

CHARTER TOWNSHIP OF YPSILANTI
MINUTES FOR THE MARCH 21, 2017 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, Jimmie Wilson Jr., Monica Ross-Williams

Members Absent: Heather Jarrell Roe

Legal Counsel: Wm. Douglas Winters

SEAVER FARM UPDATE

Richard Carlisle, Wortman Carlisle Associates, stated the Township had an outstanding piece of property in the Seaver Farm. He stated he became involved with the Seaver Farm when the Township wanted to sell it. He said that the Seaver Farm is approximately 37 acres and is centrally located near I-94 which makes the property extremely marketable. Mr. Carlisle said that his recommendation for the property would be to search for a master developer and he believes this would be more fruitful for the Township. He said it would be great to find a Master Developer for the entire 37 acres but would first like to focus on the north side of the property. Mr. Carlisle stated that by marketing this as a whole it would be more in line with the Townships' goals and objections. He said that its' more than just a financial transaction it would contribute to the greater good of the township. Mr. Carlisle stated that the property is currently zoned industrial/research/office and is master planned for your town center. He said there was potential for a couple hotels, a retail outlet, a park, and a residential area. He stated it would be a walkable environment, which fits perfectly with the Township's vision of a town center. Mr. Carlisle said he feels optimistic about this property because within a three mile radius there is a population of over 70,000 and there is approximate 2,000 businesses. Mr. Carlisle explained the process to market this project.

Attorney Winters stated that at one time this site was proposed to be used for a 1,000 mobile home park and the township went to court to stop that from

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happening. Attorney Winters stated that the Township purchased this property with the idea of a town center in the future.

Trustee Ross-Williams asked if this development would be similar to the Cherry Hill development in Canton. Mr. Carlisle said they did the initial master plan of Cherry Hill and it would be a smaller version of Cherry Hill Village.

Supervisor Stumbo asked Mr. Carlisle if he had other examples of other communities. Mr. Carlisle stated they began this concept with the City of Howell many years ago when they wanted to change the mix of their housing base. He said currently, they are assisting the City of Plymouth with a piece of property in downtown Plymouth. He said they are also working with the City of Troy.

Supervisor Stumbo stated that she had not heard about this concept before but it seems that using a master developer you would create a more organized use of the property.

Clerk Lovejoy Roe stated that with the development of the southeast corner of Washtenaw County and with the development of the American Center Mobility, it's a good time to see what interest there is with this property.

Mr. Carlisle stated that it is the right time for Ypsilanti Township because as mentioned Clerk Lovejoy Roe mention the Township is being recognized in the media along with the American Center for Mobility.

AGENDA REVIEW

Public Hearing

7:00PM – RESOLUTION 2017-06, CREATION OF SPECIAL ASSESSMENT DISTRICT #68 FOR PUBLIC SECURITY CAMERAS FOR THE HURON HEIGHTS AND HURON RIDGE APARTMENTS (PUBLIC HEARING SET AT THE FEBRUARY 21, 2017 REGULAR MEETING)

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PUBLIC COMMENTS

JoAnn McCullom Township Resident stated that West Willow was the first neighborhood in the township to get cameras and she supports the cameras. She said crime has went down since the cameras were installed.

CONSENT AGENDA

A. MINUTES OF THE MARCH 21, 2017 WORK SESSION AND REGULAR MEETING

B. STATEMENTS AND CHECKS

- 1. STATEMENTS AND CHECKS FOR MARCH 21, 2017 IN THE AMOUNT OF \$1,839,137.91**
- 2. CHOICE HEALTH CARE DEDUCTIBLE ACH EFT FOR FEBRUARY 2017 IN THE AMOUNT OF \$44,861.45**
- 3. CHOICE HEALTH CARE ADMIN FEE FOR JANUARY 2017 IN THE AMOUNT OF \$1,460.00**

C. FEBRUARY 2017 TREASURER'S REPORT

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

Attorney Winters stated that at the last board meeting the board had authorized his office to initiate the appropriate legal action to padlock two properties that have been identified as properties that were allowing the sale of drugs. He said one of the properties had 10 pit bulls that endangered the officers when they arrived to do follow up investigation. Attorney Winters stated that the properties have been emptied of contents and may go up for sale under the direction of the Townships' Office of Community Services. He said we continue to work in the township to seek neighborhood stabilization by following up on reports of public nuisance.

