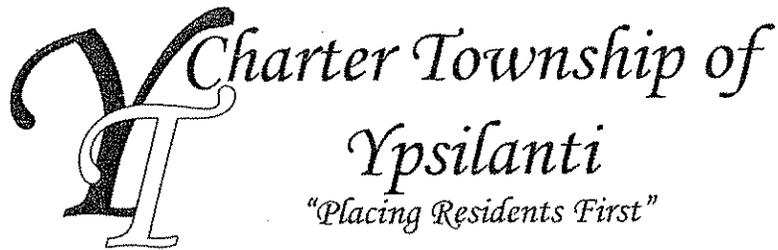
<input checked="" type="checkbox"/> Clerk	Signature	Print Name	Date
<input type="checkbox"/> Secretary		Karen Lovejoy Roe	05/21/2014
<input type="checkbox"/> Chairperson	Signature	Print Name	Date
<input checked="" type="checkbox"/> President		Brenda L. Stumbo	05/21/2014

Total School District Operating Rates to be Levied (HH/Supp and NH Oper ONLY)	Rate
For Principal Residence, Qualified Ag, Qualified Forest and Industrial Personal	
For Commercial Personal	
For all Other	

* Under Truth in Taxation, MCL Section 211.24e, the governing body may decide to levy a rate which will not exceed the maximum authorized rate allowed in column 9. The requirements of MCL 211.24e must be met prior to levying an operating levy which is larger than the base tax rate but not larger than the rate in column 9.

** **IMPORTANT:** See instructions on page 2 regarding where to find the millage rate used in column (5).

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



Supervisor's Office

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 481-0617
Fax: (734) 484-0002
www.ytown.org

TO: Karen Lovejoy Roe, Clerk
FROM: Brenda L. Stumbo, Supervisor 
DATE: April 25, 2014
RE: 2014 Ypsilanti Township Agreement with the Washtenaw County Road Commission

Please place the attached 2014 Ypsilanti Township Agreement with the Washtenaw County Road Commission on the May 20, 2014 agenda for the Board's consideration. This agreement is for street sweeping and dust control, in the amount of \$22,843.62, budgeted in line item 212.212.000.818.006.

If you have any questions, please let me know.

tk

Attachment

2014 YPSILANTI TOWNSHIP AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2014, by and between the Township Board of Ypsilanti Township, Washtenaw County, parties of the first part and the Board of Washtenaw County Road Commissioners, parties of the second part.

WHEREAS, the parties of the first part desire that certain improvements be made upon the local roads in the Township of Ypsilanti, and

WHEREAS, proper authority is provided to the parties of the agreement under the provisions in Act 51 of Public Acts of 1951 as amended,

IT IS NOW THEREFORE AGREED, the parties of the second part will accomplish the improvements as specified herein, all in accordance with the standards of the parties of the second part.

It is further understood that the Charter Township of Ypsilanti will be a named insured on the Washtenaw County Road Commission's coverages for liability for the activities described above. The Road Commission will submit a certificate of insurance evidencing such coverages to the Township Clerk prior to implementation of services under the contract. Each party to this contract shall be responsible for the acts and omissions of its employees and agents.

1. **Local Road Dust Control (497-11-108):**

Work to include placement of three (3) solid applications of contract brine on all certified local gravel/limestone roads within the township. Estimated 68,880 gallons @ \$0.1275 per gallon.

Estimated cost of contract brine: \$ 8,782.20

2. **Additional Street Sweeping Services:**

Work to include three (3) additional street sweepings on curbed primary roads and two (2) additional street sweepings on curbed local roads in Ypsilanti Township. 2014 Primary Road Sweeping in Ypsilanti Township (one round) = 49.52 curb miles @ \$97.00 per curb mile = \$4,803.44 per round (\$14,410.32 for three rounds). 2014 Local Road Sweeping in Ypsilanti Township (one round) = 175.74 curb miles @ \$64.00 per curb mile = \$11,247.36 per round (\$22,494.72 for two rounds).

Estimated project cost: \$ 36,905.04

AGREEMENT SUMMARY

2014 LOCAL ROAD PROGRAM	
Local Road Dust Control	\$ 8,782.20
Street Sweeping	<u>36,905.04</u>
Total Local Program	\$ 45,687.24

Less 2014 Conventional Matching Funds: 22,843.62

ESTIMATED AMOUNT TO BE PAID BY YPSILANTI TOWNSHIP
UNDER THIS AGREEMENT DURING 2014: \$ 22,843.62

FOR YPSILANTI TOWNSHIP:

Brenda L. Stumbo, Supervisor

Witness

Karen Lovejoy Roe, Clerk

Witness

FOR WASHTENAW COUNTY ROAD COMMISSION:

Douglas E. Fuller, Chair

Witness

Roy D. Townsend, Managing Director

Witness

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



Human Resource

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-0065
Fax: (734) 484-5160
www.ytown.org

MEMORANDUM

To: Karen Lovejoy Roe, Township Clerk

From: Karen Wallin
Human Resource Department

Date: May 12, 2014

**Subject: Tentative Agreement between Township Firefighters Local Union 1830
and the Charter Township of Ypsilanti**

On behalf of the Township's Management Team I would like to request that a new tentative Bargaining Unit Agreement between the Charter Township of Ypsilanti and Firefighters Local 1830 be placed on the agenda for the work session scheduled for Monday, May 20, 2014. We are requesting that discussion of this item take place under executive session.

I would also request that the item be placed on the regular Board Agenda for approval following the work session.

Your consideration in the matter is appreciated. Should you have any additional questions, please contact me or Attorney Winters.

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement • Police Services

To: Clerk's Office

From: Mike Radzik
Office of Community Standards

Re: **Request to authorize and sign contracts with the Washtenaw County Sheriff's Office to facilitate collaborative sharing of school resource deputies for summer months with the Lincoln Consolidated Schools and the Ypsilanti Community Schools; action is budgeted in Law Enforcement Fund account 266-301.000-831.008.**

Date: May 12, 2014

For the past five years, Ypsilanti Township has collaborated with local school districts that employ a school resource deputy through the Washtenaw County Sheriff's Office. The school resource deputies are assigned to the school districts during the academic year, while the Township picks them up during the summer months. The added deputies are assigned to do proactive neighborhood enforcement work to supplement the patrol force.

This year, we have budgeted to pick up school resource deputies from the Lincoln Consolidated Schools and the Ypsilanti Community Schools for the period June 22, 2014 through August 23, 2014. The cost of each contract is the standard Police Service Unit cost prorated for the length of time specified, which is nine weeks.

Please contact me with questions or concerns, and thank you for your consideration.

AGREEMENT TO ASSIGN THE LINCOLN CONSOLIDATED SCHOOL DISTRICT
CONTRACTUAL DEPUTY TO YPSILANTI TOWNSHIP FOR THE TIME PERIOD
OF JUNE 22, 2014 THROUGH AUGUST 23, 2014

AGREEMENT is made this 20th day of May 2014 by YPSILANTI TOWNSHIP, a Michigan municipal corporation located at 7200 S. Huron River Drive, Ypsilanti, Michigan, ("Township"), the LINCOLN CONSOLIDATED SCHOOL DISTRICT, located at 8970 Whittaker Road, Ypsilanti, Michigan ("School"), the COUNTY OF WASHTENAW, a municipal corporation, with offices located in the County Administration Building, 220 North Main Street, Ann Arbor, Michigan ("County") and the WASHTENAW COUNTY SHERIFF'S OFFICE located at 2201 Hogback Road, Ann Arbor, Michigan ("Sheriff")

WHEREAS, the Township and the School currently contract with the County and the Sheriff to provide contractual police services in their respective jurisdictions and;

WHEREAS, the deputy assigned to the School is primarily used during the standard school year of August through early June; and

WHEREAS, Ypsilanti Township and the School have discussed and agreed upon a sharing arrangement, whereby the deputy assigned to the School will work for the Township from June 22 2014 through August 23, 2014 with the Township being financially responsible for that deputy for the time that he/she works for the Township; and

WHEREAS, the School deputy will be reassigned to the Township and given assignments as agreed upon by the Township and Sheriff, thereby enhancing police services in the Township during the summer months.

WHEREAS, the parties now desire to memorialize this Agreement to writing.

NOW THEREFORE, the parties agree as follows:

ARTICLE I – Assignment of Contractual Deputy

The parties agree that beginning on June 22, 2014 and concluding on August 23, 2014, the contractual deputy assigned to Lincoln Consolidated School District will be reassigned to the Ypsilanti Township. Upon expiration, the deputy will be reassigned back to the Lincoln Consolidated School District.

ARTICLE II - TERM

This contract shall begin on June 22, 2014 and continue through August 23, 2014.

ARTICLE III –PAYMENT FOR REASSIGNED DEPUTY

During the term of this Agreement, the parties agree that the Township shall be responsible to pay the County for the price of the reassigned deputy at the rates established and agreed upon in the police service contract currently in effect between the County, Township and Sheriff, which Agreement is incorporated by reference into this Agreement. Using these rates, the price of the reassigned deputy for the term of this contract shall be \$26,140.35, payable by the Township as follows: June invoice--\$3, 840.53; July invoice--\$12,801.75; and August invoice--\$9,498.07;

ARTICLE IV- CHANGES IN SCOPE OR SCHEDULE OR SERVICES

Changes mutually agreed upon by the parties will be incorporated into this Agreement by written amendments signed by all parties.

ARTICLE V - EXTENT OF CONTRACT

The terms of this document represents the entire agreement between the parties on the reassignment of the School contractual deputy to the Township for the term described in this Agreement and supersedes all prior representations, negotiations or agreements whether written or oral on this matter.

YPSILANTI TOWNSHIP

WASHTENAW COUNTY

By: _____
Brenda Stumbo (DATE)
Supervisor

By: _____
Verna McDaniel (DATE)
County Administrator

By: _____
Karen Lovejoy Roe (DATE)
Clerk

WASHTENAW COUNTY SHERIFF'S OFFICE

LINCOLN CONSOLIDATED SCHOOLS

By: _____
Jerry Clayton
Sheriff

By: _____
Ellen Bonter
Superintendent

APPROVED AS TO FORM:

ATTESTED TO:

By: _____
Curtis N. Hedger
Office of Corporation Counsel

By: _____
Lawrence Kestenbaum (DATE)
County Clerk/Register

AGREEMENT TO ASSIGN THE YPSILANTI COMMUNITY SCHOOL DISTRICT
CONTRACTUAL DEPUTY TO YPSILANTI TOWNSHIP FOR THE TIME PERIOD
OF JUNE 22, 2014 THROUGH AUGUST 23, 2014

AGREEMENT is made this 20st day of May, 2014 by YPSILANTI TOWNSHIP, a Michigan municipal corporation located at 7200 S. Huron River Dr, Ypsilanti, Michigan, ("Township"), the YPSILANTI COMMUNITY SCHOOL DISTRICT, located at 1885 Packard Road, Ypsilanti, Michigan ("School"), the COUNTY OF WASHTENAW, a municipal corporation, with offices located in the County Administration Building, 220 North Main Street, Ann Arbor, Michigan ("County") and the WASHTENAW COUNTY SHERIFF'S OFFICE located at 2201 Hogback Road, Ann Arbor, Michigan ("Sheriff")

WHEREAS, the Township and the School currently contract with the County and the Sheriff to provide contractual police services in their respective jurisdictions and;

WHEREAS, the deputy assigned to the School is primarily used during the standard school year of August through early June; and

WHEREAS, Ypsilanti Township and the School have discussed and agreed upon a sharing arrangement, whereby the deputy assigned to the School will work for the Township from June 22, 2014 through August 23, 2014 with the Township being financially responsible for that deputy for the time that he/she works for the Township; and

WHEREAS, the School deputy will be reassigned to the Township and given assignments as agreed upon by the Township and Sheriff, thereby enhancing police services in the Township during the summer months.

WHEREAS, the parties now desire to memorialize this Agreement to writing.

NOW THEREFORE, the parties agree as follows:

ARTICLE I – Assignment of Contractual Deputy

The parties agree that beginning on June 22, 2014 and concluding on August 23, 2014, the contractual deputy assigned to Ypsilanti Public School District will be reassigned to the Ypsilanti Township. Upon expiration, the deputy will be reassigned back to the Ypsilanti Public School District.

ARTICLE II - TERM

This contract shall begin on June 22, 2014 and continue through August 23, 2014.

ARTICLE III – PAYMENT FOR REASSIGNED DEPUTY

During the term of this Agreement, the parties agree that the Township shall be responsible to pay the County for the price of the reassigned deputy at the rates established and agreed upon in the police service contract currently in effect between the County, Township and Sheriff, which Agreement is incorporated by reference into this Agreement. Using these rates, the price of the reassigned deputy for the term of this contract shall be \$26,140.35, payable by the Township as follows: June invoice--\$3,840.53 July invoice--\$12,801.75; and August invoice--\$9,498.07;

ARTICLE IV- CHANGES IN SCOPE OR SCHEDULE OR SERVICES

Changes mutually agreed upon by the parties will be incorporated into this Agreement by written amendments signed by all parties.

ARTICLE V - EXTENT OF CONTRACT

The terms of this document represents the entire agreement between the parties on the reassignment of the School contractual deputy to the Township for the term described in this Agreement and supersedes all prior representations, negotiations or agreements whether written or oral on this matter.

YPSILANTI TOWNSHIP

WASHTENAW COUNTY

By: _____
Brenda Stumbo (DATE)
Supervisor

By: _____
Verna McDaniel (DATE)
County Administrator

By: _____
Karen Lovejoy Roe (DATE)
Clerk

WASHTENAW COUNTY SHERIFF'S OFFICE

YPSILANTI COMMUNITY SCHOOLS

By: _____
Jerry Clayton
Sheriff

By: _____
Scott Menzel (Date)
Superintendent

APPROVED AS TO FORM:

ATTESTED TO:

By: _____
Curtis N. Hedger
Office of Corporation Counsel

By: _____
Lawrence Kestenbaum (DATE)
County Clerk/Register

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



Charter Township of Ypsilanti

Clerk's Office

7200 S. Huron River
Drive
Ypsilanti, MI 48197
Phone: (734) 484-4700
Fax: (734) 484-5156

May 12, 2014

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti
7200 S. Huron River Dr.
Ypsilanti, MI 48197

Re: ***Green Oaks Golf Course Trail Fee Recommendation***

Dear Ms. Lovejoy Roe:

At the Regular Meeting held on April 28, 2014, the Ypsilanti Township Greens Commission approved implementing an annual trail fee of \$250 for privately owned golf cards stored at the course.

Please place this recommendation on the May 20, 2014 agenda for consideration by the Board.

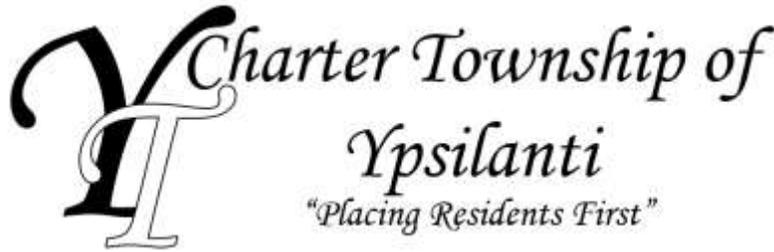
Should you have any questions, please contact Amby Wilbanks, Greens Commission Chair.

Sincerely,

Nancy K. Wrybkowski
Greens Commission Secretary

Cc: File

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



Residential Services

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-0073
Fax: (734) 544-3501
www.ytown.org

MEMORANDUM

TO: Charter Township of Ypsilanti Board of Trustees

FROM: Jeff Allen, Director of Residential Services

DATE: May 8, 2014

RE: Approve the additional costs for the Textile Road bike path in the amount of \$90,528.72.

We have received the bids for the Textile Road bike path as designed and engineered by the Washtenaw County Road Commission. The bids for the 2 combined projects are \$343,528.72, which is over the grant amount we were awarded through the Washtenaw County Parks and Recreation's Connecting Community program. The combined grants were for \$275,000, but I am requesting you authorize an additional \$22,000 (approximately 6%) to cover any unforeseen circumstances, (to allow \$365,528.72) as there are a lot of unknowns along the Textile roadsides.

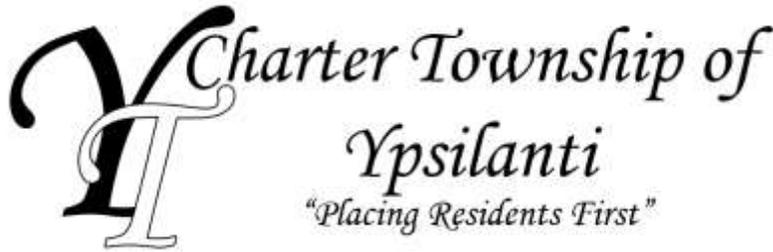
As you may recall, you approved these grant applications in December 2011 & 2012 with the understanding that we would have to pay all of the design/engineering costs. We used the Washtenaw County Road Commission for the design (at their expense) of the project, as well as the engineering. The WCRC also helped us out significantly in easement acquisition.

You had approved up to \$130,000 for this design/engineering work, and we expect this work to cost between \$92,000-\$100,000, payable to them in their normal monthly billings.

At this point, we have \$250,000 budgeted in 2014 for this expense in account #212.970.000.997.000. The additional expense would need to be in a budget amendment.

Furthermore, we will need a budget amendment in the amount of \$100,000 to be able to pay the WCRC for their engineering services.

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



**Office of Community
Standards**

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 485-3943
Fax: (734) 484-5151
www.ytown.org

Memorandum

To: Township Board of Trustees
Cc: Doug Winters, Township Attorney
From: Joe Lawson, Planning Director
Date: May 12, 2014
Re: Master Plan Recommendation

Please find attached a copy of the Planning Commission's Resolution 2014-01 recommending adoption of the 2014 Master Plan update as provided.

As the Board may recall, on August 27, 2012 the Board approved Resolution No. 2012-22 exercising its authority to approve the final version of the attached Master Plan Update under Section 43(3) of the Michigan Planning Enabling Act, P.A. 33 of 2008.

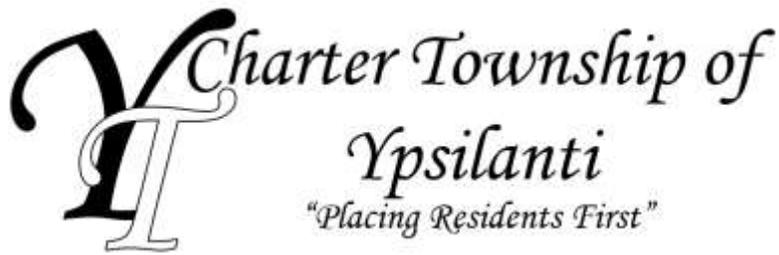
On May 20, 2013, the Planning Commission, with the assistance of LSL Planning held a public workshop at the Township Civic Center inviting members of the general public, for which 20 or so residents attended to offer comments and suggestions regarding the overall Master Plan.

After many months of work and revisions, the Planning Commission held the required Public Hearing as it relates to the attached plan on December 23, 2013 along with a second hearing on January 18, 2014 in order to present the final draft and to accept any final comments from the general public.

On April 22, 2014, the Commission approved the plan by way of Resolution 2014-01 approving the March 2014 Master Plan Draft.

Should the Board agree, staff recommends the adoption of the 2014 Master Plan Update as presented.

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



Clerk's Office

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-4700
Fax: (734) 484-5156
www.ytown.org

MEMORANDUM

To: Joe Lawson, Planning Director

From: Karen Lovejoy Roe, Clerk 

Date: August 28, 2012

Subject: **Resolution No. 2012-22**

At the regular meeting held on August 27, 2012, the Charter Township of Ypsilanti Board of Trustees approved Resolution No. 2012-22, Master Plan Adoption Authority. A certified copy of the resolution is attached.

Should you have any questions, please contact my office.

nkW

Attachment

cc: Michael Radzik, OCS Director
McLain & Winters
File

**Charter Township of Ypsilanti
Board of Trustees**

RESOLUTION NO. 2012-22

MASTER PLAN ADOPTION AUTHORITY

WHEREAS, Michigan Public Act 33 of 2008, the Michigan Planning Enabling Act, requires a community to adopt a master plan and sets forth the procedures for such plan, and;

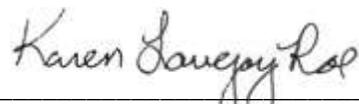
WHEREAS, Section 43(3) of Michigan Public Act 33 of 2008 states the legislative body may assert the right to approve or reject a plan prepared by the Planning Commission in the form of a resolution, and;

WHEREAS, the Ypsilanti Township Planning Commission is currently developing an update to the current Township Master Plan, and;

WHEREAS, the Ypsilanti Township Board of Trustees believes such a plan is an important tool in furthering the development and success of the Township, provides a sound basis for zoning and other regulations, and desires the opportunity to be involved in the planning process and development of the document.

NOW THEREFORE, BE IT RESOLVED, that the Ypsilanti Township Board of Trustees shall assert its authority to approve or reject the 2012 Ypsilanti Township Master Plan update for the Township once it is presented to them by the Planning Commission, in accordance with plan preparation and adoption procedures set forth in Michigan Public Act 33 of 2008, as amended.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2012-22 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on August 27, 2012.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

Ypsilanti Township Master Plan Update



May 20, 2014



The Process

- P.A. 33 of 2008 – State Planning Enabling Act
 - Requires a review of the Master Plan once every 5 years
- The plan was last updated in 2007
- The current update began in 2012
- Public Workshop held on May 20, 2013
- Public Hearing held before the Commission on December 23, 2013 and a second hearing held on January 18, 2014.
- The update was recommended for approval by the Commission by way of resolution on April 22, 2014.

What was updated?

- Chapter 1 - Introduction
 - Goals and Objectives
 - Added language to support sustainable land uses
 - Added language supporting the expansion of accessible public transportation



What was updated?

- Chapter 2 – Community Profile
 - Demographics Data was updated per the 2010 census.
 - Population Increased by 8.5% from 49,182 to 53,362 (2010)
 - SEMCOG December 2013 Population Estimate: 54,703

What was updated?

- Chapter 3 – Community Facilities
 - Police and Fire staffing figures were updated
 - Parks and Recreation statistics were also updated from the 2007 plan.
 - Language was added supporting future consideration of public art.

What was updated?

- Chapter 5 – Transportation
 - Planning Enabling Act required the addition of a transportation chapter since the 2007 plan
 - Chapter includes language supporting the Re-Imagine Washtenaw study and subsequent corridor improvement plan.
 - Chapter includes language supporting Complete Streets



What was updated?

- Chapter 6 – Land Use
 - Emphasis placed on reducing multi-family residential where the infrastructure is not in place to support such a land use. This use should be concentrated as in-fill along our existing commercial corridors such as Washtenaw Avenue.
 - Emphasis placed on home ownership.
 - Language added to support local policies and regulations supporting home ownership

What was updated?

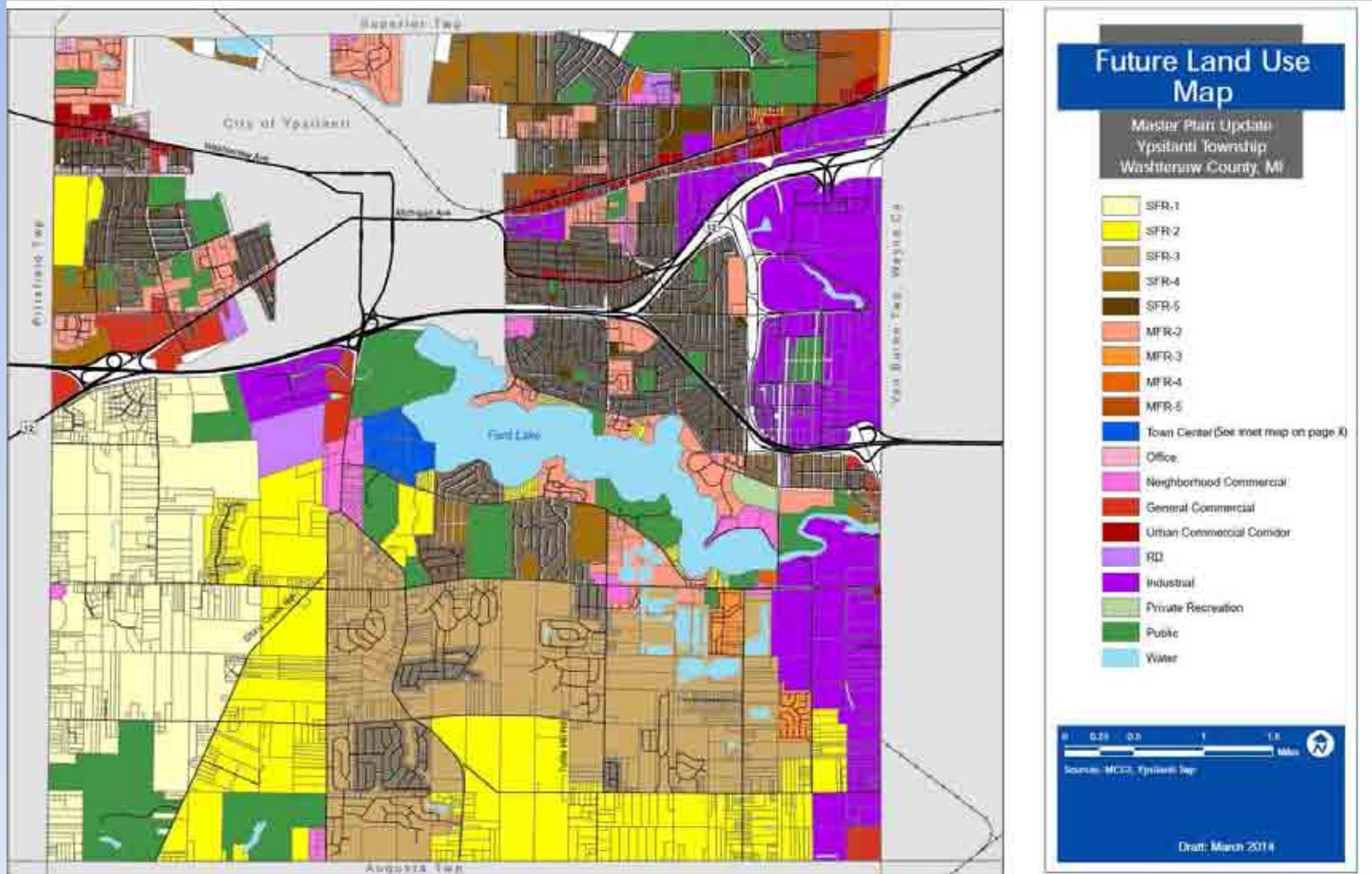
- Chapter 6 – Land Use continued
 - Reduced the overall land area associated with the previously designated Town Center District.
 - Language to support the land use goals noted within the Re-Imagine Washtenaw plan



What was updated?

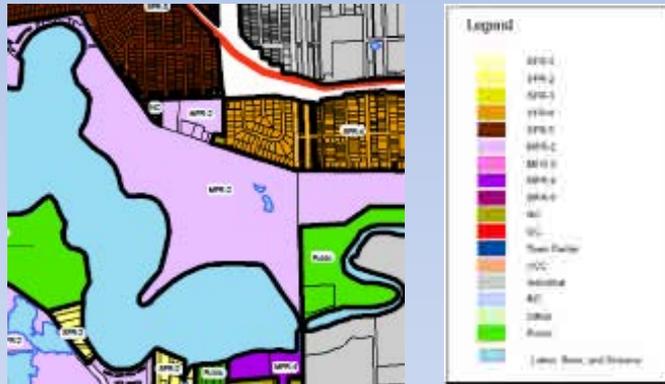
- Chapter 7 – Economic Development
 - With the assistance of economic development consultant Mark Perry, a 10 step economic development plan was included within this chapter.
 - Updated employment figures were included.
 - Language added to support and promote the use of economic development tools such as incentives and development authorities.

Future Land Use Map Changes

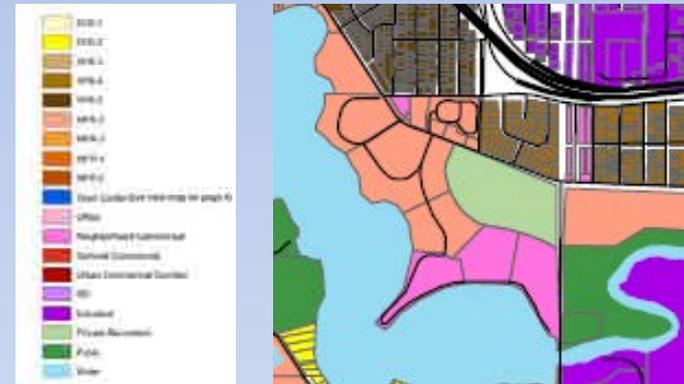


Future Land Use Changes Lakeshore Area

2007 FLU Map



2014 FLU Map



Lakeshore Apartment area – changes to the eastern portion of the property from multi-family to private recreation and neighborhood commercial.

Future Land Use Changes Huron/Whittaker Corridor

2007 FLU Map



2014 FLU Map



Reduced the overall size of the Town Center District. Noted the Eagle Crest Golf course as Public Recreation and changed the Huron Street frontage parcels north of the post office to Commercial leaving the rest of the corridor neighborhood commercial. The Town Center District remains on the vacant farm land south of the golf course.

Future Land Use Changes Washtenaw Country Club Area

2007 FLU Map



2014 FLU Map



Changed the public land use designation to SFR2, single-family residential. This district under the current zoning designation requires ½ acre parcels.

Future Land Use Changes Ford Blvd/Holmes Road Area

2007 FLU Map



2014 FLU Map



Changed the northern portion of the this section from multi-family residential to research and development in addition to maintaining the neighborhood commercial designation for the Von's Shopping Center.

Future Land Use Changes East Michigan Avenue

2007 FLU Map



2014 FLU Map



Though the majority of the corridor remains Urban Commercial Corridor, the multi-family districts were removed as well as the mobile home park designations (MFR3).

What's Next?

Once the 2014 Master Plan Update is adopted, the next step that is being proposed is the updating of the overall Township Zoning Map. The current zoning map has not been updated since February 14, 2000. The plan for the updated map will include easier to read color zoning designations along with the updating of parcels that have been approved for rezoning since the current map was adopted.



Questions?



Ypsilanti Township 2014 Master Plan



May 20, 2014

MASTER PLAN

TABLE OF CONTENTS

1. Introduction

- A. Summary of Plan
- B. Community Goals
- C. Public Involvement

2. Community Profile

- A. History
- B. Demographics

3. Community Infrastructure

- A. Police Protection
- B. Fire Protection
- C. Parks/Recreation
- D. Parkland
- E. Multi-purpose community Center Feasibility Study
- F. Civic Center Complex
- G. Educational Facilities
- H. Community Infrastructure

4. Natural Systems

- A. Existing Conditions
- B. Natural Resource Management Strategies

5. Transportation

- A. Existing Conditions
- B. Complete Streets
- C. Access Management
- D. Traffic Calming
- E. ReImagine Washtenaw Public Access Plan

6. Land Use

- A. Existing Land Use
- B. Future Land Use
- C. Residential Development
- D. Commercial Development
- E. Town Center
- F. Urban Commercial Corridors
- G. Relation to Zoning

7. Economic Development

- A. Vision
- B. Elements of A 10-Step Economic Development Plan
- C. Financial and Business Development Incentives

Appendix

- Summary of Public involvement from 2007 plan
- Summary of Public Involvement from 2013 Update

CHAPTER ONE

INTRODUCTION

A. SUMMARY OF PLAN

The Master Plan is a guide for the future that recommends how the Township should develop in order to meet community goals. A sound Master Plan helps ensure a logical development pattern that will result in a highly desirable community in which to live, work and recreate. The master plan includes recommendations for land use, residential densities, transportation improvements, community facilities and preservation of natural features. A master plan allows residents, business owners and developers to make investments with a reasonable expectation of what will happen in the future. In essence, the plan represents a balance between the sometimes competing interests of the environment, individual land owners and the community overall.

The amount and pace of development in Ypsilanti Township makes it easy to understand the need for a Township Master Plan. The plan will help direct the intensity and arrangement of various types of land uses; limit appropriate residential densities; preserve natural features; promote design that complements the character of the community; and suggest ways to gradually redevelop areas of the Township around the City of Ypsilanti.

The community plan goals and future development plan will assist Township leaders in substantive, thoughtful decisions which consider the long term implications for the community. The Master Plan can be viewed as a community blueprint for the future, a mechanism to help ensure each decision fits as part of the whole. Among the many reasons for the Master Plan are the following:

- Present a future land use map that illustrates how the Township should logically develop and at what density over time.
- Provide a legal basis for zoning and other regulations for the type, intensity and timing of development. The types and densities of land uses are based largely upon what the public infrastructure and natural environment can support.
- Provide that, as development occurs, the significant natural features located within the Township are preserved or enhanced. These features include, but are not limited to, streams, wooded areas, creeks, wetlands and lakes.
- Recommend improvements to the township transportation network including a greater emphasis on public transportation and roadways that need attention due to rapidly increasing traffic volumes, or traffic management tools to preserve roadway capacity and ensure traffic circulation harmonizes with land uses and neighborhoods.

- Address the desires of residents to preserve and enhance the community character.
- Provide a sustainable community with a land use pattern that translates into a diversified tax base to support the desired facilities and services with reasonable tax rates.
- Provide for economic growth in the community through reinvestment in the commercial and industrial areas of the Township.
- Provide specific recommendations for development and/or redevelopment, access management, public transportation improvements, road improvements and site design along major transportation corridors.
- Coordinate land use recommendations with anticipated land use changes and infrastructure improvements with the City of Ypsilanti and the surrounding Townships.

B. COMMUNITY GOALS

A key element in the preparation of the Master Plan is the community goals, which reflect the community's desires to respond to various issues. The objectives also listed below allow for more specific direction on how to accomplish the stated goal. These statements must all be considered concurrently and within the overall context of the Plan, as opposed to individually. The Master Plan provides guidance and direction towards the achievement of Township goals in the following categories.

TRANSPORTATION + UTILITY SYSTEM IMPROVEMENTS	
Goal	<i>The Charter Township of Ypsilanti will work to assure that necessary infrastructure is available to accommodate the transportation of all users - automobiles, trucks, bicyclists, pedestrians, the disabled, users of public transportation - and goods in the Township and the efficient delivery of water, sanitary sewer, storm drainage, lighting, power and communication subsystems to the community.</i>
Objectives	<ul style="list-style-type: none"> • Provide sidewalks and crosswalks for schoolchildren as part of all new developments in the Township and, as funding availability permits, work with the Washtenaw County Road Commission and the public schools to install new sidewalks and to provide improved access to all school facilities, public and private. • Bury power lines and telephone cables in new construction areas or when major reconstruction occurs to provide a visually attractive community while providing necessary services. • Provide streetlight improvements on East Michigan Avenue, West Michigan Avenue, Wallace Street, Grove Road and other selected locations in order to provide safe and efficient access to residents and businesses in those areas. • Enhance and/or expand transit options and facilities to support viable alternatives to driving. • Enhance and/or expand pedestrian facilities including pathways, sidewalks, and cross-walks to provide a safer pedestrian experience. • Promote the expansion of public transportation within the Township.

NATURAL ENVIRONMENT AND SUSTAINABILITY

Goal

Actively pursue the preservation, conservation and restoration of the Township's natural resources; promote active and healthy lifestyles; and, encourage sustainable building practices to reduce negative impacts on the environment for the enjoyment of future generations.

Objectives

- When new development proposals are received, the Township shall encourage public or private parks and open space be established adjacent to, or in close proximity to wetlands, creeks and other natural features in the community.
- The Township shall continue to monitor and when possible improve the water quality in Ford Lake to preserve that community asset for recreation and aesthetic enhancement of the surrounding land.
- The Township shall work with private property owners and developers to preserve natural resources within the Township.
- Preserve rural residential and agricultural character that remains in select areas of the Township.
- Continue to promote regulations and enforcement efforts to prohibit clear-cutting of existing trees and other native vegetation on new development sites.
- Promote sustainable building practices and site design standards.
- Encourage low impact development design approaches for stormwater management.
- Expand local food opportunities, encourage community gardens and support farmer's markets.

COMMERCIAL + INDUSTRIAL DEVELOPMENT

Goal

Commercial and industrial development in Ypsilanti Township should be promoted, consistent with the "Future Land Use Plan" included in this Master Plan, to meet the retail and service needs of the residents and existing businesses, to provide jobs for the residents and to create additional tax-base for the community.

Objectives

- Implement the Town Center zoning districts along the Huron Street/Whittaker Road corridor between I-94 and South Huron River Drive in order to promote creation of a town center district with a wide variety of goods and services available in a central location.
- Adopt and apply the Urban Commercial Corridor zoning district in order to implement the ReImagine Washtenaw and East Michigan/Ecorse Road Corridor plans.
- Continue to provide zoning districts to permit development of standard full-service restaurants and work with private developers in order to promote opportunities for such facilities in the Township.
- Promote the development of major retail facilities by national retailers using zoning and economic development enhancement techniques.
- Promote the development of additional research and development facilities in the Township using zoning and economic development enhancement techniques.
- Promote the redevelopment and reuse of existing commercial and industrial facilities using zoning and economic development enhancement techniques.
- Encourage the location of shopping and job centers within close proximity to existing or future public transportation routes.

RESIDENTIAL NEIGHBORHOOD AMENITIES + DEVELOPMENT

Goal

The Township must provide reasonable limitations on future residential development in the community in order to provide a diversity of housing styles and types with creation of lower density residential neighborhoods in rural areas while promoting opportunities such as higher density infill development on vacant land that was "leap-frogged" by previous development cycle.

Objectives

- The Township should permit development of unique recreation facilities such as dog parks, skate parks, and similar high-activity facilities when insurance and liability related concerns can be adequately addressed.
- Provide opportunities and promote development for infill housing on vacant land in previously developed areas in order to make use of existing school facilities and other public infrastructure.
- The Township should provide incentives, such as density bonuses through the Planned Development option, for developments that provide off-site infrastructure or public service improvements.
- All new residential development must include reasonable amenities such as active and passive recreation facilities, safety related improvements and infrastructure for the use and enjoyment of the Township's residents.
- Ensure quality of housing stock within the township by way of home maintenance programs, blight elimination programs and code enforcement.
- Encourage home ownership through public/private partnerships and through incentive programs that provide support for neighborhood stabilization.
- Develop and support programs and policies that assist in the creation of "place" and "community" within the Township's residential neighborhoods.

C. PUBLIC INVOLVEMENT

Because extensive public visioning was done as part of the 2006/2007 Master Plan, public involvement was limited in this plan update. The goals and objectives established from the 2006 plan were assessed for current relevance and for what had been accomplished since the last plan was adopted. A public open house coinciding with a Planning Commission meeting was held on May 20, 2013. Approximately 20 participants attended and provided input on the refreshed goals and objectives, new transportation data and concepts, Future Land Use revisions, and the ReImagine Washtenaw project. The workshop materials were subsequently posted to the Township's website and online comments were received. The overarching theme resulting from the public involvement was to incorporate broad sustainability themes into the plan.



CHAPTER TWO

COMMUNITY PROFILE

A. HISTORY

The original settlement that would become known as Ypsilanti was located on the Great Sauk Indian trail where the trail crossed the Huron River. Long before European settlers came to the area, the location was the camping and burial ground for several Native American tribes.

In 1809, three French explorers built a trading post on the west bank of the Huron River, for trading with the Huron Indians. The trading post was one of the earliest structures in the Michigan territory. Gabriel Godfrey was the proprietor of the post.

Benjamin Woodruff, along with several companions, established a small settlement on the river a mile south of the post and named it Woodruff's Grove in 1823. It became the first settlement in what would be Washtenaw County. However, at that time the area was part of Wayne County.

In 1824, Father Gabriel Richard, representative in U.S. Congress for the Michigan Territory, urged the construction of a federal highway from Detroit to Chicago, to be known as the Chicago Road. The surveying crew, following the Sauk Trail, put the crossing of the Huron River nearly a mile north of Woodruff's Grove. The route of the Chicago Road has been preserved and is generally followed to this day by Michigan Avenue.

In 1825, three prominent settlers, Judge Augustus Woodward, John Stewart and William Harwood, combined portions of their land to form the original plat for a new settlement at the crossing, which was named for a Greek patriot, General Demetrius Ypsilanti. In the struggle of the Greek people against the Turks, he was a heroic figure. He was admired by Americans for his part in a struggle for freedom so like their own. When a fire destroyed the school at Woodruff's Grove, that small settlement was abandoned in favor of Ypsilanti.

Washtenaw County was established as a political entity on January 1, 1827. The County was an official place in the territory of Michigan. There are many legends concerning the name Washtenaw. Some people believe Washtenaw was the name of an Indian who lived near the mouth of the river. Others claim it was the Potawatamie word for "large stream" or "river". Emerson Greenman, a former curator of the museum of anthropology at the University of Michigan, wrote that Washtenaw derived from the Algonquin and meant "Far Country" with Detroit as the point of reference. Yet other sources advise that the name Washtenaw is derived from the Chippewa "wash-ten-ong", meaning "grand river", in reference to the Huron River.

Division of the County into townships began later in 1827. The County's population at this time was estimated at nearly 1,000. When Ypsilanti Township was first formed, it was much larger than the present description. According to Superior Township records, both Superior and Salem Townships were originally included in Ypsilanti Township.

The Chicago Road was opened in 1835 and a number of new towns began to prosper along its route. New tracks for railroad service were completed only three years after the road.

When established in 1849, Michigan Normal School was intended to provide training for teachers. The School was the first teacher's college west of the Allegheny Mountains. Now known as Eastern Michigan University, it continues to provide many teachers throughout the state and beyond.

The "Ypsi-Ann Interurban Railway" (as it was called) was completed in 1890 and began operation in January 1891. Originally, it was powered by steam, but became electrified in 1896. The track ran along Packard Road, also known as South Road or the Electric Line Road. The line was extended to Detroit in 1899 and to Jackson in 1902. The line also was extended from Platt and Packard south to the City of Milan via Platt Road. Pilings used by this line still can be seen along Platt Road between Willis Road and Milan Main Street. By the end of the 1920s most of the interurban line had gone bankrupt and soon afterwards all the interurban tracks in Southern Michigan were removed; gone was the era of the interurban lines.

Ypsilanti prospered because of the river, the railroad and the Chicago Road. Many elegant mansions were built overlooking the Huron River. Manufacturing of wood and paper products continued into the 20th century.

Henry Ford and his automotive manufacturing plants changed the economy and the face of the Township. During the 1930s, Ford created a dam on Ford Lake to produce power to run his Ypsilanti factory. Though the factory was located in the City of Ypsilanti, the lake stretched along the Huron River for approximately three miles into the interior of the Township. The lake permanently changed the face of the Township, creating an important new resource while altering surface transportation routes.

In February of 1941, Ford Motor Company acquired land in an unincorporated part of the Township known as Willow Run. The United States had no facilities for mass manufacture of aircraft for war. Most aircraft manufacturing was accomplished in California where much of the final assembly occurred outdoors.

Charlie Sorensen, the Vice-President of Production for Ford Motor Company, had designed a massive new plant for the purpose of manufacturing bombers to attack enemy positions in Europe. After touring a plant in San Diego, Sorensen designed the new Willow Run factory during one night of feverish work and presented the hand-drawn plans to Edsel Ford the next morning after the tour. Ford assured Sorensen that the company would proceed to construct the plant that was intended to produce a bomber each hour. After the Japanese attack on Pearl Harbor later that year, the need for the facility was compounded. The

world renowned architect, Albert Kahn, was hired to prepare the final plans for the facility.

The Willow Run Bomber Plant was completed in 1943. It became a major component in America's "Arsenal of Democracy". During the next two years, the plant would operate 24 hours a day and produce over 8,800 aircraft for the war effort. The Ypsilanti community and the citizens of Michigan came to the aid of the world with the aircraft production to help defeat Germany and Japan.

The Willow Village, a housing complex to serve the employees of the plant, was built across the boundary of Ypsilanti and Superior Townships. The Willow Run plant and associated housing had a profound impact on the entire area. What had been a boys' camp (owned by Henry Ford) for 65 boys in 1939 became a vast manufacturing complex employing over 42,000 people in the war effort by 1943. The employees and their families were attracted from all over the United States, with most coming from outside the southeast Michigan area. Willow Village was created to house and service 15,000 to 20,000 people, and was complete with commercial and community facilities. The influx of workers and their families created tremendous strains for the area, strains that were only partially alleviated by the public programs and facilities provided through Willow Village.

Transporting workers to and from Willow Run was another problem. As reported by Jenny Nolan in the Detroit News, New York Central Railroad Vice-President Jesse McKee said it looked like a job for buses, and Greyhound's Manfred Burleigh said it was "very obviously a job for the railroads". Ultimately, a highway was built in 1943 to ease the commute from Detroit, and the Michigan Central ran trains to the site. The expressway was constructed to traverse the Township's northern half, creating another major barrier to north-south travel in the community.

The B-24 contained 1.2 million parts, as opposed to the 15,000 needed in a 1940 automobile, and the labor needs were tremendous. Men were enlisting in the armed forces to fight overseas, and workers were in short supply.

The war office speeded up the hiring of women, by ordering Ford to hire 12,000 at Willow Run. By October of 1943, there were 140,000 women in the defense industry. Willow Run hired 117 in one week. They received the same wage rates as the men, from 95 cents to \$1.60 an hour.

The women came from varied backgrounds: they were teachers, servers and housewives. Alice Hinkson was an advertising copywriter. Nancy Schaefer was a University of Michigan graduate who gave up a stage career. Mary Von Mach was a licensed pilot; she had been the first Detroit woman to own her own plane. They worked on the line performing riveting, light assembly or as inspectors or trainers. Paula Lind was the first woman to give instructions for the Link Trainer, a device for training pilots in "blind" or instrument flying. Edsel Ford praised the women workers for their "intelligence, will and determination with which they have gone into work which is entirely foreign to them".

Harry Bennett, Ford's controversial right hand man, orchestrated bringing thousands of workers up from the southern states. The southern workers

battled homesickness, housing shortages, lack of recreational facilities, and absenteeism was high. The relatively high wages tempted them to work for a short while and return home, and many did this routinely, taking an unapproved hiatus from the monotony of the line, then returning when their money ran out, or never coming back. Turnover was a huge problem, as many joined the service and many went to other jobs.

Eventually housing was completed: Willow Lodge was a dormitory for single workers four miles from the plant, built to hold 3,000 workers. Rooms were \$5.00 per week. An initial experiment to house the sexes together, with men and women on alternating floors, was quickly ended after "gamblers and fast girls quickly moved in" according to a Detroit News report. Scandalized, the housing officials returned to more traditional separate housing. Willow Court was a trailer project for 900 childless couples, with an apartment going for \$6.50 a week. A shopping center was built in 1943.

The Township Fire Department was started shortly after the end of the war, in 1946. At its inception, the Department was housed in the Willow Village with one truck, a pumper owned by the State of Michigan that was on-loan to Ypsilanti Township. The pumper, a 1941 Ford, carried 150 gallons of water. The Department made approximately 100 fire calls a year including dwelling fires and grass fires. Ypsilanti Township Fire Department covered Ypsilanti, Superior and Canton Townships with just one pumper and two men on fire calls. At the time the Township Fire Department was formed, Willow Run Village also operated a Fire Department with six fire fighters, three per shift, that was responsible for fire calls within the Village area. The Township Department initially shared quarters with the Village Department.

At the end of the war, production of the planes stopped and employment quickly declined. By December 1945, fewer than 600 families lived in Willow Village. Some people remained in the area after the war, forming the nucleus of a skilled and semi-skilled labor force which was absorbed into local employment, particularly the auto industry.

Due to the housing shortage following the war, Willow Village was not demolished immediately as was originally planned. The Federal government sold the Willow Village properties to Ypsilanti Township in 1954. The Township supervised demolition of the Willow Village and sold some of the large non-residential buildings to the Willow Run School District.

In response to the development pressures from the bomber plant, as well as the development associated with Normal College, the Township adopted a Zoning Ordinance in October 1943. The Ordinance established six use categories.

The Willow Village area could not return to its pre-1941 condition, and the farmland could not be reclaimed. The basis had been established for substantial permanent employment and population growth in Ypsilanti Township. The infrastructure for urban growth, such as sanitary sewer and water lines, drainage facilities, improved roads, and public schools, was now present.

The bomber plant was sold to Kaiser Frazier in 1946. The Kaiser automobile was manufactured in the plant until 1953, when the facility was sold to General

Motors. General Motors produced transmissions and other powertrain components until the closing of the plant in 2010.

Ypsilanti Township is a community with a dynamic past. It has enjoyed national and international recognition. It has been home to, or closely associated with, some of Michigan's most memorable events. Our past provides the basis for our future. Ypsilanti is poised to be a leading community in this new century

B. DEMOGRAPHICS

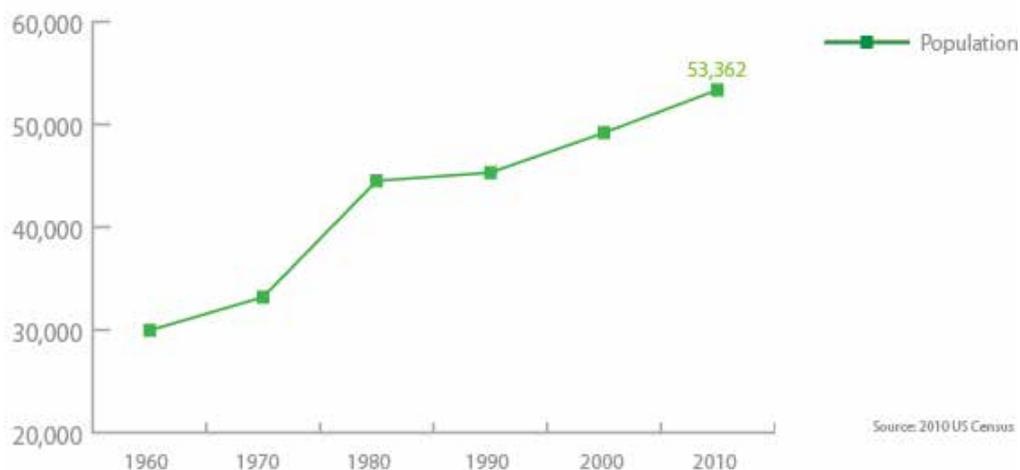
The demographic characteristics of the community are important for planning purposes. It is important to know who lives and works in the Township in order to provide appropriate land uses and services for those people. The demographic analysis provides insight into the age, income, housing and employment attributes of Ypsilanti Township for these planning purposes.

The data used in this analysis comes from the US Census Bureau and from the Southeast Michigan Council of Governments (SEMCOG). SEMCOG data is reported from individual units of government within the region and from other sources. SEMCOG is a "clearinghouse" for information, recognized as an official agency by the State of Michigan and federal agencies for program coordination, data processing and planning purposes.

HISTORIC TRENDS

As shown in *Figure #1*, Ypsilanti Township has grown at a relatively steady rate over the last 20 years.

FIGURE #1: Historic Population Trends



GROWTH PATTERN

While the Township (like most surrounding communities) has experienced considerable growth over the last 20 years, as shown in *Figure #2*, the overall growth pattern in the Township is expected to slow, growing to just 56,507 by the year 2035 according to SEMCOG projections.

FIGURE #2: Population comparison with selected neighbors

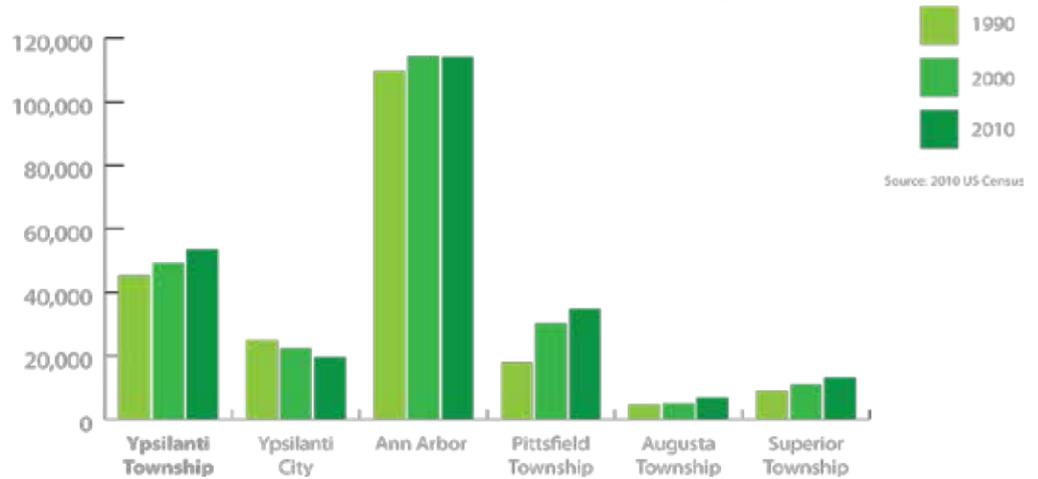
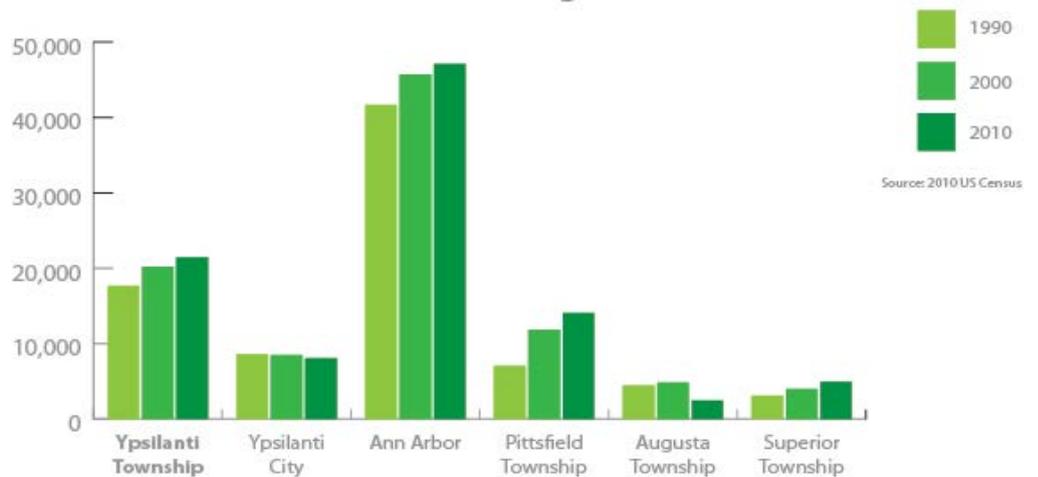


Figure #3 considers the total number of households in each of the comparison municipalities. As is typical of national trends, the reported data indicates that the number of households is growing at a faster rate than the total population, resulting in smaller households.

FIGURE #3 : Household comparison with selected neighbors



AGE OF THE POPULATION

SEMCOG estimates for 2035 indicate that the number of retirement age residents will increase significantly, placing additional demands on local and county governments to provide services for senior citizens.

FIGURE #4 : Population by Age Group Ypsilanti Township

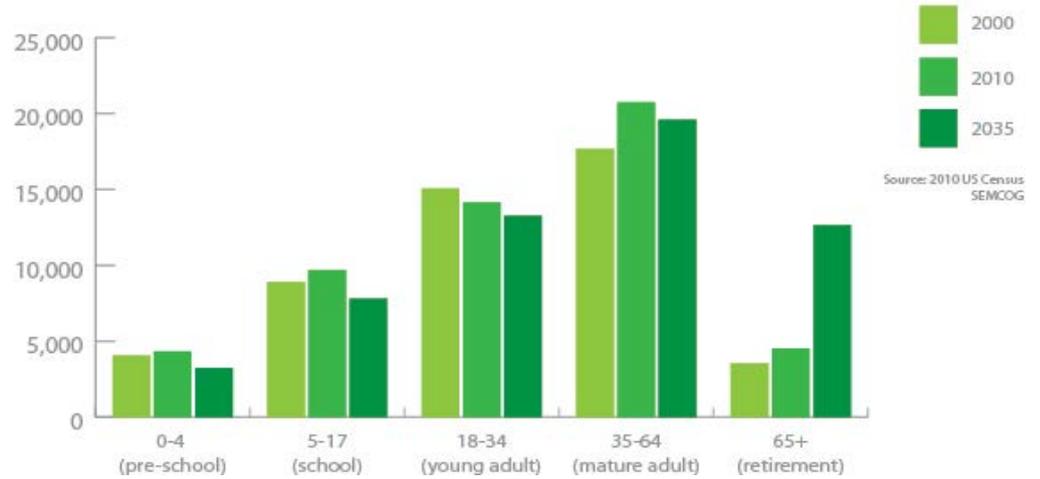
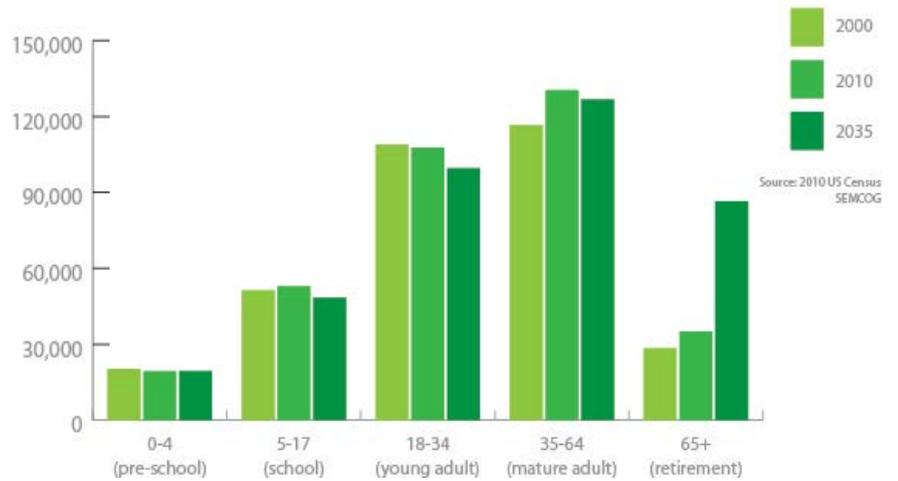
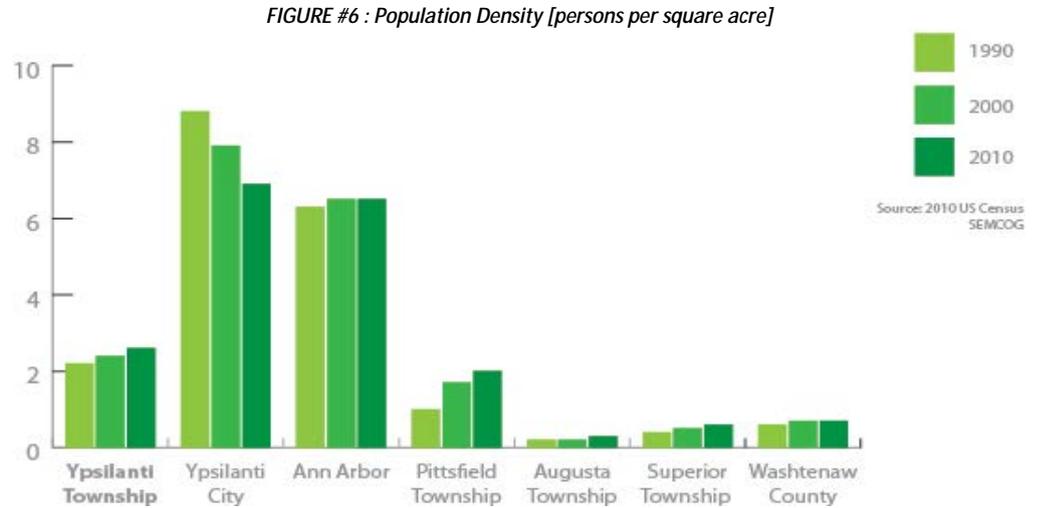


FIGURE #5 : Population by Age Group Washtenaw County



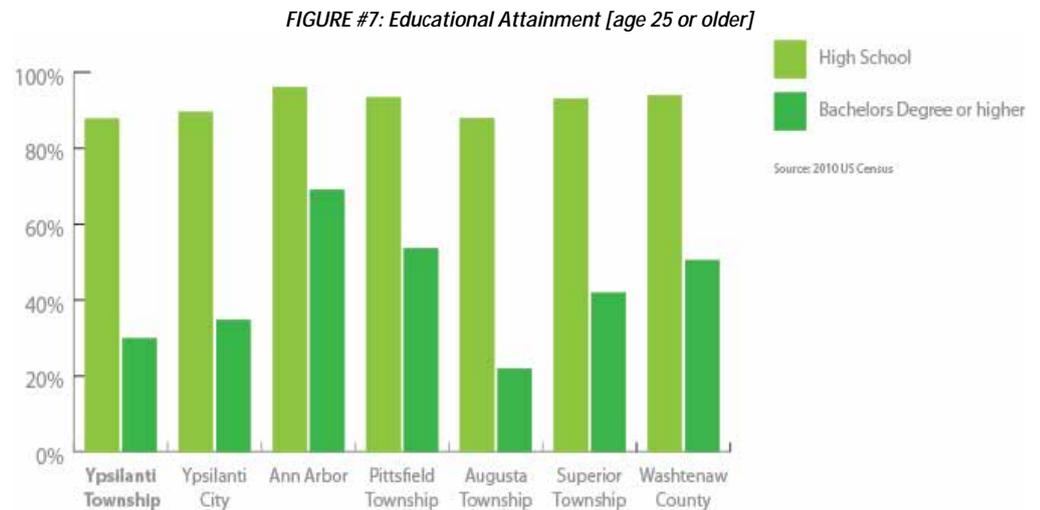
POPULATION DENSITY

Figure #6 shows that Ypsilanti Township's density is 2.6 persons per acre, which is higher than comparable townships in the region..



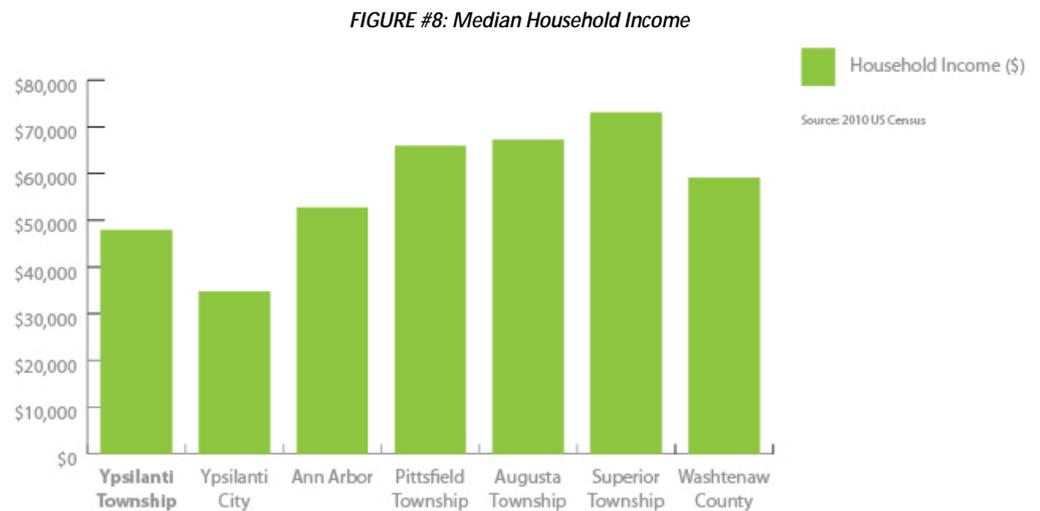
EDUCATIONAL ATTAINMENT

The percentage of high school graduates in the Township is comparable to surrounding communities, but the percentage of college graduates is lower than most surrounding communities.



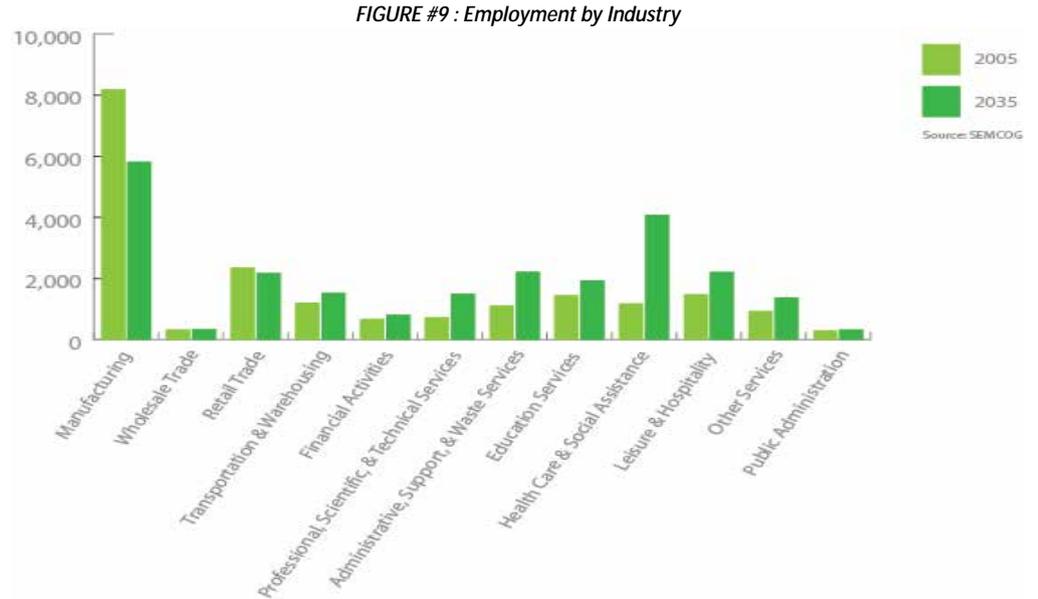
HOUSEHOLD INCOME

Figure #8 compares the median household income levels of Ypsilanti Township and the surrounding region.



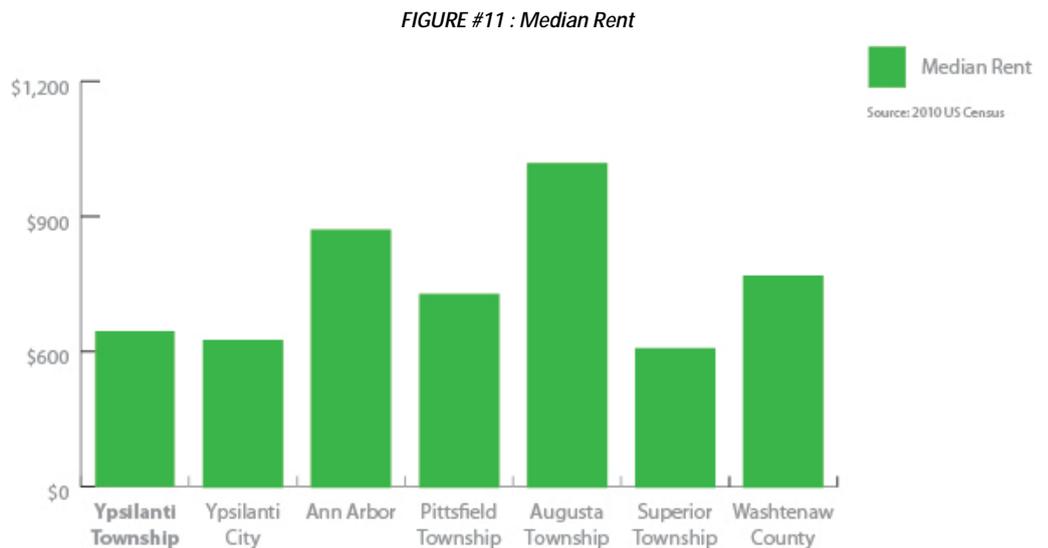
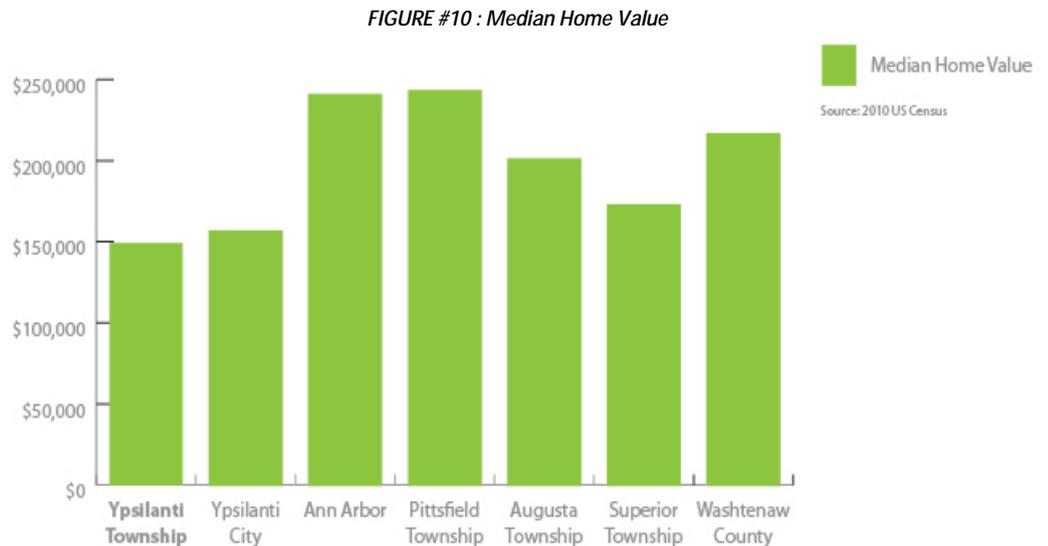
EMPLOYMENT TRENDS

Since 1990, there has been a significant decline in manufacturing employment and a significant increase in service industry employment. SEMCOG projects that this trend will continue, indicating that 54% of the Township's population will be employed in the service industry by 2035.



VALUE OF HOUSING

When compared to surrounding communities and to the County overall, Ypsilanti Township provides more affordable housing than any other community in the area. The Township has the lowest median household value than all adjacent communities and comparable rents, which vary greatly in the region.



HOUSING BY TENURE

Housing tenure in Ypsilanti Township is characteristic of current conditions in Washtenaw County,, with approximately 2/3 of housing characterized as owner-occupied.

FIGURE #12 : Housing Tenure

Municipality	% Owner-occupied	% Renter-occupied
Ypsilanti Township	64.9%	35.1%
Ypsilanti City	43.4%	56.6%
Ann Arbor	49.7%	50.3%
Pittsfield Township	69.9%	30.1%
Augusta Township	96.6%	3.4%
Superior Township	83.1%	16.9%
Washtenaw County	68.0%	32.0%

Source: 2010 US Census

HOUSING OCCUPANCY

Housing occupancy in Ypsilanti Township is also characteristic of current conditions in Washtenaw County, with over 90% of housing units characterized as occupied.

FIGURE #13 : Housing Occupancy

Municipality	% Occupied	% Vacant
Ypsilanti Township	91.4%	8.6%
Ypsilanti City	86.6%	13.4%
Ann Arbor	94.5%	5.5%
Pittsfield Township	94.7%	5.3%
Augusta Township	93.1%	6.9%
Superior Township	92.5%	7.5%
Washtenaw County	93.0%	7.0%

Source: 2010 US Census

CHAPTER THREE

COMMUNITY FACILITIES

To adequately plan future development patterns, public services should be assessed. Responsible planning of the community's land uses and residential densities requires an accurate assessment of community facilities. This process establishes whether the appropriate infrastructure is available to support the demands of new development.

