

**CHARTER TOWNSHIP OF YPSILANTI**  
**MINUTES OF THE TUESDAY, MAY 15, 2018 WORK SESSION MEETING**

Supervisor Stumbo called the meeting to order at approximately 5:02 p.m. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

**Members Present:** Supervisor Brenda L. Stumbo, Clerk Lovejoy Roe, Treasurer Doe, Trustees: Stan Eldridge, Heather Jarrell Roe. Monica Ross-Williams and Jimmie Wilson, Jr. (arrived late)

**Members Absent:** none

**Legal Counsel:** Wm. Douglas Winters

**1. AGENDA REVIEW.....BRENDA STUMBO**

**NEW BUSINESS**

**4. REQUEST APPROVAL OF THE YPSILANTI TOWNSHIP ECONOMIC DEVELOPMENT STRATEGY**

Dick Carlisle, Carlisle Wortman & Associates explained he was here to request the Boards' approval of the Economic Development Strategy that they have spent the last nine months working on with the Economic Development Steering Committee. He said this would be the guiding document with the Economic Development Program as the Township moves forward and hopefully with the new Economic Development Director.

**5. REQUEST APPROVAL OF THE EAST MICHIGAN AVENUE AND ECORSE ROAD PLACEMAKING PLAN**

Megan Masson-Minock, Carlisle, Wortman & Associates explained through a slide presentation the East Michigan Ave. and Ecorse Road Place Making Plan to the Board. She said this came about from a grant given to the Township from the University of Michigan's Defense Manufacturing Assistance Program. She said that this plan would be implemented within the next five to ten years but only had five months to develop the plan. Ms. Masson-Minock stated that the vision of this plan

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is that with quality development and business incubation, beautification, safety improvements, and reinvestment East Michigan Ave. and Ecorse Road will become choice locations for businesses, residents, and visitors.

Ms. Masson-Minock stated the five immediate actions that were recommended by the committee would be to develop new zoning strategies for East Michigan Ave. and Ecorse Road, form a Business Association along those two corridors, fill sidewalk gaps and improve lighting, start road diet process with MDOT for both corridors, and to work with Washtenaw County to conduct a Phase I Environmental Assessment for all the Township owned property along both corridors.

Supervisor Stumbo verified the Phase I Environmental Assessment being done by the County with no cost to the township for the Forbes Cleaners site. Ms. Masson-Minock stated the Township would need to contact Nathan Voight from Washtenaw County. Supervisor Stumbo stated that a road diet would not take 10 years but she understood it was based on safety. Ms. Masson-Minock said they had a process when asking for a road diet and she said they would make sure the appropriate person would be contacted for the process to begin.

**OLD BUSINESS**

- 2. 2<sup>ND</sup> READING OF RESOLUTION 2018-11, PROPOSED ORDINANCE 2018-478, AN ORDINANCE AMENDING ORDINANCE NO.74, TOWNSHIP ZONING ORDINANCE, SO AS TO REZONE 1250 EAST MICHIGAN AVENUE, BEING PARCEL ID# K-11-10-107-011, FROM ITS CURRENT B-3 (GENERAL BUSINESS) DISTRICT ZONING CLASSIFICATION TO IRO (INDUSTRIAL, RESEARCH, OFFICE) DISTRICT ZONING CLASSIFICATION (FIRST READING HELD AT THE APRIL 17, 2018 REGULAR MEETING)**

Carlos Martinez, GM&T Engineering, Inc. reported that he plans to move his Engineering Firm to 1250 E. Michigan Ave. if the Board approves the rezoning from B-3 to IRO. He said he would be renovating the building and was planning to move in to his new location sometime this summer.

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**2. REQUEST OF LOCAL GOVERNMENT APPROVAL OF A SMALL WINE MAKER  
LICENSE FOR ROBERT G. JR. AND PAULA SAWITSKI TO BE LOCATED AT 6216  
SWALLOW LANE**

Mr. & Mrs. Sawitski explained their business plan to the Township Board. Mr. Sawitski stated about four years ago they purchased their home along with 11 acres in Ypsilanti Township and they put in a 500-grape vine vineyard. He said it has taken the past few years to get the vines developed to the point where they could have their first harvest. He said they are aging the wines but they feel the outcome will be very great wine. He said if he keeps the birds away from the grapes this year he will yield about 500 gallons. Mr. Sawitski stated they would like to become a commercial wine maker and start selling their wine. He said they are asking for approval from the Township so they could pursue state and federal licensing. He said they would begin to sell the wine at local farmers market but eventually they would like to open a winery and tasting room in Ypsilanti Township. Mr. Sawitski stated the only business that would be going on at their home was to produce the wine but not sell it from his residence. He said he named the brand "Smoking Barrels Ranch".

Attorney Winters questioned that if the Sawitskis' received the State license that it would allow them to sell the wine out of their home. Mr. Sawitskis' stated it was not their intent to sell from their residence and if that would be a condition to receive the approval from the township, they would agree not to sell from their residence.

**CONSENT AGENDA**

- A. MINUTES OF THE APRIL 17, 2018 WORK SESSION AND REGULAR MEETING,  
APRIL 24, 2018 SPECIAL MEETING AND CLOSED SESSION, MAY 2, 2018  
SPECIAL MEETING AND CLOSED SESSION AND MAY 9, 2018 SPECIAL  
MEETING AND CLOSED SESSION**

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**B. STATEMENTS AND CHECKS**

- 1. STATEMENTS AND CHECKS FOR MAY 1, 2018 IN THE AMOUNT OF \$533,946.56**
- 2. STATEMENTS AND CHECKS FOR MAY 15, 2018 IN THE AMOUNT OF \$827,638.06**
- 3. CLARITY HEALTH CARE DEDUCTIBLE ACH EFT FOR APRIL 2018 IN THE AMOUNT OF \$50,851.60**
- 4. CLARITY HEALTH CARE ADMIN FEE APRIL 2018 IN THE AMOUNT OF \$1,086.00**

**C. APRIL 2018 TREASURER'S REPORT**

**ATTORNEY REPORT**

**A. GENERAL LEGAL UPDATE**

Attorney Winters stated they were close to an agreement with ACM and WRAD regarding the amount for their PILOT payment that is owed to Ypsilanti Township. He said we should be receiving a payment of \$175,000.00 within the next 30-45 days.

Attorney Winters reported that regarding the escrow account with DTE, they continue to refuse to release the \$800,000.00 of Township money from the escrow account. He said that when DTE looked back on our contract with them regarding the escrow account they discovered they had underpaid the Township for \$175,000.00 with is separate from the escrow amount. Attorney Winters stated the \$175,000.00 does not include interest they owe the Township for this repayment since this money should have been paid to the Township over a 25-year period.

Attorney Winters stated the Township would receive \$175,000.00 from the Holmes Road cell tower within the next 45 days.

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Attorney Winters stated the Township received a \$24,000.00 payment from the Insurance Company for the City of Ypsilanti for the use of our Fire Truck when their truck was damaged in a tragic accident. He said the total amount due was \$48,000.00 to the Township and the City was paid that amount by their Insurance provider but only paid half of the amount back to the Township.

**OLD BUSINESS**

- 1. 2<sup>nd</sup> READING OF RESOLUTION 2018-07, PROPOSED ORDINANCE 2018-477, AN ORDINANCE TO AMEND CHAPTER 22 OF THE YPSILANTI CHARTER TOWNSHIP CODE OF ORDINANCES BY ADDING A NEW ARTICLE REQUIRING REGISTRATION OF COMMERCIAL AND INDUSTRIAL BUSINESSES (FIRST READING HELD AT THE APRIL 17, 2018 REGULAR MEETING)**

Supervisor Stumbo stated that 120 days to register their business was a long time and suggested a shorter time. She said 60 days seemed more reasonable when they were registering at no charge for existing businesses. She said we have tried over the last ten years to develop a business registry for the Fire Department.

Mike Radzik, OCS Director stated that on the application there was a section regarding the storing of hazardous material and for contact information in case of an emergency. Mr. Radzik said their intent was to get a base line registration for all existing businesses. He said they would do a modified form for the initial registration, which would not have the \$200.00 application fee on it for existing businesses.

- 2. 2<sup>ND</sup> READING OF RESOLUTION 2018-11, PROPOSED ORDINANCE 2018-478, AN ORDINANCE AMENDING ORDINANCE NO.74, TOWNSHIP ZONING ORDINANCE, SO AS TO REZONE 1250 EAST MICHIGAN AVENUE, BEING PARCEL ID# K-11-10-107-011, FROM ITS CURRENT B-3 (GENERAL BUSINESS) DISTRICT ZONING CLASSIFICATION TO IRO (INDUSTRIAL, RESEARCH, OFFICE) DISTRICT ZONING CLASSIFICATION (FIRST READING HELD AT THE APRIL 17, 2018 REGULAR MEETING)**

(Presented earlier in the meeting)

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**NEW BUSINESS**

**1. BUDGET AMENDMENT #9**

Clerk Lovejoy Roe explained the items in Budget Amendment #9.

Trustee Jarrell Roe questioned removing the tanks at the Civic Center and remembered from a previous board meeting that it was decided not to remove the tanks. Supervisor Stumbo stated the Board had authorized to remove the tanks although the Board had discussed not removing it.

Trustee Jarrell Roe asked about the new SUV for the Fire Chief and how old was the current vehicle they were using. Eric Copeland, Fire Chief said it was a 2003 and they drive around with a quart of oil in it because they always have to put oil into the vehicle. He said it was budgeted but that is not on the agenda tonight. He said the item in the Budget Amendment #9 was for the decals for the future vehicle.

**2. REQUEST OF LOCAL GOVERNMENT APPROVAL OF A SMALL WINE MAKER  
LICENSE FOR ROBERT G. JR. AND PAULA SAWITSKI TO BE LOCATED AT 6216  
SWALLOW LANE**

(Presented earlier in the meeting)

Supervisor Stumbo stated the request would be clear that the wine would not be retailed from the property on Swallow Lane.

**3. REQUEST APPROVAL OF METRO ACT APPLICATION OF LIGHTSPEED  
COMMUNICATIONS, LLC PER PUBLIC ACT 48 OF 2002**

**4. REQUEST APPROVAL OF THE YPSILANTI TOWNSHIP ECONOMIC  
DEVELOPMENT STRATEGY**

(Presented earlier in the meeting)

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**5. REQUEST APPROVAL OF THE EAST MICHIGAN AVENUE AND ECORSE ROAD  
PLACEMAKING PLAN**

(Presented earlier in the meeting)

**6. REQUEST APPROVAL OF PROPOSAL WITH OHM FOR CONSTRUCTION  
SERVICES FOR THE FIRE STATION HQ PARKING LOT IMPROVEMENTS IN AN  
AMOUNT NOT TO EXCEED \$49,900.00 BUDGETED IN LINE ITEM #206-970-  
000-976-005**

Matt Parks, OHM explained the proposal to the Board. Supervisor Stumbo questioned the cost for the construction observation. Mr. Parks said the cost was an estimate not to exceed \$19,000.00 and it would be adjusted if they were not there full time throughout the project. Mr. Parks said that this project would be ADA compliant.

**7. AMENDMENT TO ORIGINAL PROFESSIONAL SERVICES AGREEMENT WITH  
OHM FOR PROFESSIONAL ENGINEERING DESIGN SERVICES FOR  
ADDITIONAL WORK FOR THE GROVE ROAD PATHWAY EXTENSION IN AN  
AMOUNT NOT TO EXCEED \$10,680.00 BUDGETED IN LINE ITEM #212-212-  
000-997-007**

**8. REQUEST APPROVAL OF AGREEMENT BETWEEN THE CITY OF YPSILANTI,  
THE CHARTER TOWNSHIP OF YPSILANTI AND THE BOARD OF COUNTY  
ROAD COMMISSIONERS OF THE COUNTY OF WASHTENAW FOR EMERICK  
STREET PAVEMENT REMOVAL AND RESURFACING PROJECT BETWEEN  
GROVE RD. AND THE I-94 SERVICE DRIVE IN THE AMOUNT OF \$55,000.00  
BUDGETED IN LINE ITEM #101-446-000-818-022**

Trustee Jarrell Roe questioned whether this was good use for our tax dollars since she saw there were other ways to access the businesses in the area without using Emerick Street.

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Trustee Ross-Williams said if something was done in the future with Gault Village the road would be utilized more. She said people leaving Rite Aid and going east would use Emerick Street.

Ms. Kaiser, Township Resident stated there was a bus stop on Emerick St.

Supervisor Stumbo stated she was at a meeting and they did a traffic count and even the City was surprised by how many vehicles utilize that portion of Emerick St. She said it was a cut through for residents who do not want to use Grove Road.

Trustee Jarrell Roe stated that the City of Ypsilanti owes the Township some money so maybe we could get their street sweeper to sweep our streets twice a year in lieu of payment.

Supervisor Stumbo said the Township had tried to work with the City of Ypsilanti for years to sweep Township streets.

**9. REQUEST OF MARK NELSON, 14B COURT MAGISTRATE TO RENEW THE RANT SOFTWARE ANNUAL LICENSE FEE IN THE AMOUNT OF \$1,100.00 BUDGETED IN LINE ITEM #236-136-000-819-006**

**10. REQUEST OF MARK NELSON, 14B COURT MAGISTRATE FOR APPROVAL OF THE SECOND ADDENDUM TO THE MEMORANDUM OF UNDERSTANDING BETWEEN 14B DISTRICT COURT AND COURT INNOVATIONS INCORPORATED TO INCREASE THE MONTHLY FEE BY \$405.00 AND A SET UP FEE OF \$1,500.00 BUDGETWED IN LINE ITEM #236-136-000-819-006**

**11. REQUEST TO WAIVE THE FINANCIAL POLICY AND APPROVE THE PROPOSAL FROM INNOVATIVE ENVIRONMENTAL SOLUTIONS, INC., FOR SOIL TESTING OF FUEL SYSTEM REMOVAL AT THE CIVIC CENTER IN THE AMOUNT OF \$11,950.00 BUDGETED IN LINE ITEM #101-265-000-931-020**

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**12. REQUEST APPROVAL OF THE 2018 YPSILANTI THIRD AGREEMENT WITH  
THE WASHTENAW COUNTY ROAD COMMISSION FOR IMPROVEMENTS TO  
LOCAL TOWNSHIP ROADS IN THE AMOUNT OF \$583,561.20 BUDGETED IN  
LINE ITEM #101-446-000-818-022**

Trustee Wilson, Jr. asked why some of the improvements on the street resurfacing was 2" and some were 3" of thickness. Treasurer Doe stated he would find out and would get back to the board.

Ms. Kaiser, Township Resident asked whether we were using high-grade asphalt and concrete for the resurfacing of our streets. Supervisor Stumbo stated it was tested to meet a certain standard for it to be used. Matt Parks from OHM said that if Washtenaw County Road Commission was doing the work they use a low volume superpave, which is a very good quality mix.

**Work session adjourned at 6:50 p.m.**

Respectfully Submitted,

Karen Lovejoy Roe, Clerk