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OLD BUSINESS

- 1. 2nd READING OF RESOLUTION 2017-04, PROPOSED ORDINANCE 2017-472, AN ORDINANCE TO AMEND THE TOWNSHIP ZONING CODE, SECTION 2109 SIGNS**
- 2. 2nd READING OF RESOLUTION 2017-05, PROPOSED ORDINANCE 2017-473, AMENDING THE TOWNSHIP ZONING CODE, SECTION 401 TO PERMIT RAISING UP TO FOUR (4) HENS ON RESIDENTIAL PARCELS WITH ONE ACRE OR MORE AND REQUESTS THE PLANNING COMMISSION TO REVISIT THIS ORDINANCE AT THE BEGINNING OF 2018 TO REVIEW THE LANGUAGE AND HOST PUBLIC HEARINGS FOR SMALLER LOTS AND ALSO REQUESTS THE PLANNING CONSULTANTS TO RESEARCH OTHER MUNICIPALITIES ORDINANCES ON THIS SUBJECT AND PROBLEMS THEY HAVE EXPERIENCED**

Trustee Ross-Williams suggested to change the language to request the Planning Commission to review lot size variances in regards to backyard chickens and delete the smaller lot language. Trustee Eldridge suggested changing language to ask Planning Commission to look at issues regarding backyard chickens and not necessarily problems in other municipalities. Treasurer Larry Doe said that when he made the friendly amendment he said it was to ask the Planning Commission to review the ordinance and language again at the end of 2017 or first part of 2018. Richard Carlisle, Planning Consultant, said it was clear to him that the Board is looking for further evaluation of the options you could consider moving forward with regulating backyard chickens if any. Mr. Carlisle said after reading the Resolution and hearing the discussion it was clear to him that the township board was asking the Planning Commission for further evaluation on other options the township might consider which would include what has been done elsewhere.

Supervisor Stumbo stated the agenda item was different then the language that was on the agenda at the 1st Reading. Clerk Lovejoy Roe said it was listed exactly as the motion was made at the meeting. Clerk Lovejoy Roe said that including the

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language in the motion for a public hearing to be held by the Planning Commission was done at the request of the residents who feel they have not had a chance to share their ideas at the Planning Commission on backyard chickens. Clerk Lovejoy Roe said she did concur with Supervisor Stumbo that the motion and agenda item should be for the approval of the 2nd Reading of the Resolution and the Ordinance without the changes that were included in the agenda item for the regular meeting later tonight. Clerk Lovejoy Roe said the other language would be for the Planning Commission direction only.

Arloa Kaiser, Township Resident stated that one subdivision has 50' lots and suggested the Planning Commission be very specific when looking at making changes because you can be very close to your neighbor in subdivisions.

Supervisor Stumbo stated that this resolution did not include any subdivisions.

NEW BUSINESS

- 1. BUDGET AMENDMENT #4**
- 2. REQUEST OF YANKEE AIR FORCE, INC. (YAM) AND MICHIGAN AEROSPACE FOUNDATION (MAF) FOR A ONE YEAR EXTENSION TO THE PD #21-2015 STAGE 1 SITE PLAN AND REZONING APPROVAL GRANTED BY YPSILANTI TOWNSHIP ON MAY 19, 2015 PER RESOLUTION NO. 2015-09 ORDINANCE NO. 2015-444**
- 3. REQUEST OF MICHAEL RADZIK, OCS DIRECTOR TO APPROVE ISSUANCE OF FIVE (5) FOUNDATION ONLY BUILDING PERMITS FOR NEW HOME CONSTRUCTION FOR THE MANORS AT CREEKSIDE VILLAGE**

Attorney Winters stated that Manors of Creekside Village is a residential development that has been resurrected by Lombardo Homes. He said when in 2011 a portion was split off of Creekside South, there was a condition that no

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building permits could be issued until a development agreement could be reached between Ypsilanti Township and Lombardo Homes. Attorney Winters stated that since January they have been trying to get a final development agreement ready to bring back to the Township Board and it is almost completed and in proper form and will be on the agenda for the Boards' consideration on April 4, 2017. He said with the spring construction season beginning Lombardo Homes has sold about 5 homes and they have requested that the Board approve 5 foundation only building permits so they could get started on the homes they have already sold. Attorney Winters stated that the funds are being escrowed, Treasurer Doe has received a Letter of Credit and so if the board has no objections to approve the request they will get started on building these homes.