The responsibility of providing public services in Ypsilanti Township is shared by Washtenaw County, the State of Michigan, three public school districts, the Ypsilanti Community Utility Authority and the Township itself.

A. POLICE PROTECTION

Police protection is provided to the Township through a contract with Washtenaw County and its Sheriff's Office. Providing a safe community is essential. New residents within the Township must be provided a safe environment and current residents should be able to rely on the existing level of service.

Although police protection is through contract with the county, it operates just like an independent police department. Cars are marked and designated for Ypsilanti Township and the main sub-station is located within the Civic Center on Huron River Drive. The department also participates in an active problem-oriented policing program with direct support for neighborhood associations and neighborhood watch groups. All concerns, issues and situations are directed to and coordinated through designated deputies. In addition, there are five overlapping patrol shifts that provide response coverage at all times and a Community Action Team that provides specialized response to priority issues.

The township contracts with the Sheriff's Office for 35 Police Service Units, which equates to 35 deputies and six supervisory command officers for total dedicated staffing of 41 sworn officers. In addition, major crime investigations are handled by the Sheriff's detective bureau in support of dedicated contract patrol services. At its current population of 54,129 people, police protection is provided at a staffing level of 0.76 sworn officers per thousand residents. If the past trend of development was to continue, the population would be expected to near build-out in the next 20 years at an estimated population of 71,000 people. In order to maintain the deputy to person ratio, 13 more sworn officers must be assigned to Ypsilanti Township.

The township is using technology to enhance patrol services with a network of public surveillance cameras that record activity at key public spaces. Recordings are reviewed on demand by the Sheriff's Office and used as an investigative resource to help solve crimes.

In 2013, the township acquired the former state police post centrally located on S. Huron Street near I-94. The police operation is scheduled to be relocated from its current facility at the Civic Center to the former post once renovations are completed in early 2014. The new facility will nearly triple the available space for police operations and will accommodate any future expansion. The township also maintains a neighborhood based sub-station located at the intersection of Holmes and Harris Roads. The sub-station is not staffed, however is used by patrol deputies on a daily basis on each shift and contributes to police presence in the densely populated northeast portion of the township.

Financing for staff and facilities comes from a special Township millage for police protection. Ideally, increased population means increased tax base, increased ability to pay for more deputies, and a larger facility. In addition, both the existing tax levy and any desired increases must be approved by the voters.

B. FIRE PROTECTION

The responsibilities of the Ypsilanti Township Fire Department include fire fighting, fire prevention, code enforcement, emergency medical training and community education. There are three fire stations servicing the Township. One of the stations is located in the northeast section of the Township, one is located in the northwest, and the third station is located south of the Interstate.

The department is currently staffed by 25 career personnel. Three individual shifts, each consisting of a captain, lieutenant and six firefighters, provide fire protection and medical first responder service as their primary duties. Administration and management of the department is coordinated by the Fire Chief, fire inspections, plan reviews and related functions are performed by the Fire Marshal. The projected and current population increases will, in turn, increase the demand on the various emergency services provided by the Ypsilanti Township Fire Department. The National Fire Protection Association (NFPA) publishes recommended staffing guidelines that cannot currently be met by the Township Fire Department. In order to comply with these standards and maintain a quality level of service, additional staffing is necessary.



Occupational Safety and Health Administration (OSHA) requires a minimum of two firefighters to enter a building and least two firefighters available outside the structure. This standard is not intended to be a staffing requirement; it is intended to address safety and management practices. Based upon this requirement, typical calls require 8-14 people in-site. Having only four fire trucks and 11 firefighters on duty at one time limits the Township to fight one or two fires at a time. As more development occurs within the Township, the likelihood of the number of fires at one time will likely increase as well. The addition of one fire station and additional staffing will enable the department to fight three, possibly four fires at one time.

The Central Fire Station on Ford Road was built in 1992. The substation located at Textile Road underwent major renovation and expansion in 2004. The Hewitt Road substation underwent renovation in 1998. To more accurately assess this condition, the Department anticipates preparation of a comprehensive capital improvements program utilizing NFPA and OSHA standards and their information system computer program.

An important measuring tool in determining the effectiveness and quality of fire protection services is the response time to calls. The response time in the southern portion of the Township is 6.38 minutes and 5.21 minutes in the north end, measured from the time the call comes in to the time of arrival to the scene.

These response times generally meet accepted averages; however, there is a 20 % difference in times between the southern and northern portions of the Township. This inconsistency is attributed to the following:

- § Increased traffic congestion impacts the ability to provide adequate response times.
- § The majority of the Township south of the Interstate is under-served due to only one fire station in the area.
- § New residential development designs increase response time due to limited access points.
- § Physical barriers within the Township create limitations to response time (e.g. Ford Lake, I-94, railroad).
- § In the eastern portion of the Township, just north of Ford Lake, there is an under-served pocket.
- § A concentration of high risk uses such as industrial and mobile home parks are present in the eastern portion of the Township, south of Ford Lake.

These issues require action. Solutions to these issues are listed below.

- § Initiation of a master plan for facilities and budget.
- § Relocate the station currently located south of the interstate, further east, toward Rawsonville Road to better serve the higher risk uses and improve service to the pocket of development located northeast of Ford Lake.
- § Build a new fire station in the southwest portion of the Township (desired location is Hitchingham and Stoney Creek Road) to serve the new development area and better serve station three.

It should also be noted that maintaining an acceptable level of service not only addresses fire protection but it also makes Ypsilanti Township a more desirable community. Based on an evaluation of fire protection provided, the Insurance Services Organization (ISO) establishes a rate class for the area to determine insurance rates. Most of Ypsilanti Township is rated Class five out of ten classes

(Class one being the highest). Maintaining and improving this class will result in substantial decreases in insurance rates for industrial and commercial uses and be an additional incentive to locate in the community.

C. PARKS AND RECREATION

Review of the 2008 Parks and Recreation Master Plan and 1997 Multi-Purpose Community Center Feasibility Study provides information relative to the projected needs of the Township as it relates to parks and recreation. These documents are incorporated by reference to the Master Plan. The 2008 Parks and Recreation Master Plan provides a complete inventory and analysis of parks and recreation facilities in the community and provides short and long term recommendations for the community to follow and implement. Generally, the park plan recommends acquisition of new parkland and open space while also suggesting the liquidation of some underutilized parcels. Doing so will promote a more efficient use of existing Township parks to accommodate the diversity of recreation interests. Non-motorized pathways were also listed as a priority to connect residents to various sources of recreation in addition to key destinations such as schools, community buildings, retail, etc.

The Township adopted the Parks and Recreation Master Plan in 2008, which contains specific goals and recommendations relating to parks and recreation. This plan, and future updates are incorporated by reference as part of this Master Plan.

PARKLAND ACREAGE ESTIMATES		
	2010 Estimate	2030 Projection
Population	53,362	70,073
Recommended Acreage¹	534 acres	701 acres
Comparison to Existing²	+323.84 acres	+156.84 acres

Source: 2008 Parks and Recreation Plan; SEMCOG

1: 10 acres of parkland is recommended for every 1,000 residents; NRPA

2: Parkland acreage totals 857.84 acres

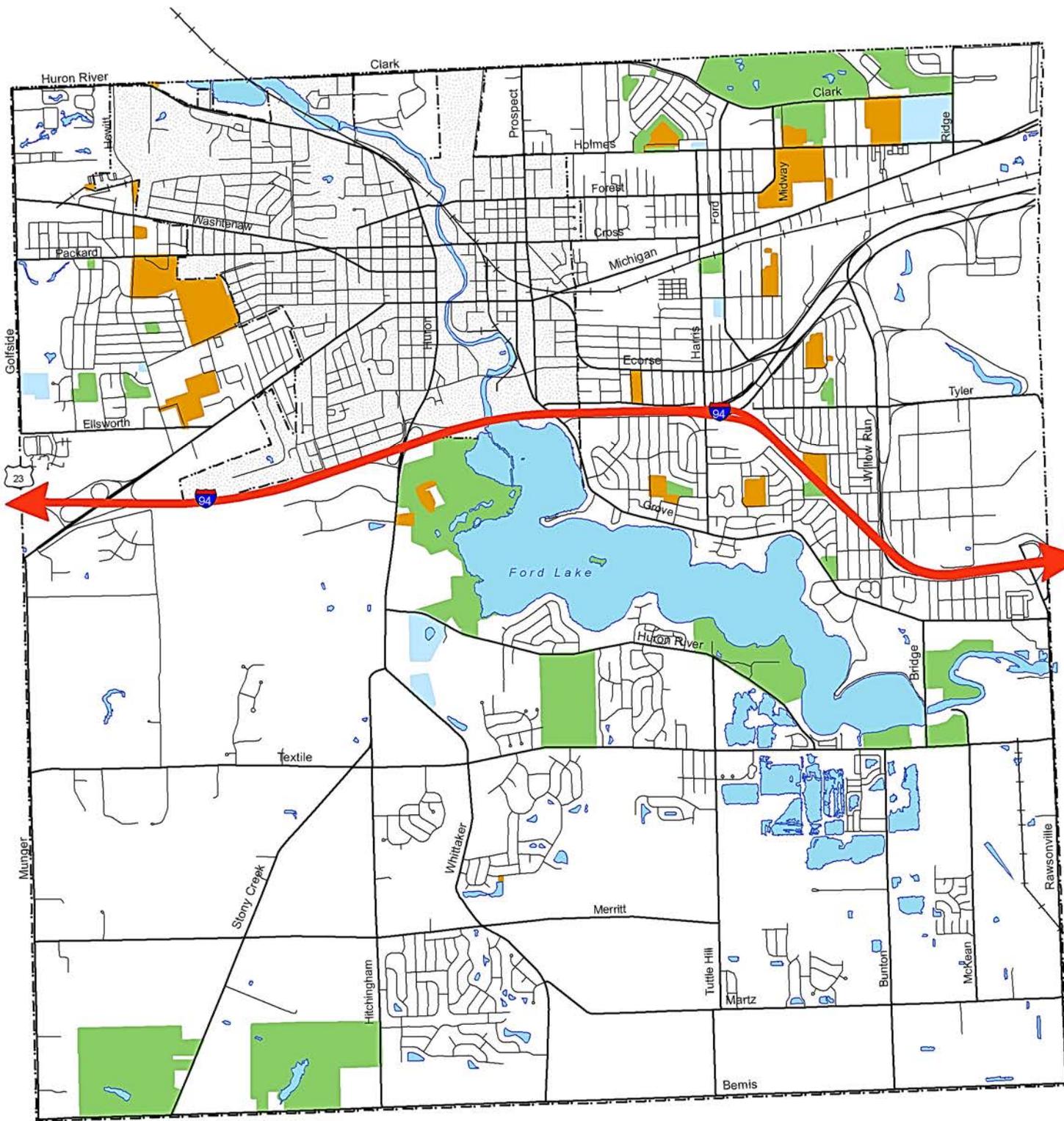
D. PARKLAND

Ypsilanti Township has approximately 850 acres of Township-owned parkland located throughout the community. In addition, there are open space areas within neighborhoods, a Washtenaw County park and several school playgrounds and fields. A noteworthy asset in the community is Ford Lake. Public access is provided for watercraft and for those that just want to sit, relax and enjoy the views. The tables within this chapter summarize the amount of parkland that is available for residents.

The table above compares existing parkland acreage to population needs as recommended by the National Recreation and Parks Association (NRPA). As shown, the Township provides parkland acreage that exceeds population size demands. There are, however, other factors when considering parkland needs and desires including the proximity of parkland to neighborhoods, preservation of natural features, and greenway connections between neighborhoods, community facilities and commercial areas. Parklands located within the more densely populated areas of the Township also provide the opportunity for community gardens and garden leases.

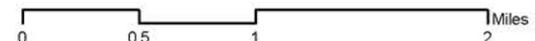
Public Lands and Institutions

Map 1



Legend

-  Minor Road
-  Major Road
-  Railroad
-  Interstate 94 Highway
-  Lakes, River, and Streams
-  City of Ypsilanti
-  Private Lands
-  Parks
-  Schools
-  Public Institutions



YPSILANTI TOWNSHIP PARKLAND SUMMARY

Park Name	Acreage	Facilities
Appleridge	43	Ball fields, ball courts, picnic areas
Bud & Blossom	2.9	Picnic areas
Burns	1.9	Tennis courts, play equipment, picnic area
Community Center and Green Oak Golf Course Site	157.3	Community Center: gym, racquetball, restrooms, Golf: 9-hole course with concession, parking, and restrooms
		Park: tennis courts, playground, ball fields, parking
Clubview	10	Variety of sports, picnic areas, trails
Dodge Court	0.4	Undeveloped
Ford Lake	98	Variety of sports, picnic areas , boat launch
Ford Heritage	106	Undeveloped
Fairway Hills	6.6	Undeveloped, trails
Grove Road Overlooks	0.3	Overlook to Ford Lake
Harris	4	Play equipment, trails, ball fields, picnic
Hewens Creek	190.64	Undeveloped
Huron River	26	Undeveloped
Lakeside	20.9	Play equipment, park shelters, restrooms
Lakeview	3.6	Play equip, trails, ball fields, picnic areas
Loonfeather Point	11.2	Play equip, picnic, soccer, fishing pier
North Bay Park	139	Golf course, play equip, fitness, restrooms
North Hydro	10	Undeveloped
Nancy	6.1	Play equipment, ball fields, ball courts
Pine	1.4	Play equipment, backstop
Rambling Road	2.6	Play equipment, ball fields, ball courts
Sugarbrook	5	Ball fields, play equipment, ball courts
South Hydro	2.8	Undeveloped
Tot Lot	0.3	Play equipment
Watertower	0.8	Play equipment, picnic area
West Willow	2.5	Ball fields, ball courts, picnic areas
Wendell Holmes	4.6	Ball fields
Total Acres:	857.84	

Source: 2008 Parks and Recreation Plan

E. MULTI-PURPOSE COMMUNITY CENTER FEASIBILITY STUDY

A more detailed analysis is necessary beyond evaluating national standards due to recent trends in recreation as well as the actual needs of Township residents. Both factors are important to accommodate existing and future residents of the Township. To begin, certain trends were defined to guide the process. Overall, these trends emphasize the importance that recreation has in the lives of Township residents. It is critical to include these elements in the evaluation of essential community facilities. These trends include the following:

- § People look to the recreation system of the community to positively impact their lifestyle and behavior. For example, recreation often takes a leadership role in youth development and crime reduction.
- § There has been an increase in female participation in sports. This results in new requirements of equipment and supplies, the scheduling of game and practice times and change in facilities.
- § Family lifestyles are changing. Increasing amounts of two person working households, smaller household numbers, fewer traditional families and early retirement suggest the recreation activities must be provided at a broader range of times and days. These facilities are also becoming a focus for family interaction.
- § The relationship between physical activity and overall good health is increasingly recognized and actively promoted.
- § There is an increasing interest in arts and culture. As a result, municipalities will be required to provide new programming opportunities in arts and cultural activities, as well as support this sector to ensure its continued growth and success.
- § Multi-purpose facilities have progressed to include the following: aquatic facilities, fitness facilities, weight training, racquet sport facilities, gymnasias, arena facilities, senior centers, youth facilities and minority group programming.

Clearly, to accommodate the needs of residents, specific trends must be considered. In addition to analyzing trends, telephone surveys, interviews, surveys and briefs were conducted to solicit resident input. Of the 352 households surveyed by telephone, 76.9% supported a new multi-purpose center through a $\frac{1}{4}$ millage rate increase and 68.8% of the 352 households support $\frac{1}{2}$ millage rate increase. This support was strengthened through the interviews and surveys, demonstrating a fairly high level of community support for the multi-purpose center.

In summary, the study indicates that there are some deficiencies in the Township recreation facilities. Specifically, they do not adequately serve the needs of residents and some facilities that do serve the community are in need of upgrades. In order to accommodate the expectations of existing and future residents, improvements are needed and many new facilities must be provided.

F. CIVIC CENTER COMPLEX

The civic center facility was built in 1973 and houses the administrative services for the Township. The 14-B district court is also part of this facility as well as the main Township branch of the Washtenaw County Sheriff Department. Also located on the site is a service garage for motor pool maintenance and equipment storage.

The land area of the complex is 57 acres. Approximately 31 acres are used, leaving 26 acres for future expansion. A new Ypsilanti District Library was developed in 2001 on the site fronting on Whittaker Road.

G. EDUCATIONAL FACILITIES

Similar to protective services, it is important to provide adequate educational services to ensure quality education for existing and future students. Planning the future development of the Township should involve an understanding of the need for educational services for residents of all ages.

Conveniently located within minutes of the Township boundaries are three significant educational institutions for post high school graduates. Within neighboring communities are Eastern Michigan University and Washtenaw Community College. Approximately 15 minutes west of the Township is the University of Michigan, located in the heart of downtown Ann Arbor. All three institutions offer a wide range of under graduate and post graduate programs as well as continuing education courses.

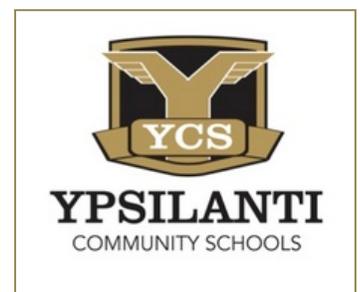
Three public school districts are located within the Township and are discussed below. The major constraint to schools is that, by law, the district may only estimate enrollment increases five years into the future. Projections are commonly used to justify construction of new schools or expansion of existing schools. Therefore, long range future improvements cannot be projected and acted upon; they become, to some extent, reactionary.

Lincoln Consolidated Schools

The Lincoln School District encompasses the majority of the southern portion of the Township, while all of the facilities are located within Augusta Township. The campus includes 4 elementary schools, a middle school and a high school. The district also owns the Bessie Hoffman building located in Sumpter Township. Over the past 5 years, the district has seen a decline in overall student numbers. Student population has decreased from approximately 5,000 students in 2007 to 4,352 students in 2012.

Ypsilanti Community School District

On July 1, 2013, the community witnessed the merger of the Ypsilanti Public School District and the Willow Run School District to become the Ypsilanti Community School District. This merger became necessary as both districts continued to find themselves with declining student populations and increasing debt. With the merger, the district will open the 2013 school year with an estimated 4,800 students.



Van Buren School District

This district is located within the eastern portion of the Township and enrolls just over 5,100 students. This area of the Township is primarily built-out; therefore, future development of the Township will not likely affect enrollment in the district. The district recently constructed a new high school facility within Van Buren Township that was intended to upgrade the facilities not necessarily to increase capacity.

H. COMMUNITY INFRASTRUCTURE

Municipal water and sanitary sewer services are essential components of the urbanized areas of the Township as well as the developing areas in the south. A majority of the Township is provided public water and public sanitary sewer services through the Ypsilanti Community Utility Authority (YCUA), while the remaining properties must rely upon on-site well and septic systems. The availability, condition and capacity of these facilities are key components in the managed and healthy growth of the Township as the region is experiencing rapid growth pressures.

YCUA originated in 1974 from an alliance between the City of Ypsilanti and the Township. YCUA was originally formed as a regional utility to provide wastewater treatment to the two communities and later expanded to include sewer and water distribution systems. Over time, the system has expanded its services to other communities. The Authority is governed by a five-member Commission, comprised of two City of Ypsilanti and three Ypsilanti Township representatives. Day-to-day operations are overseen by the YCUA director, with the Board of Directors responsible for establishing policy and approving bond requests and proposed rate changes.

Water System

YCUA is a regional distributor of water for communities in both Washtenaw and Wayne Counties including the City of Ypsilanti, and the Townships of Ypsilanti, Augusta, Superior, Pittsfield, Canton, York, and Van Buren. The original source of public water within the YCUA district is provided by the Detroit Water and Sewerage Department (DWSD) and is treated at two different plants, the Southwest Water Treatment Plant, located in Detroit, and the Springwells Water Treatment Plant in Dearborn. Water intake occurs at these plants and is treated prior to distribution to the YCUA facility for redistribution to its customers.

The water distribution service area covers all of Ypsilanti Township. The service area is divided into three pressure districts to provide adequate minimum and maximum pressures for all areas. Currently the Township has one connection point to the DWSD system at Wiard Road through a 30 inch water main. The Township's distribution system is primarily developed in the northern portion of the Township while additional growth is expected in the southern portion as agricultural lands are converted into residential neighborhoods.

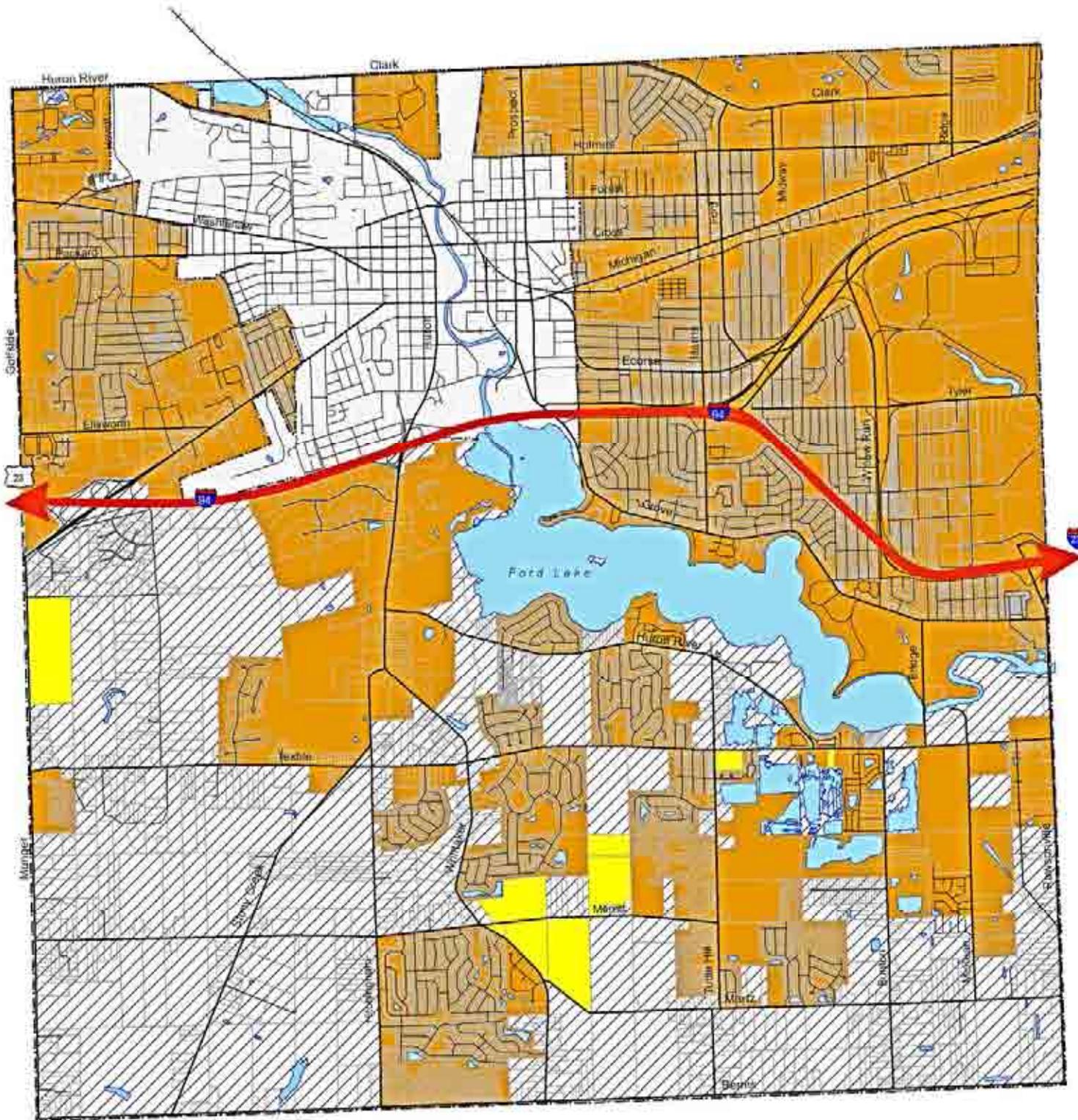
The Township currently contains three pump stations along Bridge, Ellsworth, and Holmes Roads and two booster pump stations on Textile and Merritt Roads. YCUA continually evaluates the overall water distribution system to insure the Township's projected water needs.

Ypsilanti Township's average water demand is 14 million gallons per day.



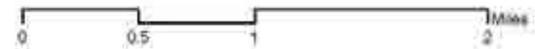
Sanitary Sewer Service Areas 2025

Map 2



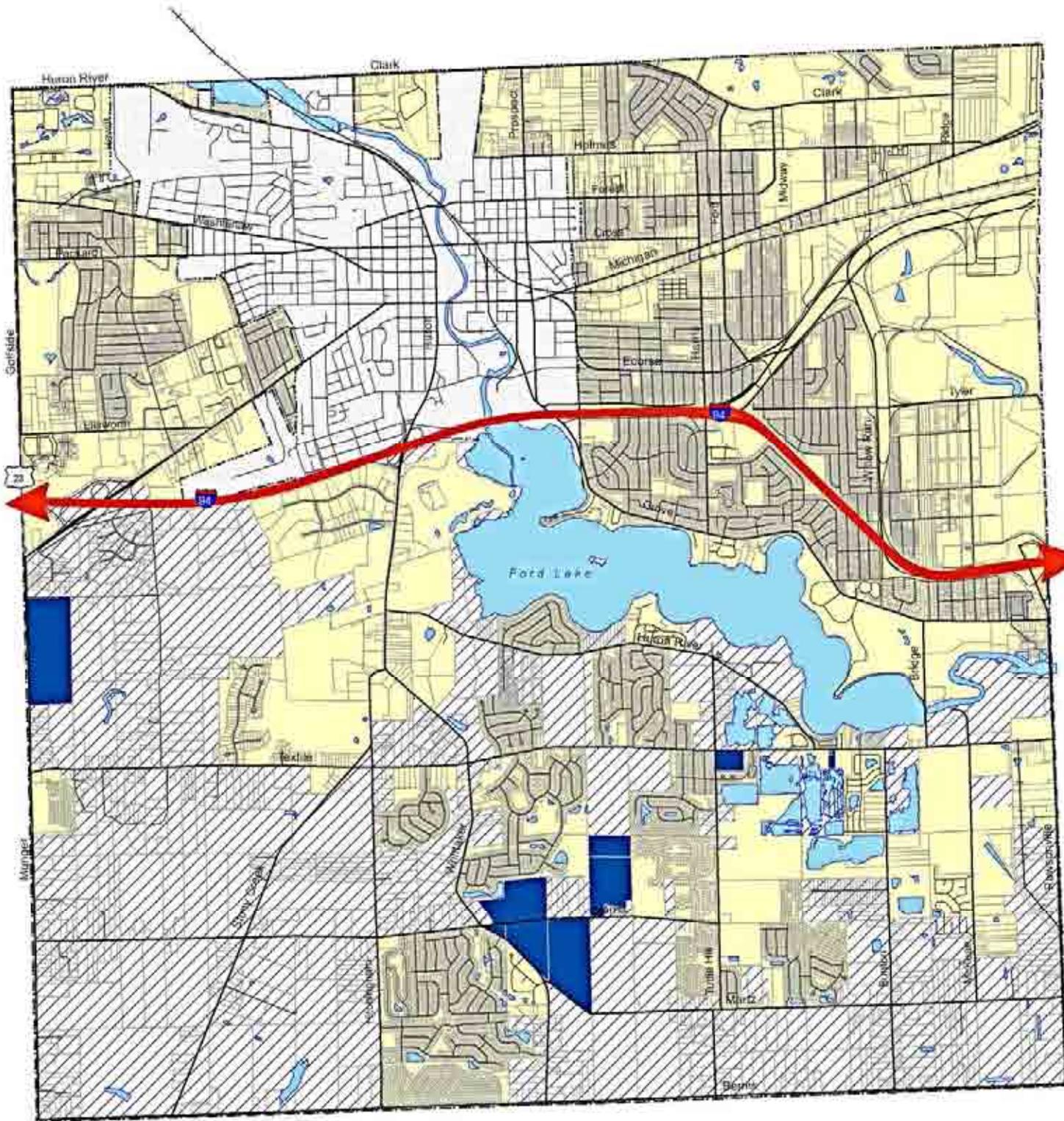
Legend

- Minor Road
- Major Road
- Railroad
- Interstate 94 Highway
- Lakes, River, and Streams
- City of Ypsilanti
- Existing Service
- Planned Service Extension
- Future Service



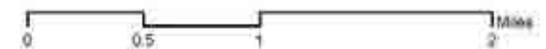
Water Service Areas 2025

Map 3



Legend

-  Minor Road
-  Major Road
-  Railroad
-  Interstate 94 Highway
-  Lakes, River, and Streams
-  City of Ypsilanti
-  Existing Service
-  Planned Service Extension
-  Future Service



Due to an overall greater use, maintenance of the system has increased. In particular, water main pressure has been increased, primarily in the summer, resulting in increased incidents of main breaks and repairs. These improvements are more difficult to swiftly implement due to the cost and impact construction has on the surrounding environment. Future planning for the system must incorporate increased maintenance costs to upkeep this expanding system.

Sanitary Sewer

YCUA provides wastewater services to the entire boundaries of City of Ypsilanti and Ypsilanti Township and to portions of Augusta, Pittsfield, Sumpter and Superior Townships. In addition, YCUA provides service to the Western Townships Utility Authority, or WTUA, which serves Canton, Plymouth and Northville Townships.

The Township, together with the City of Ypsilanti, contracts with YCUA to handle approximately 50% of the total available capacity (or approximately 14.45 million gallons per day). The system is centered within Ypsilanti Township and includes a series of pump stations, interceptors and trunk sewers.

The YCUA Wastewater Treatment Facility began operating in 1982 at its site on State Road near Willow Run Airport. The plant provides on-site tertiary treatment and disinfection before discharge into the Rouge River, some five miles away.

The capacity of the wastewater treatment plant allows for 51.3 million gallons of wastewater per day. It is currently operating well within its expanded capacity at 22.3 million gallons per day, or 44% of total capacity. The 2006 plant expansion was intended to provide service for the anticipated future growth through 2025. Additional future development will require substantial upgrades including but not limited to extension of service lines, additional capacity and increasing the width size of distribution lines.

Electrical Power

DTE Energy provides electrical power service to Ypsilanti Township and the majority of the metro Detroit region and southeastern Michigan. The Township requires all new electrical lines being installed within in new developments be located underground in order to preserve view sheds throughout the Township.

Due to a number of previously documented deficiencies within the electrical distribution network, DTE has taken measures to upgrade the system including the installation of a substation along Whittaker Road. While the electrical system is not within the Township's jurisdiction, the capability of the system should continue to be considered to ensure there is adequate service for future development. Ongoing communication between the Township and the utility providers is essential to ensuring capacities for existing and new development.

I. Public Art

For the first time ever and following the lead of our neighboring communities, the 2014 Master Plan update incorporates an arts and culture component into the overall community vision. The Township recognizes the importance of arts and culture in defining the character of a community; promoting economic

vitality; creating rich educational opportunities; sparking innovation; fostering dialogues across income, age, and cultural demographics; and enhancing the overall quality of life for residents. Public art and cultural amenities help define the public realm, promote community-based dialogue and interactions, and distinguish Township destinations.

Due to Ypsilanti Township's proximity to larger cities with established institutions and identities, such as Ann Arbor and Ypsilanti, the Township's identity can often get absorbed by these communities. It can be difficult for residents and visitors to know when they are experiencing Ypsilanti Township versus the communities of Ann Arbor, Pittsfield Township or Ypsilanti. These surrounding communities provide the Township with unique access to world-class arts and cultural opportunities; however, the history of the Township is unique and distinct and should be documented and celebrated. Hence, we feel a responsibility to celebrate the distinctive historic heritage of the township, and provide opportunities for local artists to gather, showcase their work, and engage with the community.

We hope to create a stronger cultural presence in the Township through the creation of specific physical spaces and new initiatives that showcase our history, arts and culture, while simultaneously, leveraging regional opportunities that will provide township residents with a plethora of vibrant, art and cultural venues. Ypsilanti Township should consider providing arts and cultural opportunities within its municipal boundaries along with linkages to the region's centers and their diversity, depth and excellence.

This plan further recommends that the Township undertake this task by dedicating public spaces to commemorate this history, committing to the preservation and maintenance of existing historic or significant structures, and by further protecting historic natural habitats in partnership with regional programs such as the county's Natural Area Preservation Program. The Township will continue to provide access to and develop spaces for cultural events and public art, including creating space at the Township Civic Center and Community Center buildings to visually showcase (e.g., documents, photographs, art) the Township's history and anticipate its future.



CHAPTER FOUR

NATURAL SYSTEMS

A. EXISTING CONDITIONS

Ypsilanti Township contains significant natural and cultural features that need to be considered in community planning. There is an abundance of natural and cultural features including the river, lakes, creeks, wetlands, open fields, hedgerows and woodlands which make an important contribution to the quality of human and animal life in the Township. Protection of these rural, natural and cultural resources is critical to the preservation of the Township's rural character, distinguishing the Township from the surrounding more urban communities. The Huron River, a major waterway around which the community has developed, flows through the Township. The river provides opportunities for recreation and habitat, and connects people and places within the Township. Ypsilanti Township's rural and agricultural character, primarily evident in the southern portion of the Township, is a cultural resource. Open fields and edge communities provide habitat for animal life and create the agricultural pattern of the landscape that was the foundation of many communities in the Midwest.

Natural systems are critical to the Township's development. The various components of the natural environment function, change and interact as part of an ecosystem. An ecosystem is a biological energy system made up of "food" chains along which energy is passed from one group of organisms to another. People are an integral part of ecology and it is important to understand natural systems and how alterations to any one component will inevitably affect all others.

Alteration to natural and cultural features needs to be carefully considered to minimize impact and insure mitigation. Not doing so will alter the system and possibly result in such things as increased erosion and sedimentation, decreased groundwater recharge and water quality, and increased surface runoff to the Huron River, Stony Creek and the Paint Creek. To ensure that community development is compatible with the natural and cultural features of the Township, all new developments need to make every effort to maintain the natural systems of the environment.

In Ypsilanti Township, limitations on the type and extent of future development exist in areas that are not well suited for construction including wetlands, floodplains and poorly drained soils. While these factors place restrictions on development, other natural resource factors present opportunities for development. The scenic and recreational qualities of the lakes and woodlands offer a unique residential setting. It is helpful to examine these natural resources in detail to determine both the opportunities and constraints.

YPSILANTI'S NATURAL SYSTEMS

- § Geology
- § Soils
- § Topography
- § Groundwater
- § Wetlands
- § Streams and Drainageways
- § Watersheds
- § Huron River
- § Ponds and Lakes
- § Floodplains
- § Woodlands and Hedgerows
- § Fish and Animal Life

Examination involves an inventory of the resource factors and a determination of the capability of the natural resource base to support future development, whether urban or agricultural.

The following is an overview of some of the major natural features that are prevalent throughout the Township. As development occurs, the following features should be considered in addition to other site specific conditions that may be pertinent to each individual location.

GEOLOGY

It is important to have a clear understanding of soil conditions when planning and designing for storm water management. The soils and geology in the Township are characteristic of glacially formed landscapes consisting mainly of outwash plains, lake plains and till plains. The surface geology of the Township was formed 10,000 to 12,000 years ago when glacial activity deposited rock, soil and large blocks of ice. The glacial drift is a very thick layer of soil material that has been deposited by the advance and retreat of the Wisconsin glacier during the last ice age. Basically, the majority of the Township is flat and consists of heavy clay soils, which are poorly drained and can pose several restrictions to development. Storm water management, water quality and soil erosion and sedimentation control are critical elements to consider when planning for all types of growth, such as residential, commercial, industrial, agricultural and recreational.

SOILS

The soils in Ypsilanti Township have formed as a result of several factors. These include water drainage, wind, slopes, climate, biological activity and human activity.

SOIL SUITABILITY	
Soils Poorly Suitable for Development	Soils Well Suitable for Development
<ul style="list-style-type: none"> - Areas with little topographic relief, which does not allow proper drainage - Areas with excessive slopes which are susceptible to erosion - Mucks or soils with high organic materials - Silts and clays - Areas with high water tables - Generally along lakes, creeks and wetlands 	<ul style="list-style-type: none"> - Topographic relief that provides for drainage but not excessively steep - Loamy and sandy soils - Areas sufficiently above groundwater table

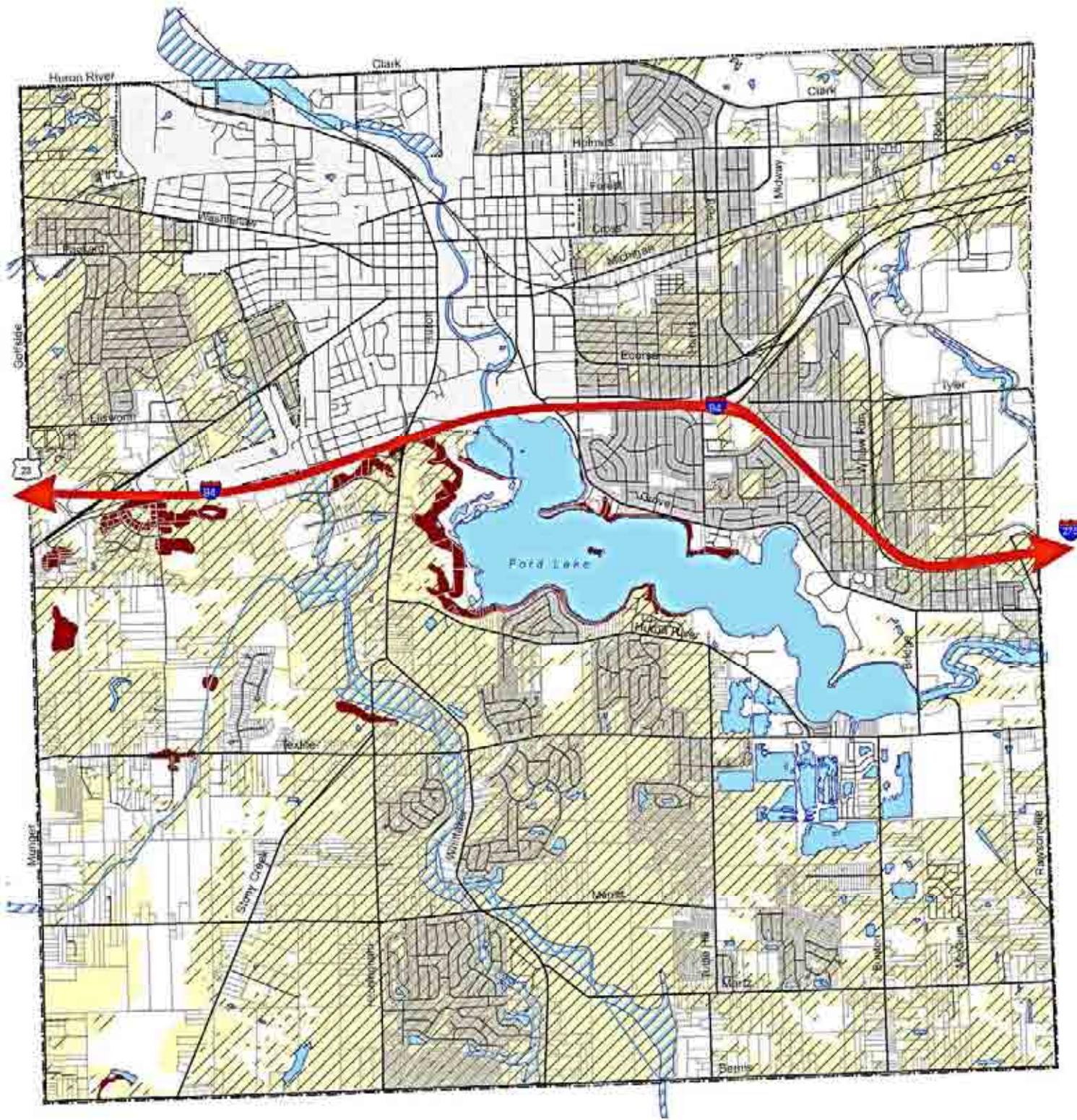
Construction costs and risks to the environment can be minimized by developing areas with suitable soils. The three major soil characteristics considered in the analysis of soil conditions are drainage, foundation stability and septic suitability. Each of these factors have been inventoried and mapped by the Washtenaw County Soil Survey.

§ **Drainage.** Development on poorly drained soils increases development costs, maintenance costs, and can lead to sanitary problems. Development costs are increased due to the need for additional foundation, road and

Natural Features

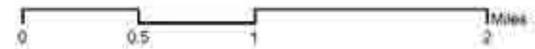
Soils with Development Constraints, Steep Slopes, and Floodplains

Map 4



Legend

- Minor Road
- Major Road
- Railroad
- Interstate 94 Highway
- Water
- City of Ypsilanti
- Creeks
- Floodplains
- Slopes > 12%
- Soils with Development Limitations
- Soils with Limitations or Septic Systems



septic preparation. Maintenance costs and potential problems can be associated with septic field failures, flooded basements and impact to roads from frost action.

- § **Foundation Stability.** Soil areas that do not provide stable foundations may lead to shifting building foundations, cracked walls and cracked pavement and roadways. These problems often result in increased development and maintenance costs or, in extreme cases, structural failure.
- § **Septic Suitability.** While much of Ypsilanti Township is served by sanitary sewer, there are still significant areas in the southern portion of the Township that rely on individual septic systems. Inspection and approval for use of a septic system is under Washtenaw County's jurisdiction and, ultimately it is their responsibility to maintain high standards of review to prevent system complications or failures. Septic field failures are often the result of poor soil permeability, high water table or excessive slope. Soils such as compacted clays and silts will not allow wastewater to percolate, a high water table prohibits adequate filtering and excessive slope does not provide adequate percolation.

TOPOGRAPHY

Slope is an important development consideration associated with topographic features. The topography of Ypsilanti Township varies from an elevation of 698 feet above sea level to 750 feet above sea level. While much of the Township has relatively flat topography, there are areas with rolling topography in the portion of the Township west of the Paint Creek and along the Huron River and Ford Lake.

Excessive slope presents constraints to development. There are problems associated with disturbance to steep slopes such as:

- § Mechanical cut and fill and placement of structures on slopes result in a significant change to the natural functions of the hillside. Drainage flow can be altered, diverted and possibly increased. This can alter the function of the hillside and increase erosion and sedimentation.
- § The root system of trees and vegetation helps to stabilize the soils on the hillside. Removal of natural vegetation by agricultural operations and development causes a weakening of the slope, increased surface runoff rates and eventually erosion.
- § Along the edge of the Huron River, Ford Lake, and many of the streams there are steep banks or bluffs. These will generally have steep slopes and be heavily vegetated. Disruption of the vegetative cover on these bluff areas may cause significant erosion problems and affect stream ecology.

Steep slopes require sensitive site planning prior to development and during construction. Care should be taken to insure that grading is minimized, and vegetation and topsoil are protected.

GROUNDWATER

SOURCES OF GROUNDWATER CONTAMINATION:

- § Landfills
- § Agricultural fertilizers and pesticides
- § Urban storm water runoff
- § Septic drainfields
- § Spill of hazardous materials
- § Leaking underground storage tanks

Important factors in the evaluation of groundwater are the quantity and quality of the water. Water quality needs to be protected from contamination. Potential sources of groundwater contamination can result from all of the various land uses within Ypsilanti Township. The level of threat of groundwater contamination will vary based on the susceptibility of groundwater to contamination due to geologic features; contamination loading rates based upon land use and hazardous materials management; and the amount and type of hazardous materials utilized within the Township. Major sources of groundwater contamination are as follows:

- § Spills and leakage of hazardous materials from commercial and industrial land uses, such as underground storage tanks, and spills of hazardous materials will infiltrate the soil surface and enter groundwater if not properly contained.
- § Buried waste in landfills discharge liquids referred to as leachate which can enter groundwater.
- § Agricultural fertilizers and pesticides often infiltrate the soil surface and enter groundwater.
- § Urban stormwater runoff from buildings, streets and parking lots contains contaminants that infiltrate the soil and enter waterways.
- § Septic drainfields release sewage effluent into the soil through seepage beds.

Because of the large amount of industrial land uses in the Township, special care needs to be given to the management of hazardous materials to ensure that the Township's groundwater is protected.

High water tables and inadequate off-site stormwater conveyance systems present flooding problems for current residents and constraints to new development, particularly in the southern portion of the Township. The Township should ensure that construction sites with high water tables are identified and require appropriate building design in these areas as well as adequate downstream conveyance for stormwater discharge from developments prior to construction.

WETLANDS

Wetlands are transitional areas between the aquatic ecosystems and the surrounding upland areas. They are low areas which are intermittently covered with shallow water and underlined by saturated soils. Vegetation which is adapted to wet soil conditions, fluctuation in water levels and periodic flooding can be found in wetlands. Wetlands are linked with the hydrologic system, and as a result, these wetland systems are vital to the environmental quality of Ypsilanti Township.

Wetlands serve a variety of important functions which not only benefit the natural environment but also the community. Wetlands can provide valuable functions and act to:

- § Mitigate flooding by detaining surface runoff
- § Control soil erosion and sedimentation loading in rivers and lakes



- § Provide links and recharge to groundwater tables
- § Improve water quality which is degraded by such as:
 - § nutrients and chemicals from fertilizers and pesticides used in agriculture and landscaping/lawn care
 - § polluted urban runoff from roads, parking lots, industrial and other commercial activities
 - § treated effluent from wastewater treatment facilities
 - § erosion and sedimentation resulting from agricultural and construction activities
- § Function as highly productive ecosystems in terms of animal life habitat and vegetation
- § Serve a variety of aesthetic and recreational functions

Wetland areas are valuable as natural buffers between residential and commercial land uses. They contribute significantly to the aesthetic character of the community. By incorporating wetlands as part of the future development, open and green space is maintained and the rural setting retained.

Future development in areas surrounding wetlands can significantly impact wetland resources. Therefore, developers and Township officials should evaluate alternative designs to minimize potential impact. This is best done by initially considering wetland resources as constraints to development. The relative weight of these constraints must also account for other environmental and socio-economic constraints. If impact is unavoidable, then mitigation should retain or enhance the wetland values being lost.

Any wetlands greater than five acres in size or contiguous with a waterway are regulated by the Michigan Department of Environmental Quality (MDEQ) through the Goemaere-Anderson Wetland Protection Act, 1979 Public Act 203, as amended. Any activity which requires these regulated wetlands be filled or drained requires a permit from the MDEQ. Permits will generally not be granted unless the issuance is in the public interest and necessary to realize the benefits derived from the activity. If a wetland fill permit is granted, mitigation, such as creating new wetlands within the same drainage way or enhancement of existing wetlands, is required.

WATERSHEDS, STREAMS AND DRAINAGEWAYS

A watershed is an area of land that drains into a common body of water. Ypsilanti Township has three watersheds within its boundary: the Huron River, the Stony Creek and the Rouge River.

- § The Huron River starts in central Oakland County, flows through the Brighton area and southward to Ann Arbor. From Ann Arbor, the Huron River flows through the Ypsilanti community and Ford Lake, continuing towards the southeast to eventually outlet into Lake Erie.
- § The southwestern portion of the Township is a part of the Stony Creek Watershed, a small watershed which drains into Lake Erie. The Paint Creek

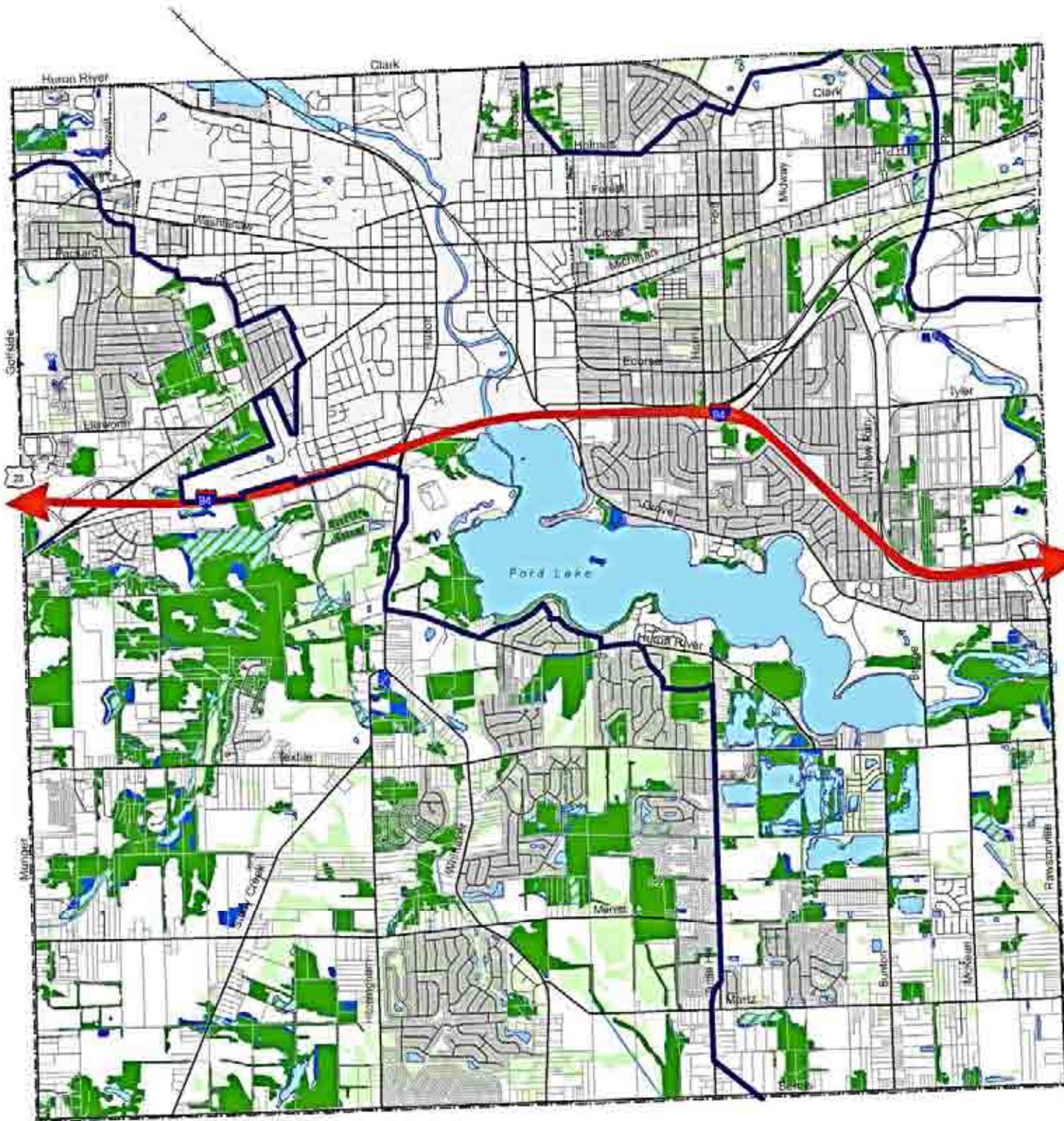
Wetlands play a very important part in the hydrological and ecological systems. In addition to providing fish and animal life habitat, wetlands maintain and stabilize groundwater supplies, reduce the dangers of flooding and improve water quality.



Natural Features

Wetlands and Woodlands

Map 5

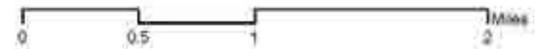


Legend

- Minor Road
- Major Road
- Railroad
- Interstate 94 Highway
- Water
- City of Ypsilanti
- Creeks
- Huron River/Rouge River/ Stony Creek Watershed Divide
- Woodlands

Preliminary Wetlands Inventory

- Identified as wetlands on NWI and MIRIS maps
- Soil areas which include wetland soils
- Identified as wetlands on NWI and MIRIS maps and soil areas which include wetland soils



is a major tributary that combines with the Stony Creek in the southwestern portion of the Township.

§ The northeastern corner of the Township is located within the Rouge River Watershed which carries runoff down the Rouge River to the Detroit River.

Associated with the river and streams are corridors of adjacent wetlands. The streams and wetlands are important for surface drainage, groundwater recharge and animal life habitat. Alteration of the streams and wetlands can contribute to flooding, poor water quality, insufficient water supply and loss of valuable animal life habitat.

Upland areas drain to the low lying wetlands, lakes, rivers and streams that pass through the Township. As these areas become developed, the amount of water infiltrating the surface will decrease and the surface runoff will increase. This is caused by clearing of natural vegetation, addition of impervious material to the land (buildings and pavement) and installation of storm drains. These have a cumulative effect, increasing the peak discharge and frequency to the area's drains, streams and lakes while reducing the amount of water infiltrating into the groundwater. Minimization of these impacts may involve protecting native vegetation, onsite stormwater retention and clustered development.

Septic systems, pesticides and fertilizers from lawns, oil and grease from roads and parking lots, and sediment from construction sites eventually enter the waterways and can lead to possible contamination. Local governments in the area are working to reduce this very serious runoff problem.

HURON RIVER

The Huron River passes through the Township from the northwest to the southeast. This valuable regional resource, which has its headwaters in Oakland County, flows through Livingston County, Ann Arbor, then traverses Ypsilanti Township heading eastward through Wayne County to eventually discharge into Lake Erie. A vast number of communities are linked by this river in Oakland, Livingston, Washtenaw, Wayne and Monroe Counties. The river provides vital functions to the region for drainage and water supply, fish and animal life habitat, industry and recreation. The segment of this river in Ypsilanti Township is a vital link in the overall system. This river is a key element that helps establish the character of the community. The historic development of the City of Ypsilanti and Ypsilanti Township is largely based upon the presence of this waterway.

The relationship between the built and natural environments along the river becomes extremely important. Water pollution is a major concern which could jeopardize the quality of this resource. Proper land management can improve the current water quality conditions of the river. Sources of pollution can be controlled through drainage and runoff controls, septic field corrections, proper treatment of sanitary wastes, land use planning, limitation of fertilizer applications and proper stewardship by waterfront residents.



LAKES

Lakes are among the Township's most valuable natural resources making up approximately 1,340 acres. The largest and most significant lake in the Township is Ford Lake. This man-made lake was formed by the damming of the Huron River by the Ford Motor Company as part of a hydro-electric power facility. It provides recreational opportunities such as boating, fishing and swimming. The quality of this water feature enhances the values of surrounding property.

There are other smaller lakes south of Ford Lake. Many of these are old gravel pits now filled with water. These lakes are generally not large enough for boating but provide other recreational, scenic and ecological benefits to the community.

FLOODPLAINS

A floodplain is land adjacent to a watercourse that is subject to occasional flooding. The designation of floodplains and the restriction of their development is a measure designed to protect life, health and property. Federal, state and local laws regulate encroachment, dredging and filling within floodplain areas.

Floodplains associated with the Huron River and the Paint Creek are vital to the ecosystem of these low lying areas. Periodic flooding of these drainage ways is critical to the types of vegetation and animal species that live here. Floodplains also retain floodwater during periods of high stream levels. Any alteration to the physical size of the floodplain will disrupt the drainage flow during high water periods and potentially cause increased flooding elsewhere.

The Huron River, Stony Creek and Paint Creek are lined by floodplains. Within the floodplain there are varying degrees of hazards requiring different regulatory treatment. The flood-way is that portion of the floodplain which directly adjoins the stream channel and endures frequent flooding and strong currents. The flood-way is an inappropriate area for permanent construction and human habitation. The area within the floodplain but outside the flood-way serves as a backwater storage area. These areas may be developed upon approval by the proper state or federal regulating agency, provided structures are elevated above the flood level or flood-proofed. Development within these areas should be discouraged because of the adverse impact to the floodplain and stream ecology.

WOODLANDS AND HEDGEROWS

Dating back prior to European settlement, woodlands in the Township consisted of mixed hardwood swamp and floodplain along with Oak-Hickory Forest and Mixed Oak Savanna. Mixed Hardwood Swamp is very common in this area of the state. These woodlands are characterized by mixed forests of elms, ashes and maples and were frequent on poorly drained outwash deposits, till plains and extensive areas of flat lake plain. Oak-Hickory Forests are commonly located on rolling moraine ridges and well drained sand plains. These forests were dominated by white oak, black oak, red oak, white ash, red maple and shagbark hickory. Finally, Mixed

NATURAL FLOODPLAINS PERFORM SEVERAL IMPORTANT HYDROLOGICAL, GEOLOGICAL, ECOLOGICAL AND ENVIRONMENTAL FUNCTIONS:

Hydrologic:

- § flood conveyance
- § storage of floodwater
- § reduction of peak flow through storage and friction
- § groundwater recharge

Geologic:

- § storage of sediment carried along the main stream
- § slowing the velocity of floodwater there by reducing erosion of the channel and floodplain
- § storage of sediments from overland erosion

Ecologic:

- § support of riparian vegetation
- § support of animal life habitat
- § support of environmental corridors which foster movement of animal and plant species
- § support of habitat for migratory birds
- § important environmental functions performed by floodplains are:
- § filtration of storm water through vegetation to remove sediment
- § absorption of excess nutrients from water into soil and plants
- § transportation and deposition of nutrients, **and** plant materials
- § biological treatment of other pollutants

Oak Savanna are uplands containing white oak, bur oak and occasionally red oak. These savannas were frequent on sand plains and rolling till plains.

Woodlands provide the following community benefits, which serve as a basis for possible future regulations:

§ **Quality of Life.** Woodlands, like other ecosystems such as prairies, wetlands, stream corridors and open fields, contribute to the quality of life for Township residents. The woodlands and remnant hedgerows in the Township contribute to the patchwork of agricultural fields that creates the peaceful rural character of the community. Additionally, the trees establish visual barriers between individual properties. Preserving large expanse of woodlands is critical to providing habitat for indigenous animal life, which in turn enhance the quality of life for surrounding residents.

§ **Influence on Micro-Climate.** Woodlands play an important role in moderating ground-level temperatures. Tree canopies buffer the ground surface from the sun's heat and wind. Temperature extremes during winter months can also be moderated with the presence of trees.



§ **Reduction in Pollution.** Woodlands absorb carbon dioxide and return oxygen to the air. Certain tree leaves filter pollutants from the air, removing carbon dioxide, ozone, chlorine, hydrogen fluoride, sulfur dioxide and other pollutants. Large and dense stands of trees serve as a noise buffer as well. Trees also take up nitrogen that is present in soil. Without trees performing this function, the nitrogen will runoff into nearby streams and lakes, acidifying the water which causes negative results such as depletion of fish stocks.

§ **Reduction in Soil Erosion.** Woodlands and understory vegetation stabilize soils and help prevent soil erosion. The vegetation absorbs the energy of falling rain and the web of roots of all types help stabilize soil particles in place. Tree leaves can reduce the impact of raindrops on the soil surface and give soil a chance to absorb water. Fallen leaves minimize the loss of soil moisture, help prevent erosion and enrich the soil to support later plant growth. Wooded wetlands provide the additional benefit of trapping and holding stormwater runoff. Dense vegetation can help slow flood surges and flows.

§ **Animal Life Habitat.** Woodlands provide essential shelter and food for deer, raccoon, rabbit, pheasant and other birds and animals. The opportunity to observe wildlife in a natural setting has educational benefits for Township residents.

§ **Township's Natural Character.** There is a significant amount of mature vegetation along many of the road corridors that pass through the Township. Woodlands or hedgerows along roadways contribute to a natural/rural atmosphere in a number of ways. The impact of vegetation will be greater because of the close proximity to the road and the viewsheds created along the corridors. Buildings, parking lots, and other developed areas will have a less dominant impact on the streetscape because they will

be located behind the vegetative foreground. Taller trees provide a sense of enclosure, resulting in a well defined public space bounded by vegetation.

FISH AND ANIMAL LIFE

The continued existence of fish and animal life depends upon the maintenance of adequate habitat. While some species can adapt to the pressures of urbanization, others cannot live in close proximity to humans.

Fish and animal habitat include areas which provide food, cover, and corridors for movement. It is important to maintain areas of sufficient size to be useful to animal life through either protection of existing habitat or creating new habitat. Reasonably continuous corridors must exist for adequate movement of animal life and plant seeds between isolated areas and allow animal migration away from developing areas. Development utilizing the Planned Development option should preserve or enhance fish and animal life habitat.

KEY VISTAS

Water, topography, vegetation and cultural resources are components in the overall scenic attractiveness of the Township. Scenic vistas are places where expansive views of Township visual resources are present. These are typically located on top of hills and high elevations, along roadways and watercourses. Key vistas can also be created through architecture and careful design of the landscape, for example the proposed boulevard for Whittaker Road. Buildings, trees and other elements placed in the landscape can frame views of important public monuments, buildings, natural features or art.

A key natural feature that defines the community is Ford Lake, accessed from North Bay Park. Scenic views are provided around all sides of this lake, but are most pronounced from the west end of the lake where the Eastern Michigan University Golf Course is located. A boardwalk and a series of islands in North Bay Park takes people around the western portion of the lake and a raised platform provides an elevated view of Eastern Michigan University Golf Course and Ford Lake.

Roadways are important visual corridors because they unfold a rapid sequence of vistas. Lakes, farm fields, homes, buildings and signs are common sites which are presented to the roadside viewer. The combination of curves in the roadway and sections of densely vegetated areas along the roadway provide departures and entrances to a sequence of changing viewsheds along the road.

There are a number of areas in the southern portion of the Township which have views characteristic of a rural community. These include areas with views of farm fields and sections of roads lined by dense woodlands. Roadways that consist of segments lined with woodlands interspersed by open fields provide a sequence of views characteristic of a cultural and rural landscape. To preserve this resource, the Township should explore designating these roadways as official scenic routes. For example, the entire Huron River



NATURAL FEATURES TO BE PRESERVED:

- Wetlands:
 - § Regulated Wetlands
 - § Non-regulated Wetlands
 - § Wetland Buffers
 - § Restoration of Wetlands
- Slopes Greater than 12%
- Bluffs along Waterways
- Soils that are not Well Suited for Development
- Setbacks from Waterways
- Floodplains
- Woodlands:
 - § Along Public Thoroughfares
 - § Along Greenways
 - § High Quality Woodlands
 - § Individual Mature Trees
- Fish & Animal life Habitat
- Scenic Views and Open Space along Roads
- Connections to Adjacent Open Space

Drive corridor is an excellent candidate both locally and regionally. It is important to consider scenic routes within the community, but also the character of these routes as they enter and exit the community.

B. NATURAL RESOURCE MANAGEMENT STRATEGIES

This Plan consistently emphasizes the importance of the natural resource base. The correlation of land use density in the Future Land Use Plan to natural resource capability will help promote preservation of natural amenities.

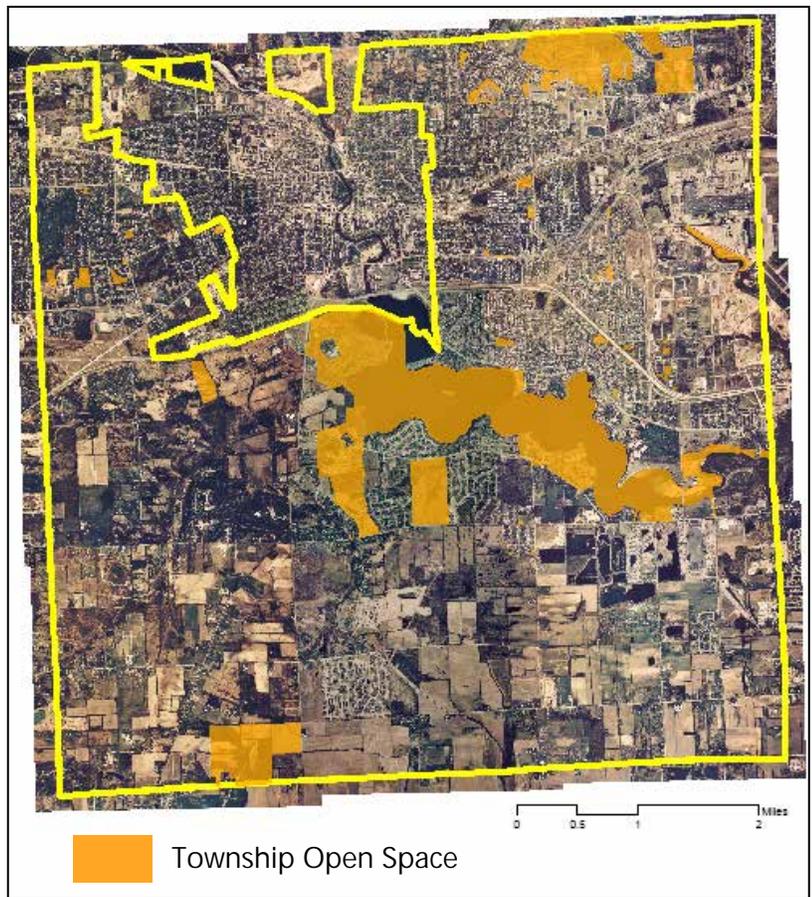
The Master Plan must address both the quality and the quantity of land use within the Township. Protection of Township resources requires the adoption of policies directed toward the specific resource issue including drainage, and groundwater quality, natural topography and vegetation. Resource protection regulations can be incorporated in subdivision, zoning and other special purpose regulations.

INVENTORY OF NATURAL RESOURCES

Natural resources are a valuable commodity to any community. They can improve air quality and provide a place for active or passive recreation, prevent over-crowding and generally improve the quality of life.

An inventory of the Township's natural resources including wetlands, wooded areas, and waterways needs to be established with a ranking system of environmental significance. This inventory could guide the community on which lands to purchase as open space. The Township could then determine which lands are suitable and which are inappropriate for development. Further, the inventory would provide opportunities and constraints for the integration of site planning techniques that promote environmental sustainability.

Ypsilanti Township has defined open space as primarily being Township parks, County parks, golf courses, cemeteries and designated open land within planned developments and residential subdivisions. The Township can gather this information and assess the need for open space with the use of Geographic Information Systems. Compiled at the parcel level of geography, relevant attribute data such as zoning, size, and significant natural features can be linked to each parcel.



LOWER DENSITY ZONING DISTRICT

The interrelation of the environmental component of the Master Plan with the land use component is most visible with the establishment of land use

categories. Within areas identified as having significant and fragile natural resources, lower impact/density development is recommended, used in conjunction with clustered development.

Certain portions of the Township are characterized by significant natural features such as woodlands, critical stream corridors, large wetland complexes and extensive animal life habitat. These, in combination with other factors such as existing land use patterns and transportation, determine areas of lower development density.

NATURAL FEATURE SETBACK

The Township has enacted general zoning standards for setbacks from lakes, rivers, streams and wetlands that apply to all zoning districts. There is a strong basis for this type of requirement; development surrounding water features, particularly streams and wetlands, affects the function of the water feature. Development immediately adjacent to a water feature may have the effect of increasing the disturbance to the natural ecosystem and reducing the water feature's ability to perform its natural function.

For example, wetlands are dependent on an interaction between the wetland and the surrounding upland. In terms of hydrology, water enters a wetland from the surrounding upland area in a number of ways: overland flow, through the upper layers of the soil and through groundwater. The upland soil and vegetation surrounding the wetland affect the amount, the means and the rate at which water enters the wetland following a storm or snow melt. Development of the surrounding upland will alter the relative balance between the overland (surface) flow and infiltration, resulting in a greater peak and higher temperature discharge to the wetland. In other instances, physical improvements such as structures, roads and storm sewer systems can intercept surface flow to the wetlands. These alterations to hydrology can result in much greater fluctuations in water levels between wet and dry seasons. The undisturbed soil between the site improvements and the wetlands acts as a buffer to maintain the natural upland/wetland interaction that existed prior to development.

In addition to the hydrologic function, waterways are natural open space corridors which serve as animal life habitat. Animals move through suburban areas along remaining undeveloped natural corridors, such as the drainage ways that cross the Township. Development immediately adjacent to these natural features has a detrimental impact on animal life habitat by moving structures and disturbance further into natural corridors and increasing constriction of development on these habitats. Protection of areas that line natural features is important to animal life because this is the interface between the aquatic and terrestrial (upland) ecosystems. This interface is important to animals such as land mammals that need water or birds which perch on trees to hunt for fish.

STREAMBANK AND SLOPE PROTECTION

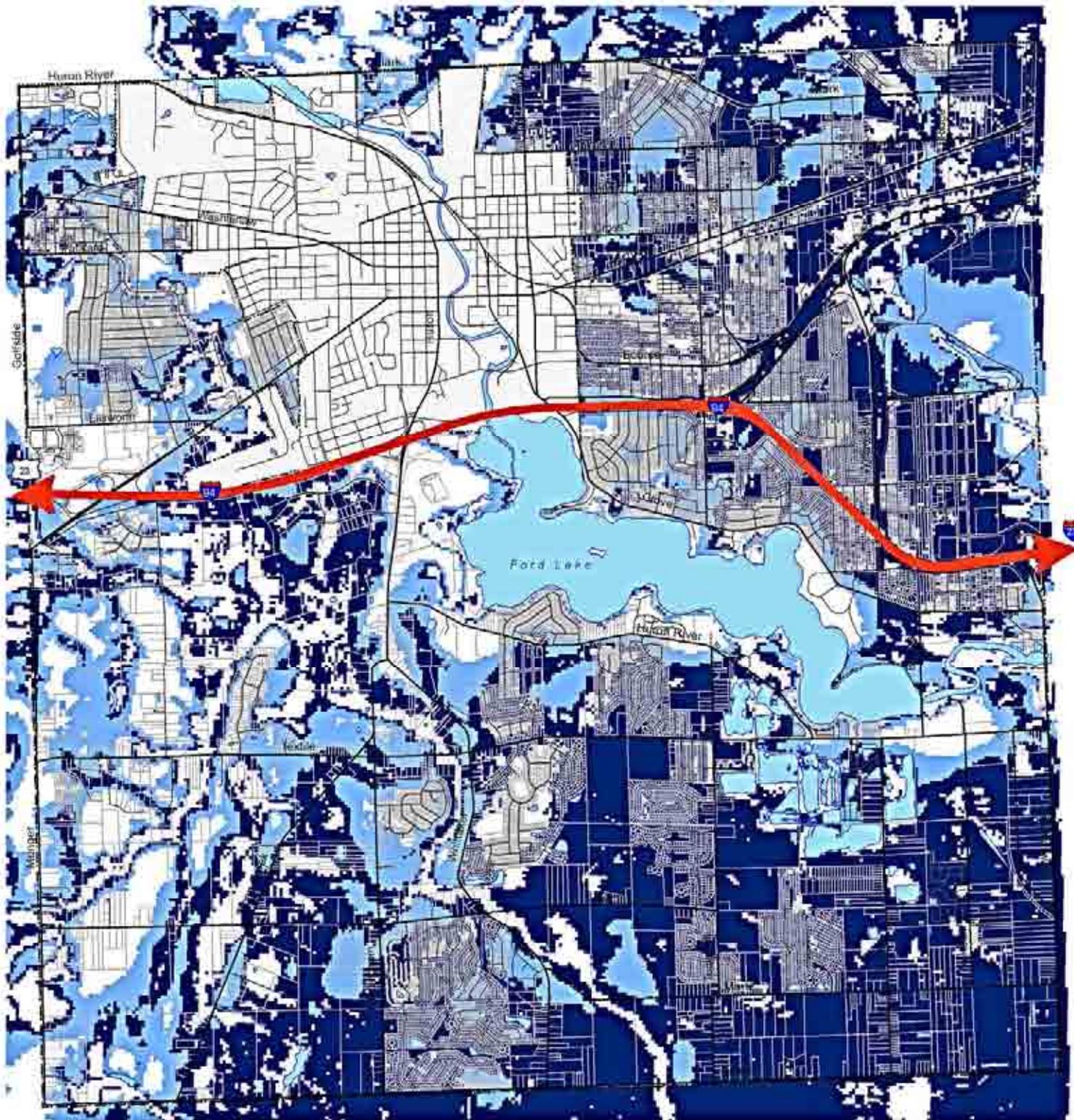
Steep slopes require sensitive site planning prior to development. Above many waterways in the Township, there are steep banks or bluffs separating the lowlands and the uplands. Disruption of the generally heavy vegetative cover



Natural Features

Groundwater Map

Map 6



Legend

- Minor Road
 - Major Road
 - Railroad
 - Interstate 94 Highway
 - Lakes, River, and Streams
 - City of Ypsilanti
- Groundwater**
- 0-4 Ft. Below Grade
 - 4-12 Ft. Below Grade



typical of these bluff areas may cause significant erosion problems and adversely affect stream ecology. Care should be taken to insure that extensive grading is minimized and natural features such as vegetation and topsoil are protected to stabilize the slopes. This applies not only to bluffs that line waterways, but also other areas of the Township where there is significant topography.

There are a number of means by which the Township can protect steeply sloped areas, including:

- § Maintain setback requirements for all waterways.
- § Use flexibility offered by the Planned Development regulations to cluster development away from steep slopes.
- § Adopt slope-related regulations where the density of development would be reduced on sites that contain steep slopes. Lots that are located in areas with severe topography should be larger. While this may add complexity to conventional development, it may also serve as an incentive for clustered development under the Planned Development regulations.

STORMWATER RUNOFF MANAGEMENT

An important issue among the community is water quality within the Township. Regional planning efforts at the watershed level should focus on integrating stormwater treatment techniques into site design to mitigate, minimize, and eliminate detrimental environmental impacts on waterways.

Increase in development activity will place additional burden on existing natural drainage systems unless preventive measures are adopted. The overtaxing of drainage systems could lead to localized flooding, environmental damage and costly storm drainage improvements the costs of which will be borne by taxpayers.

By prompting preservation of natural drainageways and providing stormwater storage, such as retention basins, the impact of development on drainage systems can be minimized. A comprehensive approach to stormwater management should encourage the preservation of existing natural features that perform stormwater management functions, minimization of impervious surface, direction of storm water discharge to open grassed areas and careful design of erosion control mechanisms. Wet ponds and stormwater marsh systems should be used for detention. Stormwater facilities should be landscaped with plantings adapted to hydric conditions to create a system that emulates the functions of natural wetlands and drainageways both in terms of hydrology and natural habitat.

Vegetated Swale. A broad, shallow drainageway designed to trap pollutants and slowly convey storm water runoff above ground.

Bioretention Islands. Are designed to use soil and plant material to mimic natural processes. The vegetation, mulch layer, planting bed and drainage materials store, filter and infiltrate storm water. This improves water quality in areas that generate a variety of pollutants, such as parking lots. In contrast to traditional parking lot islands, bioretention islands are recessed. The pavement is graded to these areas, where storm water is captured and treated.

Native Landscaping. Uses plants that have been growing in southeast Michigan before European settlers arrived in the 1700s. Native plants are adapted to local climate and conditions and they have numerous storm water management benefits.

Porous Pavement. An alternative to conventional impervious pavement, has many water quality benefits such as storm water infiltration and ground water recharge. Porous asphalt and pervious concrete are two types of porous pavement which have been installed locally.

The Township endorses design methods such as Low Impact Development (LID) which provide strategies to improve the quality of receiving waters by encouraging onsite storage and treatment of stormwater. Conventional methods to remove stormwater use underground piping to mitigate natural drainage patterns and floodplains. This conventional removal of stormwater creates pollution by discharging untreated water from urban runoff into local waterways. In Low Impact Design Strategies (1999), the LID strategy is introduced:

“LID is a comprehensive technology-based approach to managing urban stormwater. Stormwater is managed in small, cost-effective landscape features located on each lot rather than being conveyed and managed in large, costly pond facilities located at the bottom of drainage areas. The source control concept is quite different from conventional treatment (pipe and pond stormwater management site design). Hydrologic functions such as infiltration, frequency, and volume of discharges, and groundwater recharge can be maintained with the use of reduced impervious surfaces, functional grading, open channel sections, disconnection of hydrologic flowpaths, and the use of bioretention/filtration landscape areas. LID also incorporates multifunctional site design elements into the stormwater management plan. Such alternative stormwater management practices as on-lot microstorage, functional landscaping, open drainage swales, reduced imperviousness, flatter grades, increased runoff travel time, and depression storage can be integrated into a multifunctional site design.”

The Ypsilanti Township Master Plan supports the Washtenaw County Drain Commissioner for providing examples of LID strategies appropriate for use with the county.

Restoration of Wetlands. Prior to current wetland legislation, many wetlands were filled, drained and/or otherwise altered for development or agricultural activity. Drains and agricultural tiles may have been installed to drain surface water from wetlands so the land could be farmed.

The location of these altered wetlands can be identified through analysis of soil conditions. Although the hydrology of the site has been altered, the native soils will still exhibit coloration and textures associated with hydric conditions. Also, the Michigan Department of Natural Resources has mapped pre-settlement land cover (vegetation) based on historic survey records. Maps are available for Ypsilanti Township that show the historic natural land cover.



Where development of agricultural lands is proposed, wetlands can be restored as part of the drainage and open space design of the development. Hydrologic restoration may involve the removal of fill material and/or closing (or slowing) man-made drainageways. Restoration may also involve covering the soil surface with peat and re-establishing hydrophytes (wetland vegetation). Where

damaged or filled wetlands exist within Planned Developments, a condition of approval may be the restoration of the natural system.

LAKE USE REGULATIONS

Increased population in Ypsilanti Township will place pressures on Ford Lake for recreational use. Increased density of boat usage on the lake can contribute to the following problems, particularly from power boats:

- § Shore erosion
- § Damage to lake bottom and stirring-up sediment
- § Oil and gas spills
- § Noise
- § Conflicts and safety problems between users (power boats, sail boats, personal watercrafts, canoes and swimmers)

As the Township continues to grow, problems associated with lake overcrowding could worsen. Impacts to the safety and quality of Ford Lake are intensified by recreational use. Policies on lake usage need to balance the rights of riparian owners with the right of the general public to have access to public waters and with the need to protect the quality of the state's natural resources.

PRESERVATION OF NATURAL TOPOGRAPHY AND VEGETATION

The land use densities proposed by the Land Use Plan will promote the preservation of existing vegetation and topography. Specific standards can be applied to subdivision plat regulations and site plan review to require preservation of tree cover, the provision of landscaping and buffer strips and the minimization of site grading. The Planned Development regulations should continue to be used to encourage preservation of open space, vegetative cover and natural topography.

WOODLAND PROTECTION

The preservation of woodlands as part of any development is vital to maintaining the natural community character. Continued rapid urban development threatens the existence of significant woodlands in the Township. Woodlands are protected through the Woodlands Protection Ordinance, which requires existing woodlands be inventoried during the site plan review process. Developers must make every effort to preserve significant wooded areas. All preserved trees are required to be protected during construction. Site inspections and other methods of enforcement from the Township are necessary to ensure compliance with regulations and appropriate implementation. Significant woodlands need to continue to be protected including:

- § Forested areas of one-half acre or more with significant woodlands
- § Linkage strips where rows of trees create linear corridors and buffers between land uses
- § Trees along roads which help preserve the community character.
- § Significant individual landmark trees

§ Historic or Specimen Tree designated by the Township

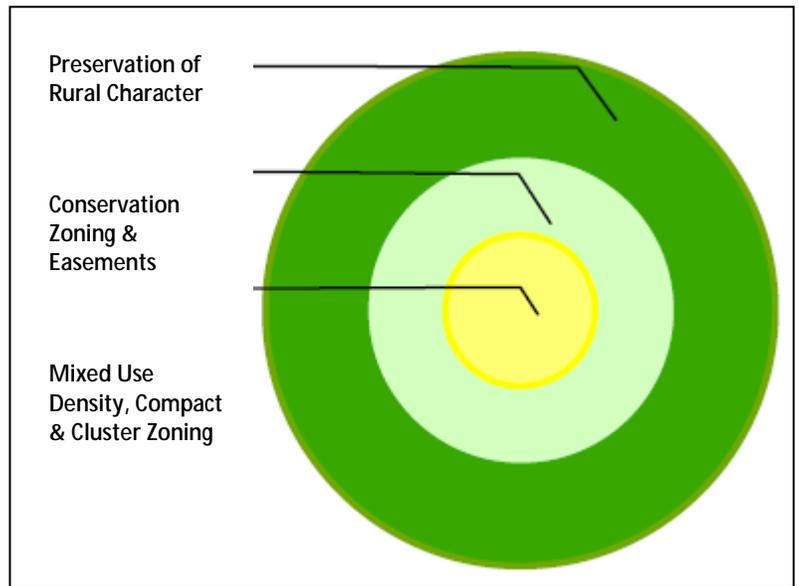
PURCHASE OF OPEN SPACE

The Township has been aggressive in its attempts to preserve open space primarily through purchase of land, through grant funding. There is support from some Township residents to take an even more proactive approach towards preserving natural features. For instance, another feasible option that should be considered is a special millage. Earmarking millage funds for acquisition of open space would go a long way toward preservation.

FLEXIBLE REGULATORY TOOLS

This Plan encourages creative thinking from developers, Township officials, and planners in order to implement sustainable development within the Township. Zoning that provides mixed uses, cluster development, and greater density in strategic areas can promote natural resource preservation and overall preservation of the rural character of the Township.

Flexible zoning measures also cause less stress on the regional expansion of infrastructure systems such as roads and sewer systems. It allows instead for a green infrastructure system consisting of conservation zoning, conservation easements, and greenways.



CHAPTER FIVE

TRANSPORTATION

A. EXISTING CONDITIONS ISSUES AND OPPORTUNITIES

- § Most of the roads in the Township are under the jurisdiction of the Washtenaw County Road Commission. The Michigan Department of Transportation (MDOT) has jurisdiction of I-94, Washtenaw Avenue, and Michigan Avenue. Coordination with these agencies is critical.
- § Major roadways with high traffic speeds and volumes, the I-94 expressway, and Ford Lake pose challenges to having a complete, linked, non-motorized system with direct connections
- § The Township has completed a number of bike paths since the 1997 Non-Motorized Plan and has several more planned in the next few years
- § Some roads lack sufficient right-of-way to accommodate the current number of vehicle travel lanes plus room for sidewalks and separate lanes
- § Bemis Road, a major east-west thoroughfare across municipal boundaries is mostly unpaved within the Township
- § The Township has an increasing number of seniors. In the future, some of those residents may need an alternative to driving, such as public transit
- § Much of the development pattern is suburban and designed with a focus on auto access and parking, with less focus on pedestrians and bicyclists

The Township has adopted both a Non-Motorized Pathway System Plan in 1997 and the Master Thoroughfare Plan in 2000 which contain specific goals and recommendations relating to transportation. These plans are incorporated by reference as part of the Township Master Plan.

FUNCTIONAL CLASS

There are a variety of roadway types in the township, ranging from expressways to major roads like Washtenaw Avenue to neighborhood streets. Efficient roadway planning recognizes the different functions of different streets – some to more larger volumes commuters, some to provide access to jobs or homes. In recognition of these varied roles, the roads have been defined into specific categories called “functional classification”. This functional classification system, or hierarchy of roads, describes the roles to move traffic or provide access. This hierarchy ranges from major roads called “arterials”, such as Michigan Avenue or Washtenaw Avenue, which provide crosstown movement

March 2014

to local subdivision streets. The intended function of the road influences planning, management, and physical design of said road. The functional classification system in Ypsilanti Township is based upon the National Functional Classification use in the Ann Arbor area. The four types of classification are:

Expressways: I-94 serves as the principal route between Ypsilanti Township and Detroit. Ecorse Road is also a limited access highway through Ypsilanti Township.

Arterials: There are a number of roadways which move traffic throughout the Township and provide connections to adjacent communities and the interstate system. Michigan Avenue, Whittaker Road, Textile Road and Rawsonville Road are among the major arterials. The primary function of these roads is to move traffic. A secondary function is to provide access to adjacent land uses. To maintain good traffic flow and safe conditions, access driveways must be carefully managed.

Collector: The collectors serve to assemble traffic from local roads and subdivision streets of residential neighborhoods and deliver it to the arterial. Collectors will also serve to provide access to abutting properties.

Local Streets: Local streets serve primarily to provide access to property and homes. These roadways are generally short, and generally provide connection to collector streets.

VOLUMES AND CRASHES

In the past, transportation planning in Ypsilanti Township generally looked at widening roads and intersections where there were poor traffic operations. More recently there has been a change to the approach to design roads for target speed, types of users and more emphasis on safety rather than just capacity. This has led to roundabouts being considered as an alternative generally for their safety benefits, and instead of adding lanes, reducing lanes to slow speeds down and increase safety. The Washtenaw County Road Commission, Washtenaw Area Transportation Study and MDOT monitor volume and crash data to help identify where improvements are needed. Some of the data available at the time of the plan's writing are shown on Map x.

TRANSIT ROUTES

The Ann Arbor Area Transit Authority provides bus service for the region. A transit center is currently located in the City of Ypsilanti and operates a number of routes. These routes include 3, 4, 5, 6, 7, 10, 11 and 20. Riders are provided access to local shopping centers, neighborhoods and educational facilities. A number of routes follow portions of the major corridors in the northern section of the Township, but service is limited south of I-94 to only Route 20. The availability of transit service in the northern section of the Township provides opportunities for transit oriented development, as recommended in Chapter 6 Future Land Use. In addition, all transit stops need to be enhanced for a safer more welcoming environment for riders. All new developments need to be evaluated from the standpoint of creating a multi-modal transportation system, particularly along the Urban Corridors and in the proposed Town Center district.

March 2014

The Township is further encouraged to work with the Ann Arbor Area Transportation Authority (AAATA) to expand the public transportation network in order to service existing and/or future residential, commercial and industrial areas with convenient, reliable transportation. In addition to working with the AAATA, the Township is also encouraged to continue working with the Southeast Michigan Regional Transit Authority in order to provide inter-regional public transportation that connects residents, visitors and employees with employment centers, entertainment and commercial opportunities in the wider Detroit Metropolitan area.

B. COMPLETE STREETS

Philosophies about transportation planning are evolving from a predominantly auto, or motorized-orientation to one that considers the entire traveling public. This approach of considering the function of the whole corridor and all who use it for transportation purposes is referred to as "Complete Streets."

Prior to the proliferation of modern automobiles, towns developed in a compact fashion to remain proximate to goods and services. Now that automobiles and our transportation system facilitate longer travel distances, society has moved away from these traditional development patterns, shifting the purpose of transportation from that of practical need to one of convenience. As the ill effects of these patterns are revealed, society is revisiting the more tested, traditional concepts for other reasons as well.

Walking, biking and other non-motorized forms of transportation are gaining in popularity for physical fitness and transportation purposes, causing renewed attention to the facilities provided for them. Not surprisingly, after years of neglect, pedestrian and non-motorized systems no longer provide the connectivity, convenience and safety needed to serve modern users.



Benefits of Complete Streets

While the concept was largely driven to address the safety concerns associated with the high-speed, higher volume nature of today's streets, the benefits of Complete Streets are even broader reaching:

- § **Safer Roads.** Roads built today often carry high volumes and faster speeds, resulting in higher crash rates and more severe accidents, especially to bicyclers and walkers. Road design can provide great safety benefits if it considers all users.

Bike Lane – A portion of a roadway which has been designated by striping, signing, and pavement markings for the preferential or exclusive use of bicyclists

Bike Path – A bikeway physically separated from motorized vehicular traffic by an open space or barrier within the right-of-way

Bike Route – A segment of a system of bikeways designated with appropriate directional and informational markers

Bikeway – Any road, path, or way which in some manner is specifically designated as being open to bicycle travel, regardless of whether such facilities are designated for the exclusive use of bicycles or are to be shared with other transportation modes

Adapted from 1997 Non-Motorized Plan

- § **Reduced Emissions.** Vehicle miles account for the release of carbon dioxide and other greenhouse gases into the atmosphere, with resultant higher emissions and increased oil consumption.
- § **Healthier Lifestyles.** By implementing a program that encourages more active transportation, residents benefit from healthier lifestyles, improved environmental quality, economic prosperity, and better quality of life. Less physical activity results in greater obesity and health insurance costs, and contributes to declining commercial streets. All of these consequences, when combined, create a compelling argument to consider alternatives to the status quo.
- § **Livable Streets.** Streets bustling with activity, less concerning traffic conditions, and additional recreational activity all combine to create ideal places.
- § **Economic Stimulus.** Because of their positive effects on the environmental, economic, and physical health of communities, citizens are choosing to live in areas where such measures are being taken. It has been shown that reduced traffic can boost residential property values and local commercial sales, reduce crashes, and decrease oil dependency.



A sidewalk and bike lane in Ypsilanti Township

In reviewing the 2010 census data provided in Chapter 2, the Township continues to see an increase in the number of senior citizens throughout the Township. Senior citizens often require access to public transportation in their daily lives. With the increase in the Township's senior population and the ongoing general population increases seen within the southern portion of the Township, consideration of an expanded public transit service should be reviewed on a regular basis. As population densities south of the freeway increase, the demand for such services will also increase.

Walkable Neighborhoods

Neighborhoods need an integrated pedestrian circulation system which conveniently links them together, provides strong connections and is unified with public gathering places. A majority of the older neighborhoods have sidewalks while the Township ordinance currently requires that all new residential developments also include sidewalks and bike paths. The Township should continue to work towards maintaining and enhancing non-motorized linkages between neighborhoods and surrounding recreation, civic and shopping destinations to maintain this sense of a walkable community.

As the neighborhoods are developed in the southern portion of the Township, a system of non-motorized transportation needs to be included with all developments to create a walkable community. All neighborhood streets are required to have sidewalks. 10-foot wide bike paths are also required where a development fronts on a major road that is designated for a pathway in the Non-Motorized Pathway System Plan prepared and adopted by the Township in 1997. Paved pathways should be required within open space areas of PD's. Stone or wood chip paths or wooden boardwalks should be provided instead of paved pathways in areas with sensitive environmental features.

PRIORITIES FOR SIDEWALKS AND PATHWAYS

- Construct the shortest segments that result in the longest contiguous lengths of trail, i.e., fill the gaps between the longest segments of existing pathways.
- Construct paths in neighborhoods where few exist, linking residents to shops, parks, schools, and to other neighborhoods.
- Construct paths along the heaviest traveled vehicular-use streets.
- Construct paths serving the largest areas of population.

Adapted from 1997 Non-Motorized Plan

The Washtenaw Area Transportation Study has developed a Non-motorized Plan for Washtenaw County which serves as a resource to help implement walkability within neighborhoods.

Sidewalks and Pathways

Consistent with the Township Non-Motorized Pathway Plan, sidewalks and bike paths should be required along all major road frontages. Existing, planned, and proposed paths are shown on map 9. All pathways should provide safe, ADA compliant crossings across streets, driveways and railroad crossings. Certainly, a top priority is also repairing and replacing existing sidewalks which are in poor condition. The minimum width of sidewalks must be five feet and bike paths are required to be ten feet. To further enhance the benefit of the sidewalks, connections should be incorporated into site design that safely link pedestrians from the right-of-way to the business entrances. The Township should investigate taking advantage of funds available through the Safe Routes to School program that is offered by the State to improve access to community schools. Other potential funding sources may include Boarder to Boarder or Connecting Communities through Washtenaw County.

The Non-Motorized plan proposes a number of strategies to develop a comprehensive non-motorized path system throughout the community. These strategies are listed below:

- § Develop multiple-use, non-motorized pathways along all the township's major roadways to ensure adequate connection throughout the community.
- § Enhance connections to Ford Lake and its park system.
- § Create connections between adjacent sites beyond the roadway.
- § Promote the construction of more, and/or improved, pedestrian bridges over I-94
- § Consider pathways from a regional perspective by accommodating connections to adjacent communities.

As part of the ReImagine Washtenaw effort, the Township is evaluating the feasibility of a pedestrian bridge across I-94 at Huron.

Non-Motorized Pathways

Map 9



Legend

- Minor Road
- Major Road
- Railroad
- Interstate 94 Highway
- Lakes, River, and Streams
- City of Ypsilanti
- Parks, Open Spaces, Cemeteries
- Existing Route
- Proposed Primary Route
- Proposed Secondary Route





A map prepared as part of Washtenaw County's ReImagine Washtenaw project shows sidewalk gaps along Washtenaw Avenue in the Township

C. ACCESS MANAGEMENT

The goal of access management is to provide standards which will facilitate through traffic operations and improve public safety along major roadways. The access guidelines have two functions; to protect the public investment in the roadway by minimizing congestion and accident potential; and to provide property owners with reasonable, though not always direct, access. The established Township access management standards are relatively general and do not cover all the necessary elements. The ordinance should be updated to incorporate the following:

- § Number of driveways per site
- § Shared driveways and shared access
- § Sight distance
- § Driveway spacing and location
- § Driveway design and construction standards

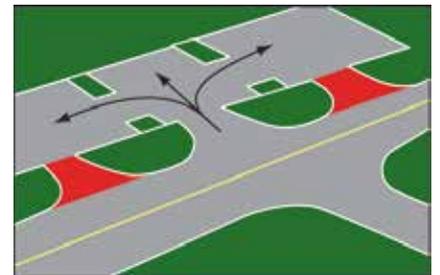
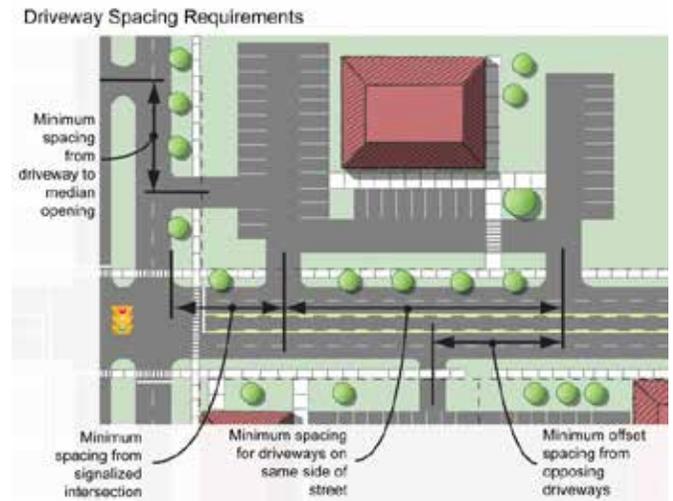
With updated standards, new development projects should be required to follow all requirements related to access management. However, the real challenge lies with sites along the developed business corridors where there are established traffic patterns and numerous existing driveway locations. Many older sites have multiple driveways while others have one wide curb cut that extends the width of the site. These conditions create unsafe and unregulated traffic flow into and out of the parking lot.

Ensuring safe and convenient access and traffic flow is a high priority for the Township because it affects not only the individual sites; it also affects the traffic flow along the roadway. Access management has a direct relation to public safety within the Township. Therefore, as corridors develop or redevelop, the five elements of access management should be strictly evaluated in accordance with Township standards. Although there are many elements of the site that may require gradual upgrade, access management should be an issue of highest priority during site plan review.

Ypsilanti Township was part of a corridor-wide access management plan for Washtenaw Avenue that identified driveways that can be consolidated. The Township can apply the same principles to other major roads to reduce crashes and preserve capacity.

D. TRAFFIC CALMING

Historically, a primary goal of traffic engineering was to provide an efficient, fast, and safe movement of traffic through the road network. As areas develop and traffic volumes increase, fast, and efficient roadway design in neighborhoods contributes to problems related to cut-through traffic, especially when the adjacent arterial streets become congested and motorists begin



One change since the Washtenaw Access Management plan was prepared is the ReImagine Washtenaw Study. The preferred alternative for Ypsilanti Township includes a narrow median. Installation of a median would require consolidation of driveways to in order to reduce the need for interruptions in the median to allow for turning movements.

seeking alternate routes. In order to alleviate these traffic problems, traffic calming measures can be employed, particularly in residential neighborhoods.

The Institute of Transportation Engineers defines traffic calming as “the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users.” Traffic calming measures are both regulatory features and/or design of a street that causes drivers to slow-down and be more attentive. Traffic calming is a way to visually and physically impede speeding in residential areas. The physical change is in the road parameters and the psychological change is the “feel” of driving environment of the road and reduce the speed of vehicles. The intent is that this reduction in speed will reduce crashes, air pollution and congestion levels, and noise pollution and generally improve the environment of the street. Some of the most common traffic calming devices are as follows:

- § **Speed humps** are vertical constraints on vehicular speed and are designed according to a safe vehicle speeds (15 to 20 mph). They raised areas that extend across the width of the pavement and range between 2-4 inches in height and 14-22 ft in length. Specifications on speed hump design are site specific and dimensions are unique to each location area.
- § **Speed tables** are vertical constraints, similar to speed humps, and constructed with a table or flat portion in the center. They can create a street environment that is pedestrian friendly by being used in combination as a raised crosswalk. They provide visual enhancement, reduce vehicle speed and enhance the use of non-motorized transportation.
- § **Street narrowing, slow points, or chokers** include curb modifications, channelization, and sometimes landscaping features that narrow the street to a minimum safe width. They are often installed at intersections to reduce speed and/or redirect traffic. They provide for larger areas for landscaping, enhance the neighborhood, facilitate loading and unloading and optimize the pedestrian crossing locations.
- § **Angle points or chicanes** are curbed horizontal deflections in the path of vehicle travel. They are built along the edge of travel-way similar to street narrowing treatments. They use physical obstacles and parking bays, and are staggered so drivers must slowdown in order to maneuver through the street. Trees are often used at the slow point to restrict driver vision and create a feeling of a “closed” street.
- § **Median slow points or channelization** include center located island that divides the opposing travel lanes at intersections or at mid-blocks, pedestrian refuge treatments and the other standard forms of intersection traffic control islands. These are aimed at reducing speeds while enhancing the pedestrian crossing points and safety.
- § **Intersection diverters** are features that partially close an intersection to limit the allowable turning movements and divert traffic. They are used to convert an intersection into two unconnected streets, each making a



sharp turn. This alters traffic flow patterns and limits the ability of vehicles to cut-through residential neighborhoods.

- § **Street closures** are highly constrictive and affect the network traffic flow by eliminating neighborhood traffic from cutting-through.
- § **Roundabouts** are raised, center rotary islands that are used as a replacement for traffic signals and stop signs at intersection. While these can be used as an effective intersection control, they also have an added traffic-calming benefit by deflect vehicles out of their normal path, slow traffic, and reduce the number of conflict points. They also improve capacity, safety and improve neighborhood aesthetics.
- § **Getaways or perimeter treatments** are visual and physical treatments used to communicate a message to drivers entering residential neighborhood. Traffic signs, intersection narrowing, medians, textured pavement surfaces such as brick and landscaping features are often used to create this effect. Entry treatments are used to increase driver awareness to changes in roadway environment.



Implementing a traffic calming program should consider the following:

- § Traffic calming measures should be looked at from an area-wide traffic calming prospective.
- § Traffic calming measures should be used as speed controls rather than volume controls to prevent the diversion of through-traffic to parallel residential streets
- § It is important to highlight the presence of traffic calming measures by landscaping and treating the street edges. These measures complement the engineering design by softening the appearance of speed humps and enhancing the appearance of more aesthetic measures such as chicanes and traffic circles. Also, landscaping measures can enhance engineering measures and make them more effective and safer by highlighting their presence.
- § Traffic calming devises should be designed in coordination with emergency services to ensure that safe emergency vehicle access is maintained to all areas. Details such as mountable curbs and gutters can often help resolve the problem.
- § A risk management program should be implemented to minimize liability issues through proper design, signage, and lighting of traffic calming devises.

It is important to incorporate traffic calming measures during the planning and design phases of new residential areas. This greatly reduces future problems and will help maintain the value of the neighborhood. The cost of traffic calming measure when incorporated in the planning and design phases of the project is minimal. However retrofitting an existing intersection or residential roadway segment with traffic calming measures could be significantly expensive.

Context Sensitive Design

While the Township does not have control over road improvements, it can work with MDOT and the Road Commission to ensure roadway design complements

the different character patterns across the township. The same number of lanes should look different in different parts of the Township, considering users for the area and amenities, such as streetscaping that complements the character of the district.

E. REIMAGINE WASHTENAW PUBLIC ACCESS PLAN

After the ReImagine Washtenaw vision plan was completed by Washtenaw County in 2009, next steps toward implementing the vision were included in the 2010 Corridor Redevelopment Strategy. This plan outlined strategies for multi-modal improvements to the corridor as well as street design recommendations. Building further upon these recommendations, the County proceeded to obtain a federal grant to prepare a detailed study of the Washtenaw Avenue right-of-way (redefined as “public access”) through the City of Ann Arbor, Pittsfield Township, Ypsilanti Township, and the City of Ypsilanti.

The Public Access study identified different alternatives that could meet the goals to improve transit service, make the corridor more pedestrian and bicycle friendly, and support revitalization. Those alternatives included different lane arrangements, bike lanes, wider sidewalks, transit lanes, and wide and narrow medians. Ypsilanti Township supports efforts to fill in sidewalk gaps, widen sidewalks, and make changes to improve the travel time for transit. ‘

The preference is to add a narrow median where practical. This would reduce crash potential, provide a refuge for pedestrians crossing the street, improve aesthetics, and possibly reduce traffic speeds. Given all the existing driveways, installation of a median would need to be combined with an access management program to replace the numerous individual driveways with fewer, consolidated access points. Driveways would need to be located in coordination with the median design. As the corridor redevelops in the future, the Township’s goal is to work with AATA and Washtenaw County to provide a

What is *ReImagine Washtenaw*?

A multi-jurisdictional, cooperative initiative to transform Washtenaw Avenue around efficient mass transit into an attractive, vibrant, walkable, mixed-use corridor, with sense of place.

For more information on the land use recommendations from the ReImagine Washtenaw Plan, please refer to Chapter 6: Land Use.



more premium type of transit service, potentially converting auto lanes to transit only lanes. Other transit improvements may include transit signal priority and “real time” route information.

One of the challenges along the Ypsilanti Township segment of Washtenaw Avenue is that the right-of-way is only 80 feet wide. To accommodate the needs of all the different types of travelers, more width would be needed, either through donations, easements, or acquisition.

CHAPTER SIX

LAND USE

A. EXISTING LAND USE

LAND USE PATTERNS

Historically, development patterns in Ypsilanti Township were reflective of the urban influences of the City of Ypsilanti combined with historic development surrounding the Willow Run Airport. As a result, more intensive urban development is along the east and west periphery of the City's boundaries, north of Ford Lake, with the eastern portion of the Township surrounding the Willow Run Airport developed as industrial. This is contrasted by lower density residential development and agricultural activities to the south of I-94 and Ford Lake.

Michigan Avenue, Washtenaw Avenue and Ecorse Road are all state trunklines linking the Ypsilanti community to Ann Arbor to the west and Detroit area communities to the east, such as Canton Township, Wayne and Dearborn. These historic routes influenced development of the Ypsilanti community. Construction of the US-12/Willow Run and Edsel Ford Expressway during World War II provided the first limited access route between the Ypsilanti community and Detroit and further influenced post-war development in the area. With the completion of I-94 in the early 1960's, development potential was further enhanced for residential by its easy access for commuting to Ann Arbor and Detroit. With the opening of the I-94 interchange at Huron/Whittaker Road around 1980, access to the southern portion of the Township was significantly improved. This, along with the expansion of public sewer and water into the southern portion of the Township, has allowed for the more recent development that is occurring south of Ford Lake.

Residential development in the northern portion of the Township is generally built-out with higher density development consistent with an urban environment; however, there still remains some vacant or underutilized land that is suitable for infill development. This area offers older housing stock of higher density single family and multiple family dwelling units. These neighborhoods are conveniently located near commercial businesses that line the major arterial roads.

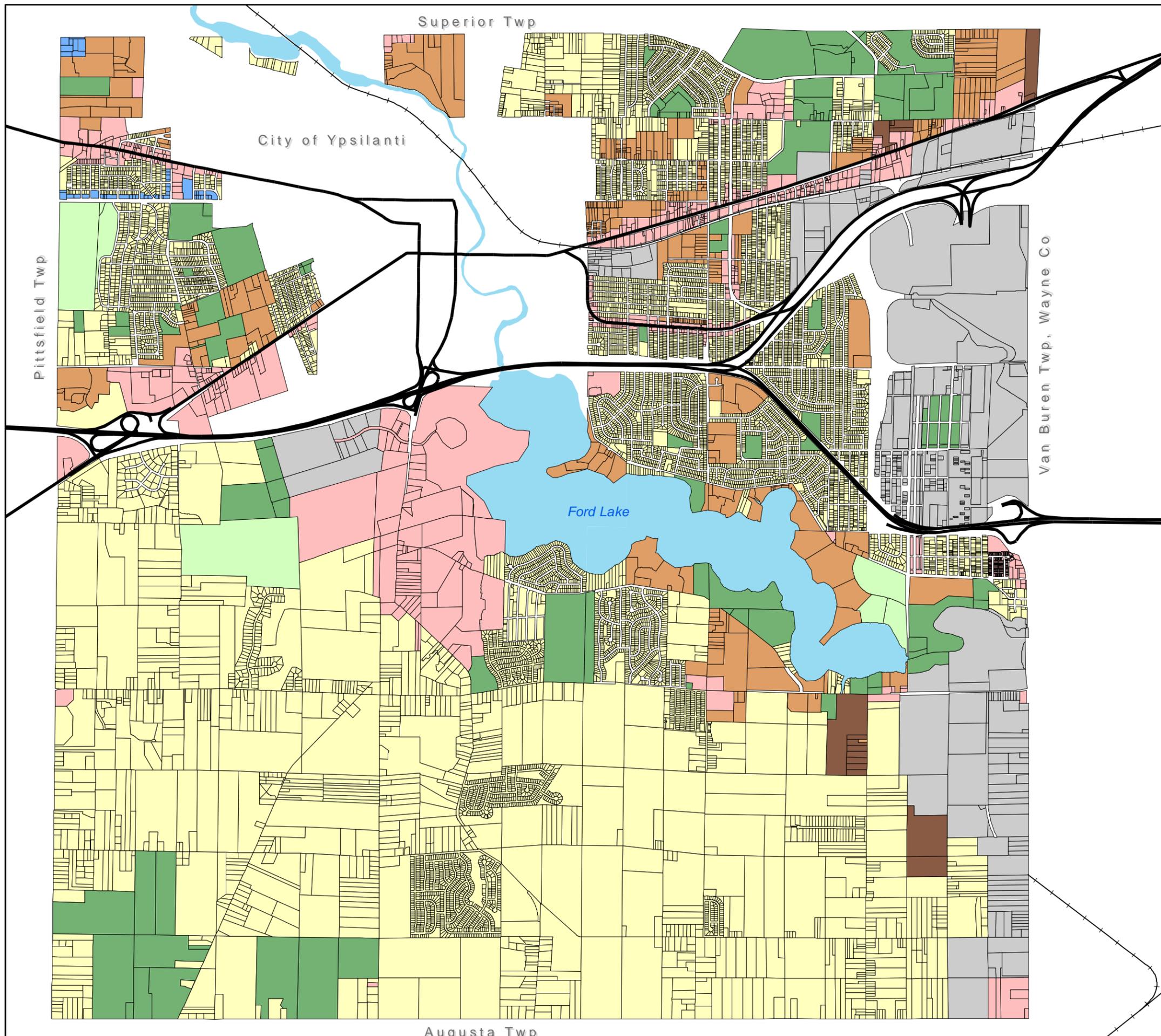
The area south of the interstate and Ford Lake has historically been dominated by large lot single family residential and agricultural land uses. Since the development boom that started in the 1990's there has been a substantial amount of new residential development in the southern portion of the Township. This development has taken on a patchwork pattern of higher density residential subdivisions surrounded by remaining agricultural land and rural-style residences on larger parcels. The majority of new housing

construction continues to occur in this area of the Township as development continues to move southward.

EXISTING LAND USE CATEGORIES

The following pages describe the existing land use characteristics of the Township when the inventory for the plan was done in February 2013. An inventory of existing land use was conducted based upon Washtenaw County GIS data and verified by aerial review and field observation.

- **Single Family Residential.** Single family residential is the most prevalent land use in the Township accounting for 10,361 acres, or 58% of the Township land area. Historically, residential development occurred in the northern portion of the Township as the urbanized areas of the City of Ypsilanti expanded outward. These areas tend to be more urban in nature with residential subdivisions consisting of 50-60 foot wide lots. More recently, however, higher density development has occurred in the southern portion of the Township on slightly larger, 60-80 foot wide lots. Many recent developments have been utilizing the planned development option under the Zoning Ordinance to create clustered development where 20-40% of the original land area of the development is set aside for conservation or recreation.
- **Multiple Family Housing.** Unlike the single family residential development that is occurring through the Township, multiple family development has consistently remained along the east and west fringes of the City of Ypsilanti and around Ford Lake. There are 1,348 acres of multiple family development in the Township, occupying 8% of the Township. These developments range anywhere from attached condominiums, low-rise apartments to mid-rise apartment buildings.
- **Manufactured Housing Parks.** Because of their unique conditions, manufactured housing communities have been inventoried on the Existing Land Use Map. The vast majority of these tend to be located in northeastern Ypsilanti Township, with a few newer and larger developments located on the east side, south of I-94. There are 127 acres of manufactured housing parks, accounting for less than 1% of the Township's total acreage. This acreage has been reduced since the 2007 Master Plan due to abandonment of three mobile home parks since 2010. This category does not include manufactured housing that has been placed on lots outside of manufactured housing parks.
- **Commercial and Office.** Commercial and office uses in the Township where historically located along Ecorse Road, Ford Boulevard, Washtenaw and Michigan Avenues. A wide variety of shopping centers, individual businesses and small offices have developed along these heavily traveled corridors. In recent years, Huron/Whittaker Road has emerged as a new community shopping corridor serving the new residential development in the southern portion of the Township. Commercial and office uses comprise 769 and 34 acres respectively, occupying 9% of the Township.



Existing Land Use Map

Master Plan Update
Ypsilanti Township
Washtenaw County, MI

- Single-Family Residential
- Multi-Family Residential
- Mobile Home Park
- Commercial
- Office
- Industrial
- Public
- Private Recreation
- Water

Existing Land Use Documented Summer 2013

- **Industrial.** Industrial uses are located on the east side of the Township surrounding the Willow Run Airport and further south along Rawsonville Road. This includes a number of small to medium sized industrial uses dispersed throughout the area. Some of the major industrial areas include the former General Motors Powertrain Plant and Willow Run Business Center adjacent to the Willow Run Airport, and the Ford Rawsonville Plant south on Textile Road. The Washtenaw Business Park is located west of the Huron-Whittaker Road corridor along the south side of I-94. The former General Motors Willow Run Powertrain plant is the largest single facility in the township, consisting of 335 acres. In total 2,241 developed acres of industrial land exists in the Township, accounting for 13% of the land.
- **Institutional.** Areas designated as institutional include uses such as governmental buildings, parks, churches and schools. These are located throughout the Township with a high concentration of public land including the Civic Center in the center of the Township, Ypsilanti Community Utility Authority facilities and Township. These lands comprise 1,625 acres, or 9% of the land.
- **Private Recreation.** This classification includes areas such as golf courses and private parks and clubs. These lands cover 369 acres, which is roughly 2% of the Township.

SURROUNDING INFLUENCES

Analyzing the land uses in adjacent areas is an important part of understanding land use trends for Ypsilanti Township. It also ensures that the Township's plans for the future will be compatible with development along its boundaries. The Township almost completely surrounds the City of Ypsilanti, which occupies the north central portion of the Township. Neighboring townships include Superior Township to the north; Van Buren Township to the east; Augusta Township along the southern boundary and Pittsfield Township to the west.

The City of Ypsilanti historically had a large influence on development within the Township. Much of the residential development in the northern portion of the Township has been an expansion of Ypsilanti's urban area from the City to neighborhoods in the Township. Eastern Michigan University has also had an influence on development in the northwestern portion of the Township. This has created a demand for student and faculty housing and related commercial services.

In addition to the City of Ypsilanti, the Willow Run Airport, split between Ypsilanti and Van Buren Township to the east, has been a major factor in influencing land uses in the Township. The original Willow Run Bomber Plant and hanger 2 that was developed during World War II is located in Ypsilanti Township while hanger 1 and the run ways are located in Van Buren Township. This plant was owned by General Motors and operated by Powertrain to manufacture transmissions until its closing in 2010. Willow Run led to other post war industrial development along the eastern edge of the Township

surrounding the airport; which in turn created a demand for residential development to house industry workers.

Rawsonville Road, which is the border line between Ypsilanti Township and Van Buren Township, has become a major thoroughfare for traffic to and from I-94. Along the corridor a mixture of industrial, commercial and residential has developed. The high intensity activity of the corridor has yielded residential development in the form of mobile home communities. This trend has also continued into Augusta Township where a mobile home community is located at the intersecting corner of the four townships.

Most development bordering the north, south, and west sides of the Township are residential, with the exception of the area to the northwest corner where commercial uses continue west along Washtenaw Avenue into Pittsfield Township and St. Joseph Mercy Hospital is located to the north in Superior Township. Residential densities in Van Buren, Augusta and Superior Township are generally lower than Ypsilanti Township's current densities. Consequently, lot sizes in these communities along the border are as high as 10 acres for single family home construction and 40 acres for agricultural operations. Ypsilanti Township, on average, has the smallest lot size requirements.

B. FUTURE LAND USE

The future land use plan is based upon a number of factors including demand resulting from growth and development, existing conditions, constraints to development, and the desires of the community. There are a number of factors attracting development to Washtenaw County in general and Ypsilanti Township in particular:

- Accessibility to rapid growth areas of Ann Arbor and eastern Wayne County, provided by I-94.
- Heritage and history of the Ypsilanti community, including strong industrial base.
- Willow Run Airport and adjacent industrial uses.
- Historic development patterns surrounding the City of Ypsilanti.
- Vacant, available property with relatively low development costs.
- Availability of sanitary sewer service and public water.
- Low taxes relative to the high level of public services due to large commercial and industrial tax base.
- A population base for commercial development to serve and employ.
- High quality of life offered in the area due to the natural features such as Ford Lake, Paint Creek, wetlands, streams and woodlands.

FUTURE LAND USE DETERMINING FACTORS:

- Consistency with existing land use patterns and zoning
- Diminishing incompatible land use relationships
- Relationship to regional land patterns and the City of Ypsilanti and goal to encourage infill development in urban areas
- Preservation of natural features and consideration of the carrying capacity of the environment
- Positive incorporation of natural amenities
- Availability of infrastructure including utilities, transportation and community facilities
- Market conditions for various land uses
- Provisions for office, research and development and industrial uses for economic development
- The goals and objectives of the plan that express the community character desired by residents

The above described general development attractors create a demand for new uses of land within Ypsilanti Township that must be considered relative to other factors that influence the feasibility, practicability and desirability of alternative future land use scenarios. The specific factors that influence the future land use pattern in the Township include:

- **Existing Land Use.** Wholesale changes to the existing land use pattern would be difficult. The locations of most existing commercial and industrial developments are appropriate, and the community land use patterns have evolved around these existing land uses.
- **Existing Zoning.** Existing zoning designations were a factor considered. There is no “vested interest” that guarantees zoning will not change, and in fact, changes are suggested by this Plan. However, such changes were carefully considered to ensure the general development arrangement remains consistent and landowners will retain a reasonable use of their land.
- **Relationship of Incompatible Uses.** The future land use plan strives to diminish incompatible land use relationships by consolidating areas for industrial use and providing for transitions between commercial and residential areas.
- **Land Use Patterns in the Ypsilanti Area and Other Communities.** Land use patterns for surrounding communities, including the City of Ypsilanti, were considered to ensure that the new Plan would be compatible with those patterns.
- **Natural Features.** The natural topography, wetlands, woodlots and scattered bodies of water provide highly marketable property for residential development. Preservation of the ecological function of these natural features is also vital to protecting the environment and the community’s quality of life. The types of development and allowable density shown on the future land use map take into consideration the location and extent of natural features. For example, lower overall development densities are proposed for areas containing significant wetland areas to encourage clustering in buildable areas.
- **Natural Amenities.** Quality residential developments require amenities such as rolling terrain, mature vegetation, water features and preservation of natural surroundings. Future residential land uses are designated in areas where the natural features can be integrated successfully with housing units.
- **Existing Township Master Plan.** The previous Township Master Plan, adopted by Ypsilanti Township in 1999 and updated in 2007, was the principal basis for this current version of the Township Master Plan. The future land use plan contained in the previous plan has been re-evaluated based on current trends and conditions.
- **Infrastructure and Public Facilities/Services.** The density of residential uses and the location of land uses such as industrial and commercial are dependent on the availability and the capacity of the infrastructure. Portions of the Township are currently served, or are planned to be served, by public water and sewer. The capacity of the transportation network defines the intensity of uses that may be served without adversely impacting traffic operations. The availability of community facilities such as schools, recreational facilities, police and fire

protection creates limits to service of land use, particularly the residential areas.

- **Existing Market Conditions.** Market conditions were considered even though they will change during the 20-year time frame of this Plan.
- **Economic Development.** The future land use plan provides areas for industrial expansion and development of office/research and development uses to expand and diversify the employment and tax base of the Township.
- **Urban Infill Development.** Infill development within more urbanized northern portion of the Township is encouraged to create strong mixed-use centers. Residential neighborhoods should provide a variety of housing options, such as single family, townhouses, and apartments, designed to be in keeping with the character, scale and architecture of traditional neighborhoods. Older auto-dependent retail centers should be encouraged to redevelop of as mixed-use centers that are more pedestrian and transit-oriented and serve as catalysts for improvements to the surrounding area.
- **Desires of the Township.** The land use pattern desired by Township officials and property owners has been expressed with the objective of a diversified tax base, employment opportunities, provision of services for residents and desire for a mixture of uses. The goals of the community were expressed through a series of well attended public meetings where the citizens expressed the desire to limit growth to a sustainable level that can be supported by the community infrastructure and that preserve natural features.

FUTURE LAND USE CATEGORIES

SFR-1 Single Family Residential 1.3 dwellings/acre. This designation identifies the area located along the western border of the Township, developing as large lot single family residential. Much of the land is constrained in larger parcels, characteristic of a rural setting, with some having significant natural limitations such as wetlands and steep topography. Much of the development are one acre lots or larger lots with onsite well and septic systems. This classification recommends lots no smaller than $\frac{3}{4}$ an acre, or 32,500 square feet. If a lot is not served by water or sewer (i.e. has both onsite well and septic) then these lots should be one acre or more in area.

SFR-2 Single Family Residential 2 dwellings/acre. These areas are designated for single family residential use and are intended to serve as a transition between lower density rural residential development to the west and the higher density area of SFR-3 and non-residential development along Whittaker Road. In addition, an area of SFR-2 is provided along the southern edge of the Township to transition from the lower densities in Augusta Township. The southern area of the Township has a large number of rural residential lots of one acre or more with onsite well and septic systems. New single family residential uses within these areas will be located on lots of at least $\frac{1}{2}$ acre in size; provided public water and sewer are available.

FUTURE LAND USES

Single Family Residential

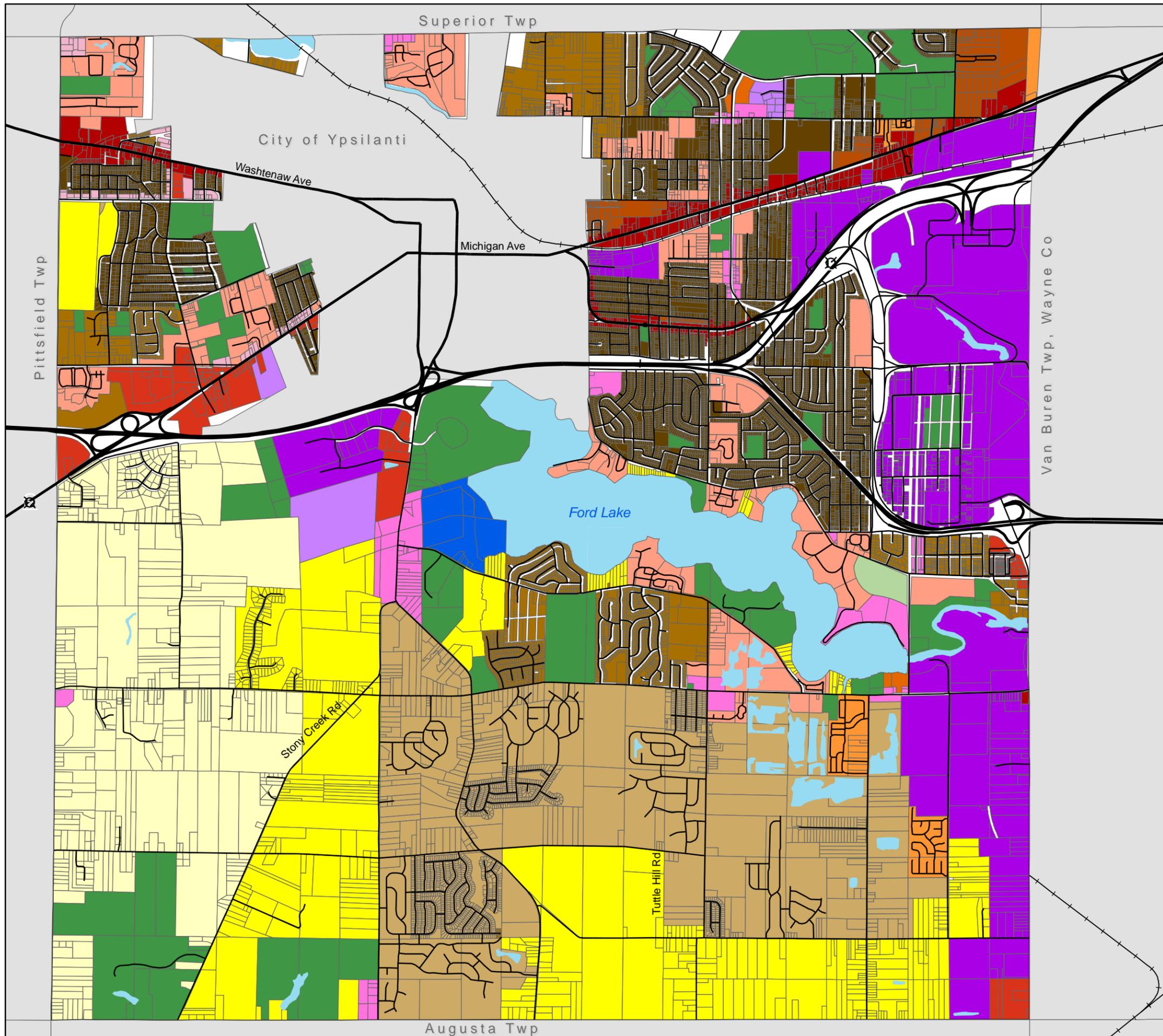
- SFR-1: 1.3 dwellings/acre
- SFR-2: 2 dwellings/acre
- SFR-3: 3 dwellings/acre
- SFR-4: 5 dwellings/acre
- SFR-5: 8 dwellings/acre

Multiple Family Residential

- MFR-2: 6 dwellings/acre
- MFR-3: 8 dwellings per acre
- MFR-4: 14 dwellings per acre
- MFR-5: 10 dwellings per acre

Other

- Town Center
- Neighborhood Commercial
- General Commercial
- Urban Commercial Corridor
- Office
- Research and Development
- Industrial
- Public



Future Land Use Map

Master Plan Update
Ypsilanti Township
Washtenaw County, MI

- SFR-1
- SFR-2
- SFR-3
- SFR-4
- SFR-5
- MFR-2
- MFR-3
- MFR-4
- MFR-5
- Town Center (See inset map on page X)
- Office
- Neighborhood Commercial
- General Commercial
- Urban Commercial Corridor
- RD
- Industrial
- Private Recreation
- Public
- Water



Sources: MCGI, Ypsilanti Twp

Draft: March 2014

SFR-3 Single Family Residential 3 dwellings/acre. This designation refers to the large portion of the Township's southern area. Much of this area has been recently developed or is currently in the process of being developed into smaller lot subdivisions. There are also a number of planned developments with homes clustered on smaller lots in order to preserve open space and neighborhood parkland. Developments in these areas must be served by public sewer and water.

SFR-4 Single Family Residential 5 dwellings/acre. This designation applies primarily to existing single family neighborhoods near Ford Lake. Lot sizes are approximately 8,400 square feet. This may, in some instances, be appropriate for medium density attached and/or clustered housing. Developments in these areas must be served by public sewer and water.

SFR-5 Single Family Residential 8 dwellings/acre. Residential development in this category consists of single family subdivisions with lot sizes of at least 5,400 square feet or widths of 50 feet. These neighborhoods are established in the northern area of the Township and are served by public sewer and water. R-5 is intended only for single family subdivisions in the northern portion of the Township surrounding the City of Ypsilanti.

MFR-2 Multiple Family Residential 6 dwellings/acre. Multiple family residential areas allow for higher density residential development at six dwelling units per acre. This designation is generally planned where apartment complexes and other high density housing developments exist. New locations are also planned for locations where higher density infill development is appropriate or where a transitional land use is desired.

MHP-3 Manufactured Housing Residential 8 dwellings/acre. The MHP-3 designation allows for mobile home parks and higher density residential development that generally contains eight dwelling units per acre. These areas are intended to serve as transitions between industrial development and other areas of the Township. These are the only locations identified as appropriate for mobile home parks.

MFR-4 High-rise Multiple Family Residential 14 dwellings/acre. The highest residential density designation, this category allows up to 14 dwelling units per acre. These properties are planned where high rise, high density apartment development currently exists. Due to limitations with public infrastructure (roads, schools, utilities, public services), expansion of the MFR-4 classification is not proposed.

MFR-5 Townhouse Residential 10 dwellings/acre. Detailed subarea plans for the northern portion of the Township, such as the Ecorse Road and Michigan Avenue Corridor Studies, identified the need for mixed-use infill development near the City of Ypsilanti. New residential development in this area will help provide the population base to support redevelopment along some of the older commercial corridors such as Michigan Avenue and Ecorse Road. Areas developed under



Townhouse Residential could include a mixture of townhouses and single family residential on smaller lots at a net density of up to ten units per acre.

Because the intent is to establish traditional neighborhoods that will invigorate the urban fabric in the northern portion of the Township, these areas need to be developed following traditional neighborhood design principals. Buildings should be two- to three stories, with architecture that reflects traditional styles found in the area, particularly some of the historic neighborhoods surrounding downtown Ypsilanti. Features such as front porches, peaked rooflines, dormer windows, bay windows and gables should be encouraged. Building materials should be high quality such as brick, carved stone and wood or hardi-board siding.

Town Center. An area has been designated for a Town Center along Huron/Whittaker Road, between I-94 and Textile. This area is planned to become a walkable mixed-use Town Center with retail, service, and office uses, supplemented by areas of compatible research and development. Mixed-use developments that incorporate residential uses will also be allowed, including apartments on upper floors above commercial uses, traditional townhouses and single family on small lots. This area also includes the Township Civic Center, Library, Post Office, the former State Police post, the Eastern Michigan University Conference Center, the Eagle Crest Golf Course and other public open spaces. The intent is that this area will be integrated into a pedestrian-friendly, walkable area with sidewalks and pathways connecting all uses and community parks and plazas integrated into the fabric of this Town Center area. The Town Center area has the potential to become an activity center for the Ypsilanti Township community that will provide a defined sense of place for the Township. The Town Center concept is consistent with transit-oriented development and will support expansion of transit to this area.



The Town Center is divided into five different sub districts, detailed on page 21 of this chapter

Retail and office architecture should contribute to the desired traditional Town Center character. Buildings should front towards and relate to the street at a pedestrian scale and orientation. Parking lots should be located behind buildings to minimize the dominance of automobiles and make the site more pedestrian friendly. Sidewalks and pathways should interconnect all uses within the Town Center with convenient links to residential areas and public spaces and parks. A vertical mixture of uses should be encouraged with residential or office above retail businesses and services.

The residential areas of the Town Center should develop in a manner that is consistent with the traditional neighborhood character. Residential will be a mixture of apartments above businesses or traditional townhouses, such as brownstones. Neighborhood parks need to be provided in visible and accessible locations to serve as neighborhood focal points/gathering places and to provide both passive and active recreational opportunities.



Neighborhood Commercial. Retail and service establishments whose primary market area includes residents and employees from within a two mile radius are designated by this category. Typical uses would include smaller, general merchandising/retail establishments such as convenience stores, small scale grocery stores, banks, dry cleaners, beauty/barber shops, and small retail centers. Larger sized “big-box” stores with more of a regional draw are considered General Commercial and are discussed below.

Neighborhood commercial areas are found in locations that provide convenient access to nearby residents. These neighborhood shopping areas are surrounded by residential areas, and therefore should be designed to allow for safe and easy non-motorized access. To complement the adjacent residential neighborhoods, the sites should incorporate enhanced architectural design and landscaping.

General Commercial. Businesses which serve the community at large including Ypsilanti Township, City of Ypsilanti and adjacent Townships are designated by this category. These land uses tend to be on larger sites that have convenient access to regional transportation routes via various transportation modes. Due to the large scale and variety of permitted commercial uses, these areas generate significant volumes of vehicular and pedestrian traffic. Therefore, the key design issue with these sites is safe and efficient access management and circulation. Locations include the centers near the I-94/Rawsonville interchange and near the I-94/Michigan Avenue interchange, as well as the Washtenaw Avenue corridor, which has regional access to US 23. A new location is designated for General Commercial at the southeastern corner of the Township, once planned roadway improvements are made to Rawsonville and Bemis Roads.



Developments in these areas are intended to be clustered into an integrated center, rather than allowed to sprawl into an undesirable commercial strip pattern of development. They also need to be well buffered from any nearby residential areas.

General commercial includes grocery stores, gasoline service stations, auto service uses, restaurants and large retail centers. Appropriate uses also include heavier commercial uses such as larger, “big box,” commercial establishments. Special consideration needs to be given to the locations of these larger commercial uses to minimize their impact on adjacent land uses.

Urban Commercial Corridor. This designation is applied to land uses that adjoin some of the older commercial corridors in the northern portion of the Township radiating out from the City of Ypsilanti. These include:

- **Ecorse Road.** This corridor acts in conjunction with Michigan Avenue as one of the significant eastern gateways into and out of the City of Ypsilanti. This corridor currently contains a wide variety of uses, including single-family residential, commercial and industrial. The primary frontage contains strip commercial typical of an arterial road of this type. Most development within this corridor dates



back several decades. By identifying this corridor under the UCC category, the Township can leverage the area as a separate location for higher-intensity commercial activity to alleviate pressure and concentration along Michigan Avenue to the north while serving the residents to the south.

- **Michigan Avenue.** This corridor is the primary eastern gateway into and out of the City of Ypsilanti. This corridor contains more intense commercial activity and uses, but is developed in a typical suburban style with large setbacks and lot areas. Adjacent uses are more intense than Ecorse, including larger industrial development (especially toward the east), in addition to single-family and multi-family housing. There has been more recent development along this corridor, so by leveraging this development into a unified corridor typology, the Township can increase density, activity and promote the area as a major gateway.
- **Washtenaw Avenue.** This corridor acts as the primary western gateway into and out of Pittsfield Township and the City of Ypsilanti. This corridor has a mixture of new and old commercial strip development along with adjacent single-family and multi-family housing. In conjunction with this plan, the Township is working collaboratively with Pittsfield Township and the Cities of Ann Arbor and Ypsilanti in order to promote the Washtenaw Avenue corridor as an area with potential for higher-density, mixed-used development. The “ReImagine Washtenaw” project will also examine engineering improvements to promote “complete streets” concepts that will place a higher emphasis on pedestrians, bicyclists and public transit users. This project also includes the development of design guidelines that will ensure development occurs in a unified fashion throughout the corridor. For more information, please refer to the Transportation chapter of this document and the ReImagine Washtenaw discussion under Section F.

In general, commercial redevelopment will be focused towards nodes along these corridors to create concentrated activity areas. The intent is to create a series of defined centers of activity that have a distinct sense of place as opposed to a continuous uniform strip of commercial. Clustering these uses together with surrounding residential and specific site design standards will promote a comfortable environment that is walkable and accessible for residents and will also better facilitate transit-friendly development.

Buildings should be placed near the road, which will help define the streetscape of the corridor and make businesses more visible for motorists and more accessible for pedestrians. Parking should be permitted only in the side and rear yards with plantings and lawn areas integrated into the layout to minimize impervious surface and enhance the appearance of the site.

While there is a wide variety of retail and commercial service establishments within these areas, development should capitalize on the close proximity of the nearby residential market and provide safe access by non-motorized travel. The Township should also consider allowing upper story apartments in this district to encourage greater integration of mixed-use development.

Infill development along these corridors that meets the intent of this designation should be encouraged in order to increase efficient use of existing infrastructure, revitalize the residential neighborhoods, increase tax base, improve the area's walkability, and reduce the pressure for greenfield development.

Office. Various forms of office development include professional offices, medical offices and banks. Office development can often serve as an effective transition between high intensity uses and residential uses. Where these office developments are in close proximity to residential neighborhoods, special consideration to scale and design are essential to maintain compatibility with the nearby neighborhoods. The plan intends to preserve existing office areas primarily located in the northwest area of the Township.

Research and Development. Uses intended for this designation include technology, light manufacturing and office. This type of development can often serve as an effective transition between high intensity industrial uses and other lower intensity uses. All development within these areas must be image conscious, preserve natural features and establish a campus setting with no outdoor storage of materials and equipment. Such development is promoted along the Huron-Whittaker corridor south of I-94 and along a western segment of Michigan Avenue. These areas are entrance ways to the community; therefore, development must project a high quality, thriving image. Some services are permitted for the office employees; however, the typical auto-oriented commercial development that is included in the General Commercial areas will not be permitted.

Industrial. The Township prides itself on its strong industrial base that provides diversified employment opportunities for residents. Existing industrial areas will be preserved in the future and planned to expand along Rawsonville Road and in the Washtenaw Business Park on Huron Street. The intent is to continue development of a wide range of industrial uses such as.

- Heavier industrial uses will be located around the Willow Run Airport.
- Areas for general industrial and large scale manufacturing are provided along the northern portion of the Rawsonville Road corridor and adjacent areas along Textile Road.
- Light industrial uses will be located along the southern portion of the Rawsonville Road corridor and other outlying areas such as along Michigan Avenue and in the Washtenaw Business Park on Huron Street.

New development and expansion of existing businesses should be designed to take into consideration offsetting the impacts of intense uses through architectural and landscaping enhancements and screening of outdoor activities.

Public. These land areas are to be occupied by government, utility or civic uses such as schools, parks, state, county and municipal facilities and major utility lines. Some public land uses have been incorporated into the Town Center. Public uses serve the community in various ways and must be provided at a level that is consistent with the needs and demands of the residents.

Essentially, as the Township grows, so must the public services provided. It is important to identify these properties on the future land use map as a way to preserve the service.

C. RESIDENTIAL DEVELOPMENT

Meeting the goals of the Township goes beyond implementation of the Future Land Use Map. Preservation of natural features and rural character cannot be accomplished through limiting density alone. Residential developments must be designed taking into consideration the intent of preserving community character and creating definable neighborhoods. On a smaller scale, the following describes various techniques available for residential developments that may accomplish this goal.

To understand what makes a good neighborhood it is important to realize the community context that each neighborhood is a part. Each neighborhood will consist of physical components such as streets, lots, blocks, homes, community facilities (e.g. parks/schools) and the landscape. Within this physical environment exists the social component made up of individuals, families, children, neighbors and social/community groups. Each individual neighborhood is tied together as a part of the overall community through local government, schools, public facilities, community infrastructure, shopping and employment.

This Plan strives to preserve and enhance these features within the historic neighborhoods within the northern portion of the Township and also to foster the creation of this type of quality neighborhood as the southern portion of the Township develops.

Existing Neighborhoods. There are numerous older neighborhoods within the northern portion of the Township surrounding the City of Ypsilanti and Ford Lake. Each of these distinct neighborhoods is a critical component of the overall community. Where infill development occurs on larger parcels in this area, the new residential development needs to create neighborhoods with their own unique and definable sense of identity while also being integral parts of the surrounding community. Each new neighborhood needs to provide safe locations for recreation that is integrated into the overall community framework.

Infill Housing Development. Where new infill residential development is proposed on lots within existing subdivisions, it should be compatible with the character of the neighborhood. Some older subdivisions are developed with residences on a combination of multiple lots. Infill development should be on lot sizes that are consistent with the development patterns of the other homes within the subdivision.

Streets and Streetscape. The public streetscape within residential neighborhoods consists of a number of elements: the roadway, sidewalks, street trees and street lighting. These elements, in combination with the development that lines the street, creates the public realm of the streetscape.



- All new neighborhood streets, whether in subdivisions or condominiums, should have curb and gutter roadways that, while not excessively wide, are of a sufficient width to allow on street parking.
- Street trees should be provided within a curb lawn located between the street and the sidewalk. Street trees should generally be spaced 40 feet along both sides of the road.
- Sidewalks need to be provided along all streets, should be at least five feet wide, constructed of concrete, and include ADA compliant sidewalk ramps at all corners.
- Ornamental street lights should be provided in new residential subdivisions.

Residential Design. The residences that line the street help define the public streetscape. The design of the homes is just as important as the streetscape elements in defining neighborhood character. Within all new residential developments, special consideration needs to be given to the street side of the residences. The prominence of garage doors along the public street should be minimized and other features such as porches, and windows accentuated.

Recreational Facilities. All major residential developments are required to have active and passive recreational amenities. The Township Zoning and Subdivision Regulations should require a minimum amount of usable neighborhood recreational area within all subdivisions and condominium projects, whether a development is a clustered PD, a conventional subdivision or a multiple family development. Neighborhood parks are a key element to any quality neighborhood. These can take the form of a public park, school playground or a common area held by a subdivision or condominium association.

Landscaping. To preserve the rural character of the Township and to enhance the natural quality of residential neighborhoods, the following landscaping should be required in all residential developments:

- Street trees or canopy trees within the front yard of each lot and on medians and on cul-de-sacs.
- Perimeter buffering along major roads that border the development.
- Detention pond landscaping.

Conventional Subdivision Layout versus Cluster Development-Determination of When PD is Beneficial. Clustered development is a means to providing open space and preserving sensitive natural features on a site. While the overall net density of a site can remain consistent with the Master Plan, the PD development option can be used to cluster the dwelling units in areas more suitable for development. With most of the Township served by sanitary sewer and water, a high level of clustering can be achieved with most new development. For areas with onsite well and septic, some degree of clustering may still be possible within soil areas suitable for sanitary drainfields and away from sensitive natural features.

Natural Features Preservation. The vision for the community is the creation of a unified, Township-wide open space corridor that is the result of careful,

planned natural feature preservation. Preserving these systems in a responsible manner will connect natural animal habitats and provide safe, scenic passageways for residents.

A natural features corridor can most easily be developed by clustering development away from significant woodlands, wetlands, steep slopes, waterfront and poor development soils. Most importantly, when reviewing proposed open space areas for individual sites, it must be considered whether it can connect to existing open space area and accommodate connection to future open space corridors.

A uniformly wooded site or an open site will only benefit from clustering where innovative design is utilized. In all instances, the benefit of clustering should be determined by a comparison of larger lot conventional subdivision and clustered development.

Open Space. Current standards in the Zoning Ordinance PD regulations specify the priority of items to preserve to ensure that quality open space be maintained. Specifically, the location of open space must preserve natural features, corridors along creeks and major roads. It is extremely important to ensure that the open space plan is not an afterthought created once the maximum amount of units is planned on the site. Secluded pockets of open space in odd corners do not meet the goals of the Master Plan or the intent of the PD regulations. Open space plans must be considered from the beginning stages of land planning.

Open space design should achieve open space that is of a usable size as well as the best layout to provide a functional open space system. A few guidelines to consider include the following:

- Provide common upland open space areas that have road frontage, not isolated areas to the rear of lots. Often when park areas are located behind lots, they are secluded from the rest of the development and this parkland becomes an extension of the abutting lot's backyard - not a neighborhood park. For neighborhood open space to be effective, it must be visible and readily accessible by all residents of the neighborhood.
- On roadways that possess a natural, even rural character, a wide buffer area should be provided along the main road. This will minimize the visual impact of housing development along main roads and preserve the scenic quality of the community. Non-motorized pathways are encouraged along roadways that border scenic areas.
- Where there are significant natural features that are preserved such as wetlands and creeks, every attempt should be made to preserve views to the area. Residents should enjoy the benefits of the feature. When possible, vistas should be created through wide openings between lots, at the terminus of streets, at key intersections. If open space must be provided to the rear of lots, the access points should be well-defined and wide enough to allow comfortable and easy access for all residents.

- When various pockets of parkland are provided within the development, there should be some feature that connects the areas making a cohesive open space system. A greenway connection that includes a wide open corridor and pathway would be an ideal method to connect different pockets of open space.
- As various projects are reviewed, it should be required that consideration be given to adjacent developments and community facilities. Connections should be provided to these parklands and facilities, if possible.
- Utility corridors have become a great opportunity within the Township for providing open space connections.

Affordable Housing. It is the desire of the Township to provide a variety of housing opportunities including multiple family and single family detached. Affordable housing is an important component and can include smaller lot single family subdivisions and multiple family housing in areas where the density can be supported. Expansion in housing opportunity is necessary if there is to be expansion in the community's employment base. There is a need within Ypsilanti Township to not only provide housing for families, but also the younger and older populations. Some measures that can be taken to ensure that there is affordable housing in Ypsilanti Township are as follows:

- The Planned Development (PD) option can provide for more efficient use of land through clustering to create a development cost saving which may be passed on in the form of lower cost housing. A density bonus could be provided where the developer agrees to set a percentage of the housing aside as "affordable housing."
- Revisions to development regulations such road standards is another approach to decreasing housing costs. The Township can work with the Road Commission on permitting narrower roads in instances where they are appropriate. Any reduction in regulations for the purpose of increasing availability of affordable housing must be weighed against the public health and safety impacts.
- Locations are provided for R-3, R-4 and R-5 single family residential at lot sizes ranging from 5,400 to 14,000 square foot minimum lot size (with smaller lot size clustering allowed through PD) and RM-2 multiple family where the infrastructure is capable of supporting higher density development.

D.COMMERCIAL DEVELOPMENT

The future development and redevelopment of the Township's business corridors are a priority because they must remain vital in order to maintain the community's strong and diverse tax base. Equally important, these corridors serve as entryways into the Township, therefore, they must project a positive image.

Architecture/Building Design. The design of the building and site can have a tremendous effect on the image of the corridors. Building architecture is a key

component of good site design. Quality architecture can help ensure that a building/use is compatible with surrounding uses and assist in protecting investment along the corridors.

Because each corridor possesses its own character, it is difficult to develop detailed design standards for architecture. More importantly, basic guidelines are necessary to ensure quality buildings are constructed throughout the Township and that they are appropriately situated on the site.

- **Building Materials/Colors.** Commercial buildings must be constructed in manner which will ensure longevity and reuse. Building materials should be durable and have an appearance of permanence and substance while be consistent with surrounding buildings. For instance, brick, split-faced block or similar materials are encouraged as the primary building material with limited use of metal, wood and dry-vit. Building colors must be subtle and consistent with the businesses along the corridor.



- **Roof Shape/Rooftop Equipment Screening.** The roof shape and materials should be architecturally compatible with adjacent buildings. Building shapes should incorporate peaked roof lines, archways, and other treatments should be used to give variety while complementing the existing buildings in the area. Buildings with flat roofs should have the proportions of two-story buildings and be designed with traditional architectural detailing such as ornamental cornices. In addition, rooftop equipment must be completely screened to protect views from the roadway and adjacent uses.

- **Proportion and Scale.** Proportion deals with the relationship of the height to the width of the building and the relationship of each part to the whole. Scale defines the relationship of each building to other buildings in the area. New building construction and renovations must be consistent with the scale and proportion of surrounding buildings along each of the corridors. For instance, a three story structure would be out of scale in an area of one story buildings. Similarly, a wide building would not fit in a row of narrow buildings.



- **Entrance/Orientation.** Entrances to commercial buildings should use windows, canopies and awnings; provide unity of scale, texture, and color to adjacent buildings; and provide a sense of place. In addition, building entrances should be oriented towards the roadway, particularly the sidewalk. A high quality facade and accessible entrance will attract customers and establish a quality image along the corridors.

- **Building Setback.** There are many considerations when evaluating the building placement on a site. On older sites, buildings tend to be

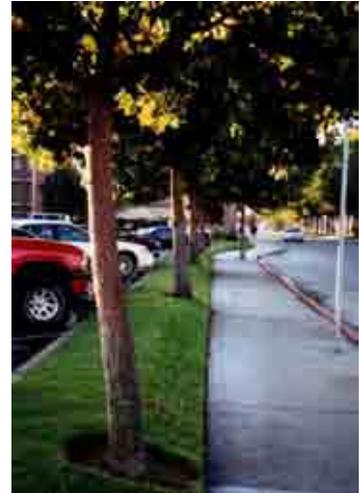
located close to the road right-of-way with parking on the side and rear, and perhaps limited parking in the front yard. In some areas, buildings are set back further from the road with all parking in front of the building. Therefore, in addition to meeting the front yard setback requirement of the district, maintaining a consistent building line with surrounding development must be a consideration when evaluating a site layout plan as well as providing safe access for non-motorized patrons and employees.

- **Overhead Doors/Loading.** The placement of overhead doors and loading areas should be closely evaluated. Loading facilities and overhead doors should be prohibited along any building side facing a public street or residential area. Generally, these areas should be limited to the side and rear facade of the building. When it is not feasible to follow either of these conditions, adequate screening is necessary to offset the views and noise impacts.
- **Outdoor Storage.** Open outdoor storage should be prohibited in all but industrial and heavy commercial areas. Where permitted, it should require a special conditional use permit that includes specific requirements for screening. Screening should include a combination of opaque screening and landscaping.
- **Rear Façade.** There are many circumstances that exist along the business corridors that warrant consideration of the buildings rear facade design. To begin with, many of the business areas back up to residential neighborhoods. Also, rear elevations of businesses may be visible from the street, parking lots and other businesses. Therefore, the rear of the site and the appearance of the building is an important consideration. The rear facade should be of a finished quality consistent with the other elevations of the building and should be well-screened where appropriate.

Landscaping. Three components of a landscape plan are described below, each of which plays a different role. Essentially, the landscape plan must provide planting areas that will enhance the site and provide ample internal green space. In addition, plantings should be incorporated to screen and buffer incompatible uses and activities.

Ideally, all standards should be met for new developments. However, some of the older business corridors in the northern portion of the Township are established with existing development that predates current zoning standards. In many cases, the size of the site also creates limitations on adding new green space. The key objective with these situations is not to strictly enforce the requirements of the ordinance, but to ensure that the intent of the requirements is met for that particular site.

- **Street Frontage.** The Township currently has established regulations for landscaping along road frontage. The intent of these regulations are to create a pleasant appearance along major streets and “soften” the visual impact of intensive development. Consistent implementation of these regulations will produce a well landscaped, tree-lined streetscape



along the business corridors. To ensure that the planting plan meets the intent of the requirement, the primary emphasis should be on larger scale plants such as large canopy trees. Shrubs and flowers should be used, but in natural clusters that accent the entry to the site and building foundations located at the right-of-way. Grass should be utilized as the ground cover for the street front greenbelt.

- **Parking Lot Plantings.** The Township Landscape Ordinance also addresses parking lot landscaping. The purpose of this requirement is to screen large parking lots, improve traffic circulation and safety, and provide pedestrian areas through planting islands. In order to accomplish this intent, the required plantings must be located within the parking area in landscaped islands and at building foundations. Parking lot landscaping must be utilized to create greenspace within the site and should not include the use of stones or gravel.
- **Buffer Areas.** The current ordinance provides for screening and buffering between uses, however it is addressed on a case-by-base basis without specific guidelines to follow. It is recommended that “buffer zones” be established along the property lines which are based on the proposed use and adjacent existing use and/or zoning district. Typically, three zones of varying intensity adequately cover any situation. The most intense buffer zone would be required where there is the greatest potential for land use incompatibility, such as between industrial and residential uses. The least intense buffer would be required between uses that are generally compatible, such as between and office and commercial land uses. Buffers will generally consist of a mixture of landscaping, including deciduous trees, evergreens and shrubs and should include non-motorized connections, when desirable, to facilitate movement between the uses. For the buffer from industrial or commercial to residential, this landscaping would be in combination with a masonry wall. Generally, walls to buffer residential areas should be of high quality material, such as brick.

Natural Features Preservation. Consistent with recommendations related to residential development, natural features must also be preserved and protected when developing non-residential sites. Of particular importance is ensuring buildings, parking areas and other development meet the minimum required setbacks from open water and wetlands. Further, tree surveys should be thoroughly evaluated to ensure that significant trees and vegetative under-story is preserved and protected to the extent possible. If trees are removed, developers must comply with the replacement requirements outlined in the Township Woodland Ordinance.

Impervious surfaces can have a direct effect on drainage to surrounding lands and water bodies. Issues created by runoff must be closely evaluated on a case-by-case basis. Specifically, the proposed layout and development of a site will be reviewed to ensure that impervious surface is maintained at the lowest possible percentage. The Township currently has maximum lot coverage percentages that must be followed. Consideration should be given to decreasing the maximum lot coverage percentage for sites located within the

Ford Lake watershed and other sensitive areas such as along Paint Creek in the form of an overlay district.

Site Lighting. Intense site lighting along the business corridors creates a glare that impacts adjacent residential areas and motorists traveling along the business corridors. In addition, clusters of intensely lighted areas will create a “dome of light” in the night sky. Special attention should be paid to proposed lighting plans to avoid these negative impacts.

The Township has a thorough site lighting ordinance that minimizes potential impacts to surrounding sites and along the roadway. These regulations should be applied during site plan review and enforced as part of the site inspection and certificate of occupancy process. The key components to the lighting regulations are: limiting the intensity of lighting throughout the site and at the property line; specifying the height and location of light poles; requiring all fixtures be down-directed and the source of the light shielded from view.

The ordinance specifies regulations for all of the above described elements. Of course, some flexibility should be allowed for ornamental lighting which is consistent with the architectural theme.

Parking. The parking requirements in the zoning ordinance place limits on excessive amounts of parking. This is intended to minimize large underutilized parking lots and significant stormwater runoff from the impervious surface. The ordinance is also intended to minimize excessive pavement, preserve more open green space and encourage a more pedestrian/non-motorized/transit friendly environment. In certain instances, a portion of the required parking can be “banked” as green space, to be improved for parking only if the need arises in the future.

Commercial development should seek opportunities to reduce the amount of parking required through mixing uses on a site that have differing parking demands. Employers should encourage ride sharing programs with employees and should provide bike parking facilities. Ypsilanti has an MDOT park and ride facility within its boundaries along I-94. Finally, transit-friendly development patterns should be encouraged in the northern areas of the Township that are served by The Ann Arbor Transportation Authority to encourage use of transit as an alternative to individual automobiles.

Aesthetics and circulation of parking lots are the other main components of parking lot design. Parking lots must be designed to promote safe and convenient traffic flow. This can be accomplished by clear delineation of parking aisles with landscaped parking lot islands. These islands assist in directing traffic and prevent motorists from cutting across the lot or going in the wrong direction and minimize the potential for conflicts between vehicles and pedestrians. To also ensure that landscape islands serve an aesthetic purpose, they should be landscaped with large canopy trees and covered with grass. In some areas, low shrubs are appropriate but consideration must be given to site distance. All parking lot islands should be curbed to prevent encroachment from vehicles.

E. TOWN CENTER

An area has been designated for the Ypsilanti Township Town Center along the Huron and Whittaker Road corridor. This area is planned to become a mixed-use Town Center with employment, retail shopping, commercial services, civic and recreational uses. This area is also intended as a mixed-use environment that will include residential, likely in the form of townhouses. The intent is that this area will be integrated into a pedestrian-friendly, walkable area with sidewalks connecting all uses and community parks and plazas integrated into the fabric of this Town Center area. The Town Center has the potential to become an activity center for the Ypsilanti Township community that will provide a defined sense of place for the Township. This concept has its foundation in the recommendations for the Huron Whittaker Corridor Plan that was a joint effort of the Township and City of Ypsilanti.



With convenient interstate access, this area is planned for higher intensity of development and a mixture of uses that would be supportive of transit opportunities. In order for this type of development to be successful, it must be properly designed and developed. For that reason, specific design standards are needed for architecture, building orientation, neighborhood form and streetscape elements.

These recommendations were implemented through the development of form-based zoning districts for the Town Center area. Unlike conventional zoning that focuses on separating land uses, form-based regulations focus on building form as it relates to the streetscape and adjacent uses. A mixture of land uses are permitted based upon the context of the building form. Compatibility of uses is achieved through design and orientation, instead of strict land use separation. Form-based regulations rely on design concepts and patterns intended to create more livable environments and spaces.

After the last master plan update in 2007, the form-based code text was formally adopted, but rezoning of parcels in the designated Town Center area has been voluntary by owners requesting rezoning. Rezoning should be done in a logical fashion, with clusters of parcels rezoned together, so spot zoning does not occur. The Township can lead the effort by rezoning the parcels it owns.

DESIGN GUIDELINES

Business, retail and service uses along Huron Whittaker Road will be a focal point of the Town Center. Commercial architecture should contribute to the desired Town Center character. The architectural styles for buildings should resemble that of traditional architecture. Town Centers commonly possess an integrated pedestrian circulation system that conveniently connects surrounding neighborhoods to public gathering places, neighborhood commercial areas within the Town Center and civic and recreational facilities. It is therefore important to ensure adequate connections are provided through the creation of a system of sidewalks and pathways that emphasizes human scale and makes the corridor walkable. The commercial areas of the Town Center need to include the following elements.



- Buildings should front towards and relate to the street at a pedestrian scale and orientation.
- Building envelopes should create a continuous street edge with buildings built-to the front lot line and with zero side yards between adjacent buildings.
- Parking lots should be located behind the building to minimize the dominance of automobiles and make the site more pedestrian friendly. Facilities for bicycle parking should be provided.
- Sidewalks and pathways should interconnect all uses within the Town Center with convenient links to residential areas and parks.
- Street trees should be provided along all frontages and brick walls or hedge rows used to screen any visible parking lots.
- The area should be developed with an interconnected street pattern. New streets built off Huron Whitaker should be designed to allow for on-street parking.
- A vertical mixture of uses should be encouraged with office or residential above retail businesses and services.

RESIDENTIAL USES

The residential areas should be integrated into the Town Center to create a mixed use environment. Residential will be a mixture of apartments above businesses or traditional townhouses, such as brownstones. Single family on small lots may also be appropriate near the golf course and along Ford Lake. Other uses may include churches, civic spaces, parks and recreational uses.

With the potential of higher density of development, it is important that residential areas be designed to include all of the elements essential to a high quality traditional neighborhood. Neighborhoods need to consist of physical components such as streets, lots, blocks, homes and community facilities, such as parks, schools and churches. Residential development should include all of the following elements:



- Traditional architecture should be utilized.
- Multiple-family should be developed as traditional brownstone townhouses with courtyards and parking to the rear.
- Single family dwellings should be developed with garages located in the rear yard.
- Porches or stoop entrances should be provided on all front facades.
- Neighborhoods need to be developed at a walkable scale with sidewalks and pathway systems.
- Vistas should be maintained to natural areas and focal points such as Ford Lake.
- Neighborhood parks need to be provided in visible and accessible locations to serve as neighborhood focal points/gathering places and provide for recreation or additional open space area for community gardens.

F. URBAN COMMERCIAL CORRIDORS

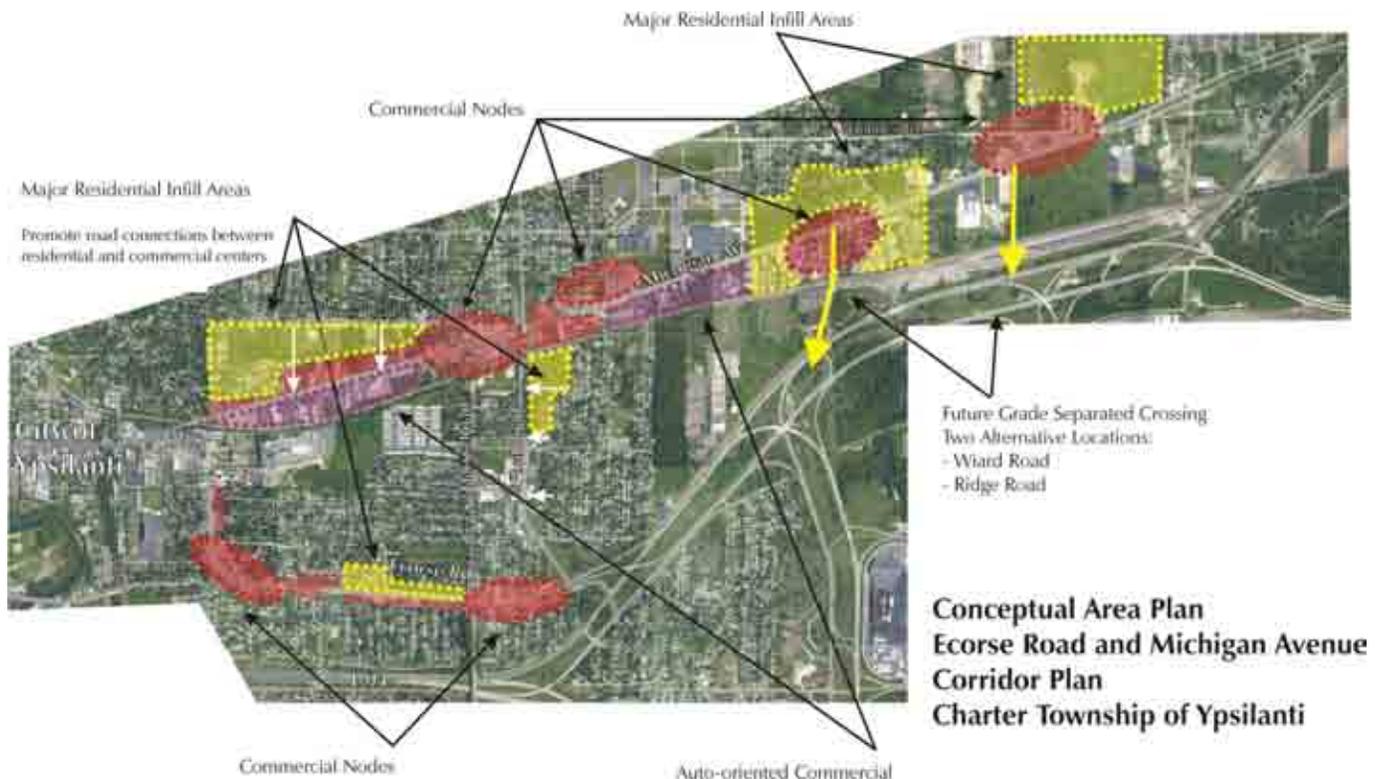
In the northern portion of the Township there are a number of business corridors such as Michigan Avenue, Ecorse Road and Washtenaw Avenue that are nearly built-out with older commercial buildings on small lots.

Priority should be given to safety improvements such as consolidating driveway access and improving circulation within the site, and between adjacent sites. Improvements should also be made to non-motorized facilities such as providing sidewalks, providing bicycle parking facilities, and making the site more pedestrian and transit friendly. A key to redeveloping this area of the Township is to capitalize on the transit service in this area to create more transit-oriented development (TOD). This includes shifting some multiple-family units to the corridors to provide the density required to support TOD. Screening from adjacent residential neighborhoods should be provided where needed. Finally, aesthetic upgrades to building architecture and landscaping along the site frontage should be provided where practical.



ECORSE ROAD AND MICHIGAN AVENUE CORRIDOR PLAN

Adopted in 2001, the Ecorse Road and East Michigan Avenue Corridor Plan sets forth a vision to revitalize the corridors into vibrant, mixed-use districts. The plan provides a set of design guidelines, circulation improvements, economic development strategies, and a land use plan identifying key nodes to concentrate commercial redevelopment. Since the adoption of the plan, the Township has adopted zoning districts to implement the recommendations of commercial nodes at key intersections. To fully realize the strategies for revitalization outlined in the plan, the Township should rezone the corridors, especially the areas designated as commercial nodes.



REIMAGINE WASHTENAW CORRIDOR PLAN

Completed in 2009, Washtenaw Avenue Corridor Plan laid the groundwork for improved access and mixed-use infill development along Washtenaw Avenue, a major economic and transportation corridor connecting the cities of Ann Arbor and Ypsilanti, and Pittsfield and Ypsilanti Townships. In contrast to the existing single-use zones and auto dominated public realm, this new mixed-use, compact development typology will enhance economic vitality and quality of place in Ypsilanti Township. In addition to providing a variety of office spaces, retail options, restaurants, and housing types, this type of development will utilize smart growth and transit-oriented development (TOD) principles to provide more mobility options for Township residents and visitors.

These “nodes” of higher density development will provide quality and convenience for established area professionals and busy families, seniors, and help retain local college graduates looking to fill the employment needs of a knowledge based economy. ReImagine Washtenaw is not just about creating new development it is also about revitalizing the existing commercial centers and neighborhoods, and building on the assets of the community in order to ensure long-term stability.

Key Concepts for Corridor-wide Change

- Changes to the streetscape and road character should be compatible across jurisdictional boundaries while still accommodating the unique traffic and neighborhood needs of particular segments and nodes.
- Potential locations for creating “nodal identity” support potential transit service improvements and TOD development, especially at super stops.

- Compact, mixed-use nodes should contain an internal street network at a pedestrian scale with well-designed public spaces.
- Special consideration should be given to improving pedestrian and bicycle connections between new infill development and adjacent residential areas, particularly the sites behind. A key recommendation is to complete the sidewalk network by filling in sidewalk gaps.
- Development should take a “market realism” approach to parking facilities, reducing the number of parking spaces.
- Opportunities for safe pedestrian and bicycle access and crossing should be prioritized as part of the modal shift from vehicular travel to non-motorized and transit.
- Public amenities including 10’ sidewalks, signage, transit facilities, landscaping, street trees, and open space should be provide consistently throughout the corridor while still revealing the diverse character of the four communities. This may require expansion of the right-of-way either through donations, easements, or acquisition.
- The Access Management Plan recommendations should be implemented in a timely manner to improve access and safety.

For more information on the transportation recommendations from the ReImagine Washtenaw Plan, please refer to Chapter 5: Land Use.

Design Guidelines

As part of the implementation of the ReImagine Washtenaw Plan in 2013, Ypsilanti and Pittsfield Townships developed a set of design guidelines for the Washtenaw Corridor. These provide redevelopment recommendations for architecture, building siting, public realm/streetscape, parking, and site design features. These guidelines provide the basis for the eventual rezoning of the corridor into the new Urban Corridor district.

Golfside Priority Site

As part of the original 2009 Corridor Plan, the intersection of Golfside was identified as a priority site for transit-oriented, mixed-use development. This transit node concept was further developed during the creation of the design guidelines to provide an example for how to apply the guidelines and eventual new zoning district to transit nodes. The following principles were used in the development of the Golfside concept plan:

- High quality transit stop should be integrated with compact mixed-use development, good walking and cycling conditions, and reduced automobile parking area.
- Development should incorporate main street style internal street grid connecting residential and mixed-uses.
- Site should be responsive to the market and design with the potential for site phasing, including parking decks with surface space as common area or parking on first floor of residential buildings.
- Project should incorporate green community spaces with passive and active uses.

- Due to right of way limitations, multi-modal project components will require a strong partnership with Michigan Department of Transportation (MDOT) and landowners.
- A road diet study for Golfside Road would show the benefits and feasibility of creating pedestrian refuge islands.

G. RELATION TO ZONING

The Future Land Use Map should not be confused with the Townships zoning district map, which is a current (short term) mechanism for shaping development. The Future Land Use Plan is intended to serve as a guide for land use decisions over a longer period of time (5 to 15 years). Zoning changes should be made gradually so that growth can be managed. Although the Township may immediately rezone some of the areas recommended in the Plan, there are certain land use changes that will be more appropriate at some point in the future. The Plan should be consulted as one of the criteria to judge the merits of a rezoning request. Suggested zoning criteria based on standards recommended by a number of planning organizations and significant case law are listed below:

- Is the proposed rezoning consistent with the Master Plan and Future Land Use Map recommends? If not, is it reasonable to change the Plan? There should be justification for a deviation from the Plan. The Planning Commission could require an amendment to the Plan before approval of a contrary zoning request.
- Is the timing for the zoning change correct?
- Is there reason to believe that the property owner cannot realize a reasonable rate of return with any use allowed under the current zoning classification? (i.e. is use under current zoning viable?) The right to a "reasonable" use of the property is not necessarily the most profitable use.
- Are all of the permitted uses allowed under the requested zoning district compatible with surrounding land uses and zoning?
- Is the environment of the site capable of accommodating the list of uses permitted under the requested zoning classification?
- Is there sufficient public infrastructure (street, sewer and water capacity) to accommodate the host of uses allowed under the requested zoning classification? Is the proposed change in keeping with the intent to protect the public "health, safety and welfare?" If not, is mitigation being proposed to accommodate the impacts?
- Is the site large enough to meet all requirements for setbacks, area, utilities and driveway spacing?

If response to all those questions is affirmative, then the Township should approve the rezoning. If the response to one or more of the questions is negative, then substantial evidence should be provided by the applicant.

ZONING PLAN

The future land use categories correspond to zoning districts, but there is some generalization. The following table provides a zoning plan indicating how the

future land use categories in this master plan relate to the zoning districts in the zoning ordinance. In certain instances, more than one zoning district may be applicable to a future land use category.

Zoning Districts	Future Land Use Categories															
	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MFR-2	MFR-3	MFR-4	MFR-5	Town Center	Office	Neighborhood Commercial	General Commercial	Urban Commercial Corridor	Research and Development	Industrial
R-1 One-Family Residential	■															
R-2 One-Family Residential		■														
R-3 One-Family Residential			■													
R-4 One-Family Residential				■												
R-5 One-Family Residential					■											
RM-1 Multi-Family Residential						■										
RM-2 Multi-Family Residential							■									
RM-3 Multi-Family Residential								■								
RM-4 Multi-Family Residential									■							
RM-5 Townhouse Residential										■					■	
MH Mobile Home Park							■	■								
Town Center										■						
P-1 Parking															■	
OS-1 Office Service											■					
B-1 Local Business												■				
B-2 Community Business												■				
B-3 General Business													■			
B-4 Auto Oriented Business														■		
B-5 East Michigan Ave. Business															■	
B-6 Ecorse/Ford Business																■
IRO Industrial Research Office																■
I-1 Light Industrial																■
I-2 General Industrial																■
I-3 Heavy Industrial																■
I-C Industrial Commercial																■

Private Recreation and Public uses are identified on the future land use map with the intent that those uses will likely not change. If those sites are considered for a new use in the future, the use should be compatible with the adjacent land areas and their overall character.

PD Planned Development zoning can apply to multiple future land use categories according to the standards in the zoning ordinance.

- § Due to right of way limitations, multi-modal project components will require a strong partnership with Michigan Department of Transportation (MDOT) and landowners.
- § A road diet study for Golfside Road would show the benefits and feasibility of creating pedestrian refuge islands.

G. RELATION TO ZONING

The Future Land Use Map should not be confused with the Townships zoning district map, which is a current (short term) mechanism for shaping development. The Future Land Use Plan is intended to serve as a guide for land use decisions over a longer period of time (5 to 15 years). Zoning changes should be made gradually so that growth can be managed. Although the Township may immediately rezone some of the areas recommended in the Plan, there are certain land use changes that will be more appropriate at some point in the future. The Plan should be consulted as one of the criteria to judge the merits of a rezoning request. Suggested zoning criteria based on standards recommended by a number of planning organizations and significant case law are listed below:

- § Is the proposed rezoning consistent with the Master Plan and Future Land Use Map recommends? If not, is it reasonable to change the Plan? There should be justification for a deviation from the Plan. The Planning Commission could require an amendment to the Plan before approval of a contrary zoning request.
- § Is the timing for the zoning change correct?
- § Is there reason to believe that the property owner cannot realize a reasonable rate of return with any use allowed under the current zoning classification? (i.e. is use under current zoning viable?) The right to a "reasonable" use of the property is not necessarily the most profitable use.
- § Are all of the permitted uses allowed under the requested zoning district compatible with surrounding land uses and zoning?
- § Is the environment of the site capable of accommodating the list of uses permitted under the requested zoning classification?
- § Is there sufficient public infrastructure (street, sewer and water capacity) to accommodate the host of uses allowed under the requested zoning classification? Is the proposed change in keeping with the intent to protect the public "health, safety and welfare?" If not, is mitigation being proposed to accommodate the impacts?
- § Is the site large enough to meet all requirements for setbacks, area, utilities and driveway spacing?

If response to all those questions is affirmative, then the Township should approve the rezoning. If the response to one or more of the questions is negative, then substantial evidence should be provided by the applicant.

ZONING PLAN

The future land use categories correspond to zoning districts, but there is some generalization. The following table provides a zoning plan indicating how the

future land use categories in this master plan relate to the zoning districts in the zoning ordinance. In certain instances, more than one zoning district may be applicable to a future land use category.

Zoning Districts	Future Land Use Categories															
	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MFR-2	MFR-3	MFR-4	MFR-5	Town Center	Office	Neighborhood Commercial	General Commercial	Urban Commercial Corridor	Research and Development	Industrial
R-1 One-Family Residential	■															
R-2 One-Family Residential		■														
R-3 One-Family Residential			■													
R-4 One-Family Residential				■												
R-5 One-Family Residential					■											
RM-1 Multi-Family Residential																
RM-2 Multi-Family Residential						■										
RM-3 Multi-Family Residential							■									
RM-4 Multi-Family Residential								■								
RM-5 Townhouse Residential									■						■	
MH Mobile Home Park							■	■								
Town Center										■						
P-1 Parking															■	
OS-1 Office Service											■					
B-1 Local Business												■				
B-2 Community Business												■				
B-3 General Business													■			
B-4 Auto Oriented Business														■		
B-5 East Michigan Ave. Business															■	
B-6 Ecorse/Ford Business																■
IRO Industrial Research Office																■
I-1 Light Industrial																■
I-2 General Industrial																■
I-3 Heavy Industrial																■
I-C Industrial Commercial																■

Private Recreation and Public uses are identified on the future land use map with the intent that those uses will likely not change. If those sites are considered for a new use in the future, the use should be compatible with the adjacent land areas and their overall character.

PD Planned Development zoning can apply to multiple future land use categories according to the standards in the zoning ordinance.

CHAPTER SEVEN

ECONOMIC DEVELOPMENT

Ypsilanti Township is well positioned to accept any significant portion of the new business growth opportunities projected over the next several years for Washtenaw County. As an aggressive and enthusiastic supporter of industrial and manufacturing growth, the Township has the ability to attract and retain businesses which supports the Ypsilanti/Ann Arbor metropolitan regional economy.

Every community seeks to provide a strong economic base so that its residents can prosper and that community services are available. The residents of Ypsilanti Township recognize the importance of accommodating stimulated economic growth intended on creating new job opportunities and expanding the tax-base of the community while also preserving significant natural features.

A. VISION

The Township's economic growth and development is embodied in the following goal:

Promote relentless positive business development in the Ypsilanti Township should be promoted, aligned with and consistent with the "Future Land Use Plan" included in this Comprehensive Plan, meeting the retail and service needs of the residents and existing businesses, while providing jobs for the residents and promoting an ever expanding tax-base for the community.

Ypsilanti Township lies within the eastern region of the greater Ann Arbor economic region. The Ypsilanti area captures and leverages the benefits from the incredible economy found throughout the Ann Arbor region. Ypsilanti area residents and businesses enjoy a high quality of life centered on Ford Lake and competitively priced housing supported by the Ann Arbor centered economy which continues to show among the greatest strength in the state and perhaps Great Lakes region. It is the intent of this economic plan to perpetuate continuous sustainable improvement in the eastern portion of the Ann Arbor economic region in order to continuously attract the strength of the regional economy toward Ypsilanti area residents and businesses.

While this economic plan is not centered on regionalism in order to continuously improve the effectiveness of both delivery of services and cost competitiveness of the region, by way of execution of this plan may present opportunities of merged shared services throughout the metropolitan region

"There is one rule for the industrialist and that is: Make the best quality of goods possible at the lowest cost possible, paying the highest wages possible."

-Henry Ford

that may lead to diminishing obstacles that inhibit sustainable regional growth through the continuous participation in the Ann Arbor economic region.

This goal may be achieved by focusing on the elements and objectives of a 10-step plan to promote regional growth and prosperity.

B. ELEMENTS OF A 10-STEP ECONOMIC DEVELOPMENT PLAN

1. EDUCATION

- § K-12: Ypsilanti Township understands prosperity of any community begins with the unwavering strength in delivery of education to students enrolled in its community schools. The Township will embrace and support the community education programs assuring the family and students receive the highest quality education available within the region.
- § Higher Education: There are several higher education institutions located within the Ypsilanti/Ann Arbor metropolitan region. These include Eastern Michigan University; University of Michigan; Concordia University and Washtenaw Community College. The University of Michigan, rated one of the top public universities in the country, provides a haven for research and development companies, high-technology and bio-medical start-ups. The Eastern Michigan University Corporate Education Center is located in the Township at the Eagle Crest Conference Center. The Township is committed to working closely with all economic development agencies with the metropolitan region, to provide research and office space, along with access to venture capital and other start-up needs.

2. Public Safety

- § Through a contract with the Washtenaw County Sheriff's Department, the Township continues to provide resources to insure the public safety. In addition to the police services provided by the Sheriff's office, the Township provides staffing and resources for a very active community watch program that provides essential information to the policing agencies necessary to keep the community safe.

Flourishing family neighborhoods and local businesses are dependent on an adequately staffed, trained and equipped public safety department. First responders including police, fire and ambulance services provide essential services to our neighborhoods and businesses. The key to sustainable flourishing neighborhoods and business economy is assuring public safety services are

proactive in nature rather than reactive. Adequate funding of essential services has been the cornerstone of the Township's success with providing proactive public safety services contributing to ever strengthening family neighborhoods. Ypsilanti Township is committed to adequately funding public safety and recognizes the critical relationship between a thriving family neighborhoods and business economy is dependent on a strong public safety department providing essential services.

3. Strengthen Neighborhoods by Encouraging Home Ownership

- § In addition to a strong public safety department, also having in place a rigorous building code enforcement policy has proven to reverse the negative effects of blight protecting family neighborhoods. Protecting our neighborhoods is critical to preserving strong family oriented family neighborhoods leading to pride of home ownership. The Township will continue to advocate on behalf of family neighborhoods which will lead to ever increasing family homeownership.

4. Promotion of Enhanced Quality of Life Through Recreational Opportunities provided by the Ford Lake Park System

- § Ypsilanti Township maintains an exceptional parks and recreation program that includes the sometimes overlooked asset of Ford Lake. The Township will continue to promote programs and policies to improve and fully utilize our existing park system including Ford Lake and its tributaries.

5. Business Retention and Attraction

Ports of entry into Ypsilanti Township are principally via interstate I-94 and Willow Run Airport. Residents and commerce arriving and departing the township principally pass through one of five gateways off from I-94. Each day over 117,000 motorists pass between South Huron Street on I-94 and westward beyond West Michigan Avenue. During the 2012 calendar year, Willow Run Airport handled nearly 74,000 flight operations hauling nearly 200,000,000 pounds of cargo to markets around the world. Thus, any economic development plan must recognize and define a business retention and attraction policy leading to sustained inviting and welcoming environment into Ypsilanti Township. Gateways are the first and last impression of the community and must instill a positive lasting perception and impression. To be preserved and enhanced, the major community gateways are:

- § S. Huron Street/Whittaker Road to Textile Road: With proper mixed-use zoning and traffic counts nearing 28,000 vehicles per day, recruiting new commercial business activity along the S. Huron Street / Whittaker Road corridor between I-94 and Textile Road

promoting the creation of a town center district with a wide variety of goods, services and entertainment available in a central location.

- § Rawsonville Road to Grove Road: With proper mixed-use zoning complimenting nearby residential neighborhoods, recruiting new commercial business activity along Rawsonville Road between I-94 and Textile Road, and the Grove Road corridor to Bridge Road promoting the creation of a sub-community district supporting the easterly neighborhoods of Ypsilanti Township and travelers through Willow Run Airport with a wide variety of goods, services and entertainment available to residents in the area.
- § East Michigan Avenue to Ecorse Road: With proper mixed-use zoning complimenting nearby residential neighborhoods, recruiting new commercial business activity along E Michigan Avenue between Park Estates Drive and Ecorse/Prospect Roads, promoting the creation of a sub-community district supporting the northeasterly neighborhoods of Ypsilanti Township and travelers through Willow Run Airport with a wide variety of goods, services and entertainment available to residents in the area.
- § West Michigan Avenue to I-94: With proper mixed-use zoning complimenting nearby residential neighborhoods, recruiting new commercial business activity along West Michigan Avenue between Mansfield Road within the City of Ypsilanti and I-94, promoting the creation of a sub-community district supporting the westerly neighborhoods of Ypsilanti Township with a wide variety of goods, services and entertainment available to residents in the area.
- § Washtenaw Avenue to Golfside Road: With proper mixed-use zoning complimenting nearby residential neighborhoods, recruiting new commercial business activity along Washtenaw Avenue between Golfside and Hewitt Roads, promoting the creation of a sub-community district supporting the westerly neighborhoods of Ypsilanti Township with a wide variety of goods, services and entertainment available to residents in the area.

6. Branding the Community Through Individuality and Benefits Associated with Proximity within the Ypsilanti/Ann Arbor Metropolitan Region.

- § Ypsilanti Township has a distinct advantage of being located in close proximity to world class universities and cities. The Township has the opportunity to take advantage of the ongoing developmental success surrounding the University of Michigan and the City of Ann Arbor. Though the Township is located in close proximity to the City of Ann Arbor, the Township has its own distinct character that has served it well for many years. This character should continue to

brand the Township well into the future as a place of success and opportunity.

7. Continuous Improvements of the Public Roads and Infrastructure.

§ It is important that the Township continue to promote the ongoing programs that support the maintenance of the infrastructure servicing our community. For many years, the residents of Ypsilanti Township have supported the millages necessary to provide funding to maintain the many miles of roads within the Community. The Township should also continue to take advantage of State and Federal grant opportunities in order to further stretch the funds available through general fund, millage or special assessment districts.

8. Rigorous Support of All Forms of Transportation Serving the Community: Roadways, Railways, Airways and Seaways;

The success of the Township is heavily influenced by geographic position and proximity to all four federally established modes of transportation; roadways, railways, airways and seaways. Geographically, the Township is closely aligned within the easterly boundary of the Ann Arbor metropolitan economic region.

Ypsilanti Township is situated along Interstate 94 which provides easy access to the Detroit metropolitan area served by the Wayne County Metropolitan Airport, Port of Detroit and several major railroad centers. This proximity provides opportunities for the establishment of suppliers to the exporters, manufacturers and retailers. In addition to I-94, several other locations attributes impact the business climate in the community.

§ Interstate 94: The location astride I-94 is vital to the economic health of eastern Washtenaw and whole Ann Arbor metropolitan region. I-94 is one of the most important interstate corridors in terms of imports, exports and the supply of goods and services to industry and business. I-94 is the principal route between Chicago, Detroit, and Toronto and was a major focus for improving infrastructure in support of the NAFTA free trade agreement. The system also supplies a very high level of non-business automobile traffic comprised of area residents, visitors and pass-through motorists

§ Willow Run Airport: Located in both Ypsilanti Township and Van Buren Township, Willow Run Airport is the 5th (2011) largest airport in Michigan. It transfers approximately 200 million pounds of cargo annually. In addition to its large cargo operation, the airport also services aircraft charters, flight schools and fixed base operations. 5 companies have locations at Willow Run, consuming 235,000 square feet of office, commercial and industrial space. There is approximately 76,055 square feet of available space for new or existing companies to lease. Willow Run Airport and its tenant

businesses currently employ approximately 3,008 people, a large percent of which reside in Ypsilanti Township

- § Detroit/Wayne County Metropolitan Airport: Ypsilanti Township is 12 miles west of Detroit/Wayne County Metropolitan Airport. The largest airport in Michigan, it transported nearly 16 million passengers in 2012 and is currently the 17th busiest airport in the United States and the 44th busiest in the world. Both Willow Run and Detroit Metro Airport are managed by the Wayne County Airport Authority, which allows for a streamlined planning and management system.
- § Wayne County Aerotropolis: The Wayne County Aerotropolis encompasses the area around Willow Run and Detroit/Metro Airport and has been planned for a major hub for economic development in southeast Michigan. It can be described as a cluster of aviation linked businesses, industrial sites, distribution centers, technology information and telecommunication companies that are all centered around sustainable community environments. In addition, supporting amenities/industries include golf courses, restaurants, business-class hotel accommodations and single and multiple family housing. This economic development strategy stems from increased globalization and the need for businesses to provide customers with quality products in a short amount of time. The aerotropolis concept works surprising well in the greater Detroit region; mainly because Detroit Metro Airport area has 25,000 acres of wood and open space surrounding it, unlike other major U.S. airports. Additionally, Willow Run Airport, just a short drive away from Detroit Metro Airport, provides the chartered cargo flights for automakers, their suppliers and other time sensitive logistical businesses. Implementation of the aerotropolis concept will bring new jobs and tax revenue to southeast Michigan. By virtue of proximity, Ypsilanti Township is poised for economic growth over the next 25 years. Aerotropolis is poised for redevelopment opportunity of lands surrounding the Willow Run and Detroit Metro Airports
- § Railroad: Norfolk Southern/MDOT manages and operates several rail lines throughout the Township, many of which provide industrial sites in the community direct access to Willow Run Airport. In addition, Amtrak provides passenger service for the region. Plans are currently underway for a commuter rail line between Ann Arbor and Detroit, including a stop in Ypsilanti.
- § Port of Detroit: The Port of Detroit is located approximately 30 miles east of Ypsilanti Township along the Detroit River. Detroit/Wayne County Port Authority was created to plan, develop and promote the greater Detroit area as a freight transportation and distribution hub for the Great Lakes. The Port Authority oversees and promotes commercial and recreation activities along 32 miles of the Detroit River from Lake St. Clair to the Wayne/Monroe County border.

The Port Authority is the primary public conduit between private sector businesses in the Port of Detroit and the international market place. In this role, the Port Authority offers assistance in capital finance, development, applications and disbursement of public sector and foundation grant programs.

Each year, the Port Authority oversees more than 17 million tons of cargo at 29 private and public sector terminal facilities within the Port of Detroit district. International and domestic high-grade steel products, coal, iron ore, cement, aggregate and other road building commodities are shipped in and out of the Port. It is the third largest steel-handling port in the nation.

9. Review and Update Township Master Land Use Plan, Align the Economic Development Plan to Conform with and Compliment the Master Plan in order to Promote Business Use Expansion.

- § Manufacturing: Promote the retention of existing manufacturing jobs within Ypsilanti Township while recruiting new industrial type uses.
- § Business Diversification: Promote the creation of a diverse business community better suited to withstand fluctuations in the market so to continue to provide sustainable employment and services for Township and regional residents.
- § Research & Development: Promote the development of additional research and development facilities in the Township using zoning and economic development enhancement techniques.
- § Restaurants: Continue to provide zoning districts permitting development of standard full-service restaurants and work with private developers in order to promote the opportunities for such facilities in the Township.
- § Major Retailers: Promote the development of major retail facilities by national and international retailers using zoning and economic development enhancement techniques.
- § Commercial Services: Continue to work with private developers and retail service providers to promote development of commercial services that are required by businesses and residents

10. Business Retention

Ypsilanti Township may wish to consider policies and programs that promote a cohesive business community where businesses have the ability to promote their services not only to the regional business community or Township residents, but one another. Doing so would have a side effect of business retention as many businesses prefer to locate near their suppliers or project partners.

The realization of the economic development objectives will occur through sustained, proactive, and coordinated efforts by the Township's business community, Township officials and the public as a whole. Chapter Six addresses future development which provides guidance to these efforts.

EMPLOYMENT SECTOR PROFILE

A basic understanding of the present economic character of the Township is useful when charting a future course of action. Knowledge of the structure of the economy is fundamental to land use planning. A strong economy sustains employment centers and an expanding economy creates new employment opportunities which attract people and results in an increased population. Collectively, a growing economy and population also place additional demands on the community in areas such as housing, schools, business activities and community facilities with direct influence on the demand for a variety of Township services.

All data in the tables below contain 2012 census and demographic data supplied by CoStar Service as of August 2013.

Table #1: Below is a summary of the population base, household income and housing values within 1, 3 and 5 mile rings surrounding the approximate center of the Township. The census data suggests predictable continuous growth out to 2017.

Table #1

	1 Mile *	3 Mile *	5 Mile *
Population			
2012 Total Population	1870	67951	119,922
Pop Growth 2012-2017	0.40%	2.30%	1.80%
Per Capita Income	\$ 33,582	\$ 25,056	\$ 24,887
Average Age	36.9	34.1	34.8
Households			
2012 Total Households	651	26,704	48,873
HH Growth 2012-2017	0.50%	2.70%	2.00%
Median Household Income	\$ 77,621	\$ 47,524	\$ 44,910
Avg Household Size	2.87	2.43	2.38
Housing			
Median Home Value	\$ 160,486	\$ 126,132	\$ 128,012
Median Year Built	1979	1972	1974
Note:			
* Data points are based on 1, 3 and 5 mile radius from Ytown Civic Center.			
Data source, CoStar Service as of August 2013.			

Table #2: The following table drills down into greater detail the 2010 census data constructing the socioeconomic make-up of the township with respect to ethnicity, homeownership, and household income. This data is commonly used by site selection experts interested the workforce availability and growth potential of the local economy contributed to sustained growth in residential neighborhoods of the community.

Table #2

Radius	1 Mile		3 Mile		5 Mile	
Population						
2017 Projection	1,877		69,524		122,104	
2012 Estimate	1,870		67,951		119,922	
2010 Census	1,882		67,136		118,860	
Growth 2012-2017	0.40%		2.30%		1.80%	
Growth 2010-2012	-0.60%		1.20%		0.90%	
2012 Population by Hspanic Origin	59		3,534		6,352	
2012 Populaiton by Race	1,870		67,951		119,922	
White	1,186	63.42%	40,737	59.95%	72,160	60.17%
Black or African American	547	29.25%	19,929	29.33%	33,400	27.85%
American Indian & Alaska Native	6	0.32%	313	0.46%	545	0.45%
Asian	34	1.82%	2,539	3.74%	5,995	5.00%
Native Hawaiian & Pacific Islander	1	0.05%	37	0.05%	50	0.04%
Other Race	17	0.91%	1,247	1.84%	2,342	1.95%
Two or More Races	80	4.28%	3,149	4.63%	5,429	4.53%
Households						
2017 Projection	655		27,413		49,839	
2012 Estimate	651		26,704		48,873	
2010 Census	656		26,390		48,522	
Growth 2012-2017	0.50%		2.70%		2.00%	
Growth 2010-2012	-0.70%		1.20%		0.70%	
Owner Occupied	480	73.73%	14,674	54.95%	26,528	54.28%
Renter Occupied	172	26.42%	12,030	45.05%	22,346	45.72%
2012 Households by HH Income	650		26,705		48,871	
Income Less Than 15,000	50	7.69%	4,049	15.16%	7,630	15.61%
Income: \$15,000 - \$24,999	29	4.46%	2,635	9.87%	5,442	11.14%
Income: \$25,000 - \$34,999	46	7.08%	3,104	11.62%	5,870	12.01%
Income: \$35,000 - \$49,999	73	11.23%	4,079	15.27%	7,537	15.42%
Income: \$50,000 - \$74,999	111	17.08%	5,326	19.94%	9,440	19.32%
Income: \$75,000 - \$99,999	113	17.38%	3,307	12.38%	5,519	11.29%
Income: \$100,000 - \$149,999	144	22.15%	2,790	10.45%	4,856	9.94%
Income: \$150,000 - \$199,999	57	8.77%	875	3.28%	1,477	3.02%
Income: \$200,000+	27	4.15%	540	2.02%	1,100	2.25%
2012 Avg Household Income	\$88,374		\$60,601		\$59,246	
2012 Med Household Income	\$77,621		\$47,524		\$44,910	
2012 Per Capita Income	\$33,582		\$25,056		\$24,887	

A DIVERSIFIED EMPLOYMENT BASE

Economic diversity continues as a major growth and development objective. A diverse economy helps the community avoid major fluctuations in economic stability due to short-term changes in certain business sectors. For Ypsilanti Township, diversity has been achieved through the provision of well-located commercial and industrial centers and by maximizing opportunities for growth and development in these areas. This trend will continue as development occurs within the 5-major commercial gateways into township as well as in the Airport Industrial Center, around Willow Run Airport and other parts of the Aerotropolis area.

Serving as a measure of success of the Township's efforts to attract and facilitate a diverse range of entrepreneurial activities, *Table #3* lists the township's major employer business sectors.

Table #3: The following table provides a summary of business and employee base for 2012. Interestingly, the top-3 business sectors by way of number of businesses are Services, Retail, and Financial while the top-3 businesses sectors in terms of employees are Services, Retail, and Government. Total number of employees working within 5 miles of the Township’s geographic center was about 41,100; and average number of employees per business is 9.

On a consolidated basis, other leading employer business sectors include Construction, Financial Services, Manufacturing, Transportation, and Wholesales Trade remain among the top employer sectors (8,300) in the township.

Table #3

Business Employment By Type	# Businesses		# Employees		# Emp/Bus	
	3 Mile	5 Mile	3 Mile	5 Mile	3 Mile	5 Mile
Total Businesses	1,881	3,660	16,225	41,090	9	11
Total Retail	418	791	3,940	9,158	9	12
Home Improvement Stores	20	38	164	620	8	16
General Merchandise Stores	9	24	408	946	45	39
Grocery Stores	44	84	395	1,184	9	14
Auto Dealers & Service Stations	51	94	422	778	8	8
Apparel & Accessory Stores	24	41	84	191	4	5
Home Furniture, Furnishing & Equip.	33	67	141	316	4	5
Eating & Drinking Establishments	134	245	1,897	3,976	14	16
Miscellaneous Retail	103	198	429	1,147	4	6
Financial/Insurance/Real Estate	186	371	704	1,694	4	5
Banks, Saving & Lending Institutions	53	109	196	460	4	4
Security Brokers & Investments	15	31	34	129	2	4
Insurance Carriers & Agencies	26	54	81	190	3	4
Real Estate/Trust/Holding Companies	92	177	393	915	4	5
Services	883	1,730	7,313	20,036	8	12
Hotels & Lodging	7	18	204	311	29	17
Motion Picture & Amusement	37	79	442	769	12	10
Health Services	91	242	794	6,790	9	28
Legal Services	32	47	147	245	5	5
Education Services	65	114	1,984	4,006	31	35
Auto Services	70	113	306	511	4	5
Other Services	581	1,117	3,436	7,404	6	7
Agriculture/Mining	37	73	251	519	7	7
Construction	140	246	1,130	1,909	8	8
Manufacturing	45	98	979	1,744	22	18
Transportation/Communications/Utilities	67	144	539	1,614	8	11
Wholesale Trade	46	100	348	1,322	8	13
Government	59	107	1,021	3,094	17	29
Total	1,881	3,660	16,225	41,090		
Average Employees Per Business			9	11		

Table #4: The following table illustrates the consumer spending power of township residents. Residents residing within a 3-mile radius of the geographic center of the township consumed more than \$846 million in goods and services during 2012. During the same period, residents within a 5-mile radius consumed \$1.512 billion in goods and services. The data demonstrates the “buy-local” financial strength of consumers residing within township and on a daily basis pass-through the commercial gateways of Ypsilanti Township to and from their places of residence.

Table #4

Annual Consumer Spending (thousands)	2012		2017	
	3 Mile	5 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	846,297	1,512,126	931,462	1,680,757
Apparel:				
Total Apparel	32,754	58,261	36,050	64,758
Women's Apparel	10,891	19,373	11,987	21,534
Men's Apparel	6,410	11,418	7,055	12,691
Girl's Apparel	2,458	4,387	2,705	4,876
Boy's Apparel	2,061	3,678	2,268	4,088
Infant Apparel	2,251	3,977	2,477	4,421
Footwear (excl. Infants)	4,967	8,842	5,466	9,828
Other Apparel Prod/Services	3,717	6,586	4,091	7,321
Entertainment:				
Total Entertainment	78,198	140,086	86,067	155,709
Sports and Recreation	3,614	6,460	3,978	7,180
TV, Radio, and Sound Equipment	30,446	54,293	33,510	60,348
Reading Materials	3,332	5,990	3,667	6,658
Travel	39,957	71,834	43,979	79,845
Photographic Equipment	849	1,509	934	1,678
Food at Home:				
Total Food At Home	79,804	142,406	87,835	158,287
Cereal Products	5,255	9,373	5,784	10,418
Bread & Bakery Products	10,724	19,148	11,803	21,284
Seafood	3,778	6,746	4,158	7,498
Meat/Poultry/Fish/Eggs	25,732	45,900	28,321	51,018
Dairy Products	12,294	21,950	13,531	24,398
Fruits and Vegetables	22,021	39,289	24,237	43,670
Food Away from Home:				
Total Food Away From Home	71,968	128,230	79,210	142,530
Breakfast and Brunch	7,038	12,540	7,746	13,938
Dinner	33,325	59,387	36,679	66,010
Lunch	24,458	43,561	26,919	48,419
Snacks and Non Alcoholic Bev	5,331	9,480	5,868	10,538
Catered Affairs	1,816	3,261	1,998	3,625
Alcoholic Beverages:				
Total Alcoholic Beverages	12,929	22,975	14,231	25,537
Total Alcoholic Bev. at Home	7,451	13,296	8,200	14,778
Total Alcoholic Bev. away from Home	5,479	9,680	6,030	10,759
Furniture and Appliance:				
Total Furniture and Appliances	71,708	128,170	78,925	142,464
Bedroom Furniture	4,002	7,106	4,405	7,898
Living Room Furniture	5,484	9,785	6,036	10,876
Other Living & Family Room Furniture	1,077	1,933	1,185	2,148
Other Furniture	1,881	3,376	2,071	3,753
Major Appliances	5,943	10,690	6,541	11,883
Small Appliances & Housewares	16,513	29,482	18,175	32,770
Misc Household Equipment	36,807	65,799	40,511	73,137
Transportation and Maintenance:				
Total Transportation and Maintenance	183,730	328,502	202,219	365,136
New Autos/Trucks/Vans	37,937	68,224	41,754	75,832
Used Vehicles	44,621	79,498	49,111	88,363
RVs and Boats	3,067	5,598	3,376	6,223
Gasoline	71,659	127,867	78,871	142,126
Diesel Fuel	1,236	2,218	1,361	2,466
Automotive Maintenance/Repair	25,209	45,097	27,746	50,126
Health Care:				
Total Health Care	36,083	64,951	39,715	72,195
Medical Services	22,411	40,320	24,666	44,817
Prescription Drugs	10,002	18,027	11,009	20,038
Medical Supplies	3,670	6,604	4,039	7,340
Education and Day Care:				
Total Education and Day Care	79,198	140,102	87,168	155,726
Education	36,604	64,272	40,288	71,440
Room and Board	3,007	5,448	3,310	6,056
Tuition/School Supplies	31,266	55,559	34,412	61,755
Day Care	8,321	14,822	9,158	16,475

ECONOMIC TRENDS

The continued diversification and growth of the local economy and tax base is essential to the community. The tax base provides resources for the delivery of necessary public services. Importantly, an expanding tax base, particularly in the commercial and industrial sectors provides additional job opportunities for Township residents. The success of businesses within Ypsilanti Township is a function of several variables. These include public/private partnerships, market conditions and trends, site location, business synergy and financing.

ECONOMIC OPPORTUNITIES

As part of its business retention and recruitment efforts, Ypsilanti Township works closely with Ann Arbor Spark (formerly Washtenaw Development Council) and the Michigan Economic Development Corporation to maintain a database of potential site development opportunities covering research and development, general commercial and industrial locations.

COMMERCIAL DEVELOPMENT

The Future Land Use Map delineates two main Urban Commercial Corridors; Michigan Avenue and Ecorse Road. These main corridors are in need of revitalization including infrastructure improvements. By proactively implementing programs that aid in the redevelopment of these corridors, private investment will be stimulated.

INDUSTRIAL DEVELOPMENT

Industrial land falls in three major corridors in Ypsilanti Township; Ecorse/Wiard Road, Rawsonville Road and Huron Street.

ECORSE/WIARD

The Ecorse/Wiard corridor generally expands from Ecorse Road to Airport Industrial Drive and from East Michigan Avenue to I-94. This is the largest industrial corridor in the Township and is home to the General Motors Willow Run Powertrain Plant - one of the largest plants in the world with 4.8 million square feet under one roof.

RAWSONVILLE ROAD

The Rawsonville corridor extends from Textile Road south along Rawsonville Road to Martz Road and west to McKean Road. This corridor contains the Ford Rawsonville Plant, which is one of the largest Township employers.

HURON STREET

South of I-94 along Huron Street contains a mix of industrial and research and development sites. Currently, this corridor is home to the Washtenaw Business Park.

Ypsilanti Township is well positioned to take advantage of high technology and industrial opportunities in the coming years. The area's proximity to I-94 and Willow Run Airport; existing industrial base, education, infrastructure availability and residential amenities are attractive draws for development. To

foster additional industrial development, as well as to retain existing businesses, the following factors are important:

- § Maintain efficient access alternatives for ease of transportation movement from the freeways and major roads to the industrial districts;
- § Provide flexible site development within business and technology parks, including a range of site sizes;
- § Allow for expedited site plan review for industrial and technology development; and
- § Continue to market other target industries as provided by MEDC and Ann Arbor Spark.

C. FINANCIAL AND BUSINESS DEVELOPMENT INCENTIVES

Over the years, Ypsilanti Township has employed several economic development incentives that have proved invaluable for attracting and retaining businesses. The use of appropriate incentives is considered essential to the continued nurturing of commercial and industrial growth and development and the retention and creation of job opportunities. The Township has sought to maintain their reputation as “pro-business” and will continue to employ the appropriate commercial and industrial incentives that will attract business. The following represents a standard list of economic development tools that the Township is currently using or is considering using.

- § **Corridor Improvement Authority (PA 280 of 2005).** The Corridor Improvement Authority Act allows the Township to create a district, similar to DDAs, for older commercial corridors along major traffic thoroughfares. The primary “tool” for this authority to promote economic development along designated corridors is the use of tax increment revenues to pay for a variety of improvements within the district. Authorized improvements include constructing or renovating public facilities, such as streets, bridges, buildings, plazas and pedestrian malls, parks and parking facilities. A municipality may establish one or more corridor improvement authorities to revitalize and reinvigorate these commercial areas. This program has been discussed for the Michigan Avenue corridor and the Ecorse Road corridor.
- § **Brownfield Redevelopment Authority (PA 381 of 1996, as amended).** Under the Brownfield Redevelopment Act, the Township may create a Brownfield Redevelopment Authority to develop and implement brownfield projects. The Brownfield Redevelopment Authority is a resource that may use Tax Increment Financing (TIF) and allow developers to apply for Single Business Tax (SBT) Credit incentives. The township could use this incentive to assist on several sites in the community, particularly those classified as blighted or obsolete.

- § **Industrial Property Tax Abatement (PA 198 of 1974, as amended).** Public Act 198 of 1974, as amended, is the primary tool local units of government use as an incentive for companies to renovate and expand aging manufacturing plants or to build new plants in Michigan. The Township Board grants the abatement, which reduces local property taxes by roughly 50% on new plants. In the case of a rehabilitation project, the obsolete state equalized values (SEV) is frozen and the investment on improvements is 100% exempt from property taxes. Abatements cover both real and personal property and can run from one to twelve years, at the option of the local unit. The Township supports tax abatements and has approved every application that has come before the Township Board.

- § **Local Development Financing Authority (P.A. 281 of 1986 as amended).** The Local Development Financing Act (LDFA) allows the Township to utilize tax increment financing to fund public infrastructure improvements. The tool is designed to promote economic growth and job creation. Communities across Michigan have utilized this tool to extend sewer and water lines, construct roads, service manufacturing, agriculture processing or high technology operations. In early 2006, Ypsilanti Township purchased 162 acres of farm land on Huron Street, south of I-94. The Township created an LDFA in order to collect the tax increment to pay for infrastructure on the property. Of the 162 acres, 36 were sold to Bosal International, a tier-one automotive parts manufacturer headquartered in Belgium. Bosal International is currently constructing a 250,000 square foot facility on the property and expects to hire 250 employees. There is approximately 350,000 square feet available for future phases. Approximately 90 acres has been set aside for park and recreational space, leaving the remaining 36 acres available to future development.

- § **Michigan Certified Business Parks Program.** A Certified Business Park (CBP) in a qualified local unit of government, as defined by the Local Development Financing Authority Act (P.A. 248 of 2000), has the potential to capture property taxes to aide in the financing of public infrastructure improvements in or around the park, and /or additional property for park expansion, as well as other public improvements. Developers throughout Michigan use the Certified Business Park standards in the design of parks and work toward achieving certification. Prospects will find that a Certified Business Park offers specific advantages that are not available in other parks. Proceeds from the sale of land acquired with tax increment revenue may be retained for purposes of the plan, if the property is located in a Certified Business Park at the time of sale. In addition, the new Certified Business Parks will be marketed by the State.

- § **Michigan State Housing Development Authority.** Other grant and loan programs should be explored with a member of the Community Assistance Team. However, Community Development Block Grant funds are not available directly to Ypsilanti Township, but are dispensed by Washtenaw County. Communication with

"We work very closely with Ypsilanti Township, VanBuren Township and Michigan Economic Development Corporation on attraction projects."

*Sean Brosnan,
Director, Willow
Run Airport*

County economic development officials should be consistently exchanged.

- § **Michigan Department of Transportation Economic Development Fund.** The Transportation Economic Development Fund (TEDF) was created to assist in the funding of highway, road, and street projects necessary to support economic growth. The TEDF provides for the distribution of money to counties and municipalities through three formulas and two grant programs. The fund is administered by the Transportation Economic Development and Enhancement Office, which provides a means for State government, local agencies, and business to work together to meet the often extensive and urgent demands placed upon the transportation system by economic development throughout the state. In 2005, Ypsilanti Township received a \$300,000 grant from the Michigan Department of Transportation to assist with widening Huron Street south of I-94 to a full five lanes. This was done in conjunction with the development of the Township-owned land for the Bosal International facility. Ypsilanti Township will also receive a \$2.6 million grant to assist with revitalization for 3 miles of commercial property along Ecorse Road ending at North Ford Boulevard. Improvement activities include mill and overlay, curb and gutter, sidewalks, streetlights and beautification. The project is anticipated to begin in the spring of 2007 and should be completed by the end of the year.

OTHER

Industry Retention and Business Recruitment Programs. Ypsilanti Township currently partners with the Michigan Economic Development Corporation and Ann Arbor Spark for annual retention visits for businesses in the Township. This program should be continually enhanced to gain the best feedback from companies in order for the Township and County to meet the changing needs of industry. It is important that Township officials coordinate and work collaboratively with surrounding communities to effectively promote themselves and the region.

In today's marketplace, companies can feasibly locate almost anywhere, especially if their product can be easily transported. In order to remain competitive in the economic development arena, Ypsilanti Township employed a print marketing campaign. This campaign was designed to target printing and printing-related industries, which is a growing employment sector in Washtenaw County. Marketing campaigns of this type are often sent to a targeted mailing list, highlighting the benefits of locating in Ypsilanti Township. While it is unlikely for major corporations to relocate headquarters, the Township should focus on expansions of those companies and their supplier and consumers.

**Resolution of Adoption
Master Plan (March 2014 Draft)**

**Charter Township of Ypsilanti Planning Commission
Washtenaw County, Michigan**

WHEREAS, the Michigan Planning Enabling Act, Public Act 33 of the Michigan Public Acts of 2008, as amended requires the Planning Commission to make and adopt a basic plan as a guide for the development of unincorporated portion of the Township; and

WHEREAS, the Commission has prepared such a plan, including maps, tables and descriptive matter dated March 2014; and

WHEREAS, in the preparation of the Master Plan, the Commission has made careful comprehensive studies and analyses of present conditions, and future needs of the Township; and

WHEREAS, in addition to a public educational workshop, the Commission held two public hearings on the proposed Master Plan on December 23, 2013 and January 18, 2014, in accordance with the procedures of Section 43 of Michigan Planning Act, P.A. 33 of 2008 as amended; and

WHEREAS, the Commission has considered all comments at the public hearing and discussed in detail each concern raised by the public;

NOW THEREFORE BE IT RESOLVED:

THAT, the Planning Commission of the Charter Township of Ypsilanti, Washtenaw County, Michigan hereby adopts the Master Plan Draft dated March 2014, in its entirety and recommends adoption of the same by the Township Board of Trustees.

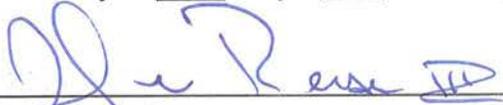
THAT, the Planning Commission Chair and Secretary shall record this action in the Master Plan by their identifying signatures.

YPSILANTI TOWNSHIP PLANNING COMMISSION
CHARTER TOWNSHIP OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

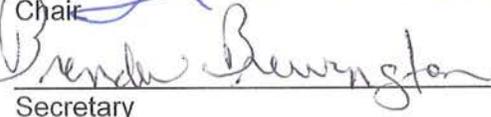
Motion by: N. REED, Support: L. KRIEG

ADOPTED: Ayes: 5 Nays: 0 Absent: 2

Date: April 22, 2014



Date: April 22, 2014

Chair

Secretary

Date: April 22, 2014

CHARTER TOWNSHIP OF YPSILANTI

To: Karen Lovejoy Roe, Clerk

From: Mike Radzik
Office of Community Standards

Re: Request to authorize legal action to abate public nuisances located at 1240 Rambling Rd, 1236 Ridge Rd and 2490/2494 E. Michigan Ave; legal action budgeted in General Fund account 101-950.000-801.023.

Date: May 12, 2014

Copy To: Board of Trustees
Doug Winters, Township Attorney

The Office of Community Standards has conducted investigations at the following locations and seeks authorization to initiate legal action to abate public nuisances that currently exist at:

1240 Rambling Rd

This single family rental property sustained major fire damage on September 28, 2013 as a result of a work light being used underneath a stairway. The property owner, Noel Deddeh of Port Huron, MI, has not acted to begin repairing the house or preparing for demolition of the house, therefore it has been a vacant eyesore for the neighborhood for the past eight months and we recently received a neighborhood watch complaint about it. The Treasurer's Office is holding \$8,295 in an escrow account from private insurance proceeds pending abatement of this nuisance.

I spoke with the owner on April 8, 2014 and informed him that he needed to act. Mr. Deddeh indicated he didn't know what he intended to do with the property, and no permits have been obtained since then. The owner has also not responded to a letter sent April 28, 2014 requiring that the vacant house be registered and inspected pursuant to the newly adopted ordinance. I previously requested, and received, administrative approval to initiate legal action and to use the insurance proceeds to offset the cost of demolition if necessary. Formal approval by the Board of Trustees is now required.

1236 Ridge Rd

This single family house with three accessory structures appears to be unoccupied and is in serious disrepair with junk vehicles and other blight. Both the main house and all three accessory buildings have been condemned and ordered to be abated. The Notice of Violation that was posted at the property has been removed, however OCS staff has had no contact with the owner and do not know where to locate him. Due to the magnitude and seriousness of the blight, I respectfully request authorization to initiate legal action in order to abate this situation.



2490/2494 East Michigan Ave

This automotive storage and dismantling business known as East Michigan Ave Auto Parts, LLC was recently inspected as part of the business license renewal process for junk yards. All junk yard business licenses expire on June 30th each year. At the time of the inspection, it was confirmed that the business structures at this location did not have a proper or approved sewer connection and it is unknown where sewage is routed. This issue was brought to the business owner's attention in the past and has not been rectified.

In addition, other life-safety code violations were cited by OCS staff and the Fire Marshal during the inspection and it was determined that petroleum products from dismantled automobiles were being deposited into the ground at various locations within the property. For all of these reasons, the buildings were posted not to be occupied. OCS staff and YCUA officials have been contacted by the business owner and a sewer installation permit has been issued by the Building Department, although the sewer connection has not been completed. The Michigan Dept of Environmental Quality and the Washtenaw County Environmental Health Dept have also been notified and are investigating.

Administrative authorization was previously granted to initiate legal action to ensure proper and timely correction of code violations at the site. Formal approval to confirm legal action is now required.



I respectfully request that the Board of Trustees authorize legal action in circuit court to hold the respective property owners accountable to abate the public nuisances described above at their own expense for the benefit of the community. This legal action is budgeted in General Fund account 101-950.000-801.023 designated for public nuisance legal services.

OTHER BUSINESS

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



Charter Township of Ypsilanti

**Compost Site
Facility**

2600 E. Clark Road
Ypsilanti, MI 48198
Phone: (734) 482-6681
Fax: (734) 544-7643

MEMORANDUM

To: Board of Trustees

From: Carl Rowsey, Compost Site Coordinator

Date: May 13, 2014

Subject: ***Request to Purchase 2014 TG 5000 Tub Grinder***

Per the discussion at our budget hearing and as part of the Capital Improvement Plan, I have extensively researched tub grinders to replace our current horizontal grinder.

The Township has the opportunity to purchase a demo, 2014 TG 5000 Tub Grinder from Vermeer in the amount of \$498,000, which is a \$127,000 savings over next year's cost of \$625,000. Our current 2005 Horizontal HG 6000 Grinder would be traded in for the amount of \$175,000, with \$10,000 of the trade-in amount as an in-store credit for the purchase of future screens and other wearable items, such as cutters, nuts, bolts, etc.

Please place this request to purchase the 2014 TG 5000 Tub Grinder on the May 20, 2014 agenda for the Board's consideration.

Should you have any questions, please do not hesitate to contact me a 734.320.6475 or email at crowsey@ytown.org.

cc: File

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement • Police Services

To: Clerk's Office
From: Mike Radzik
Office of Community Standards
Re: **Request to authorize IS Manager Travis McDugald to recycle and dispose of used hardware and equipment on an ongoing basis throughout the year.**
Date: May 12, 2014

As the Information Technology Department updates equipment on a regular basis throughout the Township business operation, we store old and outdated hardware until space dictates that we dispose of it. Public auctions and sales have not yielded enough funds to cover the expense of the activity.

Over the past few years we have built a relationship with an educational youth group associated with the Eastern Michigan University School of Business called "The B-side of Youth" that accepts used electronics, mostly computers and parts that are rebuilt and sold to support its educational program. The Board of Trustees has previously approved recycling old equipment this way and we have an agreement with the organization for it. Whatever the group can't use or is of no value is offered to a different recycler that picks up and disposes of old hardware for free.

In order to free up storage space and to more efficiently manage this process, I respectfully request that the Information Systems Manager be authorized to dispose of old equipment as needed throughout the year in this same way as previously approved by the Board. Anything of significant value that would be worth selling outside of this process would still be offered for sale to the public with specific Board approval.

Please contact me with questions or concerns, and thank you for your consideration.

CHARTER TOWNSHIP OF YPSILANTI

INFORMATION SERVICES

Computer Support • Web Content Management • Communications Services

To: Karen Lovejoy Roe, Clerk
From: Travis McDugald, IS Manager
Re: Request to authorize the purchase of a replacement Uninterruptible Power Supply (UPS) for the Civic Center's Data Room; budgeted in account 101.266.000.977.000 pursuant to approval of an associated budget amendment.
Date: May 7, 2014
Copy To: Mike Radzik, OCS Director

An Uninterruptible Power Supply (UPS) provides clean, regulated, and battery backed-up power to all of the Civic Center networking, phones, and servers. It is an essential component to insuring the stability and reliability of the Township network.

The current UPS was purchased in December of 2004. Since then the Township has maintained a service contact on the UPS to guarantee next day repairs should the unit fail. Given the age of the UPS it has hit End of Life and maintenance plans are no longer offered for this model. Our existing maintenance contract will end June 7th 2014.

The Board of Trustees previously authorized seeking competitive quotes to facilitate this purchase.

I recommend the Township replace the existing UPS with a newer, more efficient UPS which will also provide a longer on-battery run time.

I respectfully request Board approve the purchase of a replacement UPS from D&B Power Associates for the cost of \$14,456 from account 101.266.000.977.000 contingent upon approval of an associated budget amendment also presented in conjunction with this request.

- D&B Power Associates - \$14,456
- Micro Source - \$14,962
- SCW - \$15,160
- CDWG - \$16,740



CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement • Police Services

To: Clerk's Office

From: Ron Fulton, Building Director
Office of Community Standards

Re: **Request to award a contract to A&R Total Construction in the amount of \$4,730 for interior pre-construction demolition work for the police facility renovation project at 1501 S. Huron St; project funded in General Fund Capital Outlay account 101-970.000-975.266.**

Date: May 12, 2014

Sealed bids were solicited and read aloud on May 5, 2014 at 10:00AM for the pre-construction demolition of the Township-owned structure located at 1501 S. Huron St. currently being renovated to be used as a new police facility. Four contractors completed the mandatory walkthrough in order to bid on the project. In attendance were:

1. John Kass Builders
2. David Fallon Construction
3. Belfor
4. A&R Total Construction

Two contractors submitted sealed bids. The proposals came in as follows:

A&R Total Construction	\$4,730
John Kass Builders	\$11,946

A&R Total construction is a local builder and one with whom we are incredibly familiar. A&R Total Construction has a solid reputation.

I therefore, respectfully request that the Board of Trustees award the job to A&R Total Construction and authorize the Township attorneys to prepare the necessary contract and further, to authorize the Township Supervisor and Clerk to sign the contract. This project is funded in General Fund capital outlay account 101-970.000-975.266 contingent upon budget amendment approval.

Please contact me with questions or concerns, and thank you for your consideration.