

# **CHARTER TOWNSHIP OF YPSILANTI BOARD OF TRUSTEES**

---

*Supervisor*

**BRENDA L. STUMBO**

*Clerk*

**KAREN LOVEJOY ROE**

*Treasurer*

**LARRY J. DOE**

*Trustees*

**JEAN HALL CURRIE**

**STAN ELDRIDGE**

**MIKE MARTIN**

**SCOTT MARTIN**

---

**June 21, 2011**

**Board Meeting – 6:00 p.m.**

**Ypsilanti Township Civic Center  
7200 S. Huron River Drive  
Ypsilanti, MI 48197**

**14-B District Court  
Revenue Report for the month of May 2011**

**General Account**

	Account Number	
<b>Due to Washtenaw County</b>		
	(101-000-000-214.222)	<b><u>\$2,645.30</u></b>

**Due to State Treasurer**

Civil Filing Fee Fund (MCL 600.171):	\$18,676.00
State Court Fund (MCL 600.8371):	\$1,180.00
Justice System Fund (MCL 600.181):	\$11,608.95
Juror Compensation Reimbursement Fund:	
Civil Jury Demand Fee (MCL 600.8371):	\$0.00
Drivers License Clearance Fees (MCL 257.321a):	\$1,335.00
Crime Victims Rights Fund (MCL 780.905):	\$2,685.60
Judgment Fee (Dept. of Natural Resources):	\$30.00

Total: **\$35,515.55**

**Due to Secretary of State**

(101-000-000-206.136)	<b><u>\$1,335.00</u></b>
-----------------------	--------------------------

**Due to Ypsilanti Township**

Court Costs (101-000-000-602.136):	\$41,181.95
Civil Fees (101-000-000-603.136):	\$18,912.00
Probation Fees (101-000-000-604.000):	\$5,247.98
Ordinance Fines (101-000-000-605.001):	\$4,757.00
Bond Forfeitures (101-000-000-605.003):	\$10,050.00
Interest Earned (101-000-000-605.004):	\$24.85
State Aid-Caseflow Assistance (101-000-602.544):	\$0.00
Bank Charges (Expense - 101.136.000.957.000):	(\$673.72)

Total: **\$79,500.06**

**Total to General Account - (101.000.000.004.136):**

**\$118,995.91**

**Escrow Account**

(101-000-000-205.136)

Court Ordered Escrow:	\$5,395.00
Garnishment Proceeds:	\$880.04
Bonds:	\$12,118.00
Restitution:	\$4,872.43

**Total to Escrow Account - (101.000.000.205.136):**

**\$23,265.47**

14-B District Court

Monthly Disbursements  
May 2011

Revenue received as a Fine for violation of a State Statute is disbursed to the Washtenaw County Treasurer, for library purposes.

Revenue received as a Fine for violation of a Township Ordinance and all Court Costs are disbursed to the Ypsilanti Township Treasurer. Local revenue also includes Probation oversight fees and Bond Forfeitures.

Revenue received as State Filing Fee, State Court Fund, Justice System Fund, Juror Compensation, Crime Victims Rights Fund and Dept. of Natural Resources Judgment Fee is forwarded to the State Treasurer.

Money received as Garnishment Proceeds, Criminal Bonds, Restitution, and Court Ordered Escrow are deposited in the Escrow Account of the Court.

All other revenues are transferred to the Ypsilanti Township Treasurer.

**May 2011 Disbursements:**

Washtenaw County:	\$ 2,645.30
State of Michigan:	\$ 35,515.55
Secretary of State:	\$ 1,335.00
Ypsilanti Township Treasurer:	\$79, 500.06

**TOTAL: \$118, 995.91**

		Year to Date	
	Prior Year Comparison		
Month	Revenue	Revenue	
	2010	2011	
<b>January</b>	\$78,790.17	\$85,374.84	
February	\$111,252.70	\$100,496.55	
March	\$121,161.65	\$93,475.20	
April	\$98,546.23	\$84,227.15	
May	\$76,483.46	\$79,500.06	
June	\$100,149.18		
July	\$79,343.78		
August	\$97,825.96		
September	\$95,457.15		
October	\$88,730.98		
November	\$64,348.15		
December	\$63,265.71		
Caseload	14,212		
Standardization			
Payment:		\$45,724.00	
Year-to Date			
<i>Totals:</i>		\$488,797.80	
<b>Expenditure</b>			
<i>Budget:</i>			
<i>Difference:</i>			



# **BUILDING DEPARTMENT MONTHLY REPORT - May, 2011**

<b>Permit Type</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
<b>Building</b>	<b>34</b>	<b>43</b>	<b>158</b>	<b>132</b>	<b>98</b>							
	\$ 7,637	\$ 5,270	\$ 10,251	\$ 14,959	\$ 12,823							
<b>Electrical</b>	<b>19</b>	<b>18</b>	<b>15</b>	<b>36</b>	<b>39</b>							
	\$ 1,545	\$ 1,275	\$ 1,260	\$ 2,355	\$ 2,760							
<b>Mechanical</b>	<b>58</b>	<b>33</b>	<b>36</b>	<b>30</b>	<b>54</b>							
	\$ 3,594	\$ 1,635	\$ 1,785	\$ 3,735	\$ 3,060							
<b>Plumbing</b>	<b>25</b>	<b>24</b>	<b>25</b>	<b>35</b>	<b>34</b>							
	\$ 1,455	\$ 1,470	\$ 1,755	\$ 1,845	\$ 2,160							
<b>Zoning</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>12</b>	<b>18</b>							
	\$ 90	\$ 45	\$ 45	\$ 540	\$ 810							
<b>Sub Totals</b>	<b>138</b>	<b>119</b>	<b>235</b>	<b>245</b>	<b>243</b>							
	\$ 14,321	\$ 9,695	\$ 15,096	\$ 23,434	\$ 21,613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL YTD 2010</b>					<b>\$ 84,159</b>							
<b>PERMIT TYPE</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
<b>Building</b>	<b>60</b>	<b>35</b>	<b>76</b>	<b>86</b>	<b>101</b>							
	\$ 9,412	\$ 8,480	\$ 11,744	\$ 12,686	\$ 15,529							
<b>Electrical</b>	<b>19</b>	<b>19</b>	<b>35</b>	<b>28</b>	<b>26</b>							
	\$ 1,440	\$ 1,680	\$ 2,355	\$ 2,610	\$ 1,935							
<b>Mechanical</b>	<b>43</b>	<b>41</b>	<b>50</b>	<b>45</b>	<b>34</b>							
	\$ 2,775	\$ 2,665	\$ 3,090	\$ 2,866	\$ 2,388	0						
<b>Plumbing</b>	<b>34</b>	<b>41</b>	<b>43</b>	<b>32</b>	<b>21</b>							
	\$ 1,875	\$ 2,745	\$ 2,595	2,430	\$ 1,350							
<b>Zoning</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>21</b>	<b>29</b>							
	\$ -	\$ -	\$ 315	\$ 990	\$ 1,305							
<b>Sub Totals</b>	<b>156</b>	<b>136</b>	<b>211</b>	<b>212</b>	<b>211</b>							
	\$ 15,502	\$ 15,570	\$ 20,099	\$ 21,582	\$ 22,507							
<b>TOTAL YTD</b>					<b>\$ 95,260</b>							
<b>INSPECTIONS</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
<b>Total 2011</b>	<b>319</b>	<b>238</b>	<b>280</b>	<b>311</b>	<b>371</b>							
<b>Total 2010</b>	<b>292</b>	<b>220</b>	<b>361</b>	<b>366</b>	<b>379</b>							
<b>Total 2009</b>	<b>323</b>	<b>315</b>	<b>340</b>	<b>337</b>	<b>350</b>							
<b>Total 2008</b>	<b>460</b>	<b>352</b>	<b>326</b>	<b>432</b>	<b>432</b>							
<b>Total 2007</b>	<b>419</b>	<b>363</b>	<b>395</b>	<b>511</b>	<b>511</b>							
<b>RENTAL INSPS</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
<b>Total 2011</b>	<b>95</b>	<b>49</b>	<b>102</b>	<b>146</b>	<b>129</b>							
<b>Total 2010</b>	<b>214</b>	<b>170</b>	<b>139</b>	<b>216</b>	<b>223</b>							
<b>Total 2009</b>												

(Began tracking separate rental inspection totals Oct, 2009)

# **YPSILANTI TOWNSHIP FIRE DEPARTMENT**

## **MONTHLY REPORT**

**MAY 2011**

Fire Department staffing levels are as follows:

1 Fire Chief	1 Interim Fire Marshal	3 Shift Captains
2 Shift Lieutenants	19 Fire Fighters	1 Probationary Fire Fighter
1 Clerk III / Staff Support		

All fire department response personnel are licensed as emergency medical technicians by the State of Michigan Public Health. During the month, the fire department responded to 333 requests for assistance. Of those requests, 217 were medical emergency service calls, with the remaining 116 incidents classified as non-medical and/or fire related.

Department activities for the month of May, 2011:

- 1) The Public Education Department participated in the following events:
  - a) Issued 1 smoke alarm to 1 address: 148 Oregon
  - b) Fire safety demonstration for Kids Corner at the township Recreation Center
  - c) Discussion of firefighting at Career Awareness Day at Rawsonville Elementary School
  - d) Facility tour of the Ford Rawsonville plant
  - e) Facility tour of the R & L Carriers plant
- 2) Fire fighters attended 21 neighborhood watch meetings
- 3) Fire fighters received training in the following areas:
  - a) Washtenaw County Hazmat training
  - b) Trench Tech training
  - c) Western Wayne Tech Rescue training
  - d) Washtenaw Tech training

The Interim Fire Marshall had these activities for the month of May, 2011:

- 1) Inspections completed:
  - a) Fire Investigations: 2
  - b) Fire & Life Safety Inspections: 9
  - c) Burn Permit inspections / permits issued: 3
  - d) Plan Reviews: 8
- 2) Mutual Aid Responses:
  - a) Hazmat Response to Manchester fire
  - b) Fire Investigation to the City of Ypsilanti

- 3) Attended 6 meetings:
  - a) Washtenaw Fire Investigator meeting
  - b) Washtenaw County Area Mutual Aid Chiefs meeting
  - c) YTFD Officers meeting
  - d) Washtenaw County HazMat Authority Board meeting
  - e) Western Wayne County Fire Chiefs meeting
  - f) Ypsilanti Township Building Dept. meeting
- 4) Training:
  - a) Fire Inspector 1 class in Port Huron, MI
- 5) Attended / appeared at 1 court hearing

There was 1 injury and no deaths reported this month for civilians.

There were no injuries and no deaths reported this month for fire fighters.

This month the total fire loss, including vehicle fires, is estimated at **\$24,760.00**. All occurred at the following locations:

DATE OF LOSS	ADDRESS	ESTIMATED LOSS
1) 05/02/2011	1122 E Michigan	\$ 0.00
2) 05/05/2011	5607 High Ridge Drive	\$ 0.00 (cooking)
3) 05/12/2011	405 Ainsworth	\$ 0.00 (mutual aid)
4) 05/20/2011	2208 Woodview #302	\$ 0.00 (cooking)
5) 05/20/2011	6106 Vail Drive	\$ 0.00 (cooking)
6) 05/23/2011	2131 Golfside Drive	\$ 3,750.00 (cooking)
7) 05/24/2011	1465 Desoto	\$ 9,000.00 (vehicle)
8) 05/24/2011	1314 Nash	\$ 10.00
9) 05/24/2011	5470 Michael Drive	\$ 10,000.00 (vehicle)
10) 05/27/2011	702 E Grand Blvd	\$ 1,000.00 (vehicle)
11) 05/28/2011	6246 Joan Circle	\$ 0.00 (cooking)
12) 05/29/2011	1183 Rue Deauville	\$ 1,000.00

Respectfully submitted by,

Rhonda Bates, Clerk

Charter Township of Ypsilanti Fire Department

# Ypsilanti Township Fire Department

## Incident Type Report (Summary)

Alarm Date Between {05/01/11} And {05/31/11}

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
<b>1 Fire</b>				
100 Fire, Other	1	0.30%	\$0	0.00%
111 Building fire	5	1.50%	\$4,760	19.22%
113 Cooking fire, confined to container	6	1.80%	\$10,000	40.38%
131 Passenger vehicle fire	2	0.60%	\$10,000	40.38%
150 Outside rubbish fire, Other	1	0.30%	\$0	0.00%
154 Dumpster or other outside trash receptacle fire	4	1.20%	\$0	0.00%
	<b>19</b>	<b>5.71%</b>	<b>\$24,760</b>	<b>100.00%</b>
<b>2 Overpressure Rupture, Explosion, Overheat(no fire)</b>				
251 Excessive heat, scorch burns with no ignition	1	0.30%	\$0	0.00%
	<b>1</b>	<b>0.30%</b>	<b>\$0</b>	<b>0.00%</b>
<b>3 Rescue &amp; Emergency Medical Service Incident</b>				
300 Rescue, EMS incident, other	22	6.61%	\$0	0.00%
311 Medical assist, assist EMS crew	20	6.01%	\$0	0.00%
321 EMS call, excluding vehicle accident with injury	62	48.65%	\$0	0.00%
322 Motor vehicle accident with injuries	7	2.10%	\$0	0.00%
323 Motor vehicle/pedestrian accident (MV Ped)	1	0.30%	\$0	0.00%
324 Motor Vehicle Accident with no injuries	5	1.50%	\$0	0.00%
	<b>217</b>	<b>65.17%</b>	<b>\$0</b>	<b>0.00%</b>
<b>4 Hazardous Condition (No Fire)</b>				
400 Hazardous condition, Other	1	0.30%	\$0	0.00%
412 Gas leak (natural gas or LPG)	1	0.30%	\$0	0.00%
420 Toxic condition, Other	2	0.60%	\$0	0.00%
440 Electrical wiring/equipment problem, Other	3	0.90%	\$0	0.00%
441 Heat from short circuit (wiring), defective/worn	1	0.30%	\$0	0.00%
444 Power line down	5	1.50%	\$0	0.00%
445 Arcing, shorted electrical equipment	3	0.90%	\$0	0.00%
	<b>16</b>	<b>4.80%</b>	<b>\$0</b>	<b>0.00%</b>
<b>5 Service Call</b>				
500 Service Call, other	2	0.60%	\$0	0.00%
511 Lock-out	1	0.30%	\$0	0.00%
520 Water problem, Other	1	0.30%	\$0	0.00%
540 Animal problem, Other	1	0.30%	\$0	0.00%
550 Public service assistance, Other	2	0.60%	\$0	0.00%
551 Assist police or other governmental agency	1	0.30%	\$0	0.00%
553 Public service	1	0.30%	\$0	0.00%

# Ypsilanti Township Fire Department

## Incident Type Report (Summary)

Alarm Date Between {05/01/11} And {05/31/11}

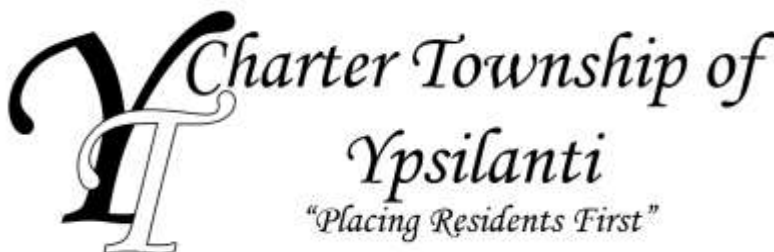
Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
<b>5 Service Call</b>				
561 Unauthorized burning	14	4.20%	\$0	0.00%
	<b>23</b>	<b>6.91%</b>	<b>\$0</b>	<b>0.00%</b>
<b>6 Good Intent Call</b>				
600 Good intent call, Other	3	0.90%	\$0	0.00%
611 Dispatched & cancelled en route	12	3.60%	\$0	0.00%
622 No Incident found on arrival at dispatch address	3	0.90%	\$0	0.00%
631 Authorized controlled burning	12	3.60%	\$0	0.00%
641 Vicinity alarm (incident in other location)	1	0.30%	\$0	0.00%
651 Smoke scare, odor of smoke	1	0.30%	\$0	0.00%
652 Steam, vapor, fog or dust thought to be smoke	1	0.30%	\$0	0.00%
	<b>33</b>	<b>9.91%</b>	<b>\$0</b>	<b>0.00%</b>
<b>7 False Alarm &amp; False Call</b>				
700 False alarm or false call, Other	4	1.20%	\$0	0.00%
721 Bomb scare - no bomb	1	0.30%	\$0	0.00%
730 System malfunction, Other	2	0.60%	\$0	0.00%
733 Smoke detector activation due to malfunction	2	0.60%	\$0	0.00%
735 Alarm system sounded due to malfunction	1	0.30%	\$0	0.00%
736 CO detector activation due to malfunction	3	0.90%	\$0	0.00%
740 Unintentional transmission of alarm, Other	1	0.30%	\$0	0.00%
743 Smoke detector activation, no fire - unintentional	1	0.90%	\$0	0.00%
744 Detector activation, no fire - unintentional	4	1.20%	\$0	0.00%
745 Alarm system activation, no fire - unintentional	2	0.60%	\$0	0.00%
746 Carbon monoxide detector activation, no CO	1	0.30%	\$0	0.00%
	<b>24</b>	<b>7.21%</b>	<b>\$0</b>	<b>0.00%</b>

**Total Incident Count: 333**

**Total Est Loss:**

**\$24,760**

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



**Supervisor's Office**

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

TO: Township Board

FROM: Tammie Keen, Neighborhood Watch Coordinator

DATE: June 14, 2011

RE: June 2011 Report

Neighborhood Watch has been very busy over the past month. Several residents who are new to Neighborhood Watch have been attending meetings and are becoming involved. The Stevens Recreation Park group, which hasn't met in quite some time will begin meeting again in July. We also received an email from the Thurston School area (at Russell/Oregon), inquiring about starting a group.

Mike Radzik attended the Holmes Road group in May and discussed police services, ordinance, noxious weeds, etc.

Since the last report, I attended meetings for the following groups:

Appleridge  
Holmes Road  
Lakeshore Apartments  
Cliffs on the Bay  
Manufactured Home Communities  
Gault Village  
Sugarbrook  
Lay Garden/Hannah  
Roundtree Condominiums  
Westlawn  
Oaklawn/Hawthorne  
West Willow

Supervisor Stumbo attended the Lincoln NHW meeting for me on May 16<sup>th</sup>.

During this time period, approximately 47.75 hours were spent on Neighborhood Watch preparation, meetings and follow up and 174.50 hours were spent on duties within the Supervisor's Office and on payroll.

The following meetings are also scheduled in June:

- Huron Meadows
- Manufactured Home Communities
- Lay Gardens/Hannah
- Gault Village
- Sugarbrook
- Roundtree Condominiums

**Upcoming Guest Speakers:**

Ron Fulton will be attending the June meeting for the Gault Village group to update residents on the situation at Gault Village and at Liberty Square.

Perry Thomas with YCUA will be attending the August meeting for the Lakeview group to discuss the wastewater treatment plant.

If you have any questions, please let me know.

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



**Office of Community Standards**

**Ordinance Department**  
7200 S. Huron River Drive  
Ypsilanti, MI 48197  
**(734) 485-4393**  
ytown.org

TO: The Charter Township of Ypsilanti Board Members

FROM: Mark Giffin – Ordinance Administrator

RE: Monthly Report for May 2011

<b>ACTIVITIES:</b>	<b>#</b>	<b>YTD</b>	<b>10 TD</b>
NEW COMPLAINTS	578	1036	1027
INSPECTIONS	1106	2269	2085
NOTICE OF VIOLATIONS ISSUED	374	571	588
COMPLAINTS CLOSED	529	952	824
VEHICLES TAGGED 48 HOURS	07	47	39
MUNICIPAL CIVIL INFRACTION TICKETS ISSUED	16	38	44
PEDDLER PERMITS ISSUED	01	03	04



**ADDITIONAL STATISTICAL INFORMATION:**

HOURS OF COMPLAINT INVESTIGATION..... 233.33

HOURS OF OFFICE FOLLOW-UP ..... 139.00

HOURS OF COURT, TRAINING/MEETINGS ... 10.58

TOTAL OF HOURS WORKED ..... 382.91

TOTAL OF MILES DRIVEN ..... 2194

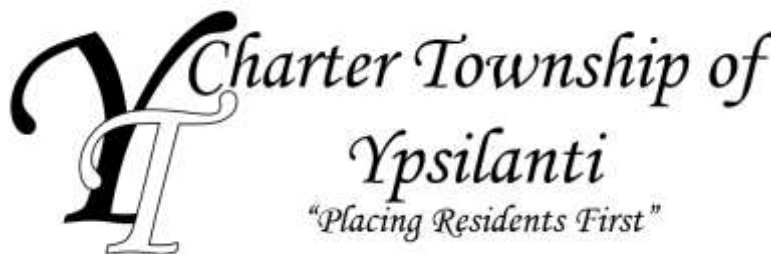
DAYS WORKED

Mark Giffin .....21

Bill Elling ..... 21

---

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



**Office of  
Community Standards**

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

---

## MEMORANDUM

June 10, 2011

To: Township Board

From: Joe Lawson  
Planning and Development Coordinator

Re: **Planning Division (OCS) May 2011 report**

---

Please be advised of the following activities related to the Planning Department for May 2011.