**4. REQUEST AUTHORIZATION OF CONTRACT WITH REIMAGINE WASHTENAW
IN THE AMOUNT OF \$5,000.00 BUDGETED IN LINE ITEM #101-956-000-801-
000**

Supervisor Stumbo said this contract was to continue the work on the redevelopment of Washtenaw Ave. She explained that the Cities of Ann Arbor and Ypsilanti, along with Pittsfield Township and AAATA were all partners and also had contracts for ReImagine Washtenaw.

**5. RESOLUTION 2017-07, OPPOSING ELIMINATION AND REDUCTION OF U.S.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PROGRAMS
WHICH ARE VITAL TO THE CHARTER TOWNSHIP OF YPSILANTI RESIDENTS
AND ALL WASHTENAW COUNTY RESIDENTS**

Clerk Lovejoy Roe received a Resolution from Washtenaw County in response to the Budget that is being presented to Congress and to the Senate. She said the County began doing research of what that would mean with the cuts and that is the handout that the board received. Clerk Lovejoy Roe said that she and Supervisor Stumbo wanted to re-work the Resolution to reflect the needs of Ypsilanti Township. She said she contacted Rob Nissly, Habitat for Humanity and asked him to put together a report explaining the amount of federal funds they have received from CDBG and HUD funds. In Mr. Nissly's report, it shows that their program works well and hopefully the Congress and Senate will see that and

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continue their funding. Clerk Lovejoy Roe said that now they will send this information to all our Representatives in Congress and the Senate.

6. REQUEST OF MICHAEL SARANEN, HYDRO STATION MANAGER FOR APPROVAL OF THE RENEWABLE ENERGY CREDITS (RECS) PURCHASE AND SALE AGREEMENT

Jeff Allen, Residential Director stated that for the past few years we have used our renewable energy credits and applied them to the electric use in our buildings. He said this was the reason we are considered a green building.

7. REQUEST OF ERIC COPELAND, FIRE CHIEF TO APPROVE THE 2017/2019 FIRE DISPATCHING SERVICE CONTRACT WITH EMERGENT HEALTH PARTNERS, INC. FOR THE PERIOD OF JULY 1, 2017 THROUGH JUNE 30, 2019 IN THE AMOUNT OF \$153,221.01 TO BE BUDGETED OVER TWO YEARS IN LINE ITEM #206-206-000-857-001

Chief Copeland said this was a two year contract with a modest increase each year.

8. REQUEST OF MIKE RADZIK, OCS DIRECTOR FOR AUTHORIZATION TO SEEK LEGAL ACTION IF NECESSARY TO ABATE PUBLIC NUISANCE FOR PROPERTY LOCATED AT 130 S. HARRIS RD AND 2074 MCCREGOR IN THE AMOUNT OF \$20,000.00 BUDGETED IN LINE ITEM #101-950-000-801-023

Attorney Winters stated these are the two properties are in extremely bad condition. He said at the home at 130 S. Harris, when the owner was told what would happen tonight, he began cleaning it up. Attorney Winters believes that the home on McCregor will take legal action.

Arloa Kaiser asked what was going on in Gault Village and the Nexus Pipeline.

Attorney Winters stated that a gate had to be installed in the back of Gault Village where the wall was crumbling. He said the last anchor tenant has moved out and it doesn't seem very promising over there. Attorney Winters says the court, through

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the receiver does what needs to be done to keep it maintained safely but the funds that are coming in may not be enough to cover all of the expenses. He said he is still optimistic that a new development will come in and but knows that if that does not happen it will continue to deteriorate.

Attorney Winters stated the Nexus approval process has been going on for three years. He said eventually FERC will approve this pipeline. Attorney Winters said that although the Township approved a resolution against the pipeline that will not stop the pipeline from going through the township. He said as far as the odorization waiver, that is separate from the FERC approval, and this waiver is still in the process of review. Attorney Winters said he would continue to work for the township, keeping them as safe as possible. He said he did not want to lead Ms. Kaiser or anyone else to believe that in any way they can stop this pipeline.

Ms. Kaiser said that she has heard on a Detroit Radio Station that said the odorization was for our safety but if they are releasing chemicals in the air what is happening to our vegetation and air quality. Ms. Kaiser thanked Attorney Winters and the Board for all their help with this pipeline.

Attorney Winters stated that he understands there are other safety controls that could be more beneficial than odorization.

The meeting was adjourned at approximately 6:18p.m.

Respectfully Submitted,

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti