

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 17, 2015 WORK SESSION**

Supervisor Stumbo called the meeting to order at approximately 5:06 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 Doe, Trustees Stan Eldridge, Mike Martin and Scott Martin

Members Absent: Trustee Jean Hall Currie

Legal Counsel: Wm. Douglas Winters

RESIDENTIAL SERVICES JOB OPENINGS

Karen Wallin, Human Resource Department reported Carl Girbach, Public Services Superintendent had been scheduled to retire at the end of 2014 but had graciously agreed to stay on a few more months. She stated time had been spent updating a job description for that position. Ms. Wallin briefly reviewed the structure of the Residential Services Department in 2007, stating there was a Director with three positions under him, a Park and Grounds Superintendent, Building Operations Superintendent and an Environmental Superintendent. She presented a handout that included the duties of each of the positions. Ms. Wallin stated the current Residential Services Director oversees the Custodial Staff, the Building Operations Staff and the Compost Site and the current Public Services Superintendent was a combination of all three prior jobs: Parks & Grounds, Building Operations and Environmental Superintendent.

Karen Wallin reported that since Mr. Girbach would be retiring she had put together a draft job description which she presented to the Board. She stated the primary responsibilities of the position would be winter plowing, brush chipping, Motor Pool and Environmental Trash/Recycling/Yard Waste issues. She reported they had removed the Park design/development related responsibilities from the position. She reported the current wage was \$57,000 and recommended it be lowered along with the reduction of responsibilities to \$52,000 to \$55,000 as a starting salary, depending on the experience of the individual applying for the position.

Supervisor Stumbo stated the Board had authorized filling the position but wanted to review the changes.

Trustee Eldridge voiced a desire for Mr. Girbach to stay, but understood and stated his recommendation for the salary to start at the lower end based on past discussions.

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Karen Wallin addressed the custodial positions next, stating a full-time custodial position at the Civic Center had been temporarily filled with a part-time employee and needed to be posted as a full-time position. She stated if the part-time employee was interested in the position he could post for it and move into a full-time position. Ms. Wallin reported there were possibly three more part-time custodial positions open, one being at the LEC (Law Enforcement Center), and two at the Community Center.

Supervisor Stumbo reported the Union had agreed to increase part-time staff to full-time temporarily, to begin in October 2014. Ms. Wallin stated that agreement was for six months.

Karen Wallin briefly presented a need for a Compliance Coordinator to help the HR Department, especially regarding OSHA concerns and other areas.

Supervisor Stumbo requested to skip to Item 2 under New Business since Leigh Greden was here from EMU regarding the Boathouse Lease Agreement.

REQUEST AUTHORIZATION TO APPROVE BOATHOUSE DEVELOPMENT AND LEASE AGREEMENT WITH EASTERN MICHIGAN UNIVERSITY FOR BOATHOUSE LOCATED AT LAKESIDE PARK

Attorney Winters reported the Boathouse Agreement had been a work in progress and was in proper form.

Leigh Greden, Office of General Council, EMU stated the construction was basically done with some inside finish work yet to be completed and the hope was to open in the next eight weeks. He said the goal was to start using the building as soon as the weather cooperated in the Spring, and a Grand Opening would be held in conjunction with the Saline Rowers and the Township.

Supervisor Stumbo stated the facility was beautiful and the rowers especially were anticipating using it. Ms. Stumbo stated the award for the bid for landscaping and other items were scheduled for the Board meeting tonight.

Mr. Greden voiced appreciation to the Township for their partnership with EMU on this project. He stated the Ground Lease was a relatively generic document, a 99 year lease from the Township to the University for \$1 a year, which covers legal obligations, maintenance and capital repairs. He reported it was a public building and restrooms were available and felt it would be a great amenity for the community at large.

Karen Lovejoy Roe said, "Thanks" for the great example of collaboration shown regarding this project and reported the Washtenaw County Parks and Recreation, Ypsilanti Township, Eastern Michigan University, the Saline Rowing Team, Mr. Greden and Attorney Winters had all been involved.

Mr. Greden voiced thanks, also to the State of Michigan who had provided a \$550,000 Grant that had been secured by the Township that would make the entire complex beautiful.

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Supervisor Stumbo stated the project also helped with Title 9 Compliance with EMU.

Supervisor Stumbo requested to add Playground Safety Inspections under Other Business and there were no objections.

Supervisor Stumbo stated they would now move to Item 5 under New Business.

**REQUEST TO CONSIDER MAJESTIC LAKES PD STAGE I AMENDED
PRELIMINARY SITE PLAN**

Joe Lawson, OCS Planning Director stated the Developers were present from S. R. Jacobson and Redwood Management as well as their Engineers.

Mr. Lawson provided a brief history of the project which was originally approved PD Stage I in 2002, and received Stage II approval in 2006. He reported Burton Katzman, the Developer at that time had overseen the installation of the infrastructure, including the roads and utilities until 2007 – 2008, at which time he went bankrupt and lost the property to tax foreclosure. He reported S. R. Jacobson purchased the property in 2011 and came to the Township Board in 2012 to obtain re-approval for the original 2006 PD Site Plan and signed a Development Agreement at that time. He stated Allen Edwin homes began building single family homes at that point as well. Mr. Lawson stated since that time S. R. Jacobson had reviewed the market and wanted to present a plan to the Board which they felt would be a better match for the market demands.

The Planning Commission had conducted a public hearing since this was a major change in the approved site plan and approved it with conditions. Mr. Lawson stated the following conditions were approved: 1) the applicant shall agree to install security cameras at entrances and exits of the development 2) the applicant shall agree to assist in the creation of a Special Assessment District to maintain the cameras 3) the applicant shall install a fence, landscaping and signage along the neighboring Lake Joyce in order to hinder any further trespassing and 4) the applicant shall agree to make access to existing non-motorized trails open and convenient, without hindrance between the buildings, to enable convenient non-motorized connections to Textile Road and encourage healthy and walkable lifestyles. This was basically a condition added by the Planning Commission.

Joe Lawson provided an overview of the proposals which were presented in the packet. He reviewed the proposals from the Ponds at Lakewood, the Redwood portion that would provide a good mix of housing types within the development. Mr. Lawson stated if the PD Stage I Amended Preliminary Site Plan was approved for the conceptual use of the property that was the first step. He said the next step was Detailed Engineering and once that was in order, the developer would request approval for PD Stage II / Final Site Plan approval from the Planning Commission, and they would make a recommendation to the Township Board.

Trustee Scott Martin voiced concern that 50 ft. wide lots were too small for single family homes. Discussion followed on the size of the lots throughout the proposed

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development and it was decided the developers could provide a presentation for clarification on the proposed changes.

Manny Kniahynycky, Vice President of S. R. Jacobson Development Corporation provided a summary of the changes in the marketplace regarding condominiums. He explained there was a lot more open space in the Redwood Senior project.

Clerk Lovejoy Roe asked for clarification on the areas that would have more open space and Mr. Kniahynycky explained it was space between the units. She also asked what the square footage of the homes on the 50 ft. lots would be and Mr. Kniahynycky responded they would probably be 1,600 to 2,200 square feet, but it would depend on the builder and they would work with him closely to make sure it was compatible with the development and that neighborhood. Clerk Lovejoy Roe voiced her concern for making a major change to 50 ft. lots without a visual display.

Trustee Mike Martin asked about price ranges for proposed homes and Mr. Kniahynycky said he thought the starting prices would be just under \$200,000 but without having a builder on board at this point he wasn't sure.

Joe Lawson stated the actual size of the homes was part of the Developmental Agreement in PD Stage II and anything that deviated from that, after being approved would have to come back to the Planning Commission and the Township Board for approval.

Trustee Mike Martin stated square footage did not dictate the quality of a home, rather how it was built, the materials used and how it was landscaped, along with the square footage. He did voice concern that minimal footage could impact the surrounding areas.

Mr. Kniahynycky explained the area slated for the 50 foot lots were originally duplexes so the thought was it would be a buffer between the larger lots where people were already living and the Senior Project.

Supervisor Stumbo reported people were looking to downsize so that would meet that market but agreed this was a major change. Discussion followed and Supervisor Stumbo clarified the single family units were increased from 116 to 234 and decreased multi-family units from 299 to 158. Mr. Lawson responded there were 116, 70 ft. single family lots that remained the same and the duplexes, villas and some of the attached condos were exchanged for the 50 ft. lots.

Trustee Scott Martin asked if the multi-family units were rental units and Mr. Lawson clarified those were the senior "targeted" rental units and the rest would be owner occupied.

Clerk Lovejoy Roe asked Joe Lawson for clarification on the technical process. She stated the current request was for an Amendment to PD Stage I and then the plan would go to the Planning Commission and she asked what that would be called. Joe Lawson stated whenever it went back to the Planning Commission, the first step would be Final Engineering and it was up for discussion if it would include the whole area or

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just the one up for development. He stated PD Stage II approval could be done in phases, the whole area would not have to be approved. He said the WCRC, Drain Commission and YCUA would give their final approval, then it would proceed to PD Stage II to the Planning Commission, which would include the Rezoning and then, if approved it would come back to the Township Board. Clerk Lovejoy Roe asked if the product would be locked in and require that product to be built after the Rezoning was approved and Mr. Lawson agreed that any change of square footage more than 3%, would be required to come back before the Board. Joe Lawson also agreed the percentage of brick, square footage, and actual elevations would all be put into the Development Agreement. More discussion followed regarding the process for a stipulation that the single family homes not be turned into rentals and the apartment units were not allowed to be subsidized.

Clerk Lovejoy Roe asked Mr. Kniahynycky what demographic had been targeted for the different areas and he responded he was not aware of the builders desire regarding that issue. Discussion followed on the next step and Mr. Kniahynycky stated the two strongest areas in the market at this time were for single-family residential and "Senior Targeted".

Trustee Mike Martin asked for clarification on "Targeted" marketing.

Trustee Eldridge stated this had been a long discussion at the Planning Commission.

Richard Batt, Redwood Acquisitions LLC, a single-story, attached ranch style rental unit developer, stated they do this one thing and do it well. He explained they market their floor plans toward empty nesters, but there was no age restriction. He explained their normal community consisted of two-thirds empty nesters with the other third consisting of people who enjoyed peace and quiet. He stated the floor plans consisted of a driveway, two car attached garages, an eating kitchen and two bedrooms spaced far apart. He provided pictures of the exteriors and a resume of projects in Michigan which were in various phases. He said all residents signed a year lease and typically they stayed five to seven years. He said background checks were done on prospective residents and there was on-site management and maintenance. He stated they did not restrict according to age in their communities.

Treasurer Doe asked if children were allowed in these units. Mr. Batt stated they complied with Fair Housing Laws so families with children were not banned but since there were no recreational activities such as a pool or basketball courts, they usually are not interested.

Clerk Lovejoy Roe voiced concern that this development would be used for subsidized housing and wanted to make sure it did not happen by adding that stipulation into the agreement.

Attorney Winters asked if there wasn't a conflict since the attached apartment units that abutted the single family residential, how would they discourage the single family homes from becoming rental properties? He explained that in light of the recent housing affordability study this was troublesome to the Board.

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Manny Kniahynycky stated they wanted to make sure there was a buffer between the uses and there were very few places where the apartments actually abutted the single family homes and he pointed them out. He stated a solid fence would be put in with landscaping in the one place and a berm with landscaping for the other. He spoke about the traffic pattern and stated there would not be a lot of cross traffic. He said the builders they were looking for will be selling the homes, but didn't know if you could legally control what homeowners do in the future regarding rental, but if it were possible they would support that. Attorney Winters said the long-term concern was the size of the smaller 50 ft. lots, once a community becomes older, might lend themselves more to rental properties, however Mr. Kniahynycky stated the size of the lot did not make the house on it any less valuable.

Richard Batt stated the multi-family property being in close proximity to the single family development did not bother them and some things had been done to separate the two types of uses, due to what he considered over-cautiousness.

Joe Lawson stated he agreed with Mr. Kniahynycky, it was less of an issue the size of the lot and more of what was put on it that would dictate the future of those units.

Treasurer Doe agreed but whenever the downturn had come there were a lot of \$250,000 to \$300,000 homes being rented out, so it was just something we should look into.

Manny Kniahynycky stated the size of the lots had not changed and were identical with what was approved before, rather they replaced the attached condominium units with site condominiums with 50 ft. lots.

Supervisor Stumbo said she felt the overall new concept plan was better than the original, with less multiple housing and more single family which is what the residents in the area supported. She said, however the specifics of the procedure needed to be nailed down and if the Board was not able to protect the issues that had been raised they would not approve it.

Attorney Winters stated there was currently on file a PD Agreement that takes into account the Detailed Engineering for Phase I and Phase II. He stated his wish was that the Board do nothing to repeal the current agreement with S. R. Jacobson since there were a number of financial guarantees and commitments that should carry over into whatever version would come later for the new PD Agreement. Mr. Winters asked how to keep the original PD Agreement in place while allowing another version to be put in place. Discussion followed. Mr. Kniahynycky stated the new agreement would just amend the one in place. More discussion followed.

ADJOURNMENT

The meeting adjourned at approximately 7:00 p.m.

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Respectfully submitted,
Karen Lovejoy Roe, Clerk