### **Planning Commission Activity**

In April, the Planning Commission held its regularly scheduled meeting on May 24, 2011.

During the May 24<sup>th</sup> meeting, the Commission considered 6 action items.

The first agenda item was a request to consider a preliminary site plan relating to a proposed 12,000 square-foot addition to the existing 34,000 square-foot industrial facility. After little discussion, the Commission passed a motion to approve the preliminary site plan.

The second action item was a request for recommendation to the Township Board of Trustees for the amendment to the previously approved PD Stage II Final Site Plan and associated Development Agreement to permit the establishment of the Burning Bush Church of God to be located within the former University Chevrolet dealership located at 770 James L. Hart Parkway. As required by Township Ordinance, a public hearing was held and with the exception of Church members, no other public comments were noted. Once the public hearing was closed, the Commission passed a motion to recommend approval of the request to the Board of Trustees with the conditions noted within the staff report.

The third agenda item was a public hearing to consider the request for a special conditional use to permit the establishment of a group daycare home, providing care for up to 12 children and to be located at 776 East Grand Boulevard. Though the public hearing was held, the Commission decided to table this request due to the fact that the applicant was not present to answer questions. This item has been tabled to the June 28<sup>th</sup> regular meeting. Staff did contact the

applicant the follow business to learn that the applicant misunderstood that the planning commission meeting was for the public and a separate meeting would be scheduled for her to meet with the commission. The process was explained and the applicant was informed that the matter would be back before the Commission on June 28<sup>th</sup> and it was necessary for her to attend said meeting.

The fourth agenda item was a request to rescind and reconsideration of the hours of operation relating to the National Heritage Academy construction project currently underway at 6800 Hitchingham Road. During the previous meeting, the Commission passed a motion to deny any extension to the work hours as noted within the Township's municipal code. Township ordinance restricts the hours of operation relating to earth moving and grading activities from 8:00 a.m. to 5:00 p.m. Monday through Saturday with no Sunday or Holiday operations, unless other specified by the Planning Commission. After much discussion with the neighboring property owners and the general contractor for the site, the Commission approved a slight extension to the hours of operation. The hours are now set at 8:00 a.m. to 7:00 p.m. Monday through Friday; 8:00 a.m. to 5:00 p.m. Saturday with no Sunday or Holiday operations. This extension is set to expire on September 1, 2011.

The next two agenda items were requests to set public hearing for the upcoming June 28, 2011 regular meeting. The public hearings scheduled were as follows: 896 N. Harris to consider the revocation of the Class „A“ Non-Conforming Use designation approved in April 2002. This hearing is being requested due to the fact that the property owner, or persons having beneficial use of said property have not complied with the conditions noted within the 2002 approval; 7991 Berwick to consider a request for a special conditional use to allow the establishment of a group daycare home, providing care for up to 12 children. Both public hearings were approved for the June 28<sup>th</sup> regular meeting.

### **Plans in Process**

Blackmore Addition II – 10800 Blackmore Avenue: The preliminary site plan was approved by the Planning Commission during their regularly scheduled May 24<sup>th</sup> meeting date. As of this report, staff is awaiting the required Final Engineering/Final Site Plan to be submitted for review.

Speedway – 1395 East Michigan: Preliminary site plan review #2 has been submitted and preliminarily approved by staff it our consultants. The plan is scheduled to be presented to the Township Planning Commission during the June 28<sup>th</sup> meeting date.

Burning Bush Church of God – 770 James L. Hart Parkway: As previously stated in this report, the request for an amendment to the PD Stage II Final Site Plan and Development Agreement was presented to the Planning Commission for recommendation to the Township Board of Trustees during the May 24<sup>th</sup> commission meeting. The request and recommendation of approval have been forwarded to the Board of Trustees for consideration and a request for first reading of the amended ordinance.

## **Zoning Board of Appeals**

During the regularly scheduled June 1<sup>st</sup> meeting date, the ZBA was presented with two agenda items for their consideration.

5401 Whittaker – a request to consider new evidence relating to a previously denied variance request relating to the amount of parking in relation to a proposed use. After the public hearing, the ZBA passed a motion to deny the request for variance to reduce the number of required parking spaces from 62 spaces to 56 spaces to permit the establishment of a 5-seat hair and nail salon.

1395 E. Michigan – The representatives of the Speedway gas station located at 1395 East Michigan requested a variance to increase the maximum permitted foot-candles associated with the canopy lights of the proposed new facility. After the public hearing, the ZBA passed a motion to approve the variance request to increase the maximum allowable foot-candles from 20.0fc to 25.0fc with conditions.

A July meeting has been scheduled before the ZBA to hear a variance request from Cueter Chrysler/Jeep to permit the installation of a 103 square-foot, 30-foot tall pole sign upon the property located at 2448 Washtenaw Avenue.

## **Committee Meetings**

Re-Imagine Washtenaw – During the most recent Re-Imagine Washtenaw meeting, the committee was informed that group champion Anya Dale has accepted a position with the University of Michigan and will no longer be leading the group. Washtenaw County has agreed at this point to continue to provide staff support of the project though it most likely will not be to the same degree as the current staffing level. We all wish Anya the best.

Complete Streets – The complete streets committee has come up, with the leadership of Ryan Buck of WATS, a second draft of a proposed “Complete Streets Policy” that will be presented to the Township Planning Commission and Township Board of Trustees for consideration and potential adoption once complete.

WATS Technical Committee – Unfortunately due to a scheduling conflict, I was unable to attend the June 1<sup>ST</sup> Technical Committee meeting.

## **Administrative Items:**

Staff continues to work with the attorney’s office on a number of nuisance abatement cases. In particular, on June 1<sup>st</sup>, Director Fulton and I had the opportunity to conduct an interesting site inspection with representatives of the Environmental Protection Agency (EPA). The site inspection was that of the Daytona Junk Yard. Through a previous court order, Director Fulton and I were permitted to arrange the Township’s backhoe to be on site and dig a test hole to confirm whether or not the property owner had indeed buried any items on the site. During this

test hole, it was confirmed that a number of items were buried at which time Fire Marshal Vic Chevrette was called to the scene to evaluate the site from a HAZMAT perspective. Fire Marshal Chevrette performed a chemical test of the ground water and confirmed the presence of acid and petroleum. From that point, the EPA was called to investigate the site further to verify any issues under Federal Environmental Law. During the June 1<sup>st</sup> investigation, EPA representatives investigated using a magnetometer to detect the presence of any metal objects below the surface. In short, the investigator was looking for evidence of buried drums or barrels. Two other scans of the property were also conducted for which, at the time of this report, we are still awaiting a copy of the full report.

Please see the attached list of site plans and development are presently in the review and development process.

Please contact me at my office (734-544-3651) or by email at [jlawson@ytown.org](mailto:jlawson@ytown.org)

<b>Residential</b>						
<u>Project</u>	<u>Type</u>	<u>Location</u>	<u>Status</u>	<u>Developer</u>	<u>Site Planner</u>	<u>Filing Date</u>
Creekside Farms Subdivision	Single Family Planned Development	Section 27 – 92 lots North side of Merritt Rd, east of Whittaker 49.33 acres \$280 - \$340k	<b>Plan has expired</b>  <b>Wetland Mitigation Project in process.</b>	Pulte Homes of Michigan 26622 Woodward Ave Suite 110 Royal Oak, MI 48067 248-414-2038	Atwell-Hicks Inc 500 Avis Dr. # 100 Ann Arbor, MI 48108 734-994-4000	7/19/00
Creekside Village East	Single Family	Section 26 – 250 lots East side of Tuttle Hill and Merritt Rd 93.47 acres \$190 - \$250k	<b>Phase I - Under Construction</b>	Pulte Homes of Michigan 26622 Woodward Ave Suite 110 Royal Oak, MI 48067 248-546-2300	\$170 - \$250k	12/15/99
Creekside Village South	Planned Development Single Family	Section 34 – 181 lots West side of Tuttle Hill, South of Martz 62.26 acres \$170 - \$250k	<b>Phase I - Under Construction</b> <b>Project split into two condos</b> <b>Creekside South &amp; Manors at Creekside</b>	Pulte Homes of Michigan 26622 Woodward Ave Suite 110 Royal Oak, MI 48067 248-546-2300	\$150- 225k	5/6/98
Creekside Village West	Single Family	Section 27 – 197 lots West side of Tuttle Hill, North of Merritt 148.21 acres	Under Construction 28 Lots Remaining	Pulte Homes of Michigan 26622 Woodward Ave Suite 110 Royal Oak, MI 48067 248-546-2300	\$240 - \$400k	
Crystal Ponds	Single Family Attached & Detached condos	Section 25 – 90 units East side of Bunton south of Textile 49.37 acres	Under Construction  Taken over by Sterling Bank	New Dimensions 3220 Coolidge Berkley, MI 48072 248-584-3340 Bob George	\$75 - \$190	

Residential						
Project	Type	Location	Status	Developer	Site Planner	Filing Date
Lakewood Farms Mixed Use – PD	Single Family Site condo Duplex condo Attached-condo	Section 26 – 415 units Phase I – 72 attached condominium units Phase II – 343 site and duplex condos East side of Tuttle Hill Btwn Textile & Merritt 254 acres \$170 - \$300+k	<b>-Infrastructure has been installed though no homes are scheduled to be constructed at this time.</b> <b>-Foreclosed upon by Bank of America</b> <b>-Tax Foreclosure Pending</b>	Westminster & Abby 30100 Telegraph Rd Ste 100 Bingham Farms, MI 48025 248-203-2121	Atwell-Hicks Inc 500 Avis Dr.# 100 Ann Arbor, MI 48108 734-994-4000 Jason Van Ryn	3/3/00
Latter Rain Ministries	Church -15,026 sqft Parsonage Senior Housing -55 units Attached Condos -7 units	Section 7 Northeast corner of Hewitt Rd and Ellsworth 11.02 acres	<b>Portion of the project was recently sold at auction due to tax foreclosure.</b>	Latter Rain Ministries COGIC, Inc. 1616 Foley Ypsilanti, MI 48197 Melvin T. Walls – Pastor	N/A	
Paint Creek Park – Condos (Hunters Ridge)	PD – Duplex Condos	Section 20 – 50 units	<b>Dean Drive Under Construction.</b> <b>Opening spring 2011</b>	Stonegate Associates 2585 Sunnyknowl Berkley, MI 48072 Joseph Check	Wolverine Engineering 312 North Street Mason, MI 48854 517-676-9200	3/30/98
Paint Creek Crossing – Residential	PD – Single & Multi-family Residential	Section 20 – 235 units 113 acres	Project on Hold	Stonegate Associates 2585 Sunnyknowl Berkley, MI 48072 Joseph Check	Wolverine Engineering 312 North Street Mason, MI 48854 517-676-9200	3/30/98
Pine View Golf Estates North III	Single Family	Section 20 – 35 units North side of Textile, west of Stony Creek	Phase III -Under Construction one lot remains	Barizzini & Rose LLC 7743 Huron River Dr. Dexter, MI 48130 734-426-0500	\$300 - \$400k	

<b>Residential</b>						
<u>Project</u>	<u>Type</u>	<u>Location</u>	<u>Status</u>	<u>Developer</u>	<u>Site Planner</u>	<u>Filing Date</u>
Rivergrove Village	Single Family Attached – condo	Section 24 – 175 units Intersection of Grove & Bridge Rd 38.06 acres	<b>Under Construction - Remaining Units on Hold</b>	BRG Development 17117 W. Nine Mile Suite 1100 Southfield, MI 48075 734-669-2959	\$120-\$220k	
Tremont Park Phase II	Single Family	Section 35 – 188 units North side of Martz, west of Bunton	Phase II – 91 units -Under Construction <b>Remaining lots purchased by Grand Sakwa in Dec. 2008</b>	Tremont Park Associates 27774 Franklin Rd Southfield, MI 48034 248-594-0951 Jeff Brown	\$170 - \$300	
West Grove Site Condos	Single-Family Site Condo	Section 24 – 40 units Northwest corner of Grove and Ide 14.2 acres	Preliminary Site Plan -Approved (5/17/05) -Extension (1/18/11) Detailed Engineering -Pending (2/3/07)	Grove Road, LLC Sherman Farber Development 5994 Red Coat Lane West Bloomfield, MI 48322 248-855-6065	Atwell-Hicks Inc 500 Avis Dr. Suite 100 Ann Arbor, MI 48108 Mark Pascoe 734-994-4000	8/26/04
Whispering Meadows II	Planned Development -Single Family	Section 27 – 217 units West side of Tuttle Hill, south of Textile	Phase II – 102 units <b>-Under Construction Beginning turnover of remaining 31 lots to Windmill Homes.</b>	RDK Homes 1409 Plymouth Rd Suite 280 Plymouth, MI 48170 734-495-3017 Robert Kime	\$160 - \$270k	



<u>Project</u>	<u>Type</u>	<u>Location</u>	<u>Status</u>	<u>Developer</u>	<u>Site Planner</u>	<u>Filing Date</u>
<b>Nonresidential</b>						
Blackmore Addition III	12,000 sqft addition to existing 34,000 sqft building	Section 25- 10800 Blackmore Ave. North side of Blackmore west of Rawsonville	Preliminary Site Plan -Pending Detailed Engineering -Pending	Blackmore Company 10800 Blackmore Belleville, MI 48111	Midwestern Consulting 3815 Plaza Drive Ann Arbor, MI 48108 734-995-0200	4/28/11
Burning Bush Church	Reuse of 24,000 sqft auto dealership	Section 17 – 770 James L. Hart Pkwy North side of James L. Hart west of Huron St.	PD II Amendment -Pending DA Amendment -Pending	Burning Bush Church Of God in Christ 2069 Tyler Road Ypsilanti, MI 48198 Don Shelby Jr.	Midwestern Consulting 3815 Plaza Drive Ann Arbor, MI 48108 734-995-0200	5/2/11
C&L Recycling	Restaurant oil recycling & storage facility	Section 13 – 1854 Cadillac Street West side of Cadillac south of Coolidge	Preliminary Site Plan -Approved (2-22-11) Detailed Engineering -Pending	Chris Kind PO Box 980351 Ypsilanti, MI 48198 734-231-2000	Washtenaw Engineering 3526 W. Liberty Ste 400 Ann Arbor, MI 48106 734-761-8800	9/10/10
Harbor Freight & Tool Expansion (RoundTree)	2,042 sqft addition to existing facility	Section 18 – 2399 Ellsworth Rd West of Hewitt	<b>Under Constriction</b>	Centro Roundtree Place 22054 Farmington Rd Farmington Hills 48336 248-442-5909	Bowers & Rein Assc. 2400 S. Huron Pkwy Ann Arbor, MI 48104	3/1/11
MichCon	Natural gas compressor station	Section 1 – 3020 E. Michigan Avenue South side of Michigan west of Rawsonville	Awaiting Final Inspection	DTE Energy 2000 Second Avenue Detroit, MI 48226	Basic Systems Inc. 10901 Clay Pike Rd Derwent, OH 47433	8/5/08
Round Haus Addition	5,815 sqft addition to the existing 3,302 building	Section 24 - 5970 Bridge Road Northwest corner of Textile and Bridge Road 1.07 acres	Project on Hold	Round Haus Pizza & Party Shoppe 5970 Bridge Road Ypsilanti, MI 48197	Vitens Engineering 44275 Brandywyne Canton, MI 48187 734-453-3460	4/20/09

<u>Project</u>	<u>Type</u>	<u>Location</u>	<u>Status</u>	<u>Developer</u>	<u>Site Planner</u>	<u>Filing Date</u>
<b>Nonresidential</b>						
Speedway Gas Station	Demolish and reconstruct 3,936 sqft gas station	Section 10 1395 E. Michigan Northwest corner of East Michigan and Harris 0.77 acre site	Preliminary Site Plan -Pending (6/7/11) Detailed Engineering -Pending	Speedway/SuperAmerica 500 Speedway Dr Springfield, OH 45501 937-864-3000	Marathon Ashland Petroleum LLC 539 S. Main St Findlay, OH 45840 419-422-2121	11/27/07
Ypsilanti Area Credit Union	1,584 sqft branch building	Section 21 Located on the east side of Whittaker south of S. Huron River Drive 2.0 acres	<b>Nearing Completion</b>	Tracker Properties LLC 33533 W. Twelve Mile Farmington Hills, 48331 2248-324-9315 Earl McHugh	Washtenaw Engineering 3250 W. Liberty Ann Arbor, MI 48106 734-761-8800	9/17/08
Zeer Security (Happy's Pizza)	1,644 sqft addition to existing retail building	Section 6 – 2997 Washtenaw Ave s/e corner of Washtenaw and Golfside	<b>Sold to Happy's Pizza -Building Demolished Awaiting Bldg Permit for new construction</b>	Eddie Zeer 23999 W. 10 Mile Southfield, 48034 248-304-1900	Engineering Services Inc 32300 Schoolcraft Livonia, MI 48150 734-525-7330	1/4/08

CHARTER TOWNSHIP OF YPSILANTI  
REGULAR MEETING  
TUESDAY, JUNE 21, 2011

BRENDA L. STUMBO, SUPERVISOR  
KAREN LOVEJOY ROE, CLERK  
LARRY J. DOE, TREASURER  
TRUSTEES:  
JEAN HALL CURRIE  
STAN ELDRIDGE  
MIKE MARTIN  
SCOTT MARTIN

***PLEASE NOTE EARLY START TIME DUE  
TO EXECUTIVE SESSION***

**AGENDA**

TIME AND PLACE

**6:00 P.M.**

YPSILANTI TOWNSHIP CIVIC CENTER  
BOARD ROOM  
7200 S. HURON RIVER DRIVE

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE AND INVOCATION
3. REQUEST OF CHIEF ERIC COPELAND FOR THE CHARTER TOWNSHIP OF YPSILANTI BOARD OF TRUSTEES TO GO INTO **EXECUTIVE SESSION** FOR THE PURPOSE OF DISCUSSING THE SETTLEMENT PROPOSAL BY THE YPSILANTI TOWNSHIP FIREFIGHTERS, LOCAL 1830.
4. PUBLIC HEARING
  - A. 6:30 P.M. - REQUEST OF BOSAL INDUSTRIES MICHIGAN, LOCATED AT 1476 SEAVER WAY IN YPSILANTI TOWNSHIP, FOR THE CREATION OF AN INDUSTRIAL DEVELOPMENT DISTRICT, RESOLUTION NO. 2011-10 (Public Hearing set at the May 17, 2011 Regular Meeting)
5. PUBLIC COMMENTS
6. CONSENT AGENDA
  - A. MAY 17, 2011 REGULAR MEETING MINUTES
  - B. MAY 2011 TREASURER REPORT
  - C. STATEMENTS AND CHECKS FOR JUNE 7, 2011 AND JUNE 21, 2011
7. SUPERVISOR REPORT
  - A. REQUEST TO FORMALLY ENDORSE THE 328 TAX ABATEMENT FOR KALITTA CHARTERS AS APPROVED BY THE AEROTROPOLIS DEVELOPMENT CORPORATION
8. CLERK REPORT
9. TREASURER REPORT
10. TRUSTEE REPORT

11. ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

**OLD BUSINESS**

1. 2<sup>ND</sup> READING RESOLUTION NO. 2011-8, PROPOSED ORDINANCE NO. 2011-414  
CONFIRMING ESTABLISHMENT OF PLANNING COMMISSION WITH ZONING AUTHORITY (1<sup>ST</sup>  
READING HELD AT THE MAY 17, 2011 REGULAR MEETING)
2. 1<sup>ST</sup> READING RESOLUTION NO. 2011-11, PROPOSED ORDINANCE NO. 2011-416--REQUEST  
OF PROPERTY OWNER, ROBERT SPENCER OF GRAND TETON PROPERTIES TO REZONE  
5401 WHITTAKER ROAD FROM OS-1, OFFICE SERVICE DISTRICT TO TC3, TOWN CENTER 3  
(TABLED AT THE MAY 17, 2011 REGULAR MEETING)

**NEW BUSINESS**

1. BUDGET AMENDMENT #6
2. REQUEST OF TRUSTEE HALL CURRIE TO BE PROVIDED HOME FAX SERVICE FOR  
TOWNSHIP RELATED BUSINESS AND TO BE REIMBURSEMENT FOR COSTS INCURRED  
SINCE JANUARY 1, 2009.
3. REQUEST OF JACK SLAVEN TO PURCHASE ONE (1) YEAR, SIX (6) MONTHS OF GENERIC  
SERVICE CREDITS FROM MICHIGAN EMPLOYMENT RETIREMENT SYSTEM (MERS)
4. REQUEST OF D'WAYNE TURNER, TINA EWANCIW AND MICHAEL WILSON FOR A NEW  
CLASS C LICENSE FOR SPIRITS RESTAURANT & LOUNGE LOCATED AT 2111  
RAWSONVILLE ROAD
5. REQUEST OF STAR TOURING & RIDING, CHAPTER 317 TO UTILIZE CIVIC CENTER  
PARKING LOT AS A STAGING AREA FOR CHARITY BENEFIT RIDE ON SUNDAY, AUGUST 21,  
2011
6. RESOLUTION NO. 2011-9, CHANGE IN PLATTED LOT BOUNDARY LINE IN FAIRVIEW  
HEIGHTS SUBDIVISION
7. 1<sup>ST</sup> READING ORDINANCE NO. 2011-418, SEWAGE DISPOSAL SERVICE RATE INCREASE
8. RESOLUTION NO. 2011-14 YCUA SNOW ROAD PUMP STATION STATE REVOLVING FUND  
(SRF) BOND SALE, NOT TO EXCEED \$3,500,000
9. 1<sup>ST</sup> READING RESOLUTION NO. 2011-13, AMENDING PD STAGE II & DEVELOPMENT  
AGREEMENT ASSOCIATED WITH 770 JAMES L. HART PARKWAY
10. ACCEPT THE RESIGNATION OF THEODORE J. VASICEK FROM THE YPSILANTI TOWNSHIP  
PARK COMMISSION, EFFECTIVE IMMEDIATELY

11. REQUEST OF KAREN WALLIN, HUMAN RESOURCE TO CONFIRM BRIAN MCCLEERY AS ASSISTANT ASSESSOR
12. URBAN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIP PROGRAMS COOPERATIVE AGREEMENT
13. 2011-12 HURON RIVER WATERSHED COUNCIL CONTRACT FOR MIDDLE HURON PARTNERSHIP AND STORM WATER ADVISORY GROUP TO PROVIDE PHASE II STORM WATER PERMITTING SERVICES IN THE AMOUNT OF \$15,313.00, WITH \$10,000 BUDGETED IN LINE ITEM #101.780.000.801 FOR 2011 AND \$5,313 TO BE BUDGETED IN 2012 AND TO AUTHORIZE SIGNING OF THE AGREEMENT
14. RESOLUTION NO. 2011-15 APPROVING THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES TRUST FUND GRANT AGREEMENT
15. REQUEST OF ART SERAFINSKI, RECREATION DIRECTOR TO ACCEPT BECKETT AND RAEDER PROPOSAL FOR LAKESIDE PARK DEVELOPMENT AND TO ENTER INTO AN AGREEMENT PENDING ATTORNEY REVIEW
16. 1<sup>ST</sup> READING RESOLUTION NO. 2011-12, ORDINANCE NO. 2011-417, DOG BREEDER PERMIT REQUIREMENT

#### **OTHER BUSINESS**

#### **DISCUSSION ONLY ITEMS**

1. REINSTATEMENT OF WORK SESSIONS
2. PLANNING COORDINATOR/DIRECTOR POSITIONS
3. DISCUSS POSSIBLE URBAN CHICKEN ORDINANCE

#### **AUTHORIZATIONS AND BIDS**

1. REQUEST OF KAREN WALLIN, HUMAN RESOURCE TO SEEK PROPOSALS FOR PROFESSIONAL SERVICES - HEALTH CARE AGENT

# **EXECUTIVE SESSION**

1. REQUEST OF CHIEF ERIC COPELAND FOR THE CHARTER TOWNSHIP OF YPSILANTI BOARD OF TRUSTEES TO GO INTO **EXECUTIVE SESSION** FOR THE PURPOSE OF DISCUSSING THE SETTLEMENT PROPOSAL BY THE YPSILANTI TOWNSHIP FIREFIGHTERS, LOCAL 1830.

## **RESOLUTION NO. 2011-10**

### ***A Resolution Establishing an Industrial Development District #11-276 to Include All Parcels Attached Hereto as Exhibit A***

**Whereas**, pursuant to Act No. 198 of the Public Acts of 1974, as amended, the Charter Township of Ypsilanti Board of Trustees has the authority to establish Industrial Development Districts within the Charter Township of Ypsilanti; and

**Whereas**, on April 21, 2011, Bruce Wagar, on behalf of Bosal Industries Michigan, located at 1476 Seaver Way, petitioned the Charter Township of Ypsilanti Board of Trustees to establish an Industrial Development District on property located in the Charter Township of Ypsilanti hereinafter described on **Exhibit A**, a copy of which is attached hereto and incorporated by reference; and

**Whereas**, no construction, acquisition, alteration, or installation of a proposed facility has commenced at the time of filing of the request to establish this district; and

**Whereas**, written notice has been given by mail to all owners of real property located within the district, and to the public by newspaper advertisement in the Ypsilanti Courier and/or public posting of the hearing on the establishment of the proposed district; and

**Whereas**, on June 21, 2011 a public hearing was held at which all of the owners of real property within the proposed Industrial Development District and all residents and taxpayers of the Charter Township of Ypsilanti were afforded an opportunity to be heard thereon; and

**Whereas**, the Charter Township of Ypsilanti Board of Trustees deems it to be in the public interest of the Charter Township of Ypsilanti to establish the Industrial Development District as proposed.

**Now Therefore, Be it resolved**, by the Charter Township of Ypsilanti Board of Trustees of the Charter Township of Ypsilanti that the following described parcels of land situated in the Charter Township of Ypsilanti, Washtenaw County, State of Michigan, to wit:

**See Exhibit A, attached hereto and incorporated by reference** be and here is established as an Industrial Development District pursuant to the provision of Act No. 198 of the Public Acts of 1974 to be known as Industrial Development District No. 11-276.



## EXHIBIT A

### OWNERS & PROPERTY DESCRIPTIONS PROPOSED IDD DISTRICT # 11-276

#### **K-11-38-280-012**

Bosal Industries-Georgia, Inc.  
1476 Seaver Drive  
Ypsilanti, MI 48197

COM AT THE SW COR OF SEC 17, T3S, R7E, YPSILANTI TWP, WASHTENAW COUTNY, MICHIGAN; TH N 00-13W 927.70 FT ALG THE W/L OF SEC 17; TH N 72-39-10E 1551.80 FT ALG THE N/L OF SAID FRENCH CLAIM 681; TH S 16-06-00E 635.33 FT; TH N 72-54-10E 2216.60 FT; TH S 13-46-00W 23.97 FT FOR A POB; TH N 72-40-20E 1519.99 FT; TH S 07-06-42E 49.43 FT; TH 222.38 FT ALG THE ARC OF A 957.00 FT RADIUS CIRCULAR CURVE TO THE RIGHT W/ A CENTRAL ANGLE OF 13-18-51; HAVING A CHORD WHICH BEARS S 00-27-27E 221.88 FT; TH S 06-11-59W 218.90 FT; TH 119.82 FT ALG THE ARC OF A 543 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 12-38-34, HAVING A CHORD WHICH BEARS S 00-07-18E 119.57 FT; TH S 06-26-35E 335.20 FT; TH 36.59 FT ALG THE ARC OF A 50 FT RADIUS CIRCULAR CURVE TOT HE RIGHT, WITH A CENTRAL ANGLE OF 41-55-37 HAVING A CHORD WHICH BEARS S 14-31-13W 35.78 FT; TH 50.67 FT ALG THE ARC OF A 75.00 FT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 38-42-42, HAVING A CHORD WHICH BEARS S 16--07-40W 49.71 FEET; TH N 76-12-32W 187.24 FT; TH S 78-09-48W 141.58 FT; TH S 63-37-11W 60.62 FT; TH S 32-40-47 W 81.70 FT; TH S 21-56-06W 65.58 FEET; TH S 72-21-51 W 1108.25 FT; TH N 27-13-05W 244.32 FT TH 141.74 FT ALG THE ARC OF A 790.64 FT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 10-16-18, HAVING A CHORD WHICH BEARS N 09-56-23W 141.55 FT; TH N 12-37-55E 431.58 FT; TH N 29-33-06E 88.76 FT; TH N 13-46-00E 198.23 FT TO THE POB, BEING PART OF THE SW 1/4 OF SEC 17 AND THE NW 1/4 OF SEC 20 CONT 36.09 ACRES OF LAND +/- K-11-02-275-010

---

#### **K-11-38-280-013**

Charter Township of Ypsilanti  
7200 S. Huron River Drive  
Ypsilanti, MI 48197

COM AT THE SW CORNER OF SEC 17, T3S, R7E, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; TH N 01-00-13W 131.11 FT ALG THE W/L OF SEC 17 FOR A POB; TH CONTINUING N 01-00-13W 796.59 FT; TH N 72-39-10E 1551.80 FT ALG THE N/L OF SAID FRENCH CLAIM 681; TH S 16-06-00E 635.33 FEET; TH N 72-54-10E 2216.60 FT; TH S 13-46-00W 222.20 FEET; TH S 29-33-06W 88.76 FT; TH S 12-37-55W 431.58 FT; TH 141.74 FT ALG THE ARC OF A 790.64 FT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 10-16-18, HAVING A CHORD WHICH BEARS S 09-56-23E 141.55 FEET; TH S 27-13-05E 244.32FT; TH S 72-21-51W 750.83 FT; TH S 03-36-59 E 1082.23 FT; TH S 72-21-51W 516.39 FT (RECORDED AS 516.16 FEET); TH N 03-37-52W (RECORDED AS N 03-37-37W) 1410.09 FT (RECORDED AS 1410.24 FEET); TH S 86-00-47W 2484.55 FT TO THE POB, BEING PART OF THE SW 1/4 OF SEC 17 AND THE NW 1/4 OF SECTION 20, CONTAINING 89.51 ACRES OF LAND +/-



Bosal Industries Michigan  
Plant 65

2011 APR 21 PM 1 54

1476 Seaver Way  
Ypsilanti, MI 48197  
734-547-7000 (phone)  
734-547-2988 (fax)

April 21, 2011

Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti  
7200 S. Huron River Drive  
Ypsilanti, Mich. 48197

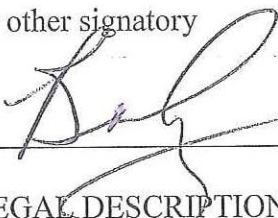
Dear Ms. Lovejoy Roe:

Bosal NA, doing business at 1476 Seaver Way in Ypsilanti Township, supplies exhaust systems to OEM automotive firms and aftermarket suppliers. Bosal NA plans to purchase additional equipment to meet increased customer demand for our products.

It is the intention of Bosal NA to apply for tax abatement under PA189. This letter requests that the Charter Township of Ypsilanti, Michigan establish an Industrial Development District for that purpose.

Sincerely,

CEO or other signatory



Plant Manager

**LEGAL DESCRIPTION OF 1476 SEAVER WAY, YPSILANTI TOWNSHIP**

**Parcel ID Number:** K-11-38-280-012

**Legal Description:** COM AT THE SW COR OF SEC 17, T3S, R7E, YPSILANTI TWP, WASHTENAW COUTNY, MICHIGAN; TH N 00-13W 927.70 FT ALG THE W/L OF SEC 17; TH N 72-39-10E 1551.80 FT ALG THE N/L OF SAID FRENCH CLAIM 681; TH S 16-06-00E 635.33 FT; TH N 72-54-10E 2216.60 FT; TH S 13-46-00W 23.97 FT FOR A POB; TH N 72-40-20E 1519.99 FT; TH S 07-06-42E 49.43 FT; TH 222.38 FT ALG THE ARC OF A 957.00 FT RADIUS CIRCULAR CURVE TO THE RIGHT W/ A CENTRAL ANGLE OF 13-18-51; HAVING A CHORD WHICH BEARS S 00-27-27E 221.88 FT; TH S 06-11-59W 218.90 FT; TH 119.82 FT ALG THE ARC OF A 543 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 12-38-34, HAVING A CHORD WHICH BEARS S 00-07-18E 119.57 FT; TH S 06-26-35E 335.20 FT; TH 36.59 FT ALG THE ARC OF A 50 FT RADIUS CIRCULAR CURVE TOT HE RIGHT, WITH A CENTRAL ANGLE OF 41-55-37 HAVING A CHORD WHICH BEARS S 14-31-13W 35.78 FT; TH 50.67 FT ALG THE ARC OF A 75.00 FT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 38-42-42, HAVING A CHORD WHICH BEARS S 16--07-40W 49.71 FEET; TH N 76-12-32W 187.24 FT; TH S 78-09-48W 141.58 FT; TH S 63-37-11W 60.62 FT; TH S 32-40-47 W 81.70 FT; TH S 21-56-06W 65.58 FEET; TH S 72-21-51 W 1108.25 FT; TH N 27-13-05W 244.32 FT TH 141.74 FT ALG THE ARC OF A

790.64 FT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT, WITH  
A CENTRAL ANGLE OF 10-16-18, HAVING A CHORD WHICH BEARS N 09-56-  
23W 141.55 FT; TH N 12-37-55E 431.58 FT; TH N 29-33-06E 88.76 FT; TH N 13-46-  
00E 198.23 FT TO THE POB, BEING PART OF THE SW 1/4 OF SEC 17 AND THE  
NW 1/4 OF SEC 20 CONT 36.09 ACRES OF LAND +/-

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



**Office of Community  
Standards**

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

---

## **Memorandum**

**To:** Township Board of Trustees  
**From:** Joe Lawson, Planning Coordinator  
**Date:** May 25, 2011  
**Re:** Set Public Hearing for the creation of an Industrial Development District

---

Please be advised that the Township Clerk's office recently received a request from Bosal Industries-Georgia Inc., located at 1476 Seaver Drive, for the creation of an Industrial Development District. It is my recommendation, as discussed after the May 17, 2011 Board meeting, in order to help encourage additional economic development within the area; it is recommended that one additional property be included within the proposed Industrial Development District. I have included the recommended parcel identification numbers and a proposed district map with this memorandum.

Pursuant to Public Act 198 of 1974, in order to create the proposed Industrial Development District to include the parcels attached to this memorandum, the Township Board of Trustees must first schedule and then hold a public hearing to invite comment from the general public.

With that said, I respectfully request that the Board of Trustees schedule a Public Hearing, pursuant to Public Act 198 of 1974 as amended, to consider the creation of the Industrial Development District #11-276 to include the following parcels:

- K-11-38-280-012 – Bosal Industries-Georgia, Inc
- K-11-38-280-013 – Charter Township of Ypsilanti

If you should have any questions or are in need of additional information, please do not hesitate to contact me at your convenience.

Sincerely,

Joseph Lawson  
Planning and Development Coordinator

# PUBLIC COMMENTS

---

# **CONSENT AGENDA**

---

- A. May 17, 2011 Regular Meeting Minutes
- B. May 2011 Treasurer Report
- C. Statements And Checks For June 7, 2011 And June 21, 2011

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE MAY 17, 2011 REGULAR MEETING**

**Proposed**

The meeting was called to order, by Supervisor Brenda L. Stumbo, at approximately 6:30 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 Stan Eldridge, Jean Hall Currie, Mike Martin and Scott Martin

**Members Absent:** None

**Legal Counsel:** Wm. Douglas Winters and Angela King

**POST-RENEWAL DIVIDEND CHECK PRESENTATION BY JUDY THOMPSON-TOROSIAN, MICHIGAN MUNICIPAL LEAGUE**

Judy Thompson-Torosian of Michigan Municipal League presented a Post-Renewal dividend check to the Township in the amount of \$36,543.00. She thanked the Board for their membership in the Michigan Municipal League.

Supervisor Stumbo said a request to approve a fireworks permit was received from Lake Shore Apartments and she requested the item be placed under Other Business. The Board agreed to place the request under Other Business.

**PUBLIC COMMENTS**

Lawrence Johnson, Township Resident announced Ypsi Pride was Saturday, May 21, from 8:00 to Noon. He encouraged people to come out and help.

Janelle Robinson, Township Resident expressed her displeasure with the pilot project for the West Willow camera project. She requested a community meeting be held because she felt the residents in that area had not been properly informed.

Supervisor Stumbo thanked Ms. Robinson for her views and said the Township had met with the Association and Neighborhood Watch in West Willow. They had asked for input and everyone was overwhelmingly in support of the program. The cameras were purchased and would be installed as a pilot project.

Derrick Jackson, Washtenaw County Sheriff's Department and a West Willow neighborhood resident, explained that there is an out-reach team already in place. He said he spends much of his time working with the young people in the neighborhood. He explained the cameras were just another tool to assist with crime prevention that the people at the meetings heavily supported.

Trustee Currie said maybe the Board had jumped the gun with the cameras and the Township should have met with the community to get their response.

Supervisor Stumbo reiterated that the Township had met with the West Willow residents. She stated if the project was not successful there, the cameras could be moved to the parks in an effort to curb vandalism.

Michael Radzik, OCS Director clarified that the cameras did not have pan and zoom capabilities and the cameras would only view public intersections.

**CHARTER TOWNSHIP OF YPSILANTI**  
**May 17, 2011 2011 REGULAR MEETING MINUTES**  
**PAGE 2**

Lynette Ellis, Township Resident and Lisa Jones, Romulus Resident expressed their concern about being told they could not rent Appleridge Park for a neighborhood picnic. They explained that original their application was accepted and then later rejected.

Jeff Allen RSD Director stated he did not know the details but he would meet with Art Serafinski, Recreation Direction to find a resolution to the issue.

Arloa Kaiser, a Township Resident expressed her opposition to the Total Fitness Concepts contract.

**MINUTES**

**A. APRIL 19, 2011 REGULAR MEETING**

**A motion was made by Treasurer Doe, supported by Clerk Lovejoy Roe to approve the minutes of the April 19, 2011 Regular Meeting. The motion carried unanimously.**

**SUPERVISOR REPORT**

Supervisor Stumbo provided the following update of meetings attended by the three full-time officials and staff:

***APRIL 20, 2011***

- Attended WATS meeting
- Three full-time officials met with Javonna Neel to discuss audit designations for unreserved funds

***APRIL 25, 2011***

- Three full-time officials met to discuss Township issues
- Joe Lawson and I made an economic development retention call at General Dynamics

***APRIL 26, 2011***

- Joe Lawson, Ron Fulton and I met to discuss the Dance Pavilion/Bistro (potential expansion)
- Attended weekly police meeting
- Attended Reimaging Washtenaw meeting

***APRIL 27, 2011***

- Attended pastor's meeting at Pineview Church – a group of pastors wants to get involved with the youth in our community
- Three full-time officials, Doug Winters and Mike Radzik met to discuss MSHDA issues
- Mike Radzik and I met with Barbara Hale to discuss concerns with towing company for the Sheriff's Department

***APRIL 29, 2011***

- Three full-time officials met with AE Equities Group regarding GM – Willow Run Plant
- Dan Dzierbicki retired from the Township – employees had luncheon for him

***MAY 5-7, 2011***

- Out of office for 5 days

***MAY 9, 2011***

- Karen Wallin, Linda Gosselin and I met to discuss Assessing Department
- Trustee Currie and I attended West Willow NHW meeting

***MAY 10, 2011***

- Attended weekly police meeting
- Three full-time officials met with Habitat for Humanity to discuss Township purchases for Habitat



**CHARTER TOWNSHIP OF YPSILANTI**  
**May 17, 2011 2011 REGULAR MEETING MINUTES**  
**PAGE 3**

- Three full-time officials met with Larry Thomas to discuss proposed water rate increase

- Trustee Currie, Mike Radzik and I attended Holmes Road NHW meeting  
**MAY 11, 2011**

- Attended Washtenaw Avenue meeting with Joe Lawson and Karen Roe
- Three full-time officials and Ann Arbor SPARK met with AE Equities Holdings Group regarding GM – Willow Run Plant
- Three full-time officials met with AFSCME Chief Steward regarding employee concerns and set up meetings to open communication

**MAY 12, 2011**

- Clerk Roe, Treasurer Doe and I attended AATA presentation and luncheon
- Three full-time officials, Mike Radzik and Doug Winters met with Attorney Steve Matta regarding WCBOC

**MAY 13, 2011**

- Larry Doe and I attended Project Healthy Living at the Community Center
- Larry Doe and I met with YCUA managers about sharing some services and working together

**MAY 14, 2011**

- Trustee Currie, Chief Copeland and I attended Pastor & First Lady appreciation breakfast for Pastor & Mrs. Crout
- Attended the Dog Clinic that the Treasurer's Office, Mike Radzik and Humane society conducted. We also had several young people who volunteered. Residents were very appreciative of the low cost for shots and it was a record attendance. Everyone did a great job!

**MAY 16, 2011**

- Three full-time officials met to discuss Township issues
- Three full-time officials, Jeff Allen and Karen Wallin met to discuss YCUA doing maintenance on Township vehicles and employee on light duty
- Attended Lincoln (south district) NHW meeting

**MAY 17, 2011**

- Attended weekly police meeting

Supervisor Stumbo said her office sent out the YCUA newsletters. She further said her office was working with the Michigan Abilities Partners (MAP), which was the company retained by the Township to pick up trash and be the eyes and ears for the community for tall grass. Supervisor Stumbo said MAP had picked up 65 bags of trash. The Memorial Day parade was May 30<sup>th</sup> at 9:00 a.m. She said she received a request of AFSCME to send a letter opposing House Bill 4059 regarding contract negotiations and a request from three NHW groups for the placement of speed limit signs at \$300 a sign. She asked for directions from the Board and the Board agreed to proceed with the purchase of the signs. Supervisor Stumbo reported the 2012 budget process had begun with the approval of the L-4029.

Supervisor Stumbo provided an overview of the dog-licensing project that was being done in conjunction with the Sheriff's Department and the Huron Valley Humane Society. She said the goal of the project was to get dogs licensed and educate residents on the animal ordinance.

Supervisor Stumbo said NAACP membership applications for Willow Run Chapter 3158 were available.

Supervisor Stumbo also provided the following update to the April 19, 2011 Board Meeting regarding the concerns of employee Carissa Watson:

1. Attached is the email that was sent out to every employee in regard to pulling up to the door, punching in and parking before you begin work. The Chief Steward, Ron Whittenberg, requested that HR send this email out to everyone instead of dealing with one particular incident. The union wanted to allow everyone the opportunity to make employees aware of the issue before

**CHARTER TOWNSHIP OF YPSILANTI**  
**May 17, 2011 2011 REGULAR MEETING MINUTES**  
**PAGE 4**

any discipline. We thought this was a wise decision and supported sending out the email.

2. Requested meeting with Carissa Watson and union so we can deal with issues or concern. Ron Whittenberg advised the 3 full time officials, HR and Jeff Allen that Ms. Watson was not going to attend.
3. We had the meeting anyway with the Chief Steward, scheduled monthly meetings to open lines of communications. Reviewed when something happens we need to address it right of way thru proper channels. We reiterated the union process for going to your supervisor or department head first. If supervisor is the concern, then go to their supervisor, administrative official or HR.
4. The township board reduced one of the Generalists in HR last year, this was one of many cost-cutting measures. One of the hardest things I have every done was telling a ten-year employee that we had to eliminate the position and the reduction was based on seniority.
5. Ypsilanti Township does have an HR, it is Karen Wallin. The process for bringing employees back to work was followed, if you want to discuss specifics you can talk directly with Karen Wallin. This is a workers comp issue and we want to continue to protect employees' privacy.
6. Salary adjustments for two positions in the township were approved by the board at a public meeting. One position Neighborhood watch saved \$40,000 of tax payer's money and the other received a 3% lump sum payment in 2011 after going from a two person office to a one person office.

As Supervisor and directly responsible for HR, I was shocked that this was brought to a board meeting without sharing any concerns with any full time elected official, supervisor or HR. I talked with Ms. Watson when she returned and she did not mention any concerns. The right process to address employee concerns is internal first and hopefully our meetings with the union will help address this issue and any other issues that arise. We know communication is going to be the key to move the organization forward as we continue to right size our government.

**CLERK REPORT**

Clerk Lovejoy Roe provided the following update:

- **MEETING WITH PARK COMMISSIONERS** – On April 18<sup>th</sup> attended a meeting with Sandra Andresen and Larry Johnson, Park Commissioners, to discuss park commission issues.
- **ELECTRONIC POLL BOOK TRAINING** – Held two training sessions for election workers in preparation of May 3, 2011 election.
- **AE EQUITIES** – Continued to meet with AE Equities representatives at two meetings including one with MEDC and Ann Arbor Spark.
- **MAY 3, 2011 ELECTION** – successful election day. Process went well and election was certified without incident. Great job with Clerk's office staff and Residential Services staff working together. Special thanks to all who helped pull off another great election. Special thanks to Fire Department personnel who so graciously removed ballots that were locked in a trunk of an election worker.

**CHARTER TOWNSHIP OF YPSILANTI**  
**May 17, 2011 2011 REGULAR MEETING MINUTES**  
**PAGE 5**

- **MSHDA & PUBLIC HOUSING PROJECT** – Continued to work with MSHDA staff in an attempt to receive addresses of housing units. Denial of FOIA requests are being handled by Attorney Winters.
- **OFFICE OF COMMUNITY DEVELOPMENT- WASHTENAW COUNTY** – Meeting to continue to find a solution and process for increasing homeownership in Ypsilanti Township.
- **EMPLOYEE CONCERNS MEETING** – Met with AFSCME representative to begin a dialogue for addressing labor/management issues.
- **REIMAGING WASHTENAW** – Meeting to continue to move forward to develop plans, apply for grants and work together for development of the Washtenaw Avenue Corridor.
- **AATA TRANSPORTATION PRESENTATION ON SMART GROWTH PLAN** – Meeting regarding continuing to move the AATA expansion plan forward including discussion on financing and governance.
- **YCUA MEETING TO DISCUSS FUTURE RATES AND BUDGET**

**TREASURER REPORT**

**A. APRIL 2011**

Treasurer Doe gave the report for April 2011. The beginning balance was \$33,650,898.71 and the ending balance was \$31,897,607.61.

**A motion was made was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to receive and file the April 2011 Treasurer's report (see attached). The motion carried unanimously.**

Treasurer Doe also thanked Debbie Agdorny and her daughter, Inger Johnson and her daughter and Mike Radzik and his step-daughter for the tremendous work they did on Saturday, during the Dog Clinic, held here at the Civic Center parking lot. It was a successful clinic and we're planning on doing it again, possibly in June.

**TRUSTEE REPORT**

Trustee Currie said she had been a member of this Board for over twelve years. She does not believe that she should have to pay for the fax machine at her home which is used for Township purposes. She wants to be reimbursed for the past two years. Supervisor Stumbo said she could put that on the Board Agenda for next month.

Clerk Lovejoy Roe said she would take care of putting the cost for the past two years billing for the phone line on the next Agenda.

Trustee Scott Martin reported that he attended the Water Conservation Advisory Commission and the Park Commission appointed Lawrence Johnson as their representative to that commission.

Stan Eldridge, Trustee, had an update on the PTO banks meeting with Treasurer Doe and Trustee Mike Martin. He said they were moving forward and were joined by the Deputy Supervisor and HR Director, Karen Wallin. They expect to bring something back for discussion to the Board in June. Secondly, he asked Joe Lawson to give the Board an update on the new business which was going to be located on E. Michigan Avenue due, in large part, to the Township's efforts to clean up that area.

**CHARTER TOWNSHIP OF YPSILANTI**  
**May 17, 2011 2011 REGULAR MEETING MINUTES**  
**PAGE 6**

Joe Lawson, Planning & Development Coordinator said he met with a man who was interested in consolidating his business in Ypsilanti Township, specifically on E. Michigan Avenue.

Supervisor Stumbo thanked Mr. Lawson for his efforts in Community Development Department. She explained that when Dave Nicholson passed away, his position was not filled and Mr. Lawson stepped in and had done a tremendous job.

Trustee Mike Martin said he planned to have an update from the healthcare committee and on the backyard breeder ordinance at the June meeting. He also encouraged residents to participate in Ypsi Pride.

**ATTORNEY REPORT**

**A. GENERAL LEGAL UPDATE**

Attorney Winters provided an brief update on the nuisance abatement properties.

Attorney Winters stated that approximately one year ago, a lawsuit was filed against the owner of the Daytona junkyard and the OCS Department had continued to monitor the property. He said that it was recently discovered that some junk had been buried on site.

Ron Fulton, Building Director explained that the court ordered excavation of the property was executed by Township staff on May 13, 2011 where it was discovered that a number of items were buried. He said the Fire Marshall, who was also part of the HazMat was contacted and he verified the ground contamination. Mr. Fulton said is was now a Federal matter.

Attorney King provided a brief summary of the vicious attack by two pit bulls on a lady walking her leashed dog that resulted in the death of her dog. She said both dogs were impounded and the owners were facing criminal prosecution. She provided examples of three more vicious attacks.

**OLD BUSINESS**

- 1. 2<sup>nd</sup> READING RESOLUTION NO. 2011-7, PROPOSED ORDINANCE NO. 2011-413. AMENDING CHAPTER 46 OF THE YPSILANTI CHARTER TOWNSHIP CODE OF ORDINANCES – NO WAKE ZONE BETWEEN BRIDGE AND RAWSONVILLE ROAD (1<sup>st</sup> Reading was held at the April 19, 2011 Regular Meeting)**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve Resolution No. 2011-7, Ordinance No. 2011-413, amending Chapter 46 of the Ypsilanti Charter Township Code of Ordinances – No Wake Zone between Bridge and Rawsonville Road (see attached). The motion carried as follows:**

<b>M. Martin: Yes</b>	<b>Eldridge: Yes</b>	<b>Currie: Yes</b>	<b>S. Martin: Yes</b>
<b>Stumbo: Yes</b>	<b>Lovejoy Roe: Yes</b>	<b>Doe: Yes</b>	

**NEW BUSINESS**

- 1. BUDGET AMENDMENT #5**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Hall Currie to approve Budget Amendment #5 (see attached). The motion carried unanimously.**

**2. 2011 PRELIMINARY TAX RATE L-4029**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Preliminary Tax Rate (see attached). The motion carried unanimously.**

**3. REQUEST OF KAREN WALLIN, HUMAN RESOURCE DEPARTMENT FOR APPROVAL OF JOB DESCRIPTION AND CREATION OF ASSISTANT ASSESSOR POSITION IN THE TEAMSTER'S BARGAINING UNIT, WITH ANNUAL SALARY OF \$60,000 AND TO WAIVE EXTERNAL POSTING AND ALLOW INTERNAL POSTING**

Clerk Lovejoy Roe read the memo from Karen Wallin, Human Resource Department, into the record.

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Scott Martin to approve the job description and creation of the Assistant Assessor position in the Teamster's bargaining unit, with annual salary of \$60,000 and to waive external posting and allow internal posting.**

Trustee Mike Martin said he understood if the Appraisal III position was made part-time, the Lead Appraiser was moved into the Teamster position and adding hours to the Assessor, there would be a total savings of over \$40,000 to the Township.

Supervisor Stumbo explained when the Lead Appraiser retired, the position was re-evaluated and they came up with the Assistant Assessor position. She stated the Lead Appraiser position was in the Teamsters' Bargaining Unit and the Assistant Assessor position would also be in that bargaining unit. She further stated there were two individuals in the Assessor's office that could apply for the position and therefore create a vacancy in that office.

**The motion carried unanimously.**

**4. REQUEST OF KAREN WALLIN, HUMAN RESOURCE DEPARTMENT FOR AUTHORIZATION TO NOT FILL FULL-TIME AFSCME POSITION AND TO CREATE PART-TIME AFSCME POSITION IN THE ASSESSING DEPARTMENT**

**A motion was made by Treasurer Doe, supported by Trustee Scott Martin to authorize not filling the full-time AFSCME position and to approve the creation of a part-time AFSCME position in the Assessing Department.**

Supervisor Stumbo said in an effort to reduce cost, the Assessor agreed to try a part-time position even though she felt there was a need for a full-time position. She said the position would be specifically assigned to Assessing and would not float.

Clerk Lovejoy Roe said she had expressed concerns about filling the position in previous discussions with Human Resource, Supervisor Stumbo and Treasurer Doe. She said the General Fund would be down \$156,000 before they even started and no one was sure what the numbers were going to be. Clerk Lovejoy Roe stated that Kirk Profit had verified the Governor's plan to eliminate personal property tax, which was about 40% of the Township funds, but he thought they would find a way to replenish those funds. She also stated that she knew the position was needed but felt there were other ways to meet the need. Clerk

**CHARTER TOWNSHIP OF YPSILANTI**  
**May 17, 2011 2011 REGULAR MEETING MINUTES**  
**PAGE 8**

Lovejoy Roe suggested offering overtime, reducing either Recreation or Residential Services by one person, or authorize filling the position. She felt Human Resource should meet with the union to come to a consensus on the job. Clerk Lovejoy Roe thought the Board would be looking at another \$500,000 reduction in the General Fund on a permanent, structural basis. Clerk Lovejoy Roe said the Board should attempt to fill the position internally or with over-time, with the current funding before additional hiring, at least until the end of the year.

Supervisor Stumbo said the problem with working overtime was the staff was in the field, leaving no one in the office to answer the phone or to wait on the customers. She said the overtime would be after business hours, therefore would not address the problem. Supervisor Stumbo stressed that the Board had "right-sized" the Township by over 31 positions and both Residential Services and Recreation had been deeply impacted by management reductions. She explained the Teamster position was different because they wanted to waive the process and post it internally. Supervisor Stumbo explained that the Assessing Department was one of the most statutorily, required legal departments in the Township because it generated revenue and last year, the staff had captured \$6 million dollar worth of additions to residences and businesses that were not reported. She said the Assessor was concerned about signing the assessment roll without her staff in the field. She reminded the Board there was also a Clerk III position in that department that was not filled.

Trustee Mike Martin said the Assessing Department seemed to be the largest revenue-gathering arm of the Township and he wondered why the Board would want to make it a part-time position. He said the value might be to keep it as a full-time position to generate revenue that might not be captured with a part-time employee.

Trustee Eldridge concurred with Trustee Mike Martin and he commented about \$6 million dollars being garnished by the Assessing Department. He thought this would be a feasible position, especially if it would generate revenue for the Township. He also wondered why the Board would want to go from a full-time to a part-time in the specific position and he felt there would be an ample number of trained people that would apply.

Clerk Lovejoy Roe reiterated that she knew the position was needed whether it was full-time or part-time. She clarified that the \$6 million dollars captured by Assessing staff was in taxable value, not in taxes. Clerk Lovejoy Roe said if the Board posted the position, it should be with the highest qualifications and staff could work overtime until that was done. She explained that the way the contract worked, the position could be filled but in the event of a layoff, they would be the first one to go and all the time and money spent training them would be lost. Clerk Lovejoy Roe said the budget was going to be hard this year and even harder next year. She said she had met with Assessor Gosselin, who indicated that she thought that residential values would flatten out but industrial and commercial might drop. Clerk Lovejoy Roe said the Township might be facing a 13% drop in value and structurally it might be about ½ a million dollars coming out of the general fund. She reiterated that Residential Services and Recreation were the only two departments that had not cut clerical staff. Clerk Lovejoy Roe further stated, if the Governor passed his 20% healthcare issue, it would be about a half a million dollars in savings and that might be the answer.

Supervisor Stumbo said if a full-time person was hired as an Appraiser III, a clerical person could not bump them. She said her goal was not to lay off any more people. Supervisor Stumbo said based on the conversation, she would vote to fill the position full-time as an Appraiser II.

Trustee Mike Martin asked what the \$6 million dollars in taxable value equaled in revenue.

**CHARTER TOWNSHIP OF YPSILANTI**  
**May 17, 2011 2011 REGULAR MEETING MINUTES**  
**PAGE 9**

Treasurer Doe answered it was actually only \$345,000, with only about \$34,000 going to the General Fund.

Supervisor Stumbo said the Assessing Department wanted to do Personal Property Audits, but had not been able to do so. She stated the Assessor was concerned about the Township records being accurate and reflective of what was actually on site because the State of Michigan Assessing could come in and pull few property records and if they were not accurate, they could order an audit.

Treasure Doe asked what would happen if we approved at part-time position and it did not work.

Trustee Eldridge made a motion to make the position full-time with the title of Appraiser II/Clerk. He withdrew his motion because the Board needed to vote on the original motion.

**The motion to fill the position as part-time failed as follows:**

<b>M. Martin:</b>	<b>No</b>	<b>Eldridge:</b>	<b>No</b>	<b>Currie:</b>	<b>No</b>	<b>S. Martin:</b>	<b>Yes</b>
<b>Stumbo:</b>	<b>No</b>	<b>Lovejoy Roe:</b>	<b>No</b>	<b>Doe:</b>	<b>Yes</b>		

**A motion was made by Trustee Eldridge, supported by Trustee Mike Martin to fill the position as a full-time, Appraiser II/Clerk in the Assessing Department.**

Clerk Lovejoy Roe stated if the full-time position was classified as an Appraiser III and there was a layoff, then a clerical person with six or seven years would be laid-off and the person in that position, with less seniority would remain.

Clerk Lovejoy Roe explained that she would be voting no because she did not want to see someone in another position end up losing their job with eight, nine or ten years seniority and this person would get to stay because of the different classification. She reiterated that she did not want to lay off anyone but what she wanted to do was fill the position from within until the Board knew where it would be in the next budget process.

Supervisor Stumbo said the Board could vote to eliminate the position rather than lay off someone off with more seniority.

Clerk Lovejoy Roe said she would never vote to eliminate the position when the Board just went through why the position was needed. She said the position was a revenue generator.

Treasurer Doe asked Karen Wallen, Human Resource Department if current employees could bid on the position.

Ms. Wallin state that the current job description had certain certification requirements and as far as she knew, no one outside the Assessing Department had those qualifications.

Trustee Eldridge stated if the Assessor felt she needed a full-time position filled then the Board should listen and asked that the vote be called.

**The motion carried as follows:**

<b>M. Martin:</b>	<b>Yes</b>	<b>Eldridge:</b>	<b>Yes</b>	<b>Currie:</b>	<b>Yes</b>	<b>S. Martin:</b>	<b>No</b>
<b>Stumbo:</b>	<b>Yes</b>	<b>Lovejoy Roe:</b>	<b>No</b>	<b>Doe:</b>	<b>Yes</b>		

**5. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO SELL RENEWABLE ENERGY CREDITS (REC) DURING A REVERSE AUCTION**

Jeff Allen, RSD Director explained he had met with DTE and said they would have the opportunity in the next four or five weeks to buy the credits. He said Board approval will be necessary in order to be eligible. He gave a detailed explanation of the different options available.

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to authorize request of Jeff Allen, RSD Director to sell Renewable Energy Credits (REC), during a Reverse Auction, at a minimum of \$6.00 as outlined in the Memo. The motion carried unanimously.**

**6. REQUEST OF WASHTENAW COUNTY ROAD COMMISSION FOR PUBLIC ROAD EASEMENT FOR PARCEL K-11-21-400-005 OWNED BY YPSILANTI TOWNSHIP FOR COMPLETION OF RIGHT TURN LANE ON WEST BOUND TEXTILE ROAD AT WHITTAKER ROAD INTERSECTION AND TO AUTