

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE MAY 18, 2010 REGULAR MEETING**

The meeting was called to order by Supervisor Brenda L. Stumbo at approximately 7:00 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 Jean Hall Currie, Stan Eldridge, Dee Sizemore and Mike Martin

Members Absent: None

Legal Counsel: Wm. Douglas Winters and Angela King

**PUBLIC HEARING**

**7:00 P.M. – REQUEST OF FORD MOTOR COMPANY (RAWSONVILLE PLANT), LOCATED AT 10300 TEXTILE ROAD IN YPSILANTI TOWNSHIP, FOR EXEMPTION OF NEW PERSONAL PROPERTY, RESOLUTION NO. 2010-8**

The Public Hearing opened at 7:03 p.m.

Kathleen McIntire, Ford Motor Company representative explained the request was for six-year abatement on their new investment at the Rawsonville facility. The electric Ford Focus would be build at Michigan Assembly, formerly known as Wayne Assembly and the Rawsonville facility would be producing the battery packs. She stated the battery pack operation was being move from their Mexico facility. The investment was expected to be between five and ten million dollars. Ms. McIntire said this would currently be the only battery pack assembly in the United States. She said production of the battery pack was scheduled to begin in 2012.

Linda Gurka, Township Resident questioned if the improvements would create new jobs in the plant.

Ms. McIntire said the estimate for this job and this line was forty (40) jobs.

Attorney Winters explained this was a six-year exemption and traditionally with the 198 exemption, applicants were encouraged to be precise in their request because personal property rapidly depreciated. He said a list of the personal property was not included in the application and requested that information be provided.

Lori Seafore, Township Resident wonder if the newly created jobs would benefit Ypsilanti Township residents.

Ms. McIntire explained the additional jobs would be filled by the UAW protocol, seniority and work rules. Ford Motor Company did not have the ability to preference Township residents for those jobs.

The Public Hearing closed at 7:13 p.m.

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Currie to approve Resolution No. 2010-8, Exemption of New Personal Property (see attached). The motion carried unanimously.**

**CHARTER TOWNSHIP OF YPSILANTI  
MAY 18, 2010 REGULAR MEETING MINUTES  
PAGE 2**

Supervisor Stumbo said she was glad the community had the opportunity to have green jobs, which was the future. She hoped this was just the beginning of a long-term relationship with Ford Motor Company. Supervisor Stumbo stressed that moving a product from Mexico to America was huge and Ford Motor Company was in the forefront of many things.

**PUBLIC COMMENTS**

Donna DeButts, Community Relations Director at the Ypsilanti District Library (YDL) provided a presentation of their 2009 Annual Report. She also reviewed many of the programs and opportunities available at the library.

**MINUTES**

- A. APRIL 20, 2010 WORK SESSION, REGULAR MEETING AND EXECUTIVE SESSION**
- B. MAY 5, 2010 SPECIAL MEETING**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve the minutes of the April 20, 2010 Work Session, Regular Meeting and Executive Session and the May 5, 2010 Special Meeting . The motion carried unanimously.**

**SUPERVISOR REPORT**

Supervisor Stumbo stated Chief Eric Copeland would be introduced to the community at the 4<sup>th</sup> Annual Firefighter Spaghetti Luncheon at the Masonic Temple on Saturday, May 22, 2010. She said that because of Ford Motor Company's investment, the Road Commission said money was available to resurface Textile Road between Bridge and Rawsonville Roads. A public meeting regarding the Mansfield Road closure would be held at West Middle School at 6:00 p.m. on June 3, 2010 and the official announcement and celebration of the battery pack production at the Rawsonville was scheduled for 11:30 a.m. on May 24, 2010. She also provided an overview of meetings attended by the three full-time officials and Township staff.

**CLERK REPORT**

Clerk Lovejoy Roe stated the primary election was scheduled for August 3, 2010. Anyone interested in obtaining an absentee ballot should contact the Clerk's office. She stated that during a tour of the ProQuest, they expressed their appreciation for the great job done by the Office of Community Standards.

**TREASURER REPORT**

- A. April 2010**

Treasurer Doe gave the report for April 2010. The beginning balance was \$33,598,821.18 and the ending balance was \$31,716,323.23.

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Sizemore to receive and file the April 2010 Treasurer's report (see attached). The motion carried unanimously.**

**CHARTER TOWNSHIP OF YPSILANTI  
MAY 18, 2010 REGULAR MEETING MINUTES  
PAGE 3**

**TRUSTEE REPORT**

Trustee Martin stated Supervisor Stumbo was re-elected as alternate delegate of the Executive Board at a recent SEMCOG meeting. He attended the Eastern Leadership Group meeting where the Aerotropolis program was discussed. He also provided a brief summary of Ypsilanti Pride Day and he said it was a great success.

Trustee Eldridge said he attend the Executive Council meeting for St. Mark's Lutheran Church where he learned the leadership was interested in getting involved with the neighborhoods by providing some type of humanitarian services. He said discussion continued with the City regarding law enforcement and a detailed packet of information was expected to be presented to the Board in August or September.

**ATTORNEY REPORT**

Attorney Winters said he wanted to recognize Attorney King's son, Luke, who on Saturday would become a 2010 graduate of West Point Academy and would be commissioned as a 2<sup>nd</sup> Lieutenant.

**A. GENERAL LEGAL UPDATE**

Attorney Winters provided a brief general legal update on the public nuisance property issues. He said the problems were not isolated to a particular area of the township.

**B. REQUEST AUTHORIZATION TO INITIATE LEGAL ACTION IF NECESSARY, IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE PUBLIC NUISANCE FOR THE PROPERTY LOCATED AT 1122 LAUREL**

Attorney Winters explained the property was being used for a barbeque operation of manufacturing and selling barbeque grills over a fence. He stated it was actually Township property that had been cordoned off by the homeowners. Attorney Winters said this was not an appropriate use of the property and was causing problems with the neighbors.

Mike Radzik, Office of Community Standards Director provided an overview of the business. He said the owner had erected a large shed and converted it into a manufacturing facility to build the barbeque grills.

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to initiate legal action, if necessary in Washtenaw County Circuit Court to abate public nuisance for the property located at 1122 Laurel. The motion carried unanimously.**

**OLD BUSINESS**

- 1. 2<sup>ND</sup> READING RESOLUTION NO. 2010-05, ORDINANCE NO. 2010-404 – AMENDING THE TOWNSHIP'S ZONING CODE, ORDINANCE 74, ARTICLE II, SECTION 201 (DEFINITIONS) AND ARTICLE XII LIGHT INDUSTRIAL DEFINE MEDICAL MARIHUANA DISPENSARIES, MEDICAL MARIHUANA NURSERIES, AND REGULATE THEIR LOCATION (1<sup>ST</sup> READING AT THE MAY 5, 2010 SPECIAL MEETING)**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Martin to approved the 2<sup>nd</sup> reading of Resolution No. 2010-05, Ordinance No. 2010-404 – amending the Township's Zoning Code, Ordinance 74, Article II, Section 201 (Definitions) and Article XII Light Industrial - define medical marihuana dispensaries, medical marihuana nurseries, and regulate their location (see attached).**

**CHARTER TOWNSHIP OF YPSILANTI  
MAY 18, 2010 REGULAR MEETING MINUTES  
PAGE 4**

Laura Seafore, Township Resident asked why the nurseries were restricted to a light industrial zone. She felt doing so would make it a focal point for crime and restricting the growth to local nurseries instead of households would add cost to the consumer. She asked the Board for further consideration.

Attorney King stated the nurseries were being regarded as similar to the regular nurseries that cultivated plants, already in existence in the Township.

Keith Seafore, Township Resident said they were talking about 60 plants versus the thousands of plants grown by Pintors. He said they would not be growing commercially, only for a small focus group.

An anonymous resident felt requiring caregivers to move into a light industrial zone would make it part of the public record which was a violation of the law. The ordinance hurt the caregivers that were following what the law was set up to do. He understood any caregiver that was licensed prior to the passage of the ordinance, would be grandfathered.

Arloa Kaiser, Township Resident said the marihuana was still a controlled substance and she preferred it being kept in an industrial area.

Attorney King stated the law was silent on the location of the nurseries and the dispensaries and the Township had the right to zone them to the area considered to be best suited. She clarified that with all ordinances, any use that was present before an ordinance was adopted, by law, in Michigan, was grandfathered in.

Supervisor Stumbo stated this was a controversial issue and her concern was the possibility of every home in a residential area, growing 72 plants. She said it was not good planning and not the best approach for the community. Supervisor Stumbo stated she supported the ordinance for that reason, from a zoning standpoint.

Clerk Lovejoy Roe agreed with Supervisor Stumbo because of the business aspect. She felt it was inappropriate for a home occupation.

**The motion carried as follows:**

<b>Doe: Yes</b>	<b>Roe: Yes</b>	<b>Stumbo: Yes</b>	<b>Sizemore: Yes</b>
<b>Currie: Yes</b>	<b>Eldridge: Yes</b>	<b>Martin: Yes</b>	

**2. 2<sup>ND</sup> READING RESOLUTION NO. 2010-07, PROPOSED ORDINANCE NO. 2010-405, AMENDING CHAPTER 42, ARTICLE VII, DIVISION 1, SECTION 324, ENTITLED "CURFEW FOR MINORS AND PARENTAL RESPONSIBILITY" OF THE CHARTER TOWNSHIP OF YPSILANTI CODE OF ORDINANCES (1<sup>ST</sup> READING AT THE MAY 5, 2010 SPECIAL MEETING)**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Currie to approve the 2<sup>nd</sup> reading of Resolution No. 2010-07, Ordinance No. 2010-405, amending Chapter 42, Article VII, Division 1, Section 324, entitled "Curfew for Minors and Parental Responsibility" of the Charter Township of Ypsilanti Code of Ordinances (see attached).**

Supervisor Stumbo explained the revision changed the time from 11:00 p.m. to 10:00 p.m. for juveniles. She also said it was consistent with the City of Ypsilanti ordinance.

**The motion carried as follows:**

<b>Doe: Yes</b>	<b>Roe: Yes</b>	<b>Stumbo: Yes</b>	<b>Sizemore: Yes</b>
<b>Currie: Yes</b>	<b>Eldridge: Yes</b>	<b>Martin: Yes</b>	

**NEW BUSINESS**

**1. BUDGET AMENDMENT #6**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Budget Amendment #6 (see attached). The motion carried unanimously**

**2. WASHTENAW COUNTY ROAD COMMISSION 2<sup>ND</sup> AGREEMENT**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to the Washtenaw County Road Commission 2<sup>nd</sup> Agreement and to authorize signing of the agreement (see attached). The motion carried unanimously.**

Supervisor Stumbo stated each year the Board invested in the infrastructure of the roads in Ypsilanti Township by authorizing road improvements.

**3. RESOLUTION NO. 2010-9 AUTHORIZING RECEIVING BOARD FOR ELECTIONS**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Resolution No. 2010-9, Authorizing Receiving Board for Elections (see attached). The motion carried unanimously.**

Clerk Lovejoy Roe explained that electronic poll books would be used in the August Primary and a receiving board was required by the State.

**4. RESOLUTION NO. 2010-10 CHANGE IN BOARD MEETING DATES**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Martin to approve Resolution No. 2010-10, Change in Board Meeting Dates. The motion failed five to two, with Supervisor Stumbo and Trustee Martin voting in favor.**

Trustee Martin stated he supported structured meetings because he had another full-time job and it was harder to coordinate his schedule for special meetings.

Clerk Lovejoy Roe said the additional meetings were scheduled around holidays and the primary and general elections.

Supervisor Stumbo stressed there still may be a need for special meetings if an urgent matter arose. She said the additional meetings would help to alleviate the need for special meetings.

**5. REQUEST TO APPOINT DOUG LAMPE AS ALTERNATE ON THE WATER CONSERVATION ADVISORY COMMISSION**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to appoint Doug Lampe as alternate on the Water Conservation Advisory Commission. The motion carried unanimously.**

**6. AUTHORIZATION TO PURCHASE FOUR PARCELS ON GLENWOOD AVE FOR POSSIBLE PARK LAND OR NATURAL PRESERVATION AREA FROM WASHTENAW COUNTY FOR \$59,245 OR TO PROCEED TO PURCHASE AT PUBLIC AUCTION.**

**A motion was made by Trustee Eldridge, supported by Trustee Martin to approve the purchase of four parcels on Glenwood Avenue for possible park land or natural preservation area from Washtenaw County, in the amount of \$59,245. The motion carried unanimously.**

**CHARTER TOWNSHIP OF YPSILANTI  
MAY 18, 2010 REGULAR MEETING MINUTES  
PAGE 6**

Trustee Eldridge clarified the dollars used to purchase the property could only be used for this type of investment and could not be used for operating costs.

Trustee Martin reiterated that Treasurer Doe mentioned in the Work Session the possibility of sell the three parcels on Glenwood as residential lots to recoup part of the Township's investment. He said, as discussed earlier that was one of the older neighborhoods of the Township and it had very little green space.

Trustee Eldridge asked that once a decision was made about the use of the land, that the area residents be notified so they could provide their input.

Clerk Lovejoy Roe said this was a great opportunity to purchase the property for back taxes and to provide some open space for one of the older neighborhoods.

Supervisor Stumbo said she whole heartedly supported purchasing the property for the future of the residents in that area.

**7. SET PUBLIC HEARING DATE:**

- A. TUESDAY, JUNE 15, 2010 AT APPROXIMATELY 7:00 P.M. – REQUEST OF INTEGRATED SENSING SYSTEMS, INC. FOR AN INDUSTRIAL FACILITIES TAX EXEMPTION CERTIFICATE**
- B. TUESDAY, JUNE 15, 2010 AT APPROXIMATELY 7:15 P.M. – PRESENT THE MOBILE HOME RENTAL INSPECTION ORDINANCE AS REQUIRED BY THE STATE OF MICHIGAN**

**A motion was made by Trustee Eldridge, supported by Trustee Sizemore to set the public hearing date of June 15, 2010 at approximately 7:00 p.m. to hear the request of Integrated Sensing Systems, Inc. for an Industrial Facilities Tax Exemption Certificate and to present the Mobile Home Rental Inspection Ordinance as required by the State of Michigan. The motion carried unanimously**

**STATEMENTS AND CHECKS**

**A motion was made by Treasurer Doe, supported by Clerk Lovejoy Roe to approve Statements and Checks, in the amount of \$987,000.16. The motion carried unanimously**

**ADJOURNMENT**

**A motion was made by Trustee Eldridge, supported by Trustee Martin to adjourn the meeting. The motion carried unanimously.**

The meeting adjourned at approximately 8:35 p.m.

Respectfully submitted,

Brenda L. Stumbo, Supervisor  
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti