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Treasurer
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CHARTER TOWNSHIP OF YPSILANTI SPECIAL MEETING

Monday, March 29, 2010 – 8:30 a.m.
Board Room, Civic Center, 7200 S. Huron River Drive,
Ypsilanti Township

AGENDA

A Special Meeting of the Charter Township of Ypsilanti Board of Trustees has been called by Supervisor Brenda Stumbo to consider the following items:

- 1) Minutes of the March 16, 2010 Work Session and Regular Meeting
- 2) Resolution No. 2010-04, Lakeside Park Grant
- 3) Nuisance Abatement
 - A. Request authorization to initiate legal action if necessary, in Washtenaw County Circuit Court to abate public nuisance for the property located at 138, 138 ½ and 140 S. Harris
 - B. Request authorization to initiate legal action, if necessary, in Washtenaw County Circuit Court to abate public nuisance created by the zoning violation for the property located at 1095 E. Michigan Avenue
 - C. Request authorization to initiate legal action, if necessary, in Washtenaw County Circuit Court to abate public nuisances for the property located at 1370 E. Michigan Avenue
- 4) Request to print and mail postcard to Township residents regarding changes in brush and recycling services, at a cost not to exceed \$4,500, to be charged to line item #226-226-000-900-000
- 5) 2010 rates for Green Oaks Golf Course
- 6) Proclamation in honor of Sexual Assault Awareness Month

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE MARCH 16, 2010 WORK SESSION**

PROPOSED

Supervisor Brenda L. Stumbo called the meeting to order at approximately 6:00 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 Jean Hall Currie and Mike Martin

Members Absent: Trustees Stan Eldridge and Dee Sizemore

Legal Counsel: Wm. Douglas Winters

REVIEW AGENDA

The following agenda items were reviewed:

PUBLIC HEARING

A. LAKESIDE PARK IMPROVEMENTS GRANT APPLICATION

Art Serafinski, Recreation Director explained the public hearing was a requirement of the grant application that would be submitted to the Department of Natural Resources Trust Fund. He provided an overview of the Lakeside Park improvements, as well as the grant application process and requirements. The presentation included maps, conceptual plans and cost estimates. Mr. Serafinski stated the grant application was in collaboration with Eastern Michigan University, Washtenaw County Parks and Recreation, Saline Rowing Club and Ypsilanti Township. He introduced Brian Barrick, planner with Beckett and Raeder, hired by Eastern Michigan University to make the grant application. Mr. Serafinski explained the grant included a boathouse and park renovations with fishing docks, path development, a shelter and other amenities. He said the Township had a verbal commitment from Eastern Michigan University for \$450,000, Washtenaw County Parks and Recreation (WCPR) for \$250,000 and the Saline Rowing Club for \$50,000. WCPR had an interest because the park tied into the County's Border-to-Border Trails Plan and it would bring recreational rowing opportunities to our community. Mr. Serafinski explained the funding agencies were not scheduled to meeting until after the April 1, 2010 deadline and approval should be contingent upon receiving formal commitments. The public hearing was a grant application requirement and it would be necessary for the Board to approve a resolution prior to the deadline. Mr. Serafinski explained that Ypsilanti Township was required to apply for the grant because the Township was the only entity that had a Master Plan for Lakeside Park. He made it clear that all legal agreements would be in place to assure

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the Township was not responsible for possible cost overruns or any other unexpected financial obligations. He further explained the only Township obligation would be the land lease and general park maintenance. EMU would be responsible for the dock maintenance, rowing facilities and boathouse. He stressed adjustments could be made to the grant between April 1, 2010 and the end of the year. The grant would not be awarded until after January 1, 2011.

Brian Barrick explained the different concepts of the boathouse and the financial charts. He reviewed two different scopes for the grant and the risk of not being awarded the grant if a smaller project was submitted.

Trustee Martin asked about the project phasing, if all expenses were covered and the Township's financial commitment.

Mr. Serafinski explained the grant process and how the project would be rated. He explained there was time in the grant process to secure financial obligations and the Township could withdraw if commitments were not received.

Supervisor Stumbo and Treasurer Doe both indicated they learned the Township would not be penalized on future grant projects if the grant was not received.

Trustee Currie asked about hidden costs.

Mr. Serafinski stressed there were no hidden costs. There would be an agreement with EMU to insure the Township was not obligated to maintain the boathouse or rowing facilities.

Supervisor Stumbo explained the agreement would be similar to the Township agreement with Eastern Michigan University regarding our property where the Eagle Crest Golf Course and the Marriott were located.

Clerk Lovejoy Roe stated a special meeting would need to be scheduled before April 1, 2010 to approve the resolution. She also stated all legal agreements protecting the Township would be in place prior to accepting the grant.

Ms. Kaiser, Township Resident was concerned about the Township being pulled into a project before being assured the Township would not be left solely responsible for the cost.

Supervisor Stumbo stated the partnership could work the same as it did for the Golf Course project at Eagle Crest. She stated they would make sure the Township was protected before the grant was accepted.

Larry Johnson, Park Commissioner commented that projects had been coming in under projected cost because of the economic environment.

Supervisor Stumbo questioned if the design of the building was conceptual or actual.

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Mr. Serafinski stressed this plan was only conceptual and could be changed. He reiterated the focus was on applying for the grant.

ADDITIONAL AGENDA ITEM - OTHER BUSINESS

Clerk Lovejoy Roe said she received a last minute request to place 724 N. Ford Blvd. on the agenda under Other Business due to the deplorable conditions of the property. Copies of the report and photos were distributed to Board Members.

Bill Elling, Ordinance Officer explained a call from Washtenaw County Community Mental Health to inspect the home at 724 N. Ford Blvd. prompted the request. He reported the foundation was cracked, there were no toilet facilities and the floors were rotted. Mr. Elling asked the Board to review the photos and authorize Circuit Court action to demolish the home.

Mike Radzik, Office of Community Standards Director said the demolition should be eligible for NSP funds.

The Board agreed to add this item under other business.

OLD BUSINESS

- 2. 2nd READING RESOLUTION NO. 2010-03, PROPOSED ORDINANCE NO. 2010-403 AMENDING ORDINANCE NO. 2009-391 – WAIVING, FOR A LIMITED TIME, THE CHARGES REQUIRED PURSUANT TO ARTICLES II AND III OF CHAPTER 62 “UTILITIES” OF THE CHARTER TOWNSHIP OF YPSILANTI CODE OF ORDINANCES, AS AMENDED, IN ORDER TO PROVIDE ECONOMIC STIMULUS, ENCOURAGE DEVELOPMENT AND CREATE JOB OPPORTUNITIES WITHIN THE CHARTER TOWNSHIP OF YPSILANTI**

Supervisor Stumbo stated the Township would like to continue waiving the charges to help with economic development for another year.

Clerk Lovejoy Roe asked if the Township parks were eligible under the ordinance.

Supervisor Stumbo said the ordinance required a building permit and the intent of the ordinance was to encourage new development, not provide the services to vacant land.

Mr. Serafinski asked if a building permit was pulled for one of the parks, would the benefit charge be waived under this ordinance.

Supervisor Stumbo replied that was the intent of the ordinance.

NEW BUSINESS

1. REQUEST AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH DTE TO TRACK AND MONITOR YPSILANTI TOWNSHIP'S REMAINING 2009 RENEWABLE ENERGY CREDITS FOR UP TO FIVE YEARS AND AUTHORIZE SIGNING OF THE AGREEMENT

Trustee Martin said it was his understanding that DTE would pay more for the energy credits than was customary.

Jeff Allen, Residential Services Director stated that was correct but clarified the agenda item was to allow DTE to track and monitor the energy credits for the next five years. This required process would allow the Township to sell the credits later.

Trustee Martin questioned if the energy credits were not sold to DTE, would there be a charge for tracking and monitoring the credits.

Mr. Allen replied there would be a charge and the cost would be calculated at the time of the sale.

2. REQUEST AUTHORIZATION TO ENTER INTO QUALIFIED VOTER FILE'S ELECTRONIC POLL BOOK PROJECT GRANT AGREEMENT WITH MICHIGAN DEPARTMENT OF STATE

Clerk Lovejoy Roe explained the Electronic Poll Book Project Grant would provide laptops and all necessary equipment for all twenty precincts, at no cost to the Township. She stated the Clerk's that piloted the project were very happy with the results and highly recommended their use. If the approved, the Clerk's office staff would attend an informational training in Lansing.

3. REQUEST AUTHORIZATION TO INITIATE LEGAL ACTION IF NECESSARY, IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE PUBLIC NUISANCE FOR THE PROPERTY LOCATED AT 7281 TEXTILE ROAD

Michael Radzik, Director of Community Standards Department provided a brief overview of the property and said it was necessary to seek court action to abate the nuisance.

ADJOURNMENT

The meeting adjourned at approximately 6:56 p.m.

Respectfully submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE MARCH 16, 2010 REGULAR MEETING**

PROPOSED

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 and Mike Martin

Members Absent: Trustees Stan Eldridge and Dee Sizemore

Legal Counsel: Wm. Douglas Winters

PUBLIC HEARING

A. LAKESIDE PARK IMPROVEMENTS GRANT APPLICATION

The public hearing was opened at approximately 7:01 p.m.

Art Serafinski, Director of Parks and Recreation for Ypsilanti Township provided a brief overview of the grant application for improvements to Lakeside Park located on Ford Lake. He explained the grant application was in collaboration with Eastern Michigan University, Washtenaw County Parks and Recreation, Saline Rowing Club and Ypsilanti Township. Mr. Serafinski introduced Brian Barrick, planner with Beckett and Raeder, hired by Eastern Michigan University to prepare the grant application and conceptual design for the park and the boathouse.

Brian Barrick provided a presentation of the proposed improvements to Lakeside Park. He explained the improvements were an adaptation of the original Lakeside Park plan included in the five-year Master Plan for Ypsilanti Township Parks and Recreation with the added amenities of the boathouse, rowing facilities. The revised Phase I plan included a boathouse with parking, outdoor classroom, picnic shelter, pathways, docks, new park entrance, playground, playfields and a stormwater management system. The dock facilities currently owned by Eastern Michigan would be utilized as a part of the park development along with some small additions. Mr. Barrick indicated that Phase I of the Lakeside Park Improvements contained a variety of recreational opportunities that included walking trails that connected to the Washtenaw County Border-to-Border trail system, scenic overlooks and interpretative educational opportunities. He explained the grant application contained both active and passive recreation amenities and would be funded through the Department of Natural Resources (DNR).

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Mr. Serafinski said the first step was the grant application and the design would be completed at a later date. He explained grant criteria that would rate high, included universal accessibility which far surpassed ADA minimum requirements and the proposed park improvements would achieve universal accessibility. He said the plan envisioned programming for all abilities. Mr. Serafinski indicated the grant proposal would open new and great recreational opportunities for the entire community to achieve an active lifestyle. He also indicated the Township would be able to offer rowing opportunities to the community and potentially to the public schools for participation in rowing activities not currently available.

Lyle Tindall, Ypsilanti Township resident asked about the time frame for project completion.

Mr. Serafinski explained the grant application would be reviewed and rated after the April 1, 2010 deadline. Once rated, the grant would be returned to the Township with the opportunity to make adjustments to attain a higher rating before returning the application to the DNR. Mr. Serafinski said notification would be between November and January and if awarded the grant, the Township would have three years to complete the project.

Ken Goetz, Ypsilanti Township resident asked if the park would be used to host crew races.

Mr. Serafinski responded that the Township had hosted races for the past 6-8 years. He said in those instances, the floatable docks would be moved to Ford Lake Park. He said Ford Lake Park has worked great for Regattas. He said the Township had hosted a race with four major colleges, including the University of Michigan and the Ford Lake Park facilities handled it very nicely.

Trustee Martin expressed support for the concept and the collaborative efforts but was concerned about estimates in the grant presentation.

Mr. Serafinski explained the grant process was to submit a conceptual design. If awarded the grant, detailed design would be done and the project would be sent out for bids. He stated the bids would contain exact numbers regarding cost. He also indicated it would be necessary to work out legal agreements to protect the Township's interest and to establish the financial arrangements between the parties.

Mr. Barrick stated the numbers in the presentation were based on real construction projections.

Supervisor Stumbo stated the Township has previously done a joint grant application with Eastern Michigan University (EMU) for Eagle Crest Golf Course and clubhouse. She said these facilities were built on Township land and the Township had granted a 99-year lease to EMU. She stressed there were no additional Township expenses on the golf course project and same would hold true with Lakeside Park.

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Supervisor Stumbo said all necessary legal documents would be in place to protect the Township.

Mr. Serafinski stated the public hearing was based on the conceptual presentation and detailed drawings and construction were at least a year out.

Clerk Lovejoy Roe stated it was a great effort and thanked Mr. Serafinski and others who worked on the project. She said it was a great collaboration and working together was the only way to complete projects of this type. Clerk Lovejoy Roe stressed this was a conceptual plan and the Township would not spend money on detailed design until a grant was awarded. She indicated Supervisor Stumbo had made it clear that all the legal agreements would be worked out before accepting the grant. The Township's significant contribution was the land and the commitment of the collaborators would be worked out before bidding the project and accepting the grant. Clerk Lovejoy Roe was confident all legal needs of the Township would be met and Township Attorney would insure the Township's interest would be protected.

Mr. Serafinski stated the grant required a minimum 25% match. He explained that with the commitments from all involved parties, the match was approximately 70-75% which would give the Township additional points.

Ms. Kaiser, Ypsilanti Township resident questioned if finances would cover the costs of construction two years from now.

Mr. Barrick stated the project would be bid in 2011 and once the bids were received, the cost would be locked in.

Attorney Winters stated any agreement the Township entered into would cover cost overruns. He said Beckett and Raeder had done a comprehensive list of cost estimates and had done their due diligence to provide a good estimate of actual costs. He said the legal agreements would need to be strict and specific in regards to the responsibilities of all parties for both the grant application and maintenance.

Supervisor Stumbo asked the audience to indicate if they were present on behalf of the Saline Rowing Club.

The public hearing was closed at approximately 7:22 p.m.

Mr. Serafinski further explained the grant still needed to be prepared. He said part of grant requirement was to hold the public hearing and to include resolutions passed by the Ypsilanti Township Park Commission and the Township Board.

Supervisor Stumbo stated she was definitely in favor of the grant project.

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PUBLIC COMMENTS

Sabrina Gross, Pittsfield Township resident thanked the Township Board for their consideration of the project on Ford Lake. As the parent of two daughters who had rowed on Ford Lake, she said this was an amazing opportunity. Ms. Gross stated she attended a Regatta at Ford Lake Park with a lot Ann Arbor parents and rowers, many of whom had never been to Ypsilanti Township or on Ford Lake. They could not believe what a jewel the lake was. She said by opening up this park for more usage, the Township would provided additional recreational opportunities for more people and more people would become aware of Ford Lake and the great resource it was to the entire area.

Chris Cook, Saline resident said he was also a parent of two daughters who rowed on Ford Lake. He said rowing was a great sport and he had one daughter at Philadelphia University on a rowing scholarship. Mr. Cook hoped the grant would move forward because it would give the schools in Ypsilanti Township the opportunity to begin rowing teams. He said there were significant scholarship opportunities for rowers, particularly for girls.

MINUTES OF THE FEBRUARY 16, 2010 WORK SESSION AND REGULAR MEETING AND FEBRUARY 22, 2010 SPECIAL MEETING AND EXECUTIVE SESSION

A motion was made by Trustee Currie and supported by Treasurer Doe to approve the minutes of the February 16, 2010 Work Session and Regular Meeting, and February 22, 2010 Special Meeting and Executive Session. The motion carried unanimously.

SUPERVISOR REPORT

Supervisor Stumbo provided an overview of meetings attended by full-time officials and staff. She said Standard and Poors raised the Township's bond rating to AA which was directly reflective of the fiscal management of Ypsilanti Township. She announced the Community Wide Neighborhood Watch Meeting was scheduled for Thursday, April 1, 2010 at the Civic Center. She also announced the Washtenaw County Sheriff's Community Forums were scheduled for April 13, 2010 from 7- 9 p.m. at the Whittaker Rd. Library and April 27, 2010 from 7 – 9 p.m. at the Community Center on Clark Rd. She said a special meeting to discuss the Police Services lawsuit would be scheduled when all Board Member could attend.

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CLERK REPORT

Clerk Lovejoy Roe announced the last day to register to vote in the Lincoln School District bond proposal election was Monday, April 5, 2010. She said an absentee ballot application could be obtained by contacting the Clerk's office by phone or email.

TREASURER REPORT

A. FEBRUARY 2010

Treasurer Doe gave the report for February, 2010. The beginning balance was \$32,050,402.78 and the ending balance was \$36,918,736.18.

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

TRUSTEE REPORT

Trustee Currie said she attended the Appleridge Neighborhood Watch meeting and crime was down in the area.

Trustee Martin provided a brief overview of the Water Conservation Advisory Commission meeting where they discussed the Ford Lake aeration project. He reported the study indicated aeration would improve the algae issue but it would not completely eradicate the algae blooms. The WCAC was seeking grants to help cover the \$700,000 projected cost. He also said operating costs for the project would be approximately \$12,000 per year for ten (10) years or a lump sum of \$120,000. Trustee Martin reported Paint Creek cleanup was scheduled for Ypsilanti Pride Day.

ATTORNEY REPORT

A. General Legal Update

Attorney Winters thanked the Community Standards Department staff for their assistance with nuisance abatement Circuit Court cases that had been filed at the request of the board to protect the public and maintain Township neighborhoods. He reported that Velvet Touch, located on Michigan Ave. would be permanently closing. Attorney Winters stated he attended the first Aerotropolis Development Corporation meeting on March 1, 2010 and Supervisor Stumbo was appointed to the Executive Committee. He suggested the Board appoint an alternate to serve in case of her absence.

OLD BUSINESS

- 1. 2nd READING RESOLUTION NO. 2010-02, PROPOSED ORDINANCE NO. 2010-402 – WIND GENERATORS**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Martin to approve the 2nd reading of Resolution No. 2010-02, Proposed Ordinance No. 2010-402 – Wind Generators (see attached). The motion carried as follows:

Martin:	Yes	Eldridge:	Absent	Currie:	Yes	Sizemore:	Absent
Stumbo:	Yes	Roe:	Yes	Doe:	Yes		

- 2. 2nd READING RESOLUTION NO. 2010-03, PROPOSED ORDINANCE NO. 2010-403 AMENDING ORDINANCE NO. 2009-391 – WAIVING, FOR A LIMITED TIME, THE CHARGES REQUIRED PURSUANT TO ARTICLES II AND III OF CHAPTER 62 “UTILITIES” OF THE CHARTER TOWNSHIP OF YPSILANTI CODE OF ORDINANCES, AS AMENDED, IN ORDER TO PROVIDE ECONOMIC STIMULUS, ENCOURAGE DEVELOPMENT AND CREATE JOB OPPORTUNITIES WITHIN THE CHARTER TOWNSHIP OF YPSILANTI**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Currie to approve the 2nd reading of Resolution No. 2010-03, Proposed Ordinance No. 2010-403 Amending Ordinance No. 2009-391 – Waiving, for a limited time, the charges required pursuant to Articles II and III of Chapter 62 “Utilities” of the Charter Township of Ypsilanti Code of Ordinances, as amended, in order to provide economic stimulus, encourage development and create job opportunities within the Charter Township of Ypsilanti (see attached). The motion carried as follows:

Martin:	Yes	Eldridge:	Absent	Currie:	Yes	Sizemore:	Absent
Stumbo:	Yes	Roe:	Yes	Doe:	Yes		

NEW BUSINESS

- 1. REQUEST AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH DTE TO TRACK AND MONITOR YPSILANTI TOWNSHIP’S REMAINING 2009 RENEWABLE ENERGY CREDITS FOR UP TO FIVE YEARS AND AUTHORIZE SIGNING OF THE AGREEMENT**

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve the agreement with DTE to track and monitor Ypsilanti Township’s remaining 2009 renewable energy credits for up to five years, contingent upon

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attorney review and to authorize the signing of the agreement. Motion carried unanimously.

2. REQUEST AUTHORIZATION TO ENTER INTO QUALIFIED VOTER FILE'S ELECTRONIC POLL BOOK PROJECT GRANT AGREEMENT WITH MICHIGAN DEPARTMENT OF STATE

A motion was made by Clerk Lovejoy Roe, supported by Trustee Currie to authorize entering into Qualified Voter File's Electronic Poll Book Project Grant agreement with Michigan Department of State. Motion carried unanimously.

3. REQUEST AUTHORIZATION TO INITIATE LEGAL ACTION IF NECESSARY, IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE PUBLIC NUISANCE FOR THE PROPERTY LOCATED AT 7281 TEXTILE ROAD

A motion was made by Treasurer Doe, supported by Clerk Lovejoy Roe to authorize legal action if necessary, in Washtenaw County Circuit Court to abate public nuisance for property located at 7281 Textile Road. Motion carried unanimously.

4. REQUEST AUTHORIZATION TO INITIATE LEGAL ACTION IF NECESSARY, IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE PUBLIC NUISANCE FOR PROPERTY LOCATED AT 771 CLUBHOUSE DRIVE

A motion was made by Trustee Currie, supported by Treasurer Doe to authorize legal action if necessary, in Washtenaw County Circuit Court to abate public nuisance for property located at 771 Clubhouse Drive. Motion carried unanimously.

5. BUDGET AMENDMENT #3

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Budget Amendment #3 (see attached). Motion carried unanimously.

6. PROFESSIONAL SERVICES CONTRACT FOR COMPUTER PROGRAMMER

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve the Professional Services Contract for Computer Programmer, not to exceed \$17,075. Motion carried unanimously.

7. REQUEST OF JOE CHECK FOR A ONE-YEAR EXTENSION FOR PAINT CREEK CROSSING, PD STAGE I REVISED CONCEPT PLAN AND PD STAGE II SITE PLAN REVIEW OF CONDOMINIUMS KNOWN AS HUNTER'S RIDGE DUE TO EXPIRE APRIL 3, 2010

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A motion was made by Clerk Lovejoy Roe, supported by Trustee Currie to approve the request of Joe Check for a one-year extension for Paint Creek Crossing, PD Stage I revised concept plan and PD Stage II Site Plan Review of Condominiums known as Hunter's Ridge, contingent upon receipt of payment of taxes, within 90 days of the extension. Motion carried unanimously.

OTHER BUSINESS

- 1. REQUEST AUTHORIZATION TO INITIATE LEGAL ACTION IF NECESSARY, IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE PUBLIC NUISANCE FOR THE PROPERTY LOCATED AT 724 N. FORD BLVD.**

The board agreed to add this item to other business due to the seriousness of the situation. Ron Fulton, Building Director stated the township was called by Washtenaw County Mental Health Department to assist in securing this property and abating the public nuisance.

A motion was made by Treasurer Doe, supported by Clerk Lovejoy Roe to to authorize legal action if necessary, in Washtenaw County Circuit Court to abate public nuisance for property located at 724 N. Ford Blvd. Motion carried unanimously.

Mr. Fulton reported the home was not salvageable and the family was thankful for the opportunity to find alternative housing. He said demolition would be covered by NSP funds.

AUTHORIZATIONS AND BIDS

- 1. RECOMMENDATION TO AWARD BID FOR VEGETATION & CLEAN-UP ABATEMENT**

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to award the bid to Heppner Landscape Services, Inc. and in the event the contract could not be executed with Heppner, award the bid to Arrwood. Motion carried unanimously.

STATEMENTS AND CHECKS

A motion was made by Treasurer Doe, supported by Trustee Currie to approve Statements and Checks for March 2, 2010 in the amount of \$2,772,035.73 and March 16, 2010 in the amount of \$9,034,831.27. Motion carried unanimously.

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ADJOURNMENT

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to adjourn the meeting. The motion carried unanimously.

The meeting adjourned at approximately 8:25 p.m.

Respectfully submitted,



Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI BOARD OF TRUSTEES

RESOLUTION NO. 2010-04

LAKESIDE PARK IMPROVEMENTS

WHEREAS, the Charter Township of Ypsilanti Board of Trustees desires to enhance the recreational opportunities at Lakeside Park with the development of a community boathouse, classroom/picnic shelter, pathways internal to the park, pathway connection to the County Border-to-Border Trail, universally accessible community docks with fishing railings, scenic overlooks and naturalized storm water treatment system, and

WHEREAS, the Lakeside Park Improvements contribute to goals and objectives identified in the 2009-2014 Ypsilanti Township Parks and Recreation Master Plan including “seek partnerships, as appropriate, to provide joint facilities and services whenever possible to reduce costs and improve the overall quality of operation”, “enhancing the current Park system with improved access, safety and mobility”, “provide better and more suitable access to Ford Lake and the Huron River” and “institute a comprehensive wayfinding and interpretive signage program”, and

WHEREAS, the State of Michigan, Department of Natural Resources and the Environment is accepting applications for funding assistance through the Michigan Natural Resource Trust Fund for park development projects contributing to goals and objectives identified in the municipality’s approved parks and recreation master plan, and

WHEREAS, the Charter Township of Ypsilanti Park Commission supports the Lakeside Park Improvements project and recommends in Resolution 2010-1 the Charter Township of Ypsilanti Board of Trustees resolve to sponsor a Michigan Natural Resource Trust Fund application titled Lakeside Park Improvements, commit to undertaking the project if funded, commit local match funds in cooperation with other project partners as needed, and authorize Arthur Serafinski, Recreation Director to serve as the Township’s representative for this project, and

WHEREAS, the Charter Township of Ypsilanti will commit to undertaking the project if funded, commit cooperation with other project partners as needed for successful development and operation of the project, and

WHEREAS, the Charter Township of Ypsilanti will commit up to 63% local match toward these improvements including \$497,500 in donated cash, materials, and labor from Eastern Michigan University; \$50,000 cash donation from Saline Area

Schools Rowing Club; and, \$250,000 cash donation as requested from Washtenaw County Parks and Recreation; and

NOW THEREFORE BE IT RESOLVED, that the Charter Township of Ypsilanti Board of Trustees, acting as duly elected representatives of the Citizens of the Township, does hereby authorize Arthur Serafinski, Recreation Director to serve as the Township's representative for this project and does hereby request Michigan Natural Resource Trust Fund Board approval of the grant application titled "Lakeside Park Improvements" in the amount of \$500,000.

CHARTER TOWNSHIP OF YPSILANTI PARK COMMISSION

RESOLUTION NO. 2010-1

LAKESIDE PARK IMPROVEMENTS

WHEREAS, The Charter Township of Ypsilanti Park Commission desires to enhance the recreational opportunities at Lakeside Park with the development of a community boathouse, classroom/picnic shelter, pathways internal to the park, pathway connection to the County Border-to-Border Trail, universally accessible community docks with fishing railings, scenic overlooks and naturalized storm water treatment system, and

WHEREAS, The Lakeside Park Improvements contribute to goals and objectives identified in the 2009-2014 Ypsilanti Township Parks and Recreation Master Plan including "seek partnerships, as appropriate, to provide joint facilities and services whenever possible to reduce costs and improve the overall quality of operation", "enhancing the current Park system with improved access, safety and mobility", "provide better and more suitable access to Ford Lake and the Huron River" and "institute a comprehensive wayfinding and interpretive signage program", and

WHEREAS, The State of Michigan, Department of Natural Resources and the Environment is accepting applications for funding assistance through the Michigan Natural Resource Trust Fund for park development projects contributing to goals and objectives identified in the municipality's approved parks and recreation master plan, and

NOW THEREFORE BE IT RESOLVED, that the Charter Township of Ypsilanti Park Commission supports the Lakeside Park Improvements project and recommends the Charter Township of Ypsilanti Board of Trustees resolve that the Charter Township of Ypsilanti sponsor a Michigan Natural Resource Trust Fund application titled Lakeside Park Improvements, commit to undertaking the project if funded, commit local match funds in cooperation with other project partners as needed, and authorize Arthur Serafinski, Recreation Director to serve as the Township's representative for this project.











Grant Application
for
Michigan Natural Resources Trust Fund

Lakeside Park Improvements
Charter Township of Ypsilanti



MNRTF GRANT APPLICATION INDEX

Section 1 – Application and Narrative

- MNRTF Grant Application Form
- Application Narrative (2 copies)

Section 2 – Project Drawings

- Project Location Maps (2 copies)
- Boundary Maps (2 copies)
- Site Photographs (also on attached data CD)
- Lakeside Park Improvements Master Plan (2 copies)
- Lakeside Park Improvements - Phase I (2 copies)
- Community Boathouse Concept Plan and Elevations (2 copies)
- Example Interpretive Signage Photographs (also on attached CD)

Section 3 – Cost Opinion

- Phase 1 Opinion of Probable Construction Costs

Section 4 – Meeting Documentation

- Ann Arbor Center for Independent Living consultation held March 25, 2010.
- Township Board of Trustees Public Hearing held March 16, 2010.

Section 5 – Letters of Support

- Letters of Support

Section 6 – Resolutions

- Charter Township of Ypsilanti Board of Trustees Resolution

Section 7 – Letters of Funding Commitment

- Eastern Michigan University Commitment Letter
- Saline Area Schools Rowing Club Commitment Letter

Section 8 – Notice of Intent

- Notice of Intent Form
- Notice of Intent Transmittal Letter to SEMCOG

Section 9 – Site Control

- Documentation of Site Control Form

Section 10 – Parks Master Plan & Publications

- "Discover Ypsilanti Township" Publication
- Washtenaw County Border-to-Border Trail Brochure
- Ypsilanti Township Parks and Recreation Master Plan 2009-2014 (see attached data CD)

Section 11 – Adaptive Rowing Information

- Adaptive Rowing: Public Accessibility in Michigan
- Rowing Canada Adaptive Rowing Manual



**MICHIGAN NATURAL RESOURCES TRUST FUND
2010 GRANT APPLICATION**

This information is requested by authority of Part 19 of Act 451 of 1994, to be considered for a recreation grant.

A large print version of this application is available upon request.

All location maps, site development plans, boundary maps, and other graphic information should be **8.5 inches by 11 inches** in size and must be clear, legible, detailed, and appropriately labeled. You may also submit larger versions of any or all of them. Grants Management staff use these materials to help evaluate your application and to find and evaluate many of the sites. We must also photocopy many of the graphic materials in black-and-white; be sure that what you submit will photocopy legibly. **Please do not submit aerial photographs for location maps, site development plans, or boundary maps.**

REQUIRED CONTENT FOR ALL APPLICATIONS:

- MNRTF Grant Application Form** (PR5750) - one copy fully completed and signed
- Application Narrative** - two copies
- Site development plan** - two copies
- Project location map** - two copies
- Documentation of local match sources**, if required in Section A1 of the application form
- Advance notice of a public meeting** to take public comment on the application
- Minutes of the public meeting** held to take public comment
- Certified Resolution** from the governing body
- Environmental Report** if applicable based on *Property Checklist* in Section D of the application form
- Notice of Intent Form** (PR5750-2)
- Letter Transmitting Notice of Intent Form** to the regional clearinghouse
- Photographs of the site** – digital images emailed to your Regional Representative or submitted on a CD are preferred over paper photos

RECOMMENDED SUPPORTING DOCUMENTATION FOR ALL APPLICATIONS:

- Minutes of other public meetings** to gather public comment and support
- Letters of support** for the project
- Documentation justifying a larger service area**, if applicable
- Correspondence regarding regulatory permitting issues**, if applicable
- Expert documentation, to support the project and Sections E1-E3**
- GIS shape file** of your park boundary or parcel map in the Michigan GeoRef Coordinate System

ADDITIONAL REQUIRED CONTENT FOR ACQUISITION APPLICATIONS ONLY:

- Plat or parcel map** with subject parcels highlighted – two copies
- Disclosure and Certification Statements for Purchase Agreements and Options Form** (PR1923-1), if applicable
- Purchase option or agreement**, if applicable
- Draft easement or other agreement**, if applicable

ADDITIONAL REQUIRED CONTENT FOR DEVELOPMENT APPLICATIONS ONLY:

- Boundary map** delineating the legal boundaries of the park site – two copies
- Preliminary floor plans and elevation drawings for the proposed structures**, if applicable
- Documentation of Site Control Form** (PR5750-4)



**MICHIGAN NATURAL RESOURCES TRUST FUND
2010 GRANT APPLICATION**

This information is requested by authority of Part 19 of Act 451 of 1994, to be considered for a recreation grant.

A large print version of this application is available upon request.

FOR DNR USE ONLY	
Application Number	
Region Number	

Please refer to chapter 3 of 2010 Michigan Natural Resources Trust Fund Application Guidelines booklet for information on completing this form.

Section A1: Applicant, Site, Project Identification

Name of Applicant (Government Unit) Charter Township of Ypsilanti		Federal ID Number (required) B 38-6007433	County Washtenaw
Name of Authorized Representative (responsible for application day-to-day) Arthur Serafinski		Title Recreation Director	
Address 2025 E. Clark Road		Telephone (734) 544-3807	FAX (734) 544-3888
City Ypsilanti	State ZIP MI 48198	E-mail aserafinski@ytown.org	
State House District 54th	State Senate District 18th	U.S. Congressional District 15th	
Address of site 9999 Textile Road	City, Village or Township of site Ypsilanti	ZIP 48197	
County in which site is located Washtenaw	Town, Range and Section Numbers of site location T3S, R7E, 24		
Park Name Lakeside Park	Proposal Title Lakeside Park Improvements		
Proposal Description Improvements to an existing park on Ford Lake to increase the variety of recreational opportunities available to township residents and improve community waterfront access. Park improvements include universally accessible boat docks, fishing docks, scenic overlooks, non-motorized pathways, outdoor classroom and picnic shelter, site furnishings, community boathouse, parking, and bioswales for treatment and infiltration of storm water.			
Is the application for site development <u>or</u> land acquisition? <input checked="" type="checkbox"/> Development <u>or</u> <input type="checkbox"/> Acquisition			

Section A2: Project Funding

IMPORTANT: PLEASE ROUND ALL AMOUNTS TO THE NEAREST \$100.00

SOURCES OF MATCHING FUNDS	PROJECT COST AMOUNTS
a. General Funds or Local Restricted Funds (Applicant's own cash)	\$ _____ 0.00
b. Force Account Labor/Materials (Applicant's own paid labor or materials)	\$ _____ 52,600.00
c. Federal or State Funds (other than MNRTF)	\$ _____
d. Cash Donations	\$ _____ 750,600.00
e. Donated Labor and/or Materials	\$ _____ 46,900.00
f. Donated Land Value (acquisition applications only)	\$ _____
g. Total Match	\$ _____ 850,100.00
h. Grant Amount Requested (round to nearest hundred dollars)	\$ _____ 500,000.00
i. Total Project Cost	\$ _____ 1,350,100.00
j. Percentage of match commitment (<i>Must be at least 25% of total project cost</i>)	_____ 63.0 %

Section A3: Project Details – Land Acquisition Applications ONLY

Interest acquired will be (check all that apply) Fee Simple Easement Other _____
 What are the current land uses that exist on the parcel? (check all that apply)
 Undeveloped/natural land Agricultural Residential Commercial (including timber extraction)
 Recreational Other (describe) _____ Any buildings on the site? No Yes

Parcel Information Table

Itemize estimated cost information for each parcel. For phased projects, the parcels and dollar amounts provided should include all phases.

LANDOWNER	ACREAGE	STATE EQUALIZED VALUE (SEV)	ESTIMATED (1) APPRAISED VALUE (\$)	ESTIMATED (2) RELOCATION COSTS (\$)
Parcel 1				
Parcel 2				
Parcel 3				
TOTALS				

(3)
ESTIMATED
INCIDENTAL COSTS

Prorated Taxes	\$ _____
Recording Fees	\$ _____
Transfer Tax	\$ _____
Title Insurance	\$ _____
Appraisal Fees	\$ _____
Closing Fees	\$ _____
Environmental Assessment Costs	\$ _____
TOTAL	\$ _____

TOTAL APPRAISED VALUE (1) \$ _____
 TOTAL RELOCATION COSTS (2) \$ _____
 TOTAL INCIDENTAL COSTS (3) \$ _____

TOTAL ACQUISITION COSTS \$ _____
Total Acquisition Costs must match item i. of Section A2 of this form

Section A4: Project Details – Development Applications ONLY

Applicant's current control of the site: Fee Simple Lease Easement Other Age of Park Acres

Development Project Cost Estimate Table

SCOPE ITEMS <small>Limit each item description to 25 characters. Do Not Abbreviate.</small>	IS SCOPE ITEM OF UNIVERSAL DESIGN? 		SIZE OR QUANTITY	\$	COST
	NO	YES			
1. Site Preparation and Erosion Control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	\$	52,400.00
2. Earthwork	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	\$	83,700.00
3. Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	\$	385,200.00
4. Vehicular Improvements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	\$	115,000.00
5. Pedestrian Improvements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	\$	40,600.00
6. Site Furnishings and Amenities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	\$	70,300.00
7. Site Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	\$	145,100.00
8. Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	\$	75,400.00
9. General Conditions (includes permits and MNRTF sign)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	\$	53,400.00
10. Mobilization	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	\$	53,400.00
Permit Fees				\$	Included in #7 - General Conditions
MNRTF Sign				\$	Included in #7 - General Conditions
SUBTOTAL				\$	1,174,000.00
ENGINEERING (These fees may not exceed 15% of subtotal)				\$	176,100.00
TOTAL ESTIMATED COST				\$	1,350,100.00

Total Estimated Cost must match item i. of Section A2 of this form

Section A5: Explanation of Match Sources

Complete only if you entered a value for any or all of items c, d, e, or f in Section A2 of this application.

c. **Federal or other state funds** - Provide the information requested below for each federal or state program from which matching funds will be provided.

(1) Program Name	Administering Agency	
Contact Name for Administering Agency	Telephone ()	Amount \$
Type of Funds		
<input type="checkbox"/> Grant funds awarded _____ <i>Date grant funds approved</i>		
<input type="checkbox"/> Grant funds applied for, not yet approved _____ <i>Estimated approval date</i>		
<input type="checkbox"/> Appropriated funds _____ <i>Date appropriated</i>		
<input type="checkbox"/> Other, explain _____		
Is documentation containing the scope of work and budget for the other grant funds included with application?		<input type="checkbox"/> No <input type="checkbox"/> Yes
Is documentation (such as a grant approval letter) that verifies the availability of funds included with application?		<input type="checkbox"/> No <input type="checkbox"/> Yes

(2) Program Name	Administering Agency	
Contact Name for Administering Agency	Telephone ()	Amount \$
Type of Funds		
<input type="checkbox"/> Grant funds awarded _____ <i>Date grant funds approved</i>		
<input type="checkbox"/> Grant funds applied for, not yet approved _____ <i>Estimated approval date</i>		
<input type="checkbox"/> Appropriated funds _____ <i>Date appropriated</i>		
<input type="checkbox"/> Other, explain _____		
Is documentation containing the scope of work and budget for the other grant funds included with application?		<input type="checkbox"/> No <input type="checkbox"/> Yes
Is documentation (such as a grant approval letter) that verifies the availability of funds included with application?		<input type="checkbox"/> No <input type="checkbox"/> Yes

d. **Cash Donations** - List the individual sources and the amounts to be donated below.

SOURCE	AMOUNT
Eastern Michigan University	\$ 450,600.00
Washtenaw County Parks & Recreation Commission - \$250,000 requested (pending approval)	\$ 250,000.00
Saline Area Schools Rowing Club	\$ 50,000.00

Is a letter of intent from each donor included with application? No Yes WCPRC letter pending approval

e. **Donated Labor or Materials** - Include each item to be donated, the source, dollar value, and how the dollar value was determined.

ITEM	SOURCE	DOLLAR VALUE	VALUATION METHOD
Refer to Cost Opinion in Section 3	Eastern Michigan University	\$ 46,900.00	Value from Cost Opinion
_____	_____	\$ _____	_____
_____	_____	\$ _____	_____

Is a letter of intent from each donor included with application? No Yes

f. **Donated Land Value** - Describe how the value of the land donation was determined.

Is a letter from the landowner committing to the donation of a portion of fair market value and any conditions placed upon their commitment included with application? No Yes

Section B: Justification of Need

If you are submitting multiple acquisition or development applications, what is the priority for this application? (1 = highest)	N/A
What page(s) of your recreation plan is the need for the proposed project discussed?	p. 65-68
What was the date(s) of public meeting to discuss submission of the grant application?	March 16, 2010
Did you gather public input from individuals with disabilities, their families, or advocates?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Are you the primary provider of recreation services to any surrounding communities, as documented in your recreation plan?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
List communities: _____	
What is the total population of the seasonal residents?	_____
Who uses the proposed facilities?	Refer to narrative
Was the application developed through collaboration with adjacent communities or school districts?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

Section C: Applicant History and Stewardship

	NO	YES	
Is applicant financially solvent to complete the acquisition transaction without any third party assistance (i.e. loans, lines of credit, same day closings, etc.) until partial reimbursement and final audit is completed (approximately 180 days after closing)?	<input type="checkbox"/>	<input type="checkbox"/>	N/A
If yes, please provide documentation that supports this.			
Has applicant received DNR recreation grant(s) in the past?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes, does applicant currently have an open, active grant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Has applicant closed, sold, or transferred any parkland or recreation facilities in the past 5 years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Does applicant have a "residents only" policy for this park or other parks or recreation facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do you now or do you intend in the future to charge an entrance fee to the project site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If yes, fee schedule and policy for reduced entrance fees for low-income users included with application?	<input type="checkbox"/>	<input type="checkbox"/>	
What is the applicant's current year budget for parks and recreation?	\$	621,034	
What are the estimated operation and maintenance costs associated with the project?	\$	25,000	

Section D: Site Conditions

Complete the following property checklist on the environmental conditions at the project site and adjacent areas, using information from the past ten years or longer, as appropriate. If you answer **YES** or **UNKNOWN** to any of the questions, you are required to prepare an environmental report. See page 28 of the *2010 Michigan Natural Resources Trust Fund Application Guidelines* for guidance.

	NO	YES	UNKNOWN
1. Does the applicant, landowner, or others have knowledge that any portion of the property is or has been used for industrial purposes, including manufacturing and/or minerals' processing or extraction (sand, gravel, oil, or gas) at this time or in the past?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Does the applicant, landowner, or others have knowledge that any portion of the property is currently being used or has been used in the past for a gas station, motor vehicle service or repair facility, commercial printing facility, dry cleaners, photo developing lab, junkyard, landfill, waste treatment, storage, processing or recycling or disposal facility?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	NO	YES	UNKNOWN
3. Does the applicant, landowner, or others have knowledge that any of the following are or have in the past been stored, discarded, or used on the property – automotive or industrial batteries, pesticides or other chemicals used in agricultural practices, paints, industrial waste, or other chemicals in drums or other containers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Does the applicant, landowner, or others have knowledge that fill dirt or other fill material of unknown origin is on this property or has in the past been placed on the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Does the applicant, landowner, or others have knowledge of any evidence of leaks, spills, or stains from a substance other than water at this time or in the past?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Does the applicant, landowner, or others have knowledge that there are or have in the past been waste disposal pits, lagoons, or ponds on the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Does the applicant, landowner, or others have knowledge that there are at this time or have in the past been registered or unregistered storage tanks on the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Does the applicant, landowner, or others have knowledge that contaminated groundwater lies below the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. If there is a water well on the property, does the applicant, landowner, or others have knowledge that contaminants have been identified in the well that exceeded legal standards or has the well been identified as contaminated by a government agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Has the landowner been notified about any current violations of environmental laws pertaining to activities on the property or does applicant, landowner, or others have knowledge about past violations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Has the landowner been notified of any environmental assessments of the property that identified a) the presence of hazardous substances, petroleum products, or contamination; or b) the need for further assessment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Does the applicant, landowner, or others have knowledge that any hazardous substances, unidentified waste materials, tires, or automotive or industrial batteries have been dumped above ground, buried, or burned on the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Is the property listed on any federal or state list of contaminated sites, including the site of a leaking underground storage tank?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Does the applicant, landowner, or others have knowledge that any of the adjoining properties are currently being used or have been used in the past for the purposes listed in the previous questions 1-13?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Has an environmental assessment been completed for the site? If yes, provide the most current.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Are permits required for the development of the site? If yes, complete the following table:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TYPE OF PERMIT	PERMITTING AGENCY	EFFORTS TAKEN TO OBTAIN PERMIT OR DETERMINE PERMIT REQUIREMENTS	
SESC	Ypsilanti Twp.	Parks has recent experience with Township SESC permit.	
Grading	Ypsilanti Twp.	Parks has recent experience with Township Grading permit.	
Building	Ypsilanti Twp.	Parks has recent experience with Township Building permit.	
Driveway	WCRC	Parks has recent experience with WCRC Driveway permit.	
Stormwater	WCWRC	Parks has recent experience with WCWRC Stormwater permit.	
Dock	MDNRE	Parks has recent experience with MDNRE Dock permit.	

Section E1: Natural Features of the Project Site

To the best of your knowledge, does the project site include:

Great Lakes shoreline or Great Lakes connecting water frontage? No Yes

Great Lakes connecting waters are defined on page 13 of the 2010 Michigan Natural Resources Trust Fund Application Guidelines booklet.

If yes, name of Great Lake or Great Lakes connecting water _____

How many linear feet of shoreline or frontage? _____

Inland lake frontage? No Yes

If yes, name of water body Ford Lake _____

What is the size of the total water body in acres? _____

How many linear feet of frontage are on site? _____

River and/or tributary frontage? No Yes

If yes, name of water body _____

How many linear feet of frontage? _____

Is the river or tributary a state natural river or a federally dedicated wild and scenic river? No Yes

Wetland acreage or frontage? No Yes

If yes, please list the number of acres of the type(s) of wetland(s) on site

Marsh _____ Prairie _____ Fen _____ Bog _____ Forest _____ Shrub _____

Dune and swale complex _____ Boreal forest _____ Type unknown 0.02 ac. remnant ditch

Is documentation of type and quality provided with application? No Yes

If yes, source of information Site photograph _____

Other water acreage or frontage? No Yes

If yes, name of other water body Ford Lake (978 acre impoundment of Huron River) _____

Is the entire water body completely within the site boundaries? No Yes

How many linear feet of frontage or acres of water are on site? Approx. 1,350 If frontage

Sand dunes? No Yes

If yes, list the number of acres of sand dunes on the site _____

Critical _____ Not designated as critical, or designation unknown _____

Is documentation of type and quality provided with application? No Yes

If yes, source of information _____

Dedicated state or federal listed wilderness or dedicated natural area or Pigeon River Country State Forest land or inholding? No Yes

If yes, name of area _____

How many acres on site? _____

Rare species or any other significant feature as defined by the Michigan Natural Features Inventory? No Yes

If yes, list species or feature and status. If too many to list here, include in the application narrative.

Population/range locations denoted on site plan or other map? No Yes

Section E2: Wildlife Values of the Project Site

Will the proposed park or park development:

Protect wildlife habitat (for example, breeding grounds, winter deeryards, den sites)? No Yes

If yes, list species _____

How many acres of habitat does the site provide? _____

Act as a wildlife corridor between existing protected areas or buffer an existing protected area? No Yes

If yes, name the existing park(s) or protected area(s) _____

How many acres are currently in protected status? _____

Is documentation of the ecological value of adjacent protected areas and/or the ability of the project site to act as a corridor/buffer provided with application? No Yes

If yes, source of information _____

Section E3: Natural Resource Recreation Opportunities

Will the proposed park or park development provide new or additional:

Water recreation opportunities? No Yes

Hunting opportunities? No Yes

If yes, what seasons will be available? (for example, deer/firearm) _____

How many acres will be available for hunting? _____

Fishing opportunities? No Yes

If yes, what type of fishing opportunities will be provided? (species/methods)

Species found in Ford Lake include crappie, carp, walleye, bass. The project will provide docks and accessible transfer station for launching canoes and kayaks. A fishing dock will also be provided.

Bird watching or other nature viewing opportunities? No Yes

If yes, what species can be viewed? Various species of ducks, mergansers, swans and geese.

Nature interpretation or education opportunities? No Yes

If yes, how are the interpretation or education opportunities provided? (check all that apply)

Interpretive signage Interpretive brochures Nature center Part time or volunteer naturalist Full time naturalist

Have you formed a partnership with another organization to provide interpretive/educational services? No Yes

If yes, name of organization _____

Provide examples of interpretive materials, descriptions of classes, and other documentation on the interpretive/educational services provided with application _____

SECTION E4: Public Access Opportunities

Will the site be open to the general public? No Yes

List the hours open to the public Dawn to Dusk

How will the public be reasonably able to access this site? (check all that apply and show on site plan)

Automobile Boat Public Transportation Motorized Trail Non-Motorized Trail

Sidewalk/Pathway Other (describe) _____

SECTION E5: Trails

If the proposed project is a trail, answer the following questions:

Who is the primary intended user? (Check one)

- Hikers/Pedestrians Road Bicyclists Equestrians Mountain Bicyclists
- Cross-Country Skiers Snowmobilers Other motorized vehicle users Other

Who are the secondary users?

- Hikers/Pedestrians Road Bicyclists Equestrians Mountain Bicyclists
- Cross-Country Skiers Snowmobilers Other motorized vehicle users Other

Is the trail connected to another trail(s) or part of a larger trail network? No Yes

If yes, what is the name of the network? Washtenaw County Border-to-Border Trail

How long is the trail? 2,200 linear feet, including _____ ft. bituminous (paved),
_____ ft. boardwalk (if applicable), _____ ft. sidewalk 2,200 ft. other hard surface.

What is the width of the trail? 8'

SECTION F: Certification

I hereby certify that I am an official of the applicant agency and am empowered to make the necessary commitments to apply for this grant. I also certify that I understand all of the commitments and responsibilities listed in the Michigan Natural Resources Trust Fund 2010 Application Guidelines (IC1905).

Printed/typed name of authorized agent (must be a community official)	Title of authorized agent	Signature	Date
--	---------------------------	-----------	------

Complete all information, sign, and mail to:

**GRANTS MANAGEMENT
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30425
LANSING MI 48909-7925**

OVERNIGHT or EXPRESS MAIL to:

**GRANTS MANAGEMENT
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
530 W ALLEGAN
LANSING MI 48933**

Mailed applications must be postmarked by the US Postal Service no later than 11:59 PM April 1, 2010, for primary deadline, or August 2, 2010, for secondary deadline (acquisitions only).

DO NOT FAX APPLICATION

B. Application Narrative

B. I. Project Justification and Support

For a bit of history, this project began with conceptual discussions between Ypsilanti Township and Eastern Michigan University (EMU) as early as 2001. Those conceptual discussions centered on the idea of developing a community focused, recreational rowing facility and program. Since then, informal discussions have continued to build momentum and draw other interested organizations. In 2009, the Washtenaw County Parks and Recreation Commission (WCPRC) and Saline Area Schools Rowing Club (SASRC) also expressed interest in the concept. All parties view this as a collaborative opportunity that results in more significant community benefits than would otherwise be possible from the individual members. While the project began in 2001 with discussions of a rowing facility, it has developed over time into a project that expands the quantity and quality of Lakeside Park's recreation opportunities of which rowing is only one component.

Enhancement of Lakeside Park as proposed in this application is consistent with identified needs and goals outlined in the Ypsilanti Township Parks and Recreation Master Plan 2009-2014 such as:

- Enhance the current Park System with improved access, safety and mobility between the existing and planned recreation sites throughout the community. (p. 65)
- Continually improve the current Park and Recreation System while incorporation a broader array of recreational opportunities. (p. 65)
- Ensure the conservation of highly sensitive woodland, wetland and wildlife habitats within the Township. (p. 65)
- Adhere to and exceed established ADA guidelines and standards. (p. 66)
- Institute a comprehensive wayfinding and interpretive signage program for all parks and trails. (p. 66)
- Provide park and recreation facilities that meet the needs of current and future residents as well as meet the needs of all age groups. (p. 66)
- Actively pursue cooperation and coordination of all existing and planned recreation facilities currently being operated by local school districts, nonprofit organizations and institutions which may include other municipal governments, schools and Washtenaw County. (p. 66)
- Seek partnerships, as appropriate, to provide joint facilities and services whenever possible to reduce costs and improve the overall quality of operation and maintenance of the center. (p. 66-67)
- Restore degraded steep slope areas, particularly along the Huron River and Ford Lake. (p. 67)
- Promote and implement recreational programming at park facilities in partnership with encompassing school districts and other similarly structured organizations. (p. 67)
- Improve coordination and cooperation with other communities, the County, region and State to expand the availability of recreation options they provide to Ypsilanti Township residents. (p. 68)
- Engage in joint programming for recreational activities whenever possible. (p. 68)
- Provide better and more suitable access to Ford Lake and the Huron River. (p. 68)

In addition, the Lakeside Park Improvements project addresses the following public comments received during workshops for the Master Plan (Refer to the Ypsilanti Township Parks and Recreation Master Plan 2009-2014, Appendix F included on enclosed data CD for a full record of public comment):

- "Need more recreational amenities"
- "Love existing non-motorized paths"
- "Clean up Ford Lake"
- "More programs for kids"
- "Recreation center south of I94"

A Parks Inventory was also completed as part of the Master Plan process. Improvements proposed as part of this MNRTF grant application specifically address the following Park Inventory observations (Refer to the Ypsilanti Township Parks and Recreation Master Plan 2009-2014, Appendix C included on enclosed data CD for a full record of public comment):

- Plan path system to incorporate lakeside amenities/viewsheds
- Improve parking
- Improve path and trails
- Improve accessibility
- Maintain vegetated buffer along shoreline to prevent further erosion
- Plan for non-motorized connections to park
- ADA standards needed for any parking lot improvements
- Additional trees and landscaping suggested
- Connect trail system with annex area
- Improve access for fishing

As evidenced by the coalition of organizations involved with the project, the Lakeside Park Improvements project has a broad community of support. Need and public support for the project was reinforced during a Public Hearing for this MNRTF grant application on March 16, 2010 (refer to the Meeting Documentation section of this application for minutes). Approximately 40-45 people in support of the project attended the hearing. The Township Board of Trustees asked questions to understand the project's funding and MNRTF grant process then voiced comments of support for the project and its collaborative nature.

Of particular importance to this project and Ypsilanti Township is collaboration with other recreation providers and user group organizations. Several of the Parks and Recreation Master Plan goals emphasize partnerships and cooperation to reduce costs and improve the overall quality of facilities and services. This project is an incredible example of Ypsilanti Township, WCPRC, EMU and SASRC coming together for a common goal. All will contribute to construction of the park improvements that will create or expand opportunities in the park for walking/hiking, cross country skiing, nature viewing, boating, rowing, fishing, outdoor/environmental education, and picnicking. Ypsilanti Township will have ownership over all improvements and will jointly operate community recreational programs with WCPRC. For rowing related community programs, the EMU Rowing Team and SASRC will assist with instruction and provide equipment for community use. Ypsilanti Township will make arrangements for the EMU Rowing Team and SASRC to utilize the community facility and Ford Lake access for their respective team activities.

The Ann Arbor Center for Independent Living (AACIL) offered valuable suggestions and comments on the Lakeside Park Improvements project at a meeting held on March 25, 2010. Refer to the "Meeting Documentation" section of this package for a complete record of the session. The group reviewed the Lakeside Park Master Plan as well as elements included in this Phase I grant application. Suggestions included advice on accessibility of trail surfaces, docks, dock transfer station, seating and site furnishings, nature interpretation, restrooms and parking areas. The group's comments have been incorporated into the first phase Lakeside Improvements project included in this MNRTF grant application. Specific recommendations guiding this application include continued maintenance of trail surfaces to preserve accessibility, common areas of special concern in restrooms, configuration of seating areas, and multi-sensory interpretive signage.

Ypsilanti Township Recreation and Parks has been awarded nine MNRTF recreation grants for a total of \$5,486,029 during past years. The grants include the following:

- TF 823 – Acquisition of Ford Lake Property (\$415,000 grant) – Closed
- TF 824 – Acquisition of Ford Lake Property (\$1,190,000 grant) – Closed
- TF 1051 – Acquisition of Ford Lake Property (\$764,600 grant) – Closed
- TF 86-161 – Development of Ford Lake Golf Course – Phase I (\$500,000 grant) – Closed
- TF 88-157 – Development of North Bay Park Boardwalk (\$375,000 grant) – Closed
- TF 90-196 – Development of North Bay Park II (\$75,000 grant) – Closed
- TF 92-104 – Acquisition of Ford Heritage Park (\$750,000 grant) – Closed
- TF 98-154 – Acquisition of Hewens Creek Land (\$1,483,700 grant) – Closed
- TF 03-114 – Development of North Hydro Park (\$432,729 grant) – Closed

The Ypsilanti Township Recreation and Parks Commission has a long and successful history of providing quality parks and recreational opportunities to its residents and residents of many surrounding communities. All previous grant projects are being operated and maintained as intended. The Township has budgeted to meet the expense of developing, operating, and maintaining the Lakeside Park Improvements project.

As several goals in the Parks and Recreation Master Plan outline, the Township has strong initiatives to protect natural areas and water resources contributing to the Ford Lake and Huron River environments. In addition to providing increased recreational opportunities, development proposed as part of this grant application includes storm water bioswales to treat the quality and quantity of water that ultimately enters Ford Lake. The Commission is also very concerned about the quality of the built environment and has proven success in designing and constructing vandal resistant facilities. As a preventative measure, parks maintenance staff regularly patrols the parks in the course of their duties. Staff works closely with the township Public Safety Department to address any concerns.

B. II. Project Description

Lakeside Park is an existing Ypsilanti Township park situated on Ford Lake. The lake was created in the 1930's after a dam was placed on the Huron River. The dam supplied electric power to the Ford Motor Company plant south of Textile Road from Lakeside Park. Ford Lake covers approximately 978 acres and is a significant recreation resource in the region. The Township currently owns and operates six parks on Ford Lake and another two parks on the Huron River downstream of the Ford Lake Dam. Lakeside Park is the Township's easternmost park on Ford Lake and is within a Block Group of 51%-100% Low to Moderate Income Households.

The existing park is bisected north to south by an existing fencerow tree line and can be described in terms of east and west halves. The west half of the park has existing improvements including an unpaved parking area, picnic shelter with restrooms, children's playground, horseshoe pits, and non-programmed open lawn areas. The east half was a later annex to the park and is undeveloped. A bluff exists along most of the Ford Lake shoreline and ranges from 10'-15' above the water. However, existing topography just east of the fencerow does provide an opportunity for physical access to Ford Lake.

A master plan for development of Lakeside Park has been developed and will be implemented in phases (refer to Project Drawing section). First phase development as part of this grant application includes universally accessible boat docks, fishing docks, scenic overlooks, non-motorized pathways, outdoor classroom and picnic shelter, site furnishings, community boathouse, parking, and bioswales for treatment and infiltration of storm water (refer to Project Drawing section for graphic depiction).

Pathways within the park provide a non-motorized loop that connects various park elements, provides access to and from an adjacent residential tower, and connects to Washtenaw County's Border-to-Border trail along Textile Road. Currently, an informal path is worn in the vegetation between the residential tower east of the park and the existing children's playground in the west half of the park (refer to Project Drawing section for photos). The proposed pathways will be 8' wide compacted limestone fines. The limestone fines surface is universally accessible when properly maintained and is more suitable for cross-country skiing during winter months than bituminous pavement. Approximately 2,200' of pathway is proposed as part of Phase I development.

The outdoor classroom/shelter and scenic overlook are located to take advantage of the topographic bluff along the lakeshore. The elevated locations provide spectacular views over the lake as well as opportunities for environmental education. Benches, trash receptacles and interpretive signage are proposed where views, sun/shade patterns, or

interesting natural features make them appropriate. Furnishings will be designed in accordance with the Ann Arbor Center for Independent Living's suggestions and ATCB Outdoor Accessibility Guidelines. All furnishings will be placed within an accessible surface and be located an appropriate distance from moving traffic on the pathways. Benches will be configured with arms and backs and will include adjacent space for a wheelchair or other mobility aid. Interpretive signage will be at an appropriate height/angle, contain large print and include multi-sensory information when possible. Refer to the Project Drawing section for example photos of existing interpretive signage in other Township parks.

Historically, direct access to the water occurred just east of the existing fencerow where two paths were graded down to the water level. The proposed plan takes advantage of that existing topography and uses it as a location for boating and fishing docks. A universally accessible transfer station will be provided for access to boating opportunities. The docks will also include universally accessible features for fishing such as multiple height railings and pole rests.

The community boathouse will include universally accessible multi-purpose space, restrooms, emergency shower, and equipment storage.

Specific information about Lakeside Park's facilities and accessibility will be available in local and regional recreation brochures and on Ypsilanti Township and WCPRC web sites.

B. III. Natural Resource Access and Protection

As mentioned previously, environmental protection of Ford Lake and the Huron River has been established as a Township priority. Improvements to Lakeside Park as part of this grant application recognize and contribute to the Township's goals. In an effort to minimize the amount of runoff, the Township currently requires use of gravel surfaced parking areas in its parks. Consistent with that goal, this project also proposes non-motorized pathways with compacted limestone fines surfacing. A series of storm water bioswales is proposed to capture runoff that does occur. The bioswales encourage infiltration to reduce storm water runoff volumes and utilize overland flows through native vegetation to improve the quality of runoff that is not able to infiltrate. A combination of Emergent Wetland and Wet-to-Mesic Prairie seed mixes will be used in and around the bioswales. Restoration of disturbed areas along the proposed pathways will be with a native Low Profile Prairie seed mix consistent with the site's upland meadow character. In addition to serving ecological functions, the native restoration and storm water treatment techniques proposed can be used to educate users in methods to protect Michigan's valuable water resources. Below are lists of species found in the various seed mixes.

Emergent Wetland Mix

Permanent Grasses/Sedges/Rushes:	
<i>Carex comosa</i>	Bristly Sedge
<i>Carex lacustris</i>	Common Lake Sedge
<i>Carex lurida</i>	Bottlebrush Sedge
<i>Carex vulpinoidea</i>	Brown Fox Sedge
<i>Eleocharis ovata</i>	Blunt Spike Rush
<i>Juncus effusus</i>	Common Rush
<i>Leersia orzyoides</i>	Rice Cut Grass

<i>Scirpus acutus</i>	Hard-Stemmed Bulrush
<i>Scirpus pungens</i>	Chairmaker's Rush
<i>Scirpus validus</i>	Great Bulrush
Temporary Cover:	
<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye
Forbs:	
<i>Acorus calamus</i>	Sweet Flag
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Alisma</i> spp.	Water Plantain (Various Mix)
<i>Cephalanthus occidentalis</i>	Button Bush
<i>Decodon verticillatus</i>	Swamp Loosestrife
<i>Eupatorium maculatum</i>	Spotted Joe-Pye Weed
<i>Hibiscus</i> spp.	Rosemallow (Various Mix)
<i>Iris virginica</i>	Blue Flag Iris
<i>Lobelia cardinalis</i>	Cardinal Flower
<i>Lobelia siphilitica</i>	Great Blue Lobelia
<i>Ludwigia alternifolia</i>	Seedbox
<i>Mimulus ringens</i>	Monkey Flower
<i>Peltandra virginica</i>	Arrow Arum
<i>Pontederia cordata</i>	Pickereel Weed
<i>Sagittaria latifolia</i>	Broad-Leaf Arrowhead
<i>Sparganium americanum</i>	American Bur Reed
<i>Sparganium eurycarpum</i>	Common Bur Reed
<i>Verbena hastata</i>	Blue Vervain
<i>Zizania aquatica</i>	Wild Rice

Wet-to-Mesic Prairie Mix

Permanent Grasses/Sedges/Rushes:	
<i>Carex cristatella</i>	Crested Oval Sedge
<i>Carex frankii</i>	Bristly Cattail Sedge
<i>Carex lurida</i>	Bottlebrush Sedge
<i>Carex sparganoides</i> v. <i>cephaloides</i>	Rough-Clustered Sedge
<i>Carex vulpinoidea</i>	Brown Fox Sedge
<i>Eleocharis ovata</i>	Blunt Spike Rush
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Glyceria striata</i>	Fowl Manna Grass
<i>Juncus effusus</i>	Common Rush
<i>Juncus torreyi</i>	Torrey's Rush
<i>Leersia oryzoides</i>	Rice Cut Grass
<i>Panicum virgatum</i>	Switch Grass
<i>Scirpus atrovirens</i>	Dark Green Rush
<i>Scirpus cyperinus</i>	Wool Grass

<i>Scirpus fluviatilis</i>	River Bulrush
<i>Scirpus validus</i>	Great Bulrush
Temporary Cover:	
<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye
Forbs:	
<i>Alisma</i> spp.	Water Plantain (Various Mix)
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Bidens</i> spp.	Bidens (Various Mix)
<i>Helenium autumnale</i>	Sneezeweed
<i>Mimulus ringens</i>	Monkey Flower
<i>Penthorum sedoides</i>	Ditch Stonecrop
<i>Polygonum pensylvanicum</i>	Smartweed
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan
<i>Sagittaria latifolia</i>	Broad-Leaf Arrowhead
<i>Senna hebecarpa</i>	Wild Senna
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue

Low Profile Prairie Mix

Permanent Grasses:	
<i>Bouteloua curtipendula</i>	Side Oats Grama
<i>Carex</i> spp.	Prairie Sedge Mix
<i>Elymus canadensis</i>	Canada Wild Rye
<i>Koeleria pyramidata</i>	June Grass
<i>Panicum virgatum</i>	Switch Grass
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Sporobolus heterolepis</i>	Prairie Dropseed
Temporary Cover:	
<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye
Forbs:	
<i>Amorpha canescens</i>	Lead Plant
<i>Anemone cylindrica</i>	Thimbleweed
<i>Aquilegia canadensis</i>	Wild Columbine
<i>Asclepias tuberosa</i>	Butterfly Milkweed
<i>Aster ericoides</i>	Heath Aster
<i>Aster laevis</i>	Smooth Blue Aster
<i>Aster novae-angliae</i>	New England Aster
<i>Baptisia lactea</i>	White Wild Indigo
<i>Chamaecrista fasciculata</i>	Partridge Pea
<i>Coreopsis lanceolata</i>	Sand Coreopsis

<i>Coreopsis palmata</i>	Prairie Coreopsis
<i>Dalea candidum</i>	White Prairie Clover
<i>Dalea purpurea</i>	Purple Prairie Clover
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower
<i>Eryngium yuccifolium</i>	Rattlesnake Master
<i>Kuhnia eupatoides</i>	False Bone-Set
<i>Lespedeza capitata</i>	Round-Head Bush Clover
<i>Liatris espara</i>	Rough Blazing Star
<i>Lupinus perennis</i>	Wild Lupine
<i>Monarda fistulosa</i>	Wild Bergamot
<i>Parthenium integrifolium</i>	Wild Quinine
<i>Penstemon digitalis</i>	Foxglove Beard Tongue
<i>Physostegia virginiana</i>	False Dragonhead
<i>Pycnanthemum virginianum</i>	Common Mountain Mint
<i>Ratibida pinnata</i>	Yellow Coneflower
<i>Rudbeckia hirta</i>	Black-Eyed Susan
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan
<i>Silphium integrifolium</i>	Rosin Weed
<i>Silphium terebinthinaceum</i>	Prairie Dock
<i>Solidago nemoralis</i>	Old-Field Goldenrod
<i>Solidago rigida</i>	Stiff Goldenrod
<i>Tradescantia ohioensis</i>	Common Solderwort
<i>Vernonia spp.</i>	Ironweed (Various Mix)
<i>Veronicastrum virginianum</i>	Culver's Root

While the “bones” of the existing native ecosystems in the park are good quality, quite a few invasive species do exist. Once developed, the park will receive a greater level of maintenance and natural systems management strategies will be implemented in an effort to improve habitat for more conservative native species. The management techniques used will also help users understand conditions that lead to establishment of invasive species and how those conditions can be reversed to favor native communities.

Having described environmental protection and restoration as part of construction, another aspect of the project’s importance comes from the public access it provides to Ford Lake and its associated wildlife. Access to water based recreation is a key to this project. The proposed docks serve as fishing platforms; launching points for kayaks, canoes, and sculls; and passive activities such as sitting and watching sunsets. The docks and scenic overlook on top of the bluff are also great locations for viewing waterfowl that frequent Ford Lake. Various species of ducks, mergansers, swans and geese frequent the water off Lakeside Park.

B. IV. Other Information

Following is additional information to assist in reviewing this application:

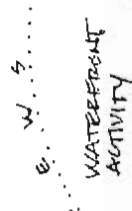
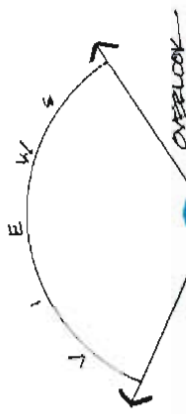
- Ypsilanti Township Recreation and Parks does not and will not charge an entrance fee to the project site. All Township Parks are open to residents and non-residents.

- Recreational amenities and program offerings proposed for Lakeside Park will be included in the "Discover Ypsilanti Township" publication distributed to each household in the Township.
- Recreational amenities and program offerings proposed for Lakeside Park will be made available on the Ypsilanti Township and WCPRC websites.
- The population service area for this project includes all of Ypsilanti Township with a 2009 population of 53,306. However, because of the unique rowing programs this project will facilitate, the population served will also include regional and statewide users.
- Adaptive rowing programs such as the one this project will facilitate are quite rare. The only adaptive rowing program currently existing in Michigan is an indoor program in Houghton. Refer to Adaptive Rowing section in this application for additional information.

YPSILANTI TOWNSHIP
 LAKESIDE PARK IMPROVEMENTS
 BECKETT & BRADDER, INC. / COOPER DESIGN INC.
 FEBRUARY 26, 2010



FORD LAKE



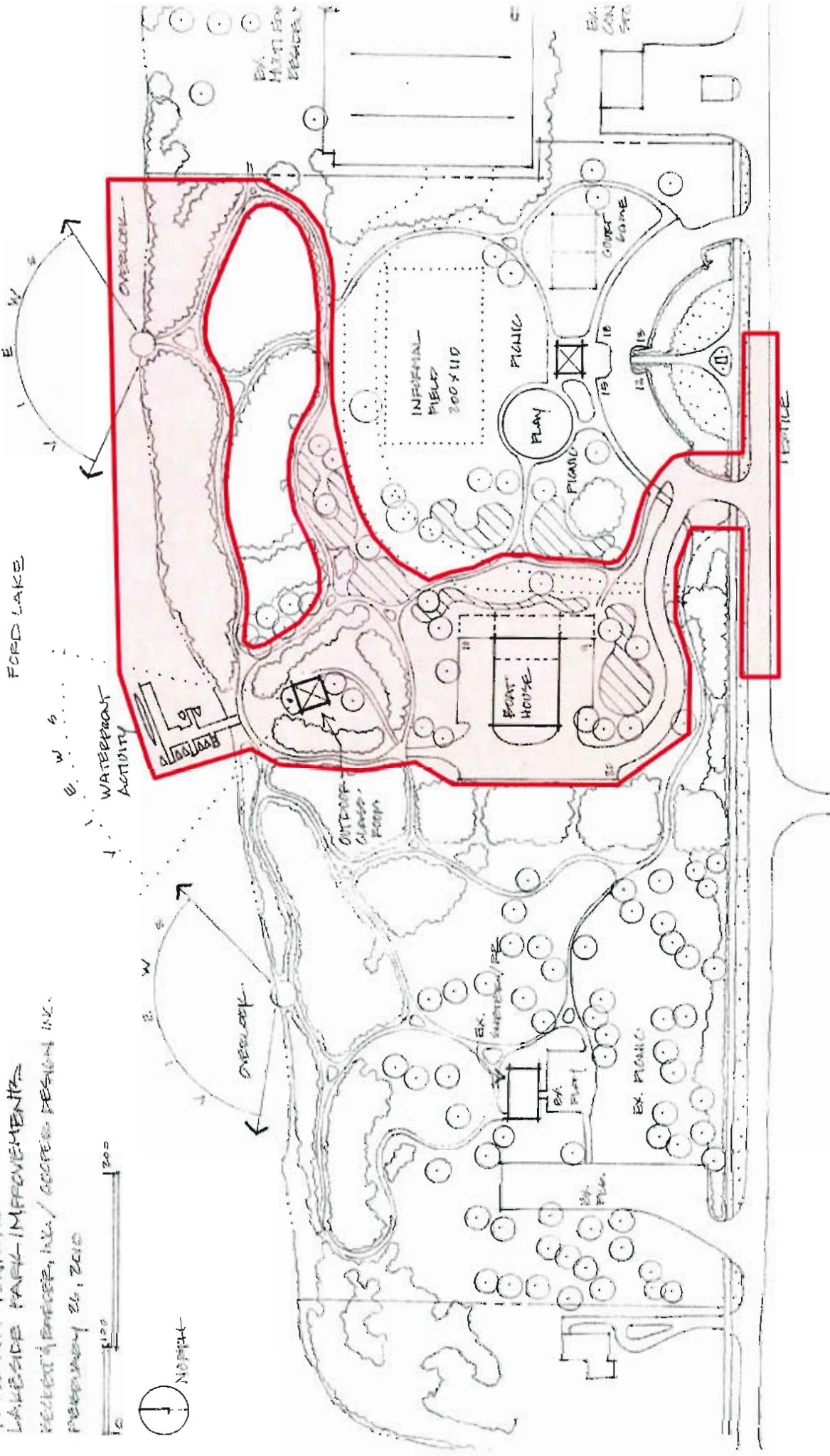
TEXTILE

Phase I Project

YRELAND TOWNSHIP
LAKEVIEW PARK IMPROVEMENTS

REBERT BENDER, INC. / ACCESS DESIGN INC.

PREPARED BY: ZC, ZC/D



11/16/2022
 10:56:20 AM

Lakeside Park
 TUSALUMI, ALABAMA

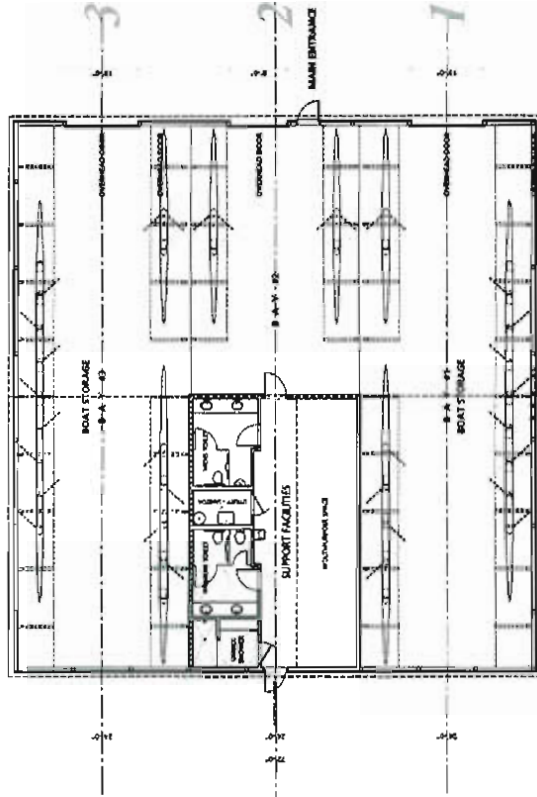
Community Boat House CONCEPT A3

BOAT HOUSE DATA

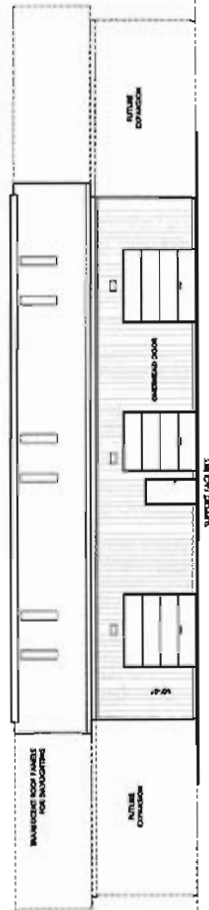
GROSS AREA 5,540 GSF
 SUPPORT FACILITIES 513 NSF
 BAY DIMENSIONS 77'L X 24'W
 INTERIOR CEILING HEIGHT 14'-0" MINIMUM

BARBER-PASE ACCESSIBILITY

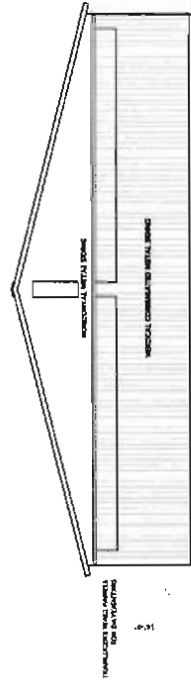
The proposed facility is to be barrier-free accessible.
 Both locker rooms and the shower to fully accessible. Shower to be roll-in type, accessible stall.



BOAT HOUSE FLOOR PLAN
 SCALE 1/8" = 1'-0"



FRONT ELEVATION



SIDE ELEVATION

REICHERT & BARDUS, INC.

10101 HUNTERS LANE, SUITE 100, MOBILE, AL 36688-1902 (904) 653-1234
 COOPER DESIGN GROUP, INC.
 3002 WOODBRIDGE BLVD., SUITE 100, MOBILE, AL 36688-4339 (904) 734-1857 (WWW.COOPERDESIGNGROUP.COM)

Beckett and Raeder, Inc.
 Ypsilanti Charter Township
 Lakeside Park Improvements
 MNRTF Grant Phase I Development
 Conceptual Opinion of Probable Construction Costs for Budgetary Purposes

1 April 2010

QTY	UNIT	DESCRIPTION	UNIT COST	UNIT TOTAL	BASE BID SUBTOTAL ROUNDED TO NEAREST \$100	OWNER FORCE ACCOUNT SUBTOTAL ROUNDED TO NEAREST \$100	DONATED MATERIALS/LABOR SUBTOTAL ROUNDED TO NEAREST \$100
SITE PREPARATION AND EROSION CONTROL							
1	ls	Tree Removal	\$4,466.09	\$4,466.09	\$4,466.09		
1	ls	Misc. Removals	\$11,165.22	\$11,165.22	\$11,165.22		
1	ls	Stone Mud Tracking Mat	\$2,233.04	\$2,233.04	\$2,233.04		
3500	lf	Natural Features Protection Fencing	\$3.35	\$11,723.48	\$11,723.48		
1700	lf	Filter Fabric Fence	\$2.23	\$3,796.17	\$3,796.17		
1700	lf	Construction Fence	\$11.17	\$18,980.87	\$18,980.87		
				\$52,364.87	\$52,400.00	\$0.00	\$0.00
EARTHWORK							
1	ls	Site Earthwork including Strip/Stockpile/Spread Topsoil	\$83,739.13	\$83,739.13	\$83,739.13		
				\$83,739.13	\$83,700.00	\$0.00	\$0.00
BUILDINGS							
1	ls	Community Boat House **	\$279,130.43	\$279,130.43	\$279,130.43		
1	ls	Shelter/Outdoor Classroom	\$106,069.57	\$106,069.57	\$106,069.57		
				\$385,200.00	\$385,200.00	\$0.00	\$0.00
VEHICULAR IMPROVEMENTS							
27200	sf	Gravel Road and Parking	\$1.67	\$45,554.09			\$45,554.09
1200	sf	Bituminous Universal Parking	\$2.79	\$3,349.57	\$3,349.57		
1	ls	Textile Road Improvements for Curb Cut	\$111,652.17	\$111,652.17	\$111,652.17		
6	ea	Regulatory Signs	\$223.30	\$1,339.83			\$1,339.83
				\$167,895.65	\$115,000.00	\$0.00	\$46,900.00
PEDESTRIAN IMPROVEMENTS							
2200	lf	Gravel Path (8' wide)	\$13.40	\$29,476.17	\$29,476.17		
1	allow	Interpretive Signage	\$11,165.22	\$11,165.22	\$11,165.22		
				\$40,641.39	\$40,600.00	\$0.00	\$0.00
SITE FURNISHINGS AND AMENITIES							
10	ea	Bicycle Hoops	\$334.96	\$3,349.57		\$3,349.57	\$0.00
5	ea	Benches	\$1,674.78	\$8,373.91		\$8,373.91	\$0.00
3	ea	Waste Receptacles	\$1,116.52	\$3,349.57		\$3,349.57	\$0.00
2	ea	Barbeque Grills	\$558.26	\$1,116.52		\$1,116.52	\$0.00
1	ls	Floating Docks and Abutments	\$44,660.87	\$44,660.87	\$44,660.87		
100	lf	Fishing Pier Railings at ends of Floating Docks	\$167.48	\$16,747.83	\$16,747.83		
1	ls	Universally Accessible Transfer Station on Dock	\$8,932.17	\$8,932.17	\$8,932.17		
480	sf	Wood Deck Overlook with Railings	\$50.24	\$24,116.87		\$24,116.87	\$0.00
				\$110,647.30	\$70,300.00	\$40,300.00	\$0.00
SITE UTILITIES							
1	ls	Sanitary Sewer	\$22,330.43	\$22,330.43	\$22,330.43		
1	ls	Water (Domestic and Fire Protection)	\$44,660.87	\$44,660.87	\$44,660.87		
1	ls	Natural Gas	\$8,373.91	\$8,373.91	\$8,373.91		
1	ls	Telecommunications	\$8,373.91	\$8,373.91	\$8,373.91		
1	ls	Storm Sewer/Inlets	\$16,747.83	\$16,747.83	\$16,747.83		
1	ls	Storm Water Bio-wales	\$44,660.87	\$44,660.87	\$44,660.87		
				\$145,147.83	\$145,100.00	\$0.00	\$0.00

LANDSCAPING

22 ea	Shade Trees	\$558.26	\$12,281.74		\$12,281.74	\$0.00
5 ac	Lawn Seeding	\$3,907.83	\$19,539.13	\$19,539.13		
2 ac	Native Seeding	\$8,373.91	\$16,747.83	\$16,747.83		
1 allow	Native Landscape at Structures	\$39,078.26	\$39,078.26	\$39,078.26		
			\$87,646.96	\$75,400.00	\$12,300.00	\$0.00
SUBTOTAL TO NEAREST \$100:			\$1,067,200.00	\$967,700.00	\$52,600.00	\$46,900.00
5% General Conditions (includes permits & MNRTF sign)			\$53,400.00			
5% Mobilization			\$53,400.00			
SUBTOTAL HARD COSTS:			\$1,174,000.00			

SOFT COSTS 15%

- Consultant Fee (approximate, not including Survey Fee)
- Consultant Reimbursables, allowance
- Survey
- Soil Boring Investigation and Report
- Construction Observation/Administration
- Materials Testing Budget

SUBTOTAL SOFT COSTS: \$176,100.00

TOTAL HARD COSTS AND SOFT COSTS: \$1,350,100.00

TOTAL PROJECT COSTS: \$1,350,100.00

TOTAL MNRTF GRANT REQUEST: \$500,000.00

TOTAL LOCAL MATCH: \$850,100.00

Notes:

** Community Boathouse line item costs provided by EMU

Assumptions:

- Community Boat House Concept A1 without alternates as base cost.
- Township will permit gravel drives and parking without curbs as in previous park projects.
- WCWRC and MDNRE will permit treated storm water discharge to Ford Lake.
- WCRC will require accel/decel improvements to Textile Road.
- Fire Protection will not be required in the Boat House.
- Fire Hydrant will be required for building.
- Shelter/Outdoor Classroom is based on an upgraded pre-manufactured structure.
- YCUA will waive water/sewer tap fees.

This opinion of probable cost of construction is made on the basis of experience and best judgment of our qualified staff familiar with the construction industry. Beckett & Raeder, Inc., however, cannot guarantee that actual construction costs will not vary from this estimate.

**Letter of Commitment
Eastern Michigan University**

March 23, 2010

Ms. Linda Hegstrom
Grant Coordinator
Michigan Natural Resources Trust Fund
Department of Natural Resources and the Environment
Grants Management
P. O. Box 30425
Lansing, MI 48909-7925

Dear Ms. Hegstrom:

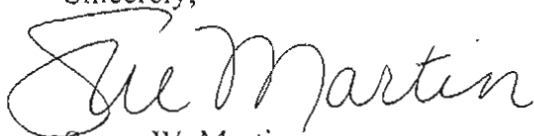
Eastern Michigan University enthusiastically supports Ypsilanti Township's grant application to the Michigan Department of Natural Resources and the Environment for the development of Lakeside Park in Ypsilanti Township and, as outlined more fully below, we are pleased to support this project with a financial commitment.

The Eastern Michigan women's crew team currently rows on Ford Lake, upstream of the Ford Lake Dam. Ypsilanti Township has been very gracious by providing access to the waterfront of Ford Lake through the Township's park system. This arrangement has promoted a positive relationship between the Township and the University by comingling the public users of the Park system with our students, parents and other University personnel.

Our objective is to promote community spirit and a permanent place for waterfront access onto Ford Lake for our women's crew team by entering into a long-term lease of land at Lakeside Park and further developing the park. The University welcomes the opportunity to participate with the developments necessary to allow for our crew team to utilize the park. Such developments include better access to the waterfront, docks, a boathouse and support services such as utilities and parking. To achieve these goals, Eastern Michigan University has partnered with Washtenaw County, the Saline Public School district, and Ypsilanti Township to develop a project that will improve Lakeside Park for the entire region.

Eastern Michigan University recognizes the long-term benefits of developing Lakeside Park, not just for the University, but for the community at large. Accordingly, the University is willing to commit up to \$450,000 towards this partnership, subject to review and approval of our next fiscal year's budget by the Eastern Michigan University Board of Regents.

Sincerely,



Susan W. Martin
President

**Letter of Commitment
Saline Area Schools Rowing Club**



Saline Area Schools Rowing Club (Saline Crew)
c/o Saline Area Schools
200 North Ann Arbor Street
Saline, Michigan 48176

Friday, March 19, 2010

Ypsilanti Township intends to file a grant application with the **Michigan Department of Natural Resources and the Environment** to improve Lakeside Park, which is located on the north side of Textile Road, west of Bridge Road, with frontage on the Huron River (Ford Lake), upstream of the Ford Lake Dam in Washtenaw County.

The proposed project includes improved universal pedestrian and vehicular access, parking, a boathouse, picnic shelter, fishing dock, picnic area, overlooks, and scenic pathways along the river with interpretive signage.

Saline Crew Team is a club sport sponsored by Saline Area Schools Community Education and is self-funded (with the exception of insurance provided by Saline Area Schools). Saline Crew Team began in 2004 with 13 student athletes, and now averages about 40 athletes per season (spring and fall rowing seasons). The program has included participation of athletes from other high schools including Ypsilanti High School and as far away as Northville.

Saline Crew Team currently rows on Ford Lake through the generosity of Lakeshore Apartments providing access to the waterfront and Eastern Michigan University allowing usage of docks to launch rowing sculls. The team frequently shares their dock space and water access with local fisherman and recreational boaters.

Although the Saline Crew Team is not in Ypsilanti Township, they are supportive of the development of Lakeside Park and the long-term benefits to Washtenaw County and the community at large. Saline Crew Team is collaborating with several partners, including Ypsilanti Township, Eastern Michigan University and Washtenaw County Parks to support the development of this emergent waterfront recreational area that would provide significant recreational and economic benefits to all ages and abilities.

The Saline Crew coaching staff is familiar with the implementation of Adaptive Rowing programs in a community.¹ Saline Crew Team is committed to assisting with the development and implementation of programs that would benefit the adaptive rowing community and all rowing programs on Ford Lake.

¹ Adaptive rowing is rowing or sculling for rowers with a disability who meet the criteria set out in the Adaptive rowing classification regulations. Adaptive implies that the equipment is "adapted" to the user to practice the sport, rather than the sport being "adapted" to the user.

The Saline Crew Team Board, including coaches, parents, and alumni parents supports the development of Lakeside Park in Ypsilanti Township. Saline Crew Team Board of Directors has agreed to commit \$50,000 in funding for this proposed development, pending site approval by Ypsilanti Township. Saline Crew Team Board understands that the Grant Agreement requires construction completion within 3 years of the Grant award and is willing to commit to funding during this construction timeframe.

Saline Crew Team appreciates the consideration of grant funding for this valuable project by the Michigan **Department of Natural Resources and the Environment** and the Michigan Natural Resources Trust Fund Board of Trustees.

Please contact me if you any additional questions or need clarification.

A handwritten signature in black ink that reads "Karen Ragland". The signature is written in a cursive, flowing style.

Karen Ragland,
Saline Crew, Board President
1699 Willis Road
Saline, Michigan 48176

McLAIN & WINTERS

ATTORNEYS AND COUNSELORS AT LAW

61 N. HURON
YPSILANTI, MICHIGAN 48197
(734) 481-1120

DENNIS O. McLAIN
WM. DOUGLAS WINTERS
ANGELA B. KING

FAX (734) 481-8909
[E-MAIL: mcwinlaw@gmail.com](mailto:mcwinlaw@gmail.com)

March 22, 2010

Brenda L. Stumbo, Supervisor
Karen Lovejoy Roe, Clerk
Larry J. Doe, Treasurer
Charter Township of Ypsilanti
7200 S. Huron River Dr.
Ypsilanti, MI 48197

Re: **HIGH PRIORITY – IMMEDIATE THREAT TO THE HEALTH, SAFETY
AND WELFARE OF TENANTS WHO RESIDE AT 138, 138 1/2 AND 140
SOUTH HARRIS**

Parcel No.: K-11-10-180-007

**Purported Property Owner: Kurt M. Knop
5645 Wedgewood Rd
Canton, MI 48187**

Dear Board Members:

When the Township Board authorized the initiation of legal proceedings to abate public nuisances for the properties located at **771 Clubhouse Dr. (Roundtree)** and **724 N. Ford Blvd.**, respectively, I did not believe the condition of properties in the Township could get any worse. I was wrong. On Thursday, **March 18, 2010**, Ordinance Officer Bill Elling was contacted by WCSD Deputy Saydak, **“...concerning a loose pit bull...”** at 138 1/2 S. Harris. At the outset, it should be noted that the residential properties in question are located on one parcel. Furthermore, the **“owner”** of 138 and 138 1/2 S. Harris illegally converted the

Township Board
Re: 138, 138 1/2 & 140 S. Harris
March 22, 2010
Page 2

property into a duplex. However, for all the reasons set forth in the **March 22, 2010** email from Officer Elling, the entire building should be demolished, a copy of the **Notice of Violation / Condemnation / Demolition** and grotesque photographs being attached hereto.

As set forth in greater detail in the **Notice of Violation**, the residential structure is **"...in disrepair as well as infested with rats. The foundation is crumbling, the roof is leaking which is causing the ceiling within her home to deteriorate."** Likewise, the residential structure (again located on the same parcel) with the address of 140 S. Harris, is also **"...in total ruins and is falling inward in some places"**, a copy of that **Notice of Violation** along with attendant photographs also being attached hereto.

In discussing the **"ownership"** of this property with Officer Elling, it is his understanding that while the Township's assessing records indicate that this property is owned by a Michael J. Petty, a person by the name of Kurt M. Knop who resides in Canton Township actually owns the property. Officer Elling confirmed that Mr. Knop was identified as a **"contact person"** in regard to previous enforcement action and also admitted that the property was re-conveyed to him by Michael J. Petty who is believed to be deceased.

According to the Township's records, this property was owned by Mr. Knop back in 1995 when it was sold to Michael Petty and it may very well be that Mr. Knop decided not to record the deed to avoid having the property taxes uncapped. In any event, it is clear that Mr. Knop has been receiving rent from three separate tenants who reside in the two residential structures which are not suitable for human habitation. Attached for your files is a copy of a letter addressed to Cislo Title Company requesting they perform a title search for the subject property, and to determine whether a death certificate in the name of Michael J. Petty has been filed with the County. Since the next regular Board meeting is not scheduled until **April 20, 2010**, in light of the foregoing and attachments hereto, I am prepared to file whatever legal action is required to protect the public health, safety and welfare of Township residents. The filing of this emergency action will also ensure the Township's legal obligations are fulfilled. Please advise as to how you wish for me to proceed.

Township Board
Re: 138, 138 1/2 & 140 S. Harris
March 22, 2010
Page 3

If after review of this correspondence and attachments hereto, you have any questions or I can be of further assistance, please contact me.

Very truly yours,



Wm. Douglas Winters

drt

enclosures

cc: Trustees Currie/Eldridge/Martin/Sizemore
Ron Fulton
Mike Radzik
Bill Elling
Joe Lawson
Dan Dzierbicki
Dennis O. McLain



McLain Winters <mcwinlaw@gmail.com>

138 1/2 S Harris

Bill Elling <belling@ytown.org>

Mon, Mar 22, 2010 at 2:55 PM

To: mcwinlaw@gmail.com

Cc: Michael Radzik <mradzik@ytown.org>, Ronald Fulton <rfulton@ytown.org>

Denny:

On March 18, 2010 I was contacted by the WCSD and Deputy Saydak concerning the address known as 138 1/2 S. Harris. Upon my arrival @ 1:35 PM I was informed by Deputy Saydak that she was dispatched to this address concerning a lose pit bull and once she made contact with the occupant known as Georgina Hall she observed inadequate living conditions. I introduced myself to Ms. Hall at which time I realized I had previous contact with her at another location within Ypsi Twp to which the mobile home she lived in was ultimately condemned by myself. Ms. Hall allowed me to enter her home to conduct a property maintenance inspection. The home is in disrepair as well as infested with rats. The foundation is crumbling, the roof is leaking which is causing the ceiling within her home to deteriorate. The home is owned by a Mr. Kurt Knop pf 5645 Wedgewood, Canton, MI 48197. Attached is my NOV concerning violations and demolition. Please note I also issued 2 tickets to Mr. Knop for failing to register this home as a rental unit in the Twp. 2 were issued because 138 1/2 is a separate unit from 138 but is still a 2 unit rental.



201003181601380015616 NOV.pdf

2495K

Service address:	<input type="text"/>	Lookup: Service address	5201 of 30405
2-064-500600-01	KNOP, KURT 138 S HARRIS 2064500600	5645 WEDGEWOOD CANTON MI 48187	734-414-0548
Account balance:	64.32	Balance due:	04/08/2010 64.32
Last payment:	02/03/2010	76.34-	

Display Compare History Transactions Deposits Services Meters Customer Location Credit History

Customer 1 Customer 2 Detail Contract Payments Certification Attachments Collection Comments Notes

Customer number:	2-064-500600-01	Email:	
Name:	KNOP, KURT	DL number:	
Secondary name:		Secondary DL number:	
Address line 1:	5645 WEDGEWOOD	SSN:	
Address line 2:		Secondary SSN:	
City:	CANTON	Service address:	138 S HARRIS
State/Province:	MI	Location number:	2064500600
Zip/Postal code:	48187	District:	
Country/Region:		Cycle:	3
Mail route:		Customer type:	RESIDENTIAL
Attention:		Group:	ODD MONTH 3
Telephone 1:	734-414-0548	Connect date:	
Telephone 2:		Final bill date:	
Fax:		Final bill reason:	

Receipt Register - Cash Receiving Create Service Orders - Utilities Complete Service Orders - Utilities Customer Inquiry - Utilities

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
DEE SIZEMORE



**Office of Community
Standards**

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 485-3943
Fax: (734) 484-5151

**Office of Community Standards
NOTICE OF
VIOLATION/CONDEMNATION/DEMOLITION**

Date: March 18, 2010

To: Michael J. Petty

Please be advised that on your property located at 138 ½ S. Harris Road. in The Charter Township of Ypsilanti, County of Washtenaw, State of Michigan, was inspected by Bill Elling, (belling@ytown.org) on March 18,2010. The inspection of that address indicates that the following conditions exist:

The structure is not weather tight and is in a deteriorated condition.

2006 International Property Maintenance Code Section 304.2 Protective treatment.

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight.

The structure, located at this address, in the opinion of the code official, has been found to be non-habitable and as such is classified as blight and shall be abated.

Charter Township of Ypsilanti Code of Ordinances

ARTICLE II. BLIGHT

Sec. 26-26. Purpose of article.

It is the purpose of this article to prevent, reduce or eliminate blight or potential blight in the township by the prevention or elimination of certain environmental causes of blight or blighting factors which exist or which may in the future exist in the township.

(Code 1975, § 13-32)

Sec. 26-27. Enforcement of article.

This article shall be enforced by the community development director of the township, any police officer of the county or state, any constable or police officer of the township or such other persons as shall be so designated by the township board.

(Code 1975, § 13-33)

Sec. 26-28. Causes of blight or blighting factors enumerated.

It is hereby determined that the following uses, structures and activities are causes of blight or blighting factors which, if allowed to exist, will tend to result in blight and undesirable neighborhoods:

(3) The existence of any structure or part of such structure which, because of fire, wind or other natural disaster or physical deterioration, is no longer habitable as a dwelling, nor useful for any other purpose for which it may have been intended or lawfully used.

(4) The existence of any vacant dwelling, garage or other accessory building, unless the same is securely locked, with windows intact or neatly boarded up, and otherwise protected to prevent entrance thereto by unauthorized persons.

(5) The existence of any partially completed structure, unless such structure is in the course of construction in accordance with a valid and subsisting building permit issued by the township and unless such construction is completed within the time specified by existing ordinances.

(Code 1975, § 13-34)

International Property Maintenance Code 2006

PM-107.5 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

PM-108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

PM-108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

PM-108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

PM-108.5 Prohibited occupancy. Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.

PM-110.1 General. The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure.

PM-110.3 Failure to comply. If the owner of a premises fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

R110.5 Revocation. The building official shall, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.



ADDRESS VERIFICATION





















































NOTICE:
**THIS BUILDING
NOT TO BE
OCCUPIED**
UNTIL A CERTIFICATE OF
OCCUPANCY HAS BEEN ISSUED

Y Charter Township
PSILANTI
DO NOT REMOVE

You are hereby notified that this building may not be occupied until you receive written permission from the building inspector at 7200 South Huron River Drive, Ypsilanti, Michigan, because of violation checked.

Date: 3-18-10

Any person, firm or corporation who violates, disobeys, omits or refuses to comply with this order is subject to fine and imprisonment or both. Per Zoning Ordinance of Charter Township of Ypsilanti.

Bel Selby
CHARTER TOWNSHIP OF YPSILANTI BUILDING INSPECTOR

NOTICE
THIS BUILDING IS:

- OVERCROWDED
- UNSANITARY
- A FIRE HAZARD
- NOT COMPLETED
- UNSAFE TO LIVE IN
- CONDEMNED
-

18 1:53 PM

Y Charter Township
PSILANTI
"Placing Residents First"
DO NOT REMOVE

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- CONDEMNED
-

18 1:53 PM

PM-104.2 Rule-making authority:

The code official shall have power as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions of this code to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code or of violating accepted engineering practice involving public safety.

PM-104.4 Right of entry:

The code official is authorized to enter the structure or premises at reasonable times to inspect subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the code official is authorized to pursue recourse as provided by law.

PM-104.5 Identification:

The code official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

PM-107.1 Notice to owner or to person or persons responsible:

Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given to the owner or the person or persons responsible therefore in the manner prescribed in Sections PM-107.2 and PM-107.3. Notices for condemnation procedures shall also comply with Section PM-108.3.

PM-107.2 Form:

Such notice prescribed in Section PM-107.1 shall:

1. Be in writing;
2. Include a description of the real estate sufficient for identification;
3. Include a statement of the reason or reasons why the notice is being issued; and
4. Include a correction order allowing a reasonable time for the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.
5. Inform the property owner of the right to appeal.

PM-107.3 Method of service:

Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally;
2. Sent by certified or first class mail addressed to the last known address: or
3. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.

PM-108.3 Notice:

Whenever the code official has condemned a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner or the person or persons responsible for the structure or equipment in accordance with Section PM-107.3. The notice shall be in the form prescribed in Section PM-107.2.

PM-108.4 Placarding:

Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment, a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

PM-108.4.1 Placard removal:

The code official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code.

PM-110.1 General:

The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to raze and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to raze and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to raze and remove such structure.

PM-302.1 Sanitation:

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

PM-302.5 Rodent harborage:

All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

PM-303.1 General:

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

PM-303.2 Protective Treatment:

All exterior surfaces, including but not limited to, doors, door and window frames,

cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

PM-303.4 Structural members:

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

PM-303.5 Foundation Walls:

All foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

PM-303.6 Exterior walls:

All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

PM-303.7 Roofs and drainage:

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

PM-303.9 Overhang extensions:

All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

PM-303.10 Stairways, decks, porches and balconies:

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

PM-303.12 Handrails and guards:

Every handrail and guard shall be firmly fastened and capable of supporting normally

imposed loads and shall be maintained in good condition.

PM-303.13 Window and door frames:

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

PM-303.13.1 Glazing:

All glazing materials shall be maintained free from cracks and holes.

PM-303.13.2 Openable windows:

Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

PM-303.14 Insect screens:

During the period from April 1 to November 1, every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25mm) and every swinging door shall have a self-closing device in good working condition.

PM-304.1 General:

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

PM-304.2 Structural members:

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

PM-304.3 Interior surfaces:

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

PM-304.5 Handrails and guards:

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

PM-306.1 Infestation:

All structures shall be kept free from insect and rat infestation. All structures in which

insects or rats are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

Section 308.1-3.

All double hung windows must be equipped with sash locks securely attached to the inner window frame by screws a minimum of $\frac{3}{4}$ inch in length. Double hung windows which have a sill less than eight feet above the outside grade shall also be equipped with pin locks or other secondary locks approved by the department. The pins for such locks shall be secured to the window frame. The pins shall be insertable into holes drilled as a slight downward angle through the inner frame and halfway into the outer frame. The pins shall not require the use of any key or tool for removal.

PM-504.3 Plumbing system hazards.

Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

PM 504.1 General.

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, and sanitary and functional condition.

PM 504.3 Plumbing system hazards.

Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

PM - 302.5 Rodent harborage.

All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

PM-604.3 Electrical system hazards

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

PM-704.1 General.

All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the INTER-NATIONAL FIRE CODE.

PM-704.2 Smoke Alarms.

Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics.. In dwelling units or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Single or multiple-station smoke alarms shall be installed in other groups in accordance with INTERNATIONAL FIRE CODE.

Sec. 26-28. Blight

(2) The storage or accumulation of litter, junk, trash, rubbish, refuse, waste materials, garbage, offal, paper, glass, cans, bottles, debris or other foreign substances of every kind and description, except as such may be stored as provided under the rules and regulations of this Code. The term "junk" shall include parts of machinery or motor vehicles; unused appliances stored in the open; and remnants of wood, metal or any other cast-off materials of any kind, whether or not the same could be put to any reasonable use. The following list of blight items may not be complete. There may be more blight items on the property that were either not observed or listed in this letter. Please look at the items described as blight in the ordinance above and remove them from the property.

The structure at the above address is hereby ordered repaired or demolished. A permit for repair or demolition shall be secured within 30 days from today's date and the structure removed within 60 days from today's date or repairs to commence immediately and be completed within the time frame specified on the building permit. If a permit is not acquired within the specified time frame, legal action will ensue.

The certificate of occupancy on this structure is hereby revoked.

You have the right to appeal this notice of violation. If you choose to appeal, contact The Office of Community Standards at 734-485-3943 and request an application for The Construction Board of Appeals. (Fee for appeal application is \$100).



McLain Winters <mcwinlaw@gmail.com>

140 S Harris

Bill Elling <belling@ytown.org>

Mon, Mar 22, 2010 at 3:03 PM

To: mcwinlaw@gmail.com

Cc: Michael Radzik <mradzik@ytown.org>, Ronald Fulton <rfulton@ytown.org>


Denny:

On March 18, 2010 I was contacted by the WCSD and Deputy Saydak concerning the address known as 138 1/2 S. Harris. Upon my arrival @ 1:35 PM I was informed by Deputy Saydak that she was dispatched to this address as well as 140 S Harris concerning a lose pit bull and once she made contact with an unknown occupant she observed inadequate living conditions. After completing my inspection at 138 1/2 S. Harris I arrived at 140 S Harris and was greeted by the occupants sister. At this time I gave the sister my business card and asked her to have the occupant call me the following day. I received a call from the occupant known as Shirley Nichole Hartford who stated she was home and if I wanted to inspect her house I was more than welcome to because she was tired of living in deplorable conditions. I arrived at her home on 03-19-2010 @ 11:50 AM to conduct a property maintenance inspection. The home is in total ruins and is falling inward in some places.

The rear of the home floods during any type of rain which in turn floods her kitchen area. There are major electrical issues, windows and doors which do not close let alone lock and the home through the garage area cannot be secured without a wall being constructed.

The home is owned by a Mr. Kurt Knop pf 5645 Wedgewood, Canton, MI 48197.

Attached is my NOV concerning violations and demolition. Please note I also issued a ticket to Mr. Knop for failing to register this home as a rental unit.

 201003191455570015591 NOV.pdf
3703K

Service address: Lookup: Service address 5376 of 30405

2-064-500700-01	KNOP, KURT	5645 WEDGEWOOD	Account balance:	68.32
	140 S HARRIS		Balance due:	04/08/2010 68.32
	2064500700	313-493-8661 CANTON MI 48187	Last payment:	02/03/2010 44.29-

Display Compare History Transactions Deposits Services Meters Customer Location Credit History

Customer 1 Customer 2 Detail Contract Payments Certification Attachments Collection Comments Notes

Customer number:	2-064-500700-01	Email:	
Name:	KNOP, KURT	DL number:	
Secondary name:		Secondary DL number:	
Address line 1:	5645 WEDGEWOOD	SSN:	
Address line 2:		Secondary SSN:	
City:	CANTON	Service address:	140 S HARRIS
State/Province:	MI	Location number:	2064500700
Zip/Postal code:	48187	District:	
Country/Region:		Cycle:	3
Mail route:		Customer type:	RESIDENTIAL
Attention:		Group:	ODD MONTH 3
Telephone 1:	313-493-8661	Connect date:	
Telephone 2:		Final bill date:	
Fax:		Final bill reason:	

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
DEE SIZEMORE



**Office of Community
Standards**

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 485-3943
Fax: (734) 484-5151

Office of Community Standards NOTICE OF VIOLATION

Date: March 19, 2010

To: Kurt Knob

Please be advised that on your property located at 140 S. Harris Road. in The Charter Township of Ypsilanti, County of Washtenaw, State of Michigan, was inspected by Bill Elling, (belling@ytown.org) on March 19, 2010. The inspection of that address indicates that the following conditions exist:

The structure is not weather tight and is in a deteriorated condition.

2006 International Property Maintenance Code Section 304.2 Protective treatment.

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight.

The structure, located at this address, in the opinion of the code official, has been found to be non-habitable and as such is classified as blight and shall be abated.

Charter Township of Ypsilanti Code of Ordinances

ARTICLE II. BLIGHT

Sec. 26-26. Purpose of article.

It is the purpose of this article to prevent, reduce or eliminate blight or potential blight in the township by the prevention or elimination of certain environmental causes of blight or blighting factors which exist or which may in the future exist in the township.

(Code 1975, § 13-32)

Sec. 26-27. Enforcement of article.

This article shall be enforced by the community development director of the township, any police officer of the county or state, any constable or police officer of the township or such other persons as shall be so designated by the township board.

(Code 1975, § 13-33)

Sec. 26-28. Causes of blight or blighting factors enumerated.

It is hereby determined that the following uses, structures and activities are causes of blight or blighting factors which, if allowed to exist, will tend to result in blight and undesirable neighborhoods:

(3) The existence of any structure or part of such structure which, because of fire, wind or other natural disaster or physical deterioration, is no longer habitable as a dwelling, nor useful for any other purpose for which it may have been intended or lawfully used.

(4) The existence of any vacant dwelling, garage or other accessory building, unless the same is securely locked, with windows intact or neatly boarded up, and otherwise protected to prevent entrance thereto by unauthorized persons.

(5) The existence of any partially completed structure, unless such structure is in the course of construction in accordance with a valid and subsisting building permit issued by the township and unless such construction is completed within the time specified by existing ordinances.

(Code 1975, § 13-34)

International Property Maintenance Code 2006

PM-107.5 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

PM-108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

PM-108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

PM-108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

PM-108.5 Prohibited occupancy. Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.

PM-110.1 General. The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure.

PM-110.3 Failure to comply. If the owner of a premises fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

R110.5 Revocation. The building official shall, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.























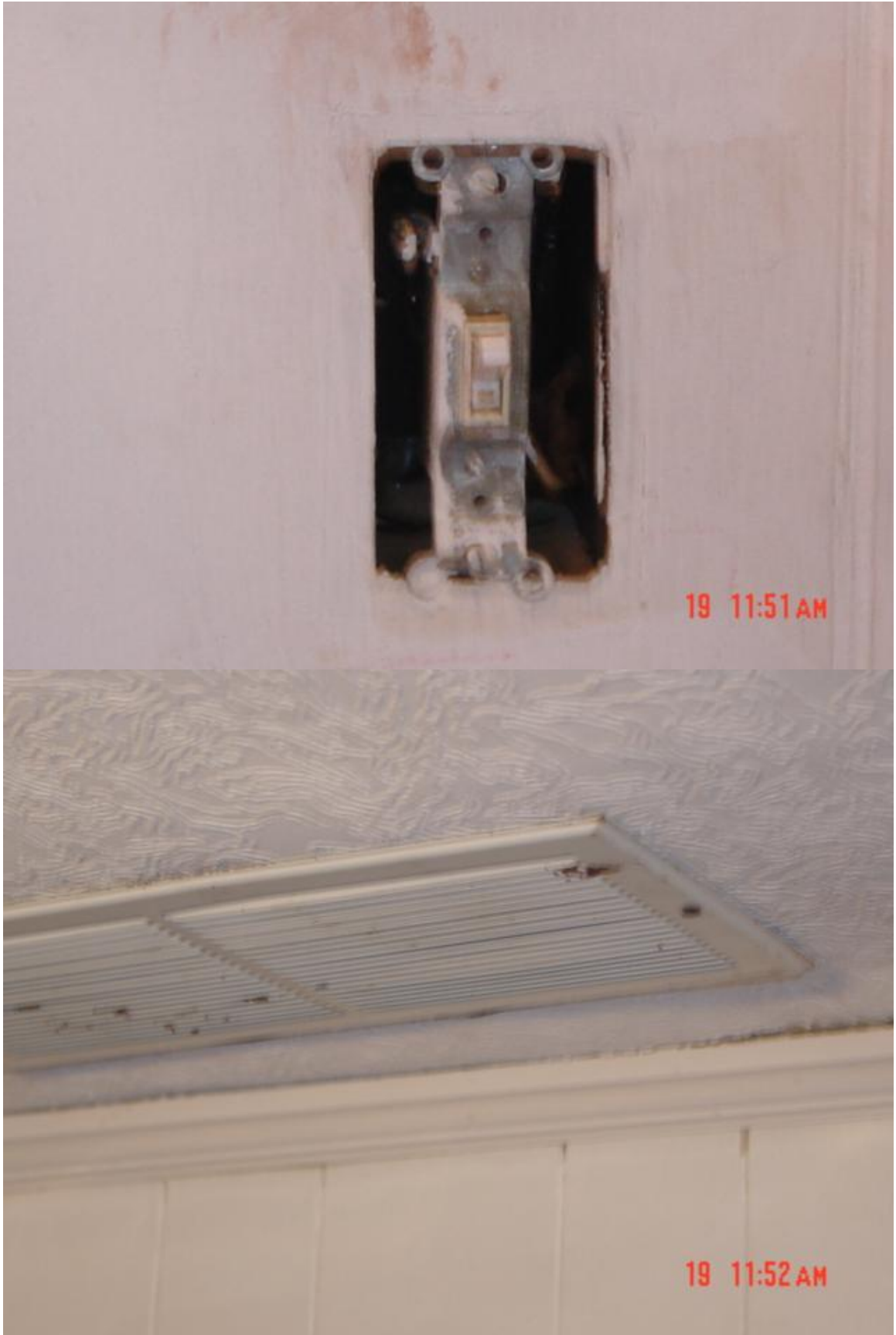






















19 11:58 AM



19 11:58 AM









19 11:59 AM



19 11:59 AM





























"Placing Residents First"

DO NOT REMOVE

You are hereby notified that this building may not be occupied until you receive written permission from the building inspector at 7200 South Huron River Drive, Ypsilanti, Michigan, because of violation checked.

Date: 3-19-10

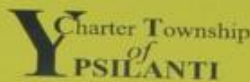
Any person, firm or corporation who violates, disobeys, omits or refuses to comply with this order is subject to fine and imprisonment or both. Per Zoning Ordinance of Charter Township of Ypsilanti.

Bel Kelly
CHARTER TOWNSHIP OF YPSILANTI BUILDING INSPECTOR

NOTICE THIS BUILDING IS:

- OVERCROWDED
- UNSANITARY
- A FIRE HAZARD
- NOT COMPLETED
- UNSAFE TO LIVE IN
- CONDEMNED
-

19 12:19 PM



"Placing Residents First"

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Date: 3-19-10

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Bel Kelly
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- A FIRE HAZARD
- NOT COMPLETED
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- CONDEMNED
-

19 12:19 PM

PM-107.1 Notice to owner or to person or persons responsible:

Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given to the owner or the person or persons responsible therefore in the manner prescribed in Sections PM-107.2 and PM-107.3. Notices for condemnation procedures shall also comply with Section PM-108.3.

PM-107.2 Form:

Such notice prescribed in Section PM-107.1 shall:

1. Be in writing;
2. Include a description of the real estate sufficient for identification;
3. Include a statement of the reason or reasons why the notice is being issued; and
4. Include a correction order allowing a reasonable time for the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.
5. Inform the property owner of the right to appeal.

PM-107.3 Method of service:

Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally;
2. Sent by certified or first class mail addressed to the last known address: or
3. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.

PM-108.4 Placarding:

Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment, a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

PM-108.4.1 Placard removal:

The code official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code.

PM-110.1 General:

The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to raze and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to raze and remove at the owner's option; or

where there has been a cessation of normal construction of any structure for a period of more than two years, to raze and remove such structure.

PM-303.1 General:

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

PM-303.2 Protective Treatment:

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

PM-303.4 Structural members:

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

PM-303.5 Foundation Walls:

All foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

PM-303.6 Exterior walls:

All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

PM-303.7 Roofs and drainage:

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

PM-303.9 Overhang extensions:

All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or

similar surface treatment.

PM-303.13 Window and door frames:

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

PM-304.1 General:

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

PM-304.2 Structural members:

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

PM-304.3 Interior surfaces:

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

PM-306.1 Infestation:

All structures shall be kept free from insect and rat infestation. All structures in which insects or rats are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

PM-504.3 Plumbing system hazards.

Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

PM 504.1 General.

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, and sanitary and functional condition.

PM-604.3 Electrical system hazards

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient

receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

The structure at the above address is hereby ordered repaired or demolished. A permit for repair or demolition shall be secured within 30 days from today's date and the structure removed within 60 days from today's date or repairs to commence immediately and be completed within the time frame specified on the building permit. If a permit is not acquired within the specified time frame, legal action will ensue.

The certificate of occupancy on this structure is hereby revoked.

You have the right to appeal this notice of violation. If you choose to appeal, contact The Office of Community Standards at 734-485-3943 and request an application for The Construction Board of Appeals. (Fee for appeal application is \$100).

McLAIN & WINTERS

ATTORNEYS AND COUNSELORS AT LAW

61 N. HURON
YPSILANTI, MICHIGAN 48197
(734) 481-1120

DENNIS O. McLAIN
WM. DOUGLAS WINTERS
ANGELA B. KING

FAX (734) 481-8909
[E-MAIL: mcwinlaw@gmail.com](mailto:mcwinlaw@gmail.com)

March 25, 2010

Brenda Stumbo, Supervisor
Karen Lovejoy Roe, Clerk
Larry Doe, Treasurer
Charter Township of Ypsilanti
7200 South Huron River Drive
Ypsilanti, MI 48197

Re: *Whitney Hayes Passino*

Location #1: 1095 E. Michigan Ave
Location #2: 1370 E. Michigan Ave

Dear Township Officials:

On **October 3, 2008**, Judge Timothy Connors of the Washtenaw County Circuit Court in Case 01-899-CZ, (*Charter Township of Ypsilanti v Whitney Hayes Passino, Whitney Hayes Passino, LLC and Whitney Hayes Auto Service, Jointly & Severally, Defendants*) issued a **Permanent Restraining Order Precluding Defendants from Operating a Motor Vehicle Repair Business from, on, or in the Premises Commonly Known as 1095 E. Michigan Avenue, Ypsilanti Township, Michigan.** This particular lawsuit and subsequent permanent restraining order arose out of numerous violations of the Township's Zoning Ordinance including illegal signs, storage, and the operation of an illegal major automobile repair business.

Since the entry of the **Permanent Restraining Order** (10/03/2008), Mr. Passino moved his business to 850 Minion Street. The Township eventually filed suit against Mr. Passino as well as the property owner at this location in Case No: 08-1316-CZ (*Charter Township of Ypsilanti v Whitney Hayes Passino, Individually, and d/b/a Whitney's Auto, Whitney Hayes Passino LLC, and Herron Associates LLC, Jointly & Severally, Defendants.*) Mr. Passino was subsequently evicted from this premises by his landlord, who were co-defendants in the lawsuit.

Since being evicted from 850 Minion St., Mr. Passino has moved his business to 1370 E. Michigan Ave, where he rents the property from a local businessman, Jerry Taylor, who works at Sesli Lincoln Mercury. As can be predicted, Mr. Passino has once again "**snubbed his nose**" at Township zoning ordinances, in particular, the sign ordinances. Additionally, he is ignoring the prohibition against storage of trailers upon the premises. Planning & Development Coordinator Joe Lawson has recently provided Mr. Passino with a detailed **Notice of Violation (NOV)**, a copy of which is attached to this correspondence, although you may have already been provided it. Mr. Lawson is awaiting Mr. Passino's response, although Mr. Passino has been inundating the Township with emails, some of which make no sense, others which are cause for some concern due to the nature of their content. Mr. Passino has also appeared at various times at the Township offices and made a nuisance out of himself, not to mention the fact he has a habit of sitting and staring at Township staff, causing staff to be concerned about his behavior.

Although it was initially anticipated that Mr. Passino might legally operate a tire sales/repair facility at 1095 E. Michigan, which would not have been a violation of the **Permanent Restraining Order**, he instead has decided to illegally use the property for warehouse "**inside**" storage of tires. This is contrary to the Township's zoning (B-3) for this area. The Township Ordinance Department has obtained photographs showing the stacks of tires piled up inside the premises. Although not a violation of the **Permanent Restraining Order**, this use clearly constitutes yet another effort by Mr. Passino to circumvent Township zoning ordinances and regulations. It is the understanding of Township legal counsel Mr. Passino arranges for the sale of tires at the 1370 E. Michigan address, then has his staff run back to 1095 E. Michigan Ave, pick up the necessary tires, and return. Although it might be a "**reach**" to try and link the use at 1095 E. Michigan to the motor vehicle repair business at 1370 E. Michigan, there is no question but that the current use of 1095 is still illegal

Township legal counsel would request the Township Board consider authorizing Township legal counsel to proceed to circuit court to abate the nuisance created by the zoning violation at 1095 E. Michigan Ave. Additionally, authorization is requested to proceed to circuit court to abate the nuisances at 1370 E. Michigan, if necessary. In other words, if Mr. Passino does not positively respond to Joe Lawson's **NOV**, we will be ready to proceed with the filing of such an action. It should be noted, that at the same time Township legal counsel files a new action

Township Board
Re: Passino
March 25, 2010
Page 3 of 3

against Mr. Passino with respect to 1095 E. Michigan Ave, we also intend to file a motion asking Judge Timothy Connors to hold Mr. Passino in contempt for violating the **Permanent Restraining Order** of **October 3, 2008**. All cases will be reassigned to Judge Connors anyway and he may just feel that Mr. Passino's operations at 1095 E. Michigan Ave somehow constitute engaging in a "**motor vehicle repair business**", or at least facilitating the operation of a motor vehicle repair business.

In the event the Township Board authorizes the requested circuit court actions, Township legal counsel also intends to request Judge Connors issue an injunction prohibiting Mr. Passino from setting foot upon or in Township property including, but not necessarily limited to, the Township offices at 7200 Huron River Drive. Attached are also copies of recent emails received from Mr. Passino. Please exercise caution when having any contact with him in the future.

Sincerely,



Dennis O. McLain
Ypsilanti Township Attorney

/drt

Enclosures

cc: Trustees Currie/Eldridge/Martin/Sizemore
Bill Elling
Ron Fulton
Joe Lawson
Mike Radzik



Customer Service is our Top Priority!!

WHITNEY'S AUTO
734. 485. 3606

734. 485. 3606

CO-44062



McLain Winters <mcwinlaw@gmail.com>

Passino email

10 messages

Michael Radzik <mradzik@ytown.org>
 To: Ypsi Twp Attorney <mcwinlaw@gmail.com>

Tue, Mar 23, 2010 at 4:34 PM

From: "Whitney Passino@sbcglobal.net" <whitneypassino@sbcglobal.net>
 To: "Joseph , Lawson" <planning@ytown.org>
 Date: 3/19/2010 10:39 PM

Hi i will not overuse the email and I have lodged a complaint with the state of michigan and wahtenaw county board against the entire twp office- letters to the leaders. Your entire office has act unjustly and granting such relief is just, appropriate and reasonable.
 Please reply with the twp decison on the mentioned matter.

Michael Radzik <mradzik@ytown.org>
 To: Ypsi Twp Attorney <mcwinlaw@gmail.com>

Tue, Mar 23, 2010 at 4:34 PM

From: "Whitney Passino@sbcglobal.net" <whitneypassino@sbcglobal.net>
 To: "Joseph , Lawson" <planning@ytown.org>
 Date: 3/19/2010 9:52 PM
 Subject: \$\$

Hi Joesph Lawson, I sent Brenda about 6 emails over the last 3 days and asked Brenda fwd them to you.
 They have several pictures in them.

As of todays check, Joe there are 14 semi trailers in PERMANT sitting with in a 1/2 mile radius of my Whitney shop.(the pictures- document this fact)

Jerry taylor called Larry Doe- a long time friend and Larry said " you put that to a jury trial and unless every trailer inthe b-3 zoning are completely and permantly gone- there is no way a jury trial of ypsi residents are gonna make Whitney move his trailer"

Now you tell me Joe- it is out of your hands- what you want- to happen to me, It is in the hands of ypsilanti residents what is going to happen to me.

Joe how important is it to you to have my trailers gone??

Joe, I stand to rip up 100K a year in lost sales if my trailer is gone, based on last years figures.

Joe, you dont have to care about me or my familys welfair.

Joe, Me though I;ll fight to the last battle about the trailer.

So althought I consider you my friend, I maight suggest picking another matter to worry about and lets keep it simple, please I ask you in the kindest, congenial way.

Im building up a lot of steam here for a matter I have a lot of things going for me- please lets either force everybody to move theri trailers and I will as well.

In closing I wish you no ill will and truly believe I was a mere oversight on the twp behalf,

I can see it know you sat down to your desk, popped out a letter and didnt give it a second thought.

Due diligence Joe, would have demonstrated there are 14 semi trailoers in a half mile of my shop in a b-3.

knowing this I believe you may have omitted that from your note over my sandwich board sign.

please reply

please fwd this to all twp officials/

I save a copy for my records.

6 attachments



11.01.09 vegas 081.jpg
2038K



11.01.09 vegas 082.jpg
2093K



11.01.09 vegas 077.jpg
2097K



11.01.09 vegas 063.jpg
2106K



11.01.09 vegas 075.jpg
2065K



11.01.09 vegas 078.jpg
2107K

Michael Radzik <mradzik@ytown.org>
To: Ypsi Twp Attorney <mcwinlaw@gmail.com>

Tue, Mar 23, 2010 at 4:35 PM

From: "Whitney Passino@sbcglobal.net" <whitneypassino@sbcglobal.net>
To: "Joseph , Lawson" <planning@ytown.org>
Date: 3/20/2010 1:16 PM

and dont tell me dealership licensed propertys are allowed to fill the entire property into

a total junk yard of dismantled cars that sit month after month after month.

Michael Radzik <mradzik@ytown.org>
To: Ypsi Twp Attorney <mcwinlaw@gmail.com>

Tue, Mar 23, 2010 at 4:36 PM

From: "Whitney Passino@sbglobal.net" <whitneypassino@sbglobal.net>
To: "Joseph , Lawson" <planning@ytown.org>
Date: 3/20/2010 1:16 PM

joe i noted 30 totally dismantled cars that did not have invoices in the window at ypsi import and the old jack webb dealer- see attached pictures.

do you think im lazy or dumb? whats good for the goose is good for the gander

youll all trained me on how to latch on to an issue like a pitpull and not give it a rest untill it is ironed out.

Im pretty much done e mailing you on the matter- ive collected more than enought information to provide the people I need in order to conclude the result im looking for.

by the way Im filing a complaint with state of michigan bar against your attornys for thier criminal intent- if this matter persists.

3 attachments



11.01.09 vegas 088.jpg
2076K



11.01.09 vegas 077.jpg
2097K



11.01.09 vegas 078.jpg
2107K

Michael Radzik <mrادzik@ytown.org>
To: Ypsi Twp Attorney <mcwinlaw@gmail.com>

Tue, Mar 23, 2010 at 4:36 PM

From: "Whitney Passino@sbcglobal.net" <whitneypassino@sbcglobal.net>

To: "Joseph , Lawson" <planning@ytown.org>

Date: 3/21/2010 5:34 PM

Hi please reconsider me moving the trailers- please

You might be able to push around whitneys auto and steve the junk man cowboy.

Lets see you force the xray shop to move the trailers and sesi motors- they have deeper pockets.

If the x ray place can have 7 trailers I certainly may have two. common sense will tell you that.

Please consider this to a serious amount.

and reply

please fwd this to a 7 officlas concerned inthis matter

I will save a copy for my records.

Michael Radzik <mrادzik@ytown.org>
To: Ypsi Twp Attorney <mcwinlaw@gmail.com>

Tue, Mar 23, 2010 at 4:37 PM

From: "Whitney Passino@sbcglobal.net" <whitneypassino@sbcglobal.net>

To: "Joseph , Lawson" <planning@ytown.org>

Date: 3/21/2010 5:57 PM

Hi I mean are you really gonna

#1 force swteve the junk man to completly clear out steves entire property after 7 years\

#2 force x ray place to wipe out their trailer business

#3 force sesi to rid sesi of their trailer

#4 force the doc at the old jack web bldg to remove dos trailer and clean out entirely all 25 junk dismantled cars

#5 force ypsi import to totally clean out all 35 junk and tore down cars w/o invoices in the window?

#6 force tyner to remove their sign that say to state street to our show room cause its an off site sign.

#7 force tnyer furniture to take down all signs cause the operation is no longer in open

#8 force marcella chicken to cut down thier sign cause it has been abonded to 2 years?

I have no problem removing my trailers as long as the entire twp for its entire boundries is totally void of ANY trailer over 5 days or one where their is not a site plan with a loading dock.

#9 anything less is completley unconsitiutinal

#10 it is the responsibility of all government agencies to up hold the constitution if the unted staesof america.

or plan #2 we all leave things exactly as they are

#11 like mike radzik said this is not a complicated issue.

please fwd this to all officials concerned
I will keep this copy for my records.

thank you kindly for your consideration into a matter you have brought to my attention.

Michael Radzik <mrادzik@ytown.org>
To: Ypsi Twp Attorney <mcwinlaw@gmail.com>

Tue, Mar 23, 2010 at 4:37 PM

From: "Whitney Passino@sbglobal.net" <whitneypassino@sbglobal.net>

To: "Joseph , Lawson" <planning@ytown.org>

Date: 3/22/2010 8:50 AM

Whitney here- seroius issue.

#1 There is a big pile of garbage acreoss from goofy car wash at a brown house in front of a broken garage door.

please force them to quit violating the law asap-
no trash pile can exist month after month- you (twp) are in full knowledge of this law breaking activity.

#2 "The hook up" hair salon of w mich ave has a green big dumpster sitting in front parking lot with no encloseur structure and no site plan for the business.

please (twp)force them to stop voilating the law - the twp has full knowledge of this criminal activity.

#3 bradys party store(which may be in the city limits)
has a huge pile of garbage by the dumpster- on a consistent on going basis.

please fwt this to all concerned twp officials

I will save a copy for my records.

Michael Radzik <mradzik@ytown.org>
To: Ypsi Twp Attorney <mcwinlaw@gmail.com>

Tue, Mar 23, 2010 at 4:37 PM

From: "Whitney Passino@sbcglobal.net" <whitneypassino@sbcglobal.net>
To: "Joseph , Lawson" <planning@ytown.org>
Date: 3/22/2010 9:00 AM

Oh my goodness! I feel horriable- my community is a dump- goodness gracious! I cant believe it - how could i let my self live in such a place!

HI few more problems came to light

Roys squeeze in has three dumpsters in plain view of michigan ave with no dumpster inclosures.

plase force roys to stop violatong the law right away!
it is a criminal act and the twp is in full knowledge of the condition.

Also wrights auto sales has a wagoneer with a plow blade on it that has been sitting there for years- im sure that is illeagle too.

please fix that as well!

please fwd this valuable law braking activities to all twp officials

I will save a copy for myself.

Michael Radzik <mradzik@ytown.org>
To: Ypsi Twp Attorney <mcwinlaw@gmail.com>

Tue, Mar 23, 2010 at 4:38 PM

From: "Whitney Passino@sbcglobal.net" <whitneypassino@sbcglobal.net>
To: "Joseph , Lawson" <planning@ytown.org>
Date: 3/22/2010 9:51 AM

Whitney plays by the rule book-

the ypsi twp plays by a special set our rules where everybody else gets to break the

rules and whitney has to play a special game.- were keeping track of the twps actions at this point.

Michael Radzik <mradzik@ytown.org>
To: Ypsi Twp Attorney <mcwinlaw@gmail.com>

Tue, Mar 23, 2010 at 4:38 PM

From: "Whitney Passino@sbcglobal.net" <whitneypassino@sbcglobal.net>
To: "Joseph , Lawson" <planning@ytown.org>
Date: 3/22/2010 10:10 AM

please notate this e mail is sent at 10 05 am

Office o william elling arrived at 9 51 am and took a picture of a car parked in the county right of way.

by 9 56 am all cars were moved and the pictures inclosed verify that- as this e mail is being sent at 10 07 am

2 attachments



11.01.09 vegas 090.jpg
2122K



11.01.09 vegas 089.jpg
1991K

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
DEE SIZEMORE



**Office of Community
Standards**

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 485-3943
Fax: (734) 484-5151
www.ytown.org

March 8, 2010

Whitney's Auto Care
Whitney Hayes Passino
1370 East Michigan Avenue
Ypsilanti, MI 48198

Re: Multiple Zoning Issues

Mr. Passino,

Please be advised that the Office of Community Standards is in receipt of complaints related to the number of signs adorning the property utilized by "Whitney's Tire Co." and also known as 1370 East Michigan Avenue.

Township Zoning Ordinance section 2109 regulates signage within the Township. Please be advised that your site is in violation of said ordinance section. As you will notice in the attached photograph (plate 1) taken on January 21, 2010, your site is adorned with 6 separate signs, only one of which was constructed with the benefit of a permit. Township ordinance restricts ground signage to one sign per parcel in most cases. In addition, wall signage shall not exceed 10% of the front façade of the building or 240 square feet, whichever is less. You are clearly in violation as to the number of ground signs allowed and you have not yet obtained a permit for the existing wall sign. After review the available Township records in relation to the one sign that does indeed have a permit, you have yet to call for an inspection. In viewing the sign from the public right-of-way, it is unclear as to whether or not the sign was constructed properly in terms of height and setback. I strongly urge you to verify the location and height of this sign and call to schedule the required final inspection(s).

It was also disconcerting to take notice that the semi-trailers have now been completely enclosed by fencing. In the spirit of cooperation, it was agreed that you would be permitted to utilize the semi-trailers at this location for the hauling and temporary storage of used tires associated with your business. The conditions of this approval were that the trailers would be set upon a concrete pad, the trailers would remain licensed and road worthy at all times and would be used to transport in quality used tires and remove unusable tires from this location. It is rather apparent that the semi-trailers have become a permanent fixture and are not being utilized as previously agreed. This is evident in the attached photo (plate 2) that shows the trailers completely enclosed by a 6-foot tall chain link/privacy fence, also constructed without a permit. With that said, please know that our previous agreement in relation to the noted trailers has been dissolved, thus the trailers must be removed from this location.

In short, please be advised that you are currently in violation of the following regulations:

- Section 2109 (signs) – Portable signs are not permitted and must be removed.

1370 E. Michigan NOV
March 8, 2010

- Section 2109 (signs) – Failure to obtain a permit for the existing wall sign. You must obtain a sign permit and call for a final inspection or remove the sign.
- Section 2104 (parking) – Continue to park vehicles on green space/lawn area along East Michigan Avenue. Parking shall only be permitted on approved surfaces.
- Section 2104.9b (parking) – Utilization of semi-trailers for storage is not permitted and must be removed.
- Section 2114 (fencing) – Failure to obtain permits for the construction of a fence. Fencing shall be removed.
- Section 2305 (final inspection) – Failure to schedule a final inspection related to the permitted ground sign. Schedule a final inspection as soon as possible.

With that said, I am respectfully requesting that the noted items be resolved by no later than March 22, 2010. Failure to comply with this notice shall result in the issuance of a municipal civil infraction and the potential for additional litigation.

If you should have any questions regarding this notice, please do not hesitate to contact me at your convenience.

Sincerely,



Joseph Lawson
Planning and Development Coordinator

Cc: File
Brenda Stumbo, Supervisor
Karen Lovejoy Roe, Clerk
Larry Doe, Treasurer
Mike Radzik, OCS Director
Ron Fulton, Building Director
Bill Elling, Ordinance Officer
Denny McLain, Twp Attorney
Mr. Jerry Taylor, PO Box 369, Saline, MI 48176



1370 E. Michigan NOV
March 8, 2010



Plate 2
January 21, 2010



Plate 3
March 8, 2010

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
DEE SIZEMORE



Supervisor's Office

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 481-0617
Fax: (734) 484-0002
www.ytown.org

TO: Township Board

FROM: Jeff Allen, RSD Director

DATE: March 24, 2010 

RE: Request to Print and Mail Postcard to Township Residents Regarding Changes in Brush and Recycling Services

Due to the upcoming changes in brush and recycling services in the Township, I am requesting authorization to print and mail postcards to residents, reminding them of these changes. The cost will not exceed \$4,500 and can be charged to line item #226-226-000-900-000.

If you have any questions, please contact me.

tk

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
DEE SIZEMORE



Greens Commission

1775 E. Clark Road
Ypsilanti, MI 48198
Phone: (734) 485-0881
Fax: (734) 484-1992
www.twp.ypsilanti.mi.us

March 23, 2010

Karen Lovejoy Roe
Ypsilanti Township Clerk
7200 S. Huron River Dr.
Ypsilanti, MI 48197

Re: **Green Oaks Golf Course**
Proposed 2010 Rate Schedule

Dear Ms. Lovejoy Roe:

At the Regular Meeting held on February 22, 2010, the Ypsilanti Township Greens Commission approved the proposed 2010 Rate Schedule.

It is the recommendation of the Greens Commission that all rates remain the same as 2009.

Please include the enclosed proposal on the next Ypsilanti Township Board agenda for consideration by the Board.

Sincerely,

Ambrose Wilbanks
Chair

nkW

Enclosure

Cc: Greens Commissioners
File

**GREEN OAKS GOLF COURSE
2010 RATE PROPOSAL**

2010 RATES

	9 Holes	18 Holes
*Residents		
Weekdays	\$ 15.00	\$ 20.00
Weekends	16.00	23.00
Retirees (weekdays only)	10.00	12.00
Carts	12.00	24.00
Retirees Carts	10.00	20.00
Twilight (after 2 p.m. weekends)		18.00
Leagues	16.00	
Retirees	11.00	
*Non-Residents		
Weekdays	\$ 16.00	\$ 23.00
Weekends	18.00	27.00
Retirees (weekdays only)	11.00	13.00
Carts	12.00	24.00
Retirees Carts	10.00	20.00
Twilight (after 2 p.m. weekends)		20.00

SEASONAL PASSES

2010 Rates

*Residents	
Full 7 Days	\$ 650.00
Spouse	175.00
Retirees (weekdays only)	400.00
Students with Parents	155.00
*Non-Resident	
Full 7 Days	\$ 800.00
Spouse	255.00
Retirees (weekdays only)	540.00
Students with Parents	205.00

Charter Township of Ypsilanti

Proclamation

In Honor of
Sexual Assault Awareness Month
April 2010

WHEREAS, sexual assault affects women, children and men of all racial, cultural and economic backgrounds; and

WHEREAS, in addition to the immediate physical and emotional costs, sexual assault may also have associated consequences of post-traumatic stress disorder, substance abuse, depression, homelessness, eating disorders and suicide; and

WHEREAS, sexual assault can be devastating for not only the survivor, but also for the family and friends of the survivor; and

WHEREAS, no one person, organization, agency or community can eliminate sexual assault on their own, but we can work together to educate our entire population about what can be done to prevent sexual assault, support victim/survivors and their significant others, and increase support for agencies providing services to victim/survivors; and

WHEREAS, Sexual Assault Awareness Month provides an excellent opportunity for citizens to learn more about preventing sexual violence;

NOW THEREFORE BE IT RESOLVED that the Charter Township of Ypsilanti hereby proclaims the month of April 2010 as Sexual Assault Awareness Month.

Dated and signed this 29th day of March, 2010

Brenda L. Stumbo, Supervisor

Karen Lovejoy Roe, Clerk

Larry J. Doe, Treasurer



Jean Hall Currie, Trustee

Stan Eldridge, Trustee

Mike Martin, Trustee

Dee Sizemore, Trustee



StopDatingViolence.org

Supervisor Mar 18, 2010 16:10

A project of The Emily Fund
PO Box 430, Roosevelt, NJ 08555-0430
bob@stopdatingviolence.org - 609-462-9248

3 women are murdered by an intimate partner every day in America
4.8 million American women are physically assaulted each year

Dear Mayor,

Please join Governor Jennifer Granholm and help lead the way to ending violence against women by issuing a proclamation for April's Sexual Assault Awareness Month.

Last month, 26 Governors and over 200 municipalities in 45 states declared proclamations and resolutions for February's Dating Violence Awareness Month, providing inspiration and opportunities for bringing communities together to address this serious issue. These widespread observances point out the growing awareness about the serious issue of violence against women. To help states, municipalities, agencies and individuals further the goals of the Violence Against Women Act, the US Department of Justice's Office of Violence Against Women has worked with Congress and the President to establish months designated to raise awareness about the four crimes included in the bill: domestic violence, sexual assault, dating violence and stalking. Domestic Violence Awareness Month has been observed nationally for years, but this year's Senate Resolution for Teen Dating Violence Awareness & Prevention Month, and the widespread observance by states and municipalities has helped raise attention about violence against women to a whole new level.



Now, as a nation, we have an opportunity to continue momentum with April's Sexual Assault Awareness Month. Last year, President Obama issued a Presidential Proclamation for Sexual Assault Awareness Month for the very first time, and because of attention on the issue by the media, government and civil society, it is expected that national, state and local participation will be even greater this year.

I learned about violence against women the hard way – my 19 year old daughter Emily was murdered by her ex-boyfriend 10 months ago. Please issue a proclamation for Sexual Assault Awareness Month and send me a copy by email or mail so that I can post it on the StopDatingViolence.org website. Thank you.

Sincerely,

Robert Alan Silverstein

Sample Proclamation for Sexual Assault Awareness Month

WHEREAS, sexual assault affects women, children and men of all racial, cultural and economic backgrounds; and

WHEREAS, in addition to the immediate physical and emotional costs, sexual assault may also have associated consequences of post-traumatic stress disorder, substance abuse, depression, homelessness, eating disorders and suicide; and

WHEREAS, sexual assault can be devastating for not only the survivor, but also for the family and friends of the survivor; and

WHEREAS, no one person, organization, agency or community can eliminate sexual assault on their own, but we can work together to educate our entire population about what can be done to prevent sexual assault, support victim/survivors and their significant others, and increase support for agencies providing services to victim/survivors; and

WHEREAS, Sexual Assault Awareness Month provides an excellent opportunity for citizens to learn more about preventing sexual violence;

NOW THEREFORE be it, Resolved, That I, _____, do hereby proclaim the month of April, 2010, as Sexual Assault Awareness Month in _____.