

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 18, 2020 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 Stumbo, Clerk Lovejoy Roe, Treasurer Doe
Trustees: Eldridge and Ross-Williams

Members Absent: Trustees: Jarrell Roe and Wilson

Legal Counsel: Wm. Douglas Winters

**1. 2020 DTE GAS UPGRADE BOB HENDERSON
AND MOLLY LUEMPert-COY
(see attached)**

Molly Luempert-Coy, DTE Regional Manager introduced the other DTE Representatives.

Kyce Soerries, Project Manager, stated they have approximately 3000 miles of legacy gas main in their system throughout the State. He said they are approved through the Michigan Public Service Commission for an 18 year pace to retire all of that gas main. He said they have a risk model that indentifies the areas that are at most risk and they follow that when deciding where to begin. He said in 2020 they proposed to do phase I and II, which consist of about five miles of legacy gas mains scheduled for retirement. He said over the next 18 years they would be spending about \$3.5 billion dollars across the state to retire 3000 miles of legacy main. He stated they would be installing 6.8 miles of new gas mains over the next year. He said they would move gas meters to the outside of homes, which will eliminate DTE entering homes for maintenance. He said this would enable them to facilitate more frequent, comprehensive maintenance at absolutely no added cost to customers.

Brandon Francis, MEP Project Management presented a power-point presentation to the Board. He said the new meters would improve safety and

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 18, 2020 WORK SESSION
PAGE 2

reliability. He said upgrades include new pipes and service lines with new and improved materials to minimize gas leaks. He said this would enable remote meter shut off response to gas leaks. Mr. Francis said he would be handling the day-to-day communication and scheduling with the residents. He explained the process for explaining the program to Ypsilanti Township Residents.

Clerk Lovejoy Roe asked for a list of streets that would be affected. DTE representatives agreed to provide a map of streets to be impacted to the Township.

Brandon Francis stated he would provide a map of streets to the Township.

Treasurer Doe asked how long the gas would be off, if they re-light pilots after the gas is turned back on and if the resident is not home how would you go about re-lighting the pilots.

Brian Valrance said the gas would be off about an hour and if residents were not at home there would be a number to call to have DTE come back out to re-light the pilots.

Trustee Ross-Williams asked what type of protection would they be doing to keep verments from coming into those neighborhoods when they would be digging up the ground to put the new pipe down.

Brian Valrance stated they install the pipe using a directional drill method. He said using this drill method would be less disruptive to the ground. He said they truck out existing soil and bring in clean fill and compact it in the ground that was disturbed. He said they were permitted with the Road Commission and stated they are also held to their standards.

Trustee Ross-Williams asked if there was another area they could start with since the McCarthy area was currently going through an infestation of rats. She said she did not want to interrupt the elimination of the rat population by starting a new project without completing the rat problem. She said if possible, she would like

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 18, 2020 WORK SESSION
PAGE 3**

DTE to start their project in a different area until the rat situation was completed and then they could start on the McCarthy area.

Mr. Valrance stated they could check with their engineering group. He said they might have some flexibility with where they would begin.

**2. 2040 MASTER PLAN PRESENTATION JASON IACOANGELI
AND MEGAN MASSON-MINNOCK
(see attached)**

Jason Iacoangeli, Planning Director stated they were here tonight to explain the 2040 Master Plan for Ypsilanti Township. He said this project began in 2018 and they are at the final finish line before it is adopted. He said those who have seen the plan and worked on the plan are very excited about implementation.

Megan Masson-Minnock, Carlisle Wortman, stated they had robust community engagement in designing this plan. She explained the Master Plan with each area using a slide presentation. She explained the plan includes preserving agriculture, open spaces and natural features. She said there is an emphasis on preserving and improving existing neighborhoods. Ms. Masson-Minnock stated this plan includes the re-development of Gault Village. She said each individual neighborhood will preserve its' unique character. She said this plan includes a variety of land uses to include single family, attached and multiple family housing with both commercial, office, institutions, and parks throughout the Township.

Supervisor Stumbo stated she had a phone call from residents concerned with multiple residential development in Gault Village as a future land use. She questioned that if multiple housing was a future land use we would be required to approve a re-zoning if petitioned.

Megan Masson- Minnock stated they could request a re-zoning to multiple family and there was multiple family shown in the concept drawing. She said that the concept drawing and the master plan are to act as guides. She said so if the community came out strongly stating that they did not want multiple family

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 18, 2020 WORK SESSION
PAGE 4

development in Gault Village and if the board looked at it and agreed then that probably would not happen.

Supervisor Stumbo stated that her understanding was that if you have a future land use that has a designation as a legal standpoint its' hard to deny it. She said because it means as a community that's what we see as our future.

Ms. Masson-Minnock stated that in Gault Village there were several land uses, not just one, and just because it is there she said that doesn't mean you have to accept it and re-zone.

Supervisor Stumbo stated she was very concerned that if it states multiple family you have to accept it.

Jason Iacoangeli stated that historically, multi-family was always used as a buffer between commercial and single family development. He said usually you do not want to back up single-family homes with commercial development. He said you might use multiple to buffer commercial from single family to separate single-family homes from commercial. He said this plan is flexible to help the board be flexible in deciding what they want in that area when a developer is interested in the property.

Clerk Lovejoy Roe stated that she feels the Township has enough rental, multiple housing. She said she believes it would be a different situation if you were looking at multiple zoning as condos. She said residents are requesting condo development.

Jason Iacoangeli stated that the Master Plan offers that option if a developer comes in the Township can tell them exactly what they want. He said the market in real estate would drive whether we have condos. He said the Master Plan sets the table to help show developers what the Township is looking for.

Trustee Eldridge stated this plan offers the flexibility that we haven't had before.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 18, 2020 WORK SESSION
PAGE 5**

Ms. Masson-Minnock stated that the Neighborhood Transition Districts do state that Neighborhood Transition is primarily multi-family and from what has been discussed tonight that should be changed to exactly what is on the map.

Trustee Ross-Williams stated that flexibility was great but can you be too flexible. She said if you have such a broad definition and if a developer wanted to come in and put something not suited with the neighborhood you would get a lot of push back from the developer. She said she wasn't saying not to be flexible but maybe instead as it relates to the neighborhood it should say what the options are. She said if it is too broad someone might try and take advantage of it.

Mr. Iacoangeli stated this plan is just setting the table and that zoning would be used to get more specific. He said this is the first step before we can weigh into the zoning part. He said this is a board perspective to give people to tell them what the Township is looking for in these areas.

Supervisor Stumbo would like the wording to be different stating that it may include multi family development.

Mr. Iacoangeli stated he would have Ms. Masson-Minnock make the changes that were discussed tonight and they will get it back to the board for the next meeting.

AGENDA REVIEW

Supervisor Stumbo stated that Clerk Lovejoy-Roe would like to go to agenda item 11 because the consultant for this item was present.

**11. REQUEST TO APPROVE MEMORANDUM OF AGREEMENT BETWEEN
GREATER ANN ARBOR PROSPERITY REGION 2 INITIATIVE AND THE
CHARTER TOWNSHIP OF YPSILANTI AND ACCEPT GRANT IN THE AMOUNT
OF \$26,690.00**

Kim Hill explained to the Board the Memorandum of Agreement between Greater Ann Arbor Prosperity Region 2 and the Charter Township of Ypsilanti.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 18, 2020 WORK SESSION
PAGE 6**

Clerk Lovejoy Roe stated Prosperity Region 2 was giving the Township the dollars and then as different projects or milestones are met, invoices would come in and Supervisor Stumbo and she would sign off on them, making sure that part has been implemented. She said the goal has always been to locate a STEM facility in the Eastern part of Washtenaw County.

Supervisor Stumbo stated this is just a feasibility study and Mr. Hill will come back next month with a professional agreement to do the actual study.

The Work Session adjourned at 6:44 PM

Respectfully Submitted,

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti



DTE Gas Main Renewal Program

Ypsilanti Township
2020 Progress Update

February 18, 2020

Gas Renewal Program (GRP) Introduction and Benefits

- \$3.5 billion investment to the natural gas infrastructure improving safety and reliability.
- Upgrade Includes: new pipes and service lines, meter relocation from inside to outside of the building and installation of new natural gas advance meters.

Benefits include:

- New and improved materials minimize the risk of gas leaks.
- Enables remote meter shutoff response to gas leaks.
- Minimize estimated meter reads.
- Eliminates the need for DTE to enter the home for maintenance.
- Facilitates more frequent comprehensive inspections and maintenance
- Done at absolutely no additional cost to customers.



Ypsilanti Township Scope of Work - Status February 18, 2020



- Installing 6.8 miles of new gas main
- .7 completed to date



135 meters will be moved to home's exterior

547 services impacted total

Beginning service work 2/24



- Property to be temporarily restored during winter
- Final restoration within 30 days beginning 5/1 (Potentially earlier weather dependent)
- All backlog to be complete by 6/1

Property Restoration Following Upgrade

DTE

ALL PROPERTY RESTORATION IS DONE IN PHASES:

Phase 1
A temporary patch is put in place.

Phase 2
Hard surface repairs such as concrete are repaired.

Phase 3
Soft surfaces such as grass and landscaping are replaced.

TEMPORARY PATCHING

Once your gas upgrade is completed, a temporary patch will be put in place until permanent restoration can be finished.



PERMANENT RESTORATION



LAWN RESTORATION

Once concrete restoration is complete, grade and seed occurs.



Restoration of Sidewalks, Driveways and Streets

After temporary patching, restoration of hard surfaces such as sidewalks and driveways will be completed.

Once the new concrete is poured it will take several days to dry.

Please follow these guidelines:

- No pedestrian traffic on the new concrete for 48 hours
- No vehicles on concrete for 7 days

Restoration of Lawns

After the new concrete is in place and settled, DTE Energy contractors will grade and seed the areas of your lawn that were damaged. When complete, straw will be placed on top of the grade and seed.

Please follow these guidelines:

- Water Twice Daily
- Do not cut grass until it is at least 4 inches high.
- Do not walk or drive on the new grass.

It is your responsibility to water these areas as recommended so that the new grass can take root. DTE is not responsible for watering and offers no guarantee of new grass growth.

QUESTIONS?

Call: 313.270.9240

DTE representatives are available from 8:00 am - 4:00 pm, Monday - Friday.

Leave a message if calling after hours and expect a return call within 2 business days.

Frequently Asked Questions:
dteenergy.com/gasrenewal

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- Customers upgraded in Dec 2019 – April 2020 property restoration complete by June 30, 2020.
- Customers upgraded in May 2020 – November 2020 property restoration complete within 30 days.
- Customers upgraded in November 2020 – April 2021 property restoration complete by June 30, 2021.
- Restoration Information available here: (See tab “What Gas Customers Can Expect”)

Dteenergy.com/gasrenewal

Methods of Communication

1) Letter

- Customer Notification USPS letter and email (sent to premise and landlord)
- Restoration Reminder Nov – April (sent to premise and landlord)
- 10-day Notice to Service Termination (if access is not granted; left on door)

2) Door Hangers

- Schedule Appointment
- Restoration Process/Care
- Final – restoration complete


3) Nextdoor.com (and app)

4) Website

- Frequently Asked Questions: <http://dteenergy.com/gasrenewal>
- Program Status map: <http://dteenergy.com/gasrenewalmaps>

Customer Notification Letter

DTE Energy is Upgrading Natural Gas Infrastructure



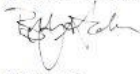
RE: Natural gas upgrade
Address
Address

Dear **XX**,

DTE Energy will be in your neighborhood soon to upgrade the natural gas infrastructure. We are replacing the aging natural gas lines with modern, long-lasting pipes to ensure safe, reliable delivery of gas service to you now and for future generations.


The upgrade includes moving equipment located inside your home to your home's exterior. To do this, we need to access your home (see phase three). Exterior located gas meters eliminate the need for DTE to enter your home for meter maintenance and readings and allows more frequent, comprehensive meter inspections. This work is done at no additional cost to you.

If you have questions about this upgrade, please contact us at the phone number below.



Bryan Valrance
Manager, Gas Operations, DTE Energy

متوفر باللغة العربية
Disponible en español
Dostępne w języku polskim
dteenergy.com/gasrenewal

**DTE GAS INFRASTRUCTURE UPGRADE**

Check your status: dteenergy.com/gasrenewalmaps
Frequently Asked Questions: dteenergy.com/gasrenewal
Contact: 313.270.9240
A DTE rep is available from 8:00 am - 4:00 pm Monday - Friday.
Leave a message if calling after hours.

What to expect

PHASE ONE: Notification

- This is your first notice; upgrade construction begins in approximately 2-3 weeks.
- During the upgrade, we will communicate progress via door hangers, face-to-face and on Nextdoor.com.
- Check your status here: dteenergy.com/gasrenewalmaps

PHASE TWO: New Gas Lines Installed

- New main gas lines will be installed near the street and new service lines will be run to homes.
- Sidewalks and lawns may be torn up. A temporary solution will be put in place until permanent restoration is complete.

PHASE THREE: Interior Meter Moved Out

- Gas meters located inside the home will be moved to your home's exterior where the gas line enters your home and upgraded if needed.
- DTE will knock on your door to schedule a convenient time during the construction process on your street to move the meter. We'll leave a door hanger with contact information if you are not home.
- If the meter is already outside, DTE will only enter your home after the installation is complete to relight your appliances. We'll let you know how to schedule this appointment once your upgrade is complete.
- During this phase your gas service will be interrupted for 2-3 hours.

PHASE FOUR: Property Restoration

- DTE will restore all affected sidewalks, lawns, landscaping and driveways within 30 days of completion in May-October.
- If the upgrade is completed in November-April, a temporary solution will remain in place until weather permits permanent restoration. All restoration will be completed by June 30.

Letter and email sent prior to start of gas main installation

Copy of letter and translations available here. See tab "What Gas Customers Can Expect"
Dteenergy.com/gasrenewal



One Energy Plaza
Detroit, MI 48226-1221

FIRST CLASS MAIL
PRESORTED
U.S. POSTAGE
PAID
DETROIT, MI
PERMIT 724

Customer Name
Address
Address

Notification of Service Interruption

Door Hangers



DTE ENERGY GAS INFRASTRUCTURE UPGRADE

DTE Energy needs access to our equipment in your home. Contact us now to schedule your upgrade appointment.



This is our:

- 1st attempt
- 2nd attempt
- 3rd attempt

If we do not hear from you after 3 attempts to contact you, DTE will issue a Notice to Terminate Service. You will have 10 days to schedule your appointment or your service will be terminated.

Questions about the Gas Upgrade:
Call: 313.270.9240. A DTE representative is available between 8 a.m. - 4 p.m. If calling after hours, leave a message expect a call back within 2 business days.

130405-01/w/1/1/1-8

DTE GAS UPGRADE COMPLETED

Dear Valued Customer:


DTE Energy has finished the natural gas upgrade in your home. In the process, our crews disturbed a portion of your lawn, landscaping or concrete.

- A temporary patch was put in place until permanent property restoration can be completed. Please see inside for example photos and care instructions.
- If you have an inground sprinkler system, please check your sprinklers as soon as possible. If your sprinkler system was damaged, please contact us at the phone number below.
- Property restoration occurs May through October. During this timeframe, property restoration is done on an ongoing basis as the gas upgrade is completed on your street and as weather permits. We expect permanent property restoration to be completed within (30) days following the completion of the gas upgrade.
- Due to weather conditions in November - April, only temporary restoration can be put in place. Permanent property restoration work will begin as soon as temperatures allow, with completion by June 30, weather permitting.

QUESTIONS?
Call: 313.270.9240
DTE representatives are available from 8:00 am - 4:00 pm, Monday - Friday.
Leave a message if calling after hours and expect a return call within 2 business days.

Frequently Asked Questions:
dteenergy.com/gasrenewal

متوفر باللغة العربية
Disponible en español
Dostępne w języku polskim
dteenergy.com/gasrenewal



DTE ENERGY GAS INFRASTRUCTURE UPGRADE

Your gas infrastructure upgrade and property restoration is complete!

Thank you for your patience during this important upgrade.

If you have any questions about the upgrade or your property restoration
Call: 313.270.9240. A DTE representative is available between 8 a.m. - 4 p.m. If calling after hours, leave a message expect a call back within 2 business days.

Thank you for being a valued DTE Energy customer!

DTE

80802/2/1/1/1/18

Communication Cadence

	30 Days Before	14 Days Before	Construction Day	0-7 Days After
Letters	Notification Letter & Magnet			
Next Door Posts	Initial Post			Post Restoration
Email		2 week notice		
Door Hangers			Schedule Appointment	
				Post services
Website Map				Post Restoration
	Weekly Updates			

Gas Renewal Program Contact

313 - 270 - 9240

A DTE representative is available

Monday – Friday, 8 a.m. – 4 p.m.

If calling after hours, leave a message and expect a return call within 2 business days.

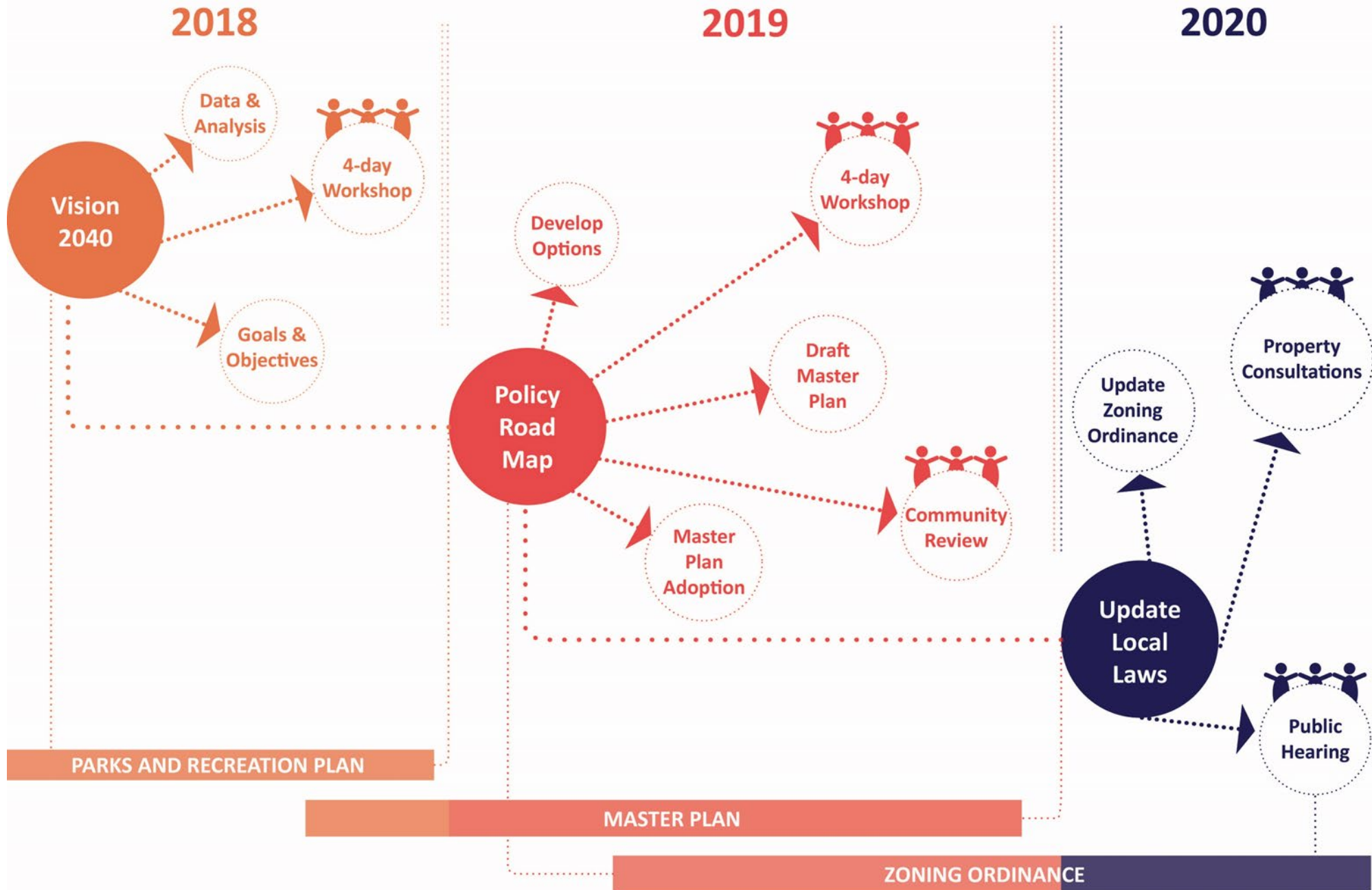
FAQ's

www.dteenergy.com/gasrenewal



Ypsilanti Township

20410



 = MEETINGS WHERE COMMUNITY PARTICIPATION AND INVOLVMENT IS VITAL. THESE MEETINGS ARE OPEN TO THE PUBLIC OF ALL AGES AND BACKGROUNDS.

Adoption Steps

Planning Commission submits draft for release to adjacent communities

Township Board release to adjacent communities

63-day review period

Planning Commission public hearing

Planning Commission recommendation

Township Board approval

Master Plan

Adoption Steps

Planning Commission submits draft for release to adjacent communities

Township Board release to adjacent communities

63-day review period

Planning Commission public hearing

Planning Commission recommendation

Township Board approval: Work Session

Township Board approval: Adoption

Master Plan



Work Session

Future Land Use

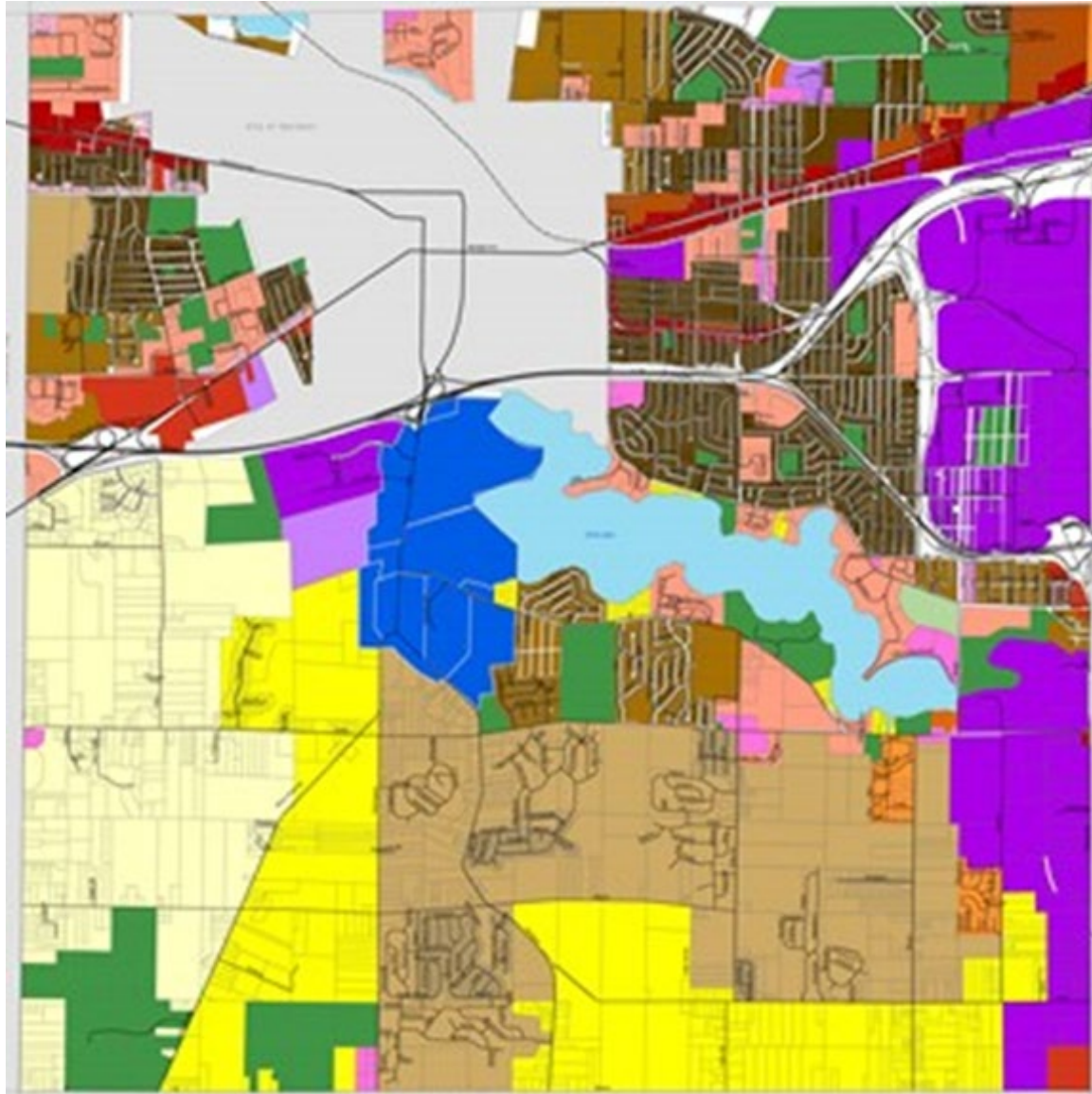
Implementation



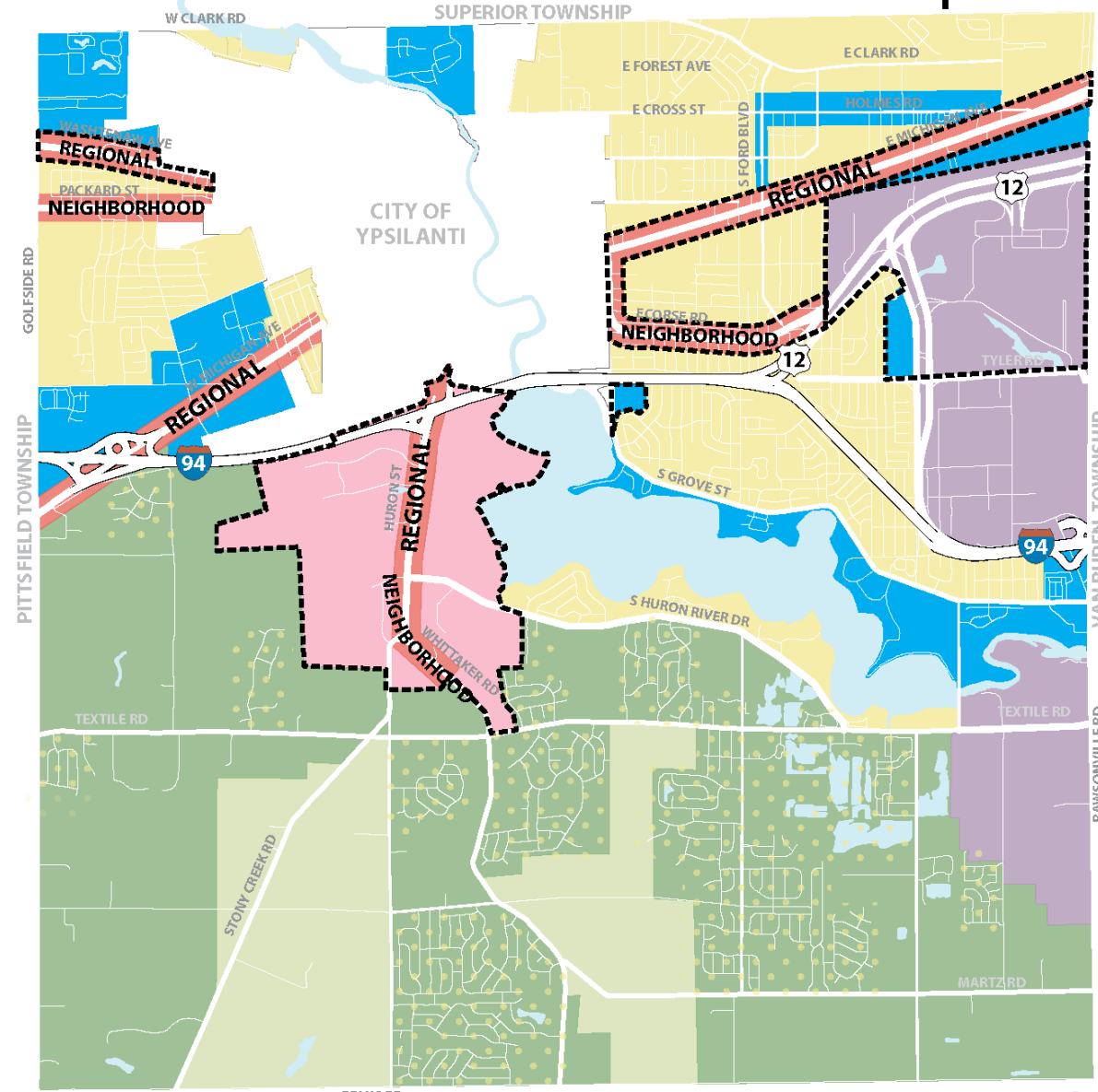
**FUTURE CAME
FROM THE
COMMUNITY**

Future Land Use

Adopted 2014



Proposed



Future Land Use

Seven place types – not parcel specific

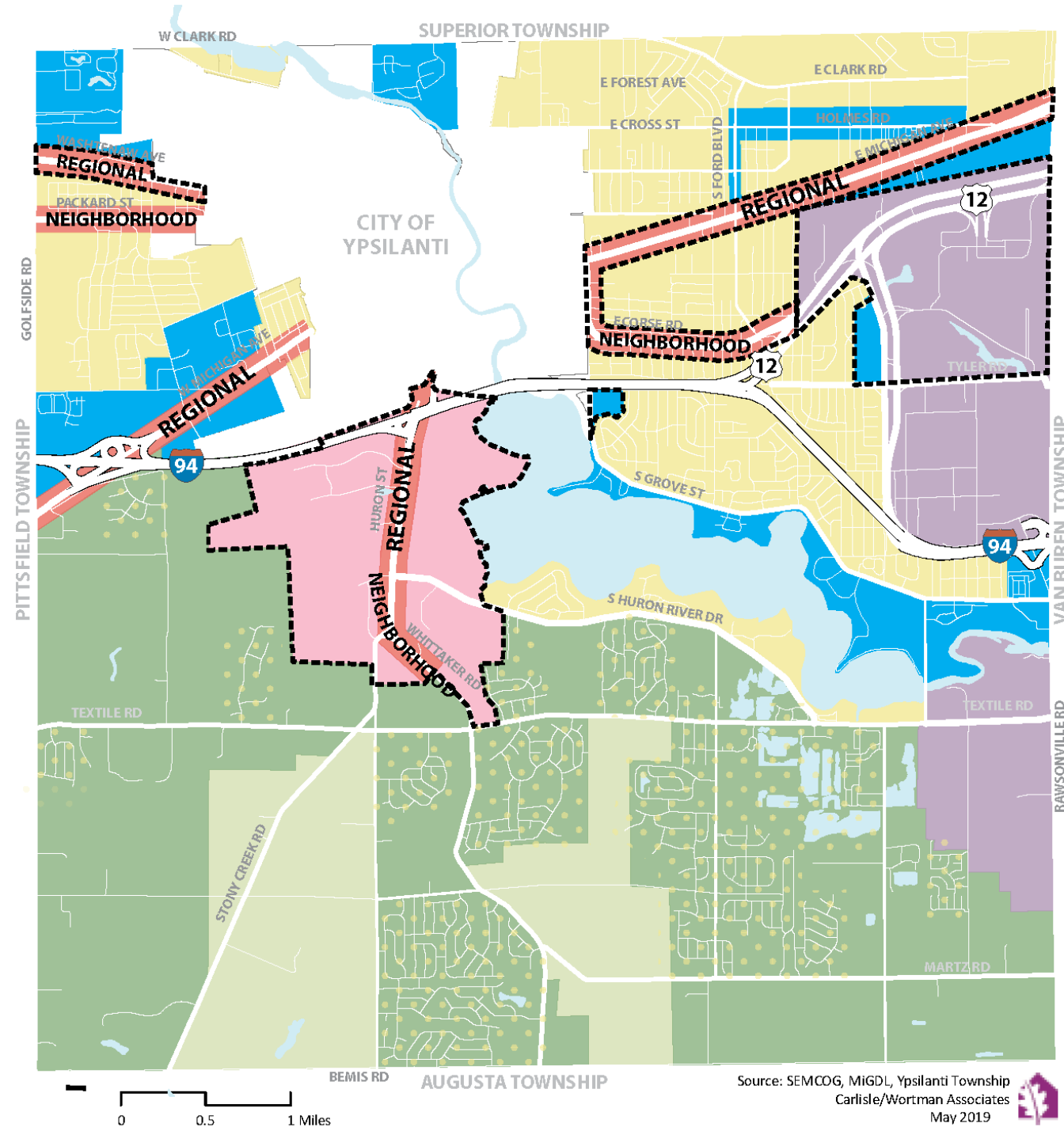
Individual properties or projects considered in the context of the location and surrounding properties, not by a strict set of land use categories

Place based strategy

Integrate land use, design, transportation & environment

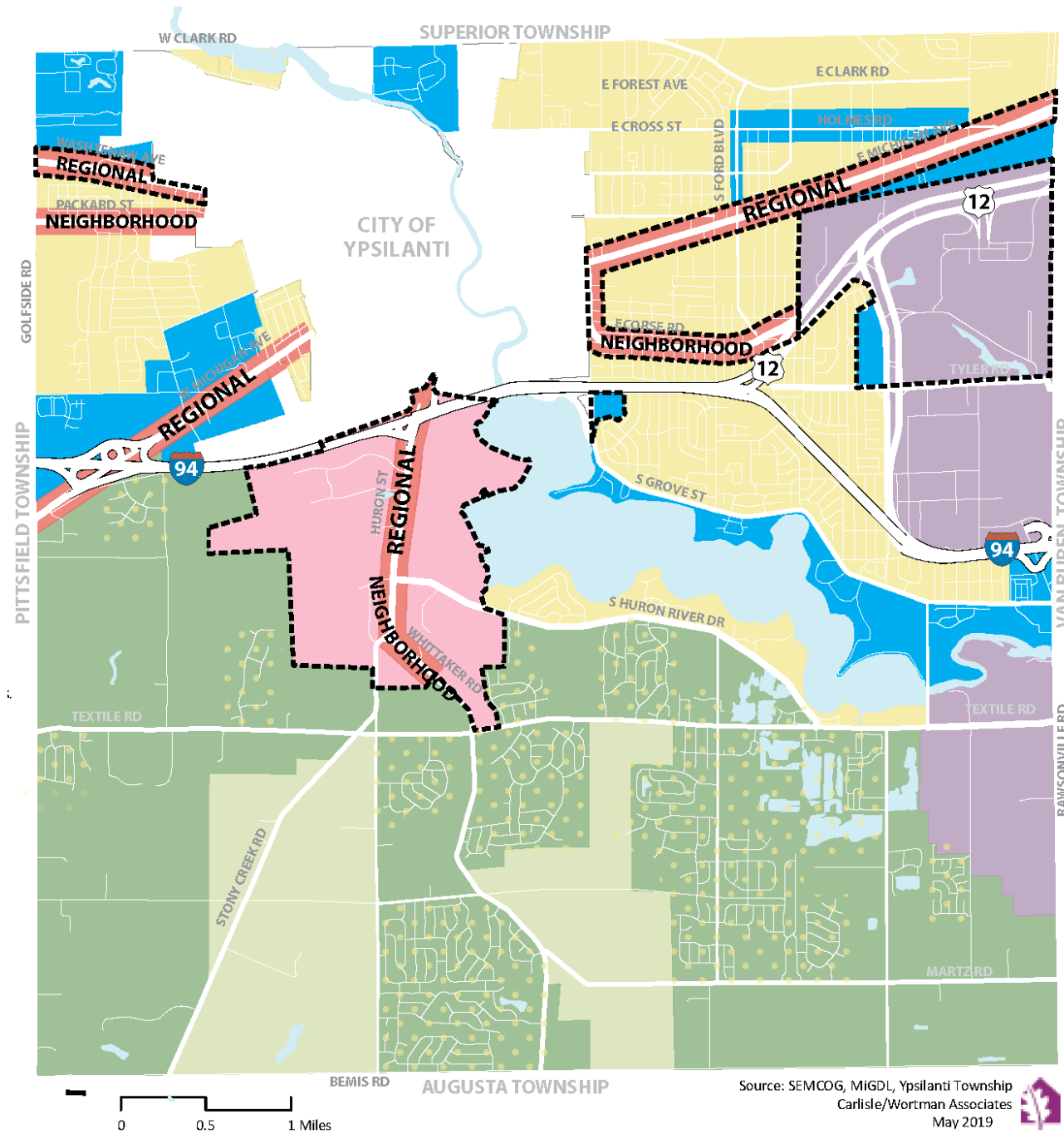
Create places to live, work & play

Guide to attract talent, create value & increase productivity

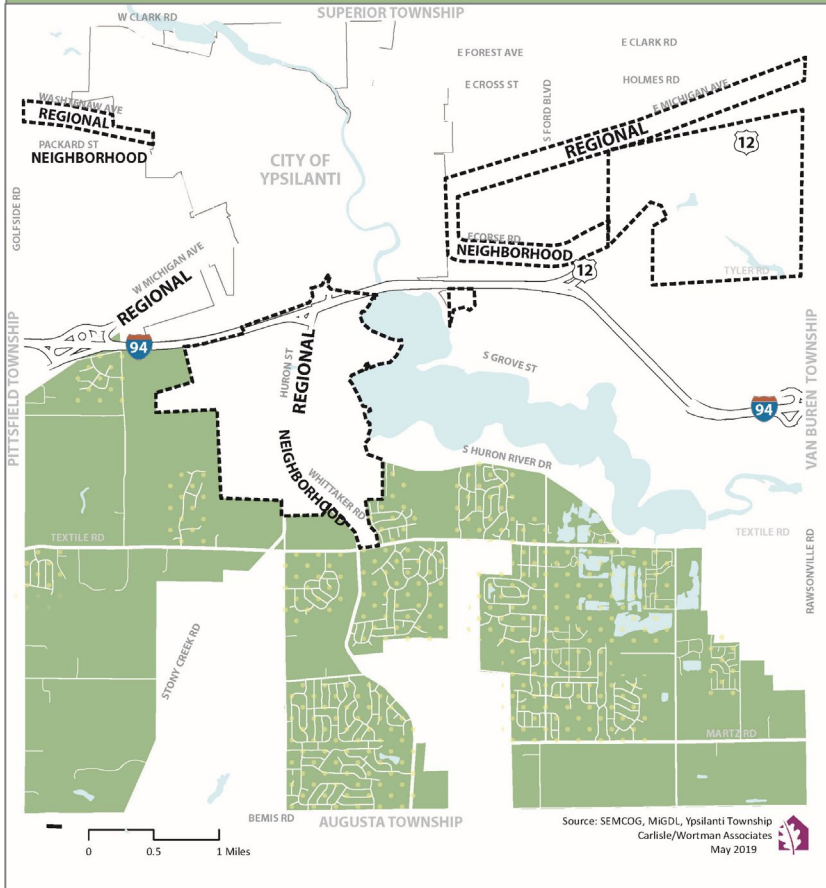


Future Land Use

-  **Preserve Agriculture**
-  **Conserve Open Space & Neighborhoods**
-  **Preserve Neighborhoods**
-  **Protect Neighborhoods & Allow Great Places**
-  **Improve Corridors**
-  **Provide Jobs**
-  **Create a Township Core**
-  **Special Area Plans**

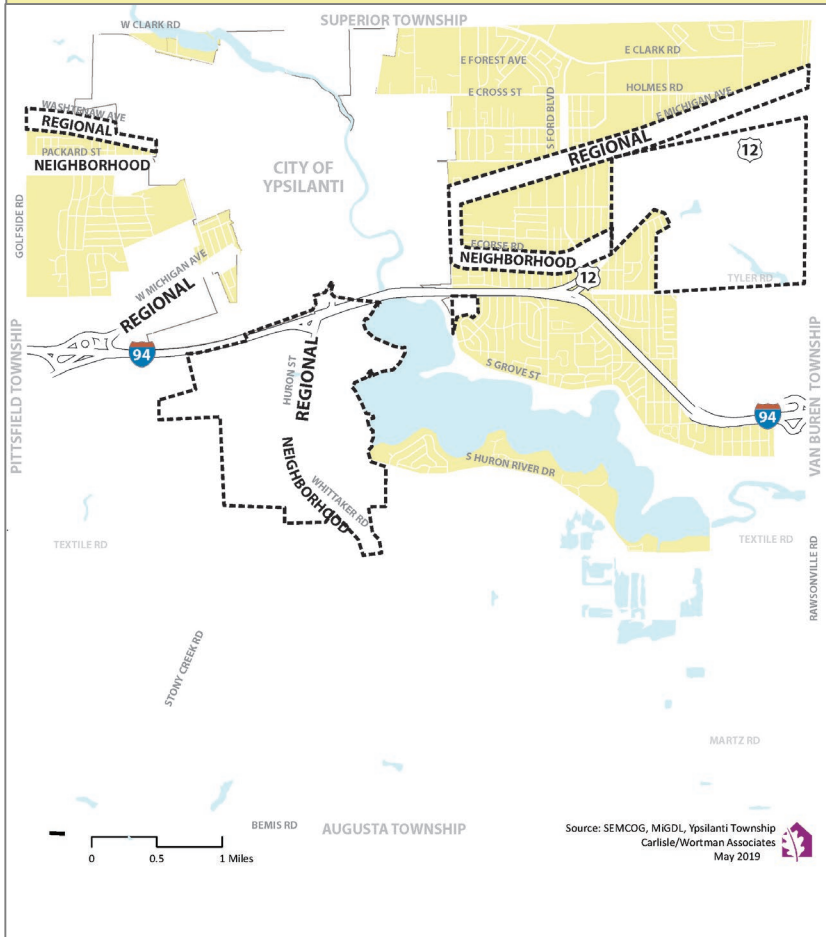


Open Space, Neighborhood Preservation & Cluster Development



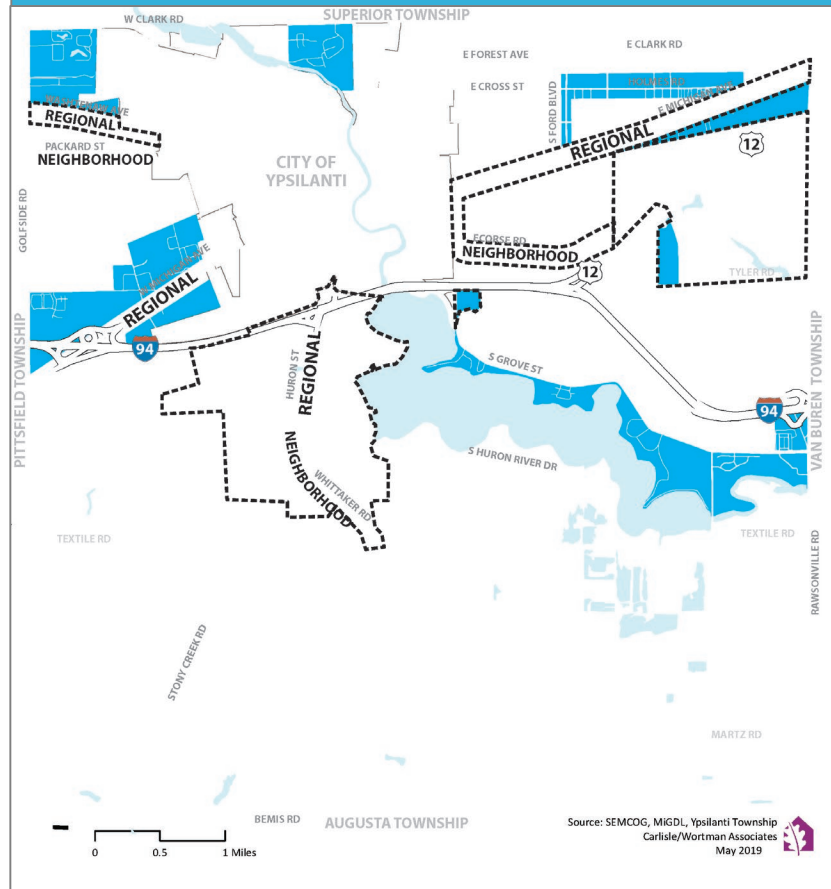
- Preserve open space & natural features
- Preserve & improve existing neighborhoods
- Protect agriculture
- Cluster houses in new neighborhoods to preserve open space

Neighborhood Preservation



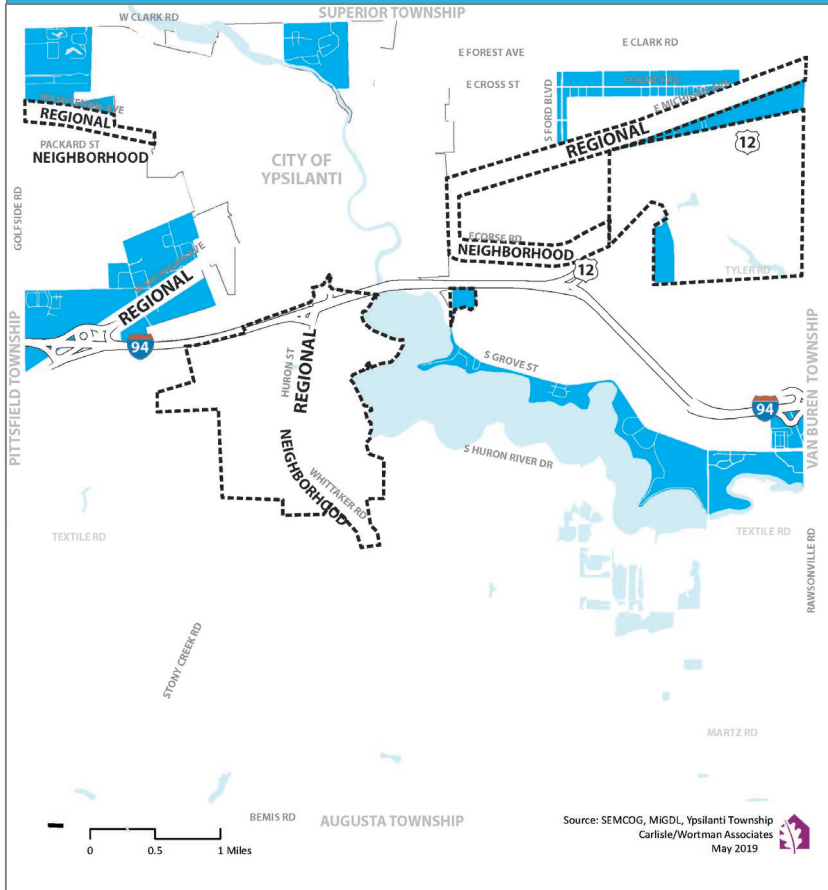
- Preserve & improve existing single-family neighborhoods
- Rehabilitation & infill
- Attached & multiple housing at edges, if it fits with the neighborhood
- Adaptive re-use of institutional buildings possible, if it fits with the neighborhood

Neighborhood Transition



- Transition between neighborhoods & corridors
- Variety of land uses:
 - Single Family, Attached, & Multiple Family Housing
 - Commercial
 - Office
 - Institutions
 - Parks
- Each individual neighborhood's unique character respected and preserved

Neighborhood Transition

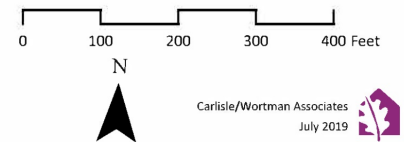


Gault Village Concept Plan

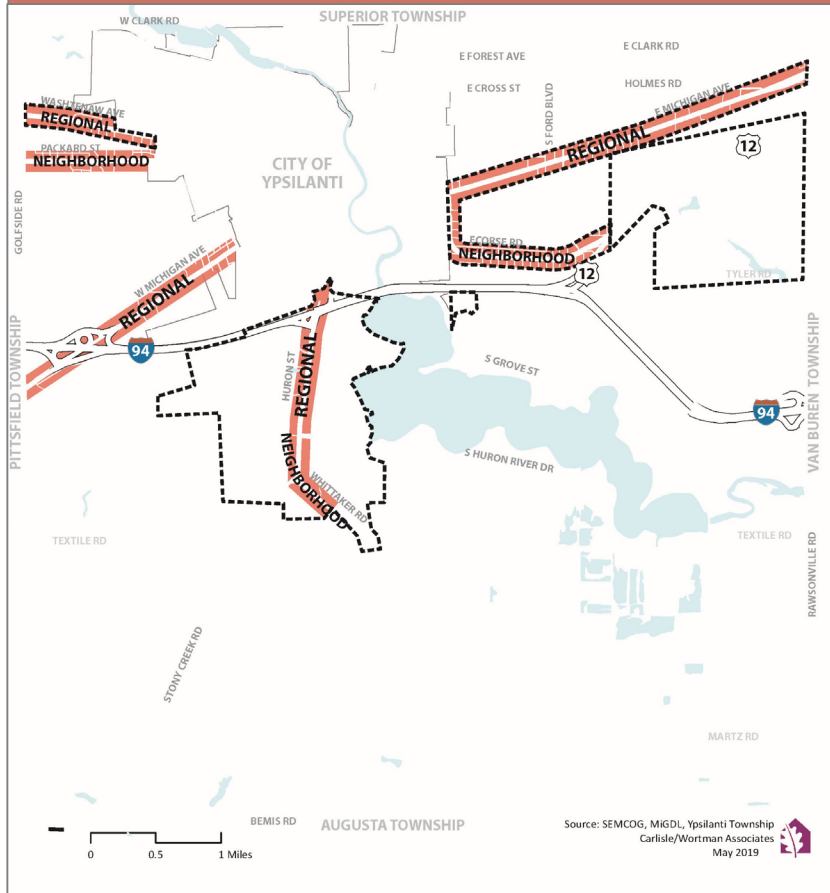
Ypsilanti Township, Washtenaw County

- Mixed Use Retail / Residential:** Two to four story buildings with mid-scale retail on first floor and apartments or condos on upper floors. Parking would include shared surface parking with surrounding housing. Priority retail tenants would include grocery and hardware stores.
- Attached & Stacked Single Family:** Two to three story townhomes with a typical square footage of 800 square feet per floor (20x40' footprint). Each unit would have a built-in garage. A shared open space in the center of the development could house a community center.
- Bungalow Courts or Tiny Homes:** Small one to two story single-family residences clustered around a shared central garden. Typical square footage of 576 square feet per floor (24x24' footprint).
- Retaining Wall / Buffer Zone:** Existing retaining wall will be rebuilt and landscaped to provide a buffer between the new development and existing neighborhood.

- Township Border
- Gault Village Parcel Boundary



Mixed Use Corridors



Uses throughout corridor:

Commercial

Office

Multiple-family

Public/Institutional

Parks & Plazas

Neighborhood



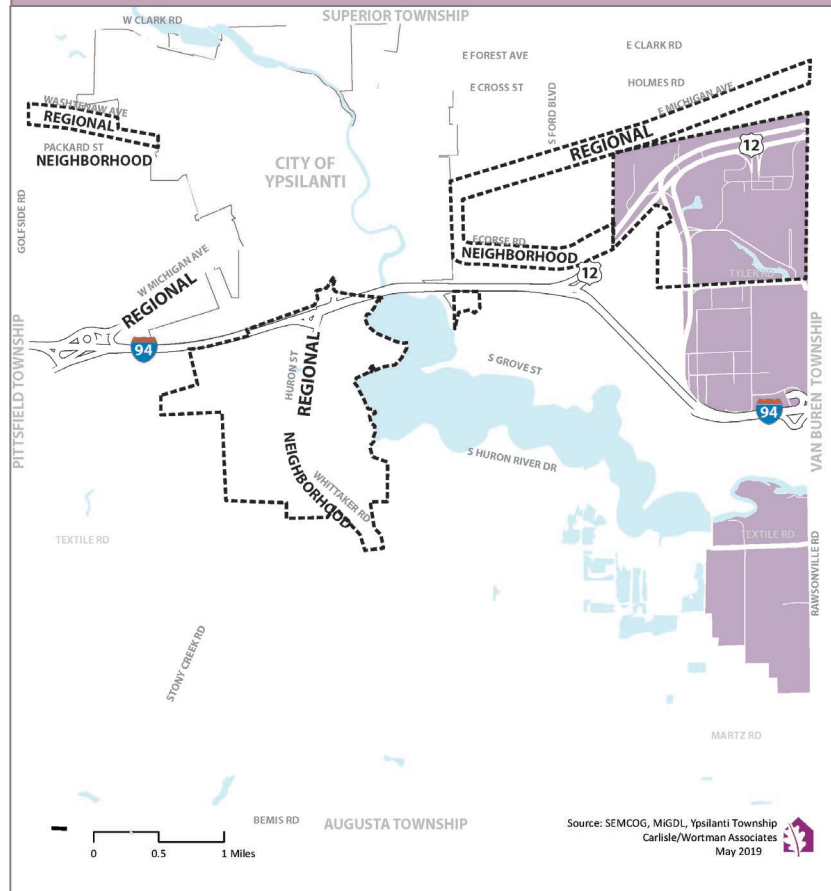
Image for Ecorse from E. Michigan Avenue and Ecorse Placemaking Plan

Regional



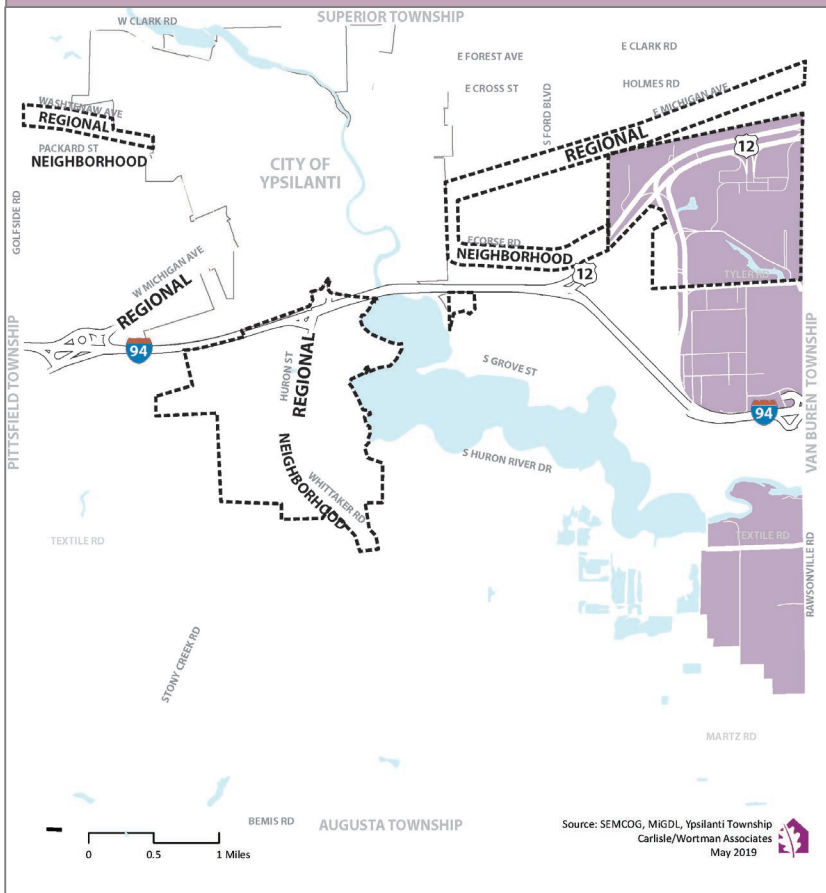
Image from ReImagine Washtenaw Plan

Innovation & Employment

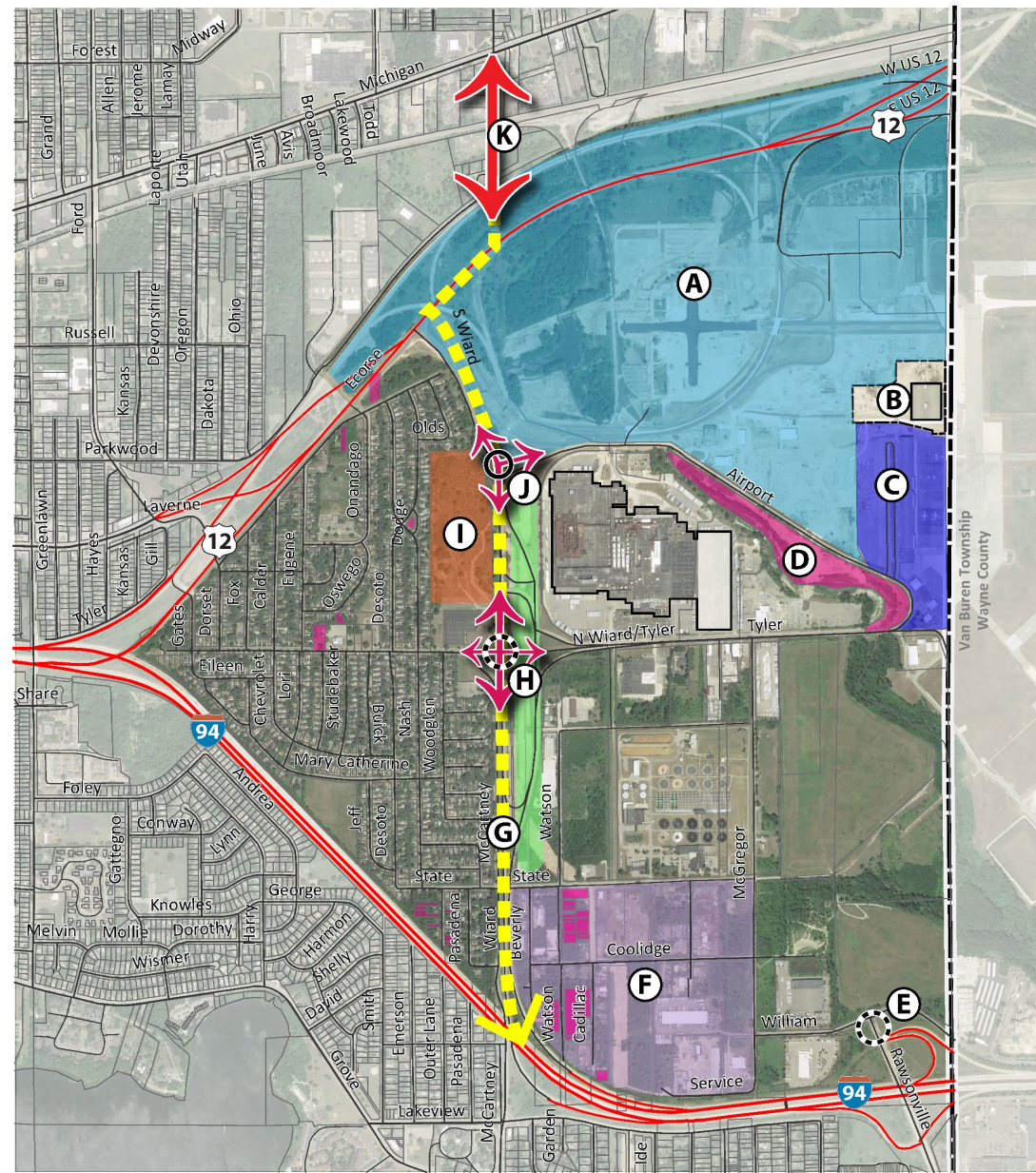


- Places for jobs
- High tech research & development
- Offices including corporate campuses
- Warehousing, shipping & logistics

Innovation & Employment



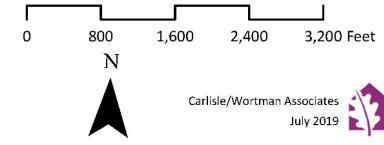
Source: SEMCOG, MGD, Ypsilanti Township
Carlisle/Wortman Associates
May 2019



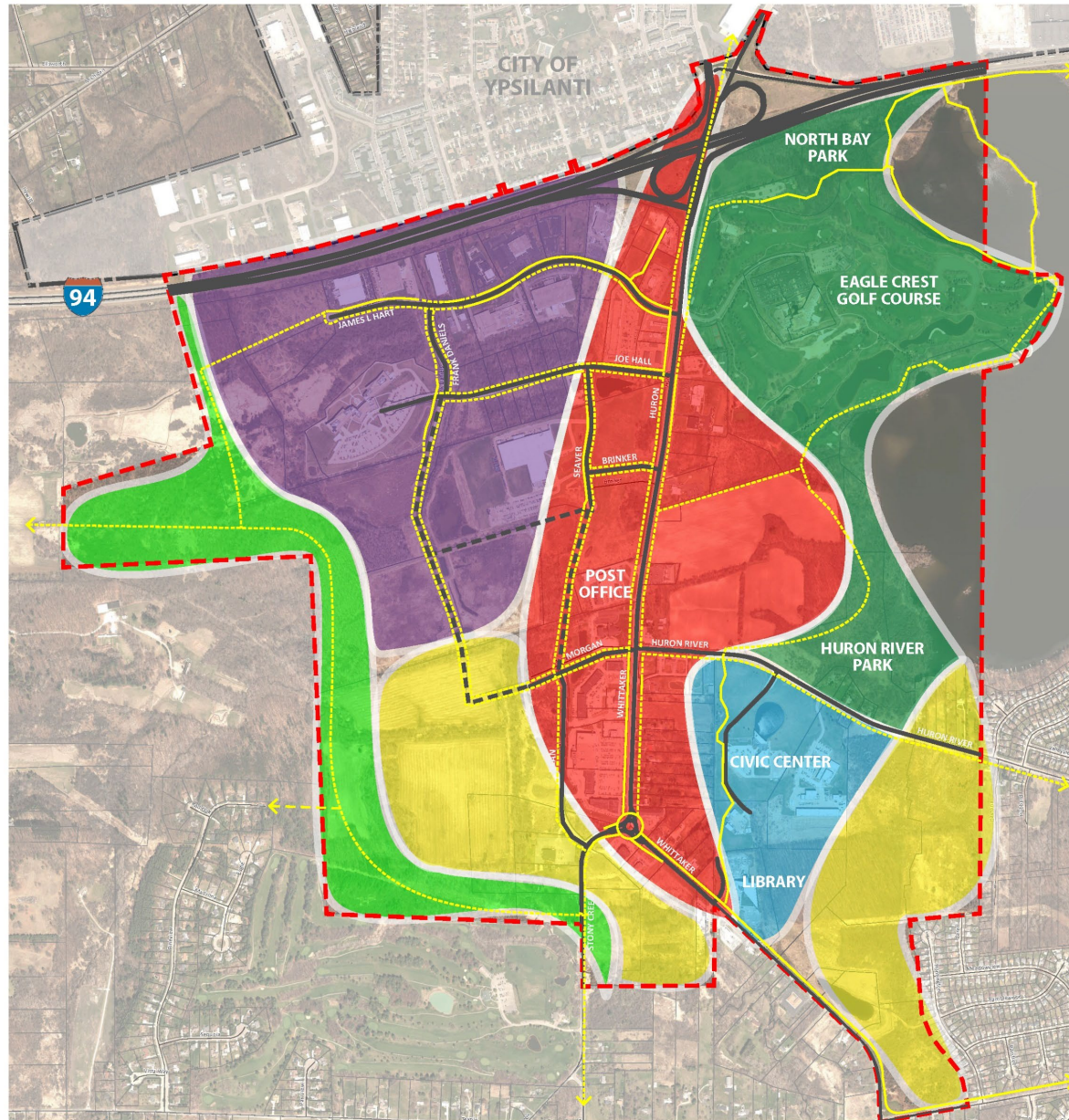
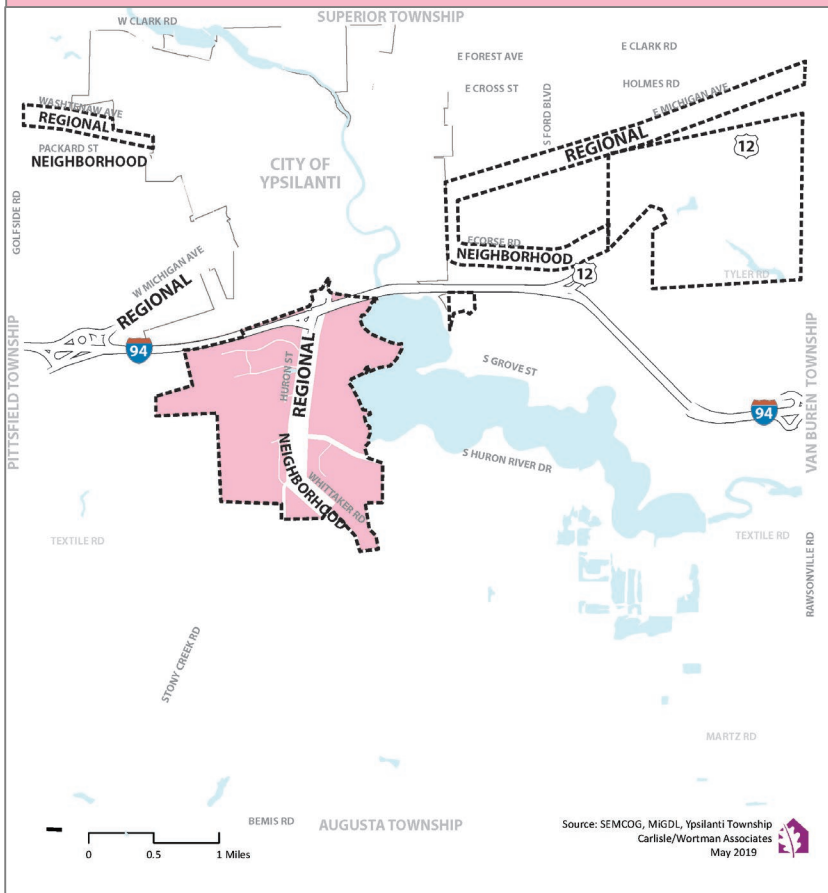
American Center for Mobility (ACM) Concept Plan Ypsilanti Township, Washtenaw County

- A ACM campus
- B Yankee Air Museum
- C Willow Run Airport Property
- D Potential green space and retail location
- E Proposed roundabout and gateway location
- F Potential accessory use or plug-and-play warehouse district; would require expansion of utilities
- G Consolidate split highway into single two-way street to allow creation of linear greenway and/or potential new commercial space
- H Primary entrance / gateway; Grand entrance forms connection between West Willow and ACM campus
- I Potential hotel & retail development site
- J Secondary entrance / gateway
- K Extension of Wiard Road to East Michigan Avenue

- Two-way street consolidation
- Undeveloped Township-owned parcels
- Existing roundabout
- Proposed roundabout



Township Core

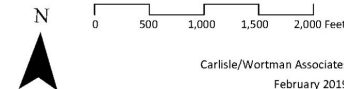


FUTURE LAND USE - TOWNSHIP CORE

Ypsilanti Township, Washtenaw County

- Mixed-use Core:** Uses with a community-wide draw – such as hotels, restaurants, shopping, and public parks, spaces, and buildings, including government offices and a community center.
- Residential:** Residential areas designed to complement and bring vitality to the mixed use core. Types of homes could include single-family residential, attached residential and multiple-family.
- Institutional:** The Civic Center, Library and Vietnam Veterans Memorial are located here. Complementary institutional uses - such as other government offices, parks, event space – should be located here.
- Innovation & Employment:** Major employment area with road and utility infrastructure for a combination of technology, office, craft manufacturing or light industrial uses.
- Open Space & Recreation:** North Bay Park, Eagle Crest Golf Course and Huron River Park are located here. These entities are an open space system that should be linked by trails and give the public access to Ford Lake.
- Buffer Zone:** The existing wetlands and woodlands in this area should be preserved as a natural system and a buffer between the existing neighborhoods to the south and the more intense land uses in the Township Core.

- Township Border
- - - Township Core Boundary
- Existing Road
- - - Proposed Road
- Existing Non-motorized Route
- - - Proposed Non-motorized Route



Implementation

Partnerships

Funding Sources

Future Master Plan Updates

- Housing studies for Healthy Neighborhood Program
- Corridor plan for Rawsonville Road

Phasing

- Year 0-2
- Year 2-5
- Year 5 and later

Implementation Table

The logo for Ypsilanti Township 2040 is centered within a large white circle on a dark blue background. The text "Ypsilanti Township" is written in a dark blue, serif font, with "Ypsilanti" on the top line and "Township" on the bottom line. Below "Township", the year "2040" is written in a smaller, dark blue, serif font.

Ypsilanti
Township
2040

Implementation

GOAL	CATALYST PROJECT	STRATEGY	YEAR 0-2	YEAR 2-5	YEAR 5 AND LATER
N5	HN	Enable and incentivize home improvements.	Establish tool lending libraries in interested neighborhoods.	Explore interest and funding for home maintenance loans and/or grants.	Launch home maintenance loans and/or grants.
N5	HN	Ensure neighborhoods are prepared for future maintenance costs.	Facilitate YCUA, WCRC, and WCWRC presentations at Neighborhood Watch meetings.	Identify neighborhoods with infrastructure updates needed in the next 10 years.	Facilitate connections between neighborhoods and lenders, HOA management companies and other groups able to assist with maintenance costs.
J1		Support existing small businesses.	Establish a Ypsilanti Township Economic Gardening program.	Host a quarterly small business forum. Work with city of Ypsilanti to create a "Shop Local" initiative.	Allocate staff time annually to educate investors and lenders on the commercial opportunities in Ypsilanti Township.
J1, J2		Facilitate entrepreneurship and small new business growth.	Assess Ypsilanti Township government to ensure it is business-friendly.	With partners, review, assess, and strategize improvements to the local small business and entrepreneurship culture. Recruit desired businesses.	Allocate resources annually to improve business culture and recruit businesses.
J2	ZO	Use zoning to implement and require strategic development.	Update Zoning Ordinance based upon Master Plan.	Update Township regulatory documents to assist in smart development.	Annually review zoning ordinance.
J2		Become "Redevelopment Ready".	Complete Michigan Economic Development Corporation "Redevelopment Ready" program.	Implement recommendations for Redevelopment Ready.	
J2, J4		Create redevelopment plans for Township owned properties.	Work with partners to redevelop Ecorse Road parcels.	Create redevelopment plan for Liberty Square. Create redevelopment plan for township owned parcels in Township Core.	Fund creation of at least one redevelopment plan annually.
J3		Partner to offer job training to help Ypsilanti Township residents and entrepreneurship skills for small business owners.	With partners, review and assess skills deficiencies and shortfalls.		Create programs with partners at K-12, college and adult learning level to teach desired skills.
J3		Establish financial program to assist in advanced job training.	Coordinate with major employers to identify issues that influence employees choice of whether to live in Ypsilanti Township.	Coordinate with local schools and employers to create a program that provides youth with internship opportunities with local companies.	Work with State of Michigan Workforce Development Agency and Washtenaw County to support job training programs.
J4		Prepare appropriate township owned parcels for redevelopment.	Complete Phase 1 environmental reports for all township owned parcels.	Evaluate all township parcels and rank based on redevelopment potential.	Create plan to sell unneeded township-owned parcels.

**Questions?
Suggestions?**

**Next Step:
Township Board Approval**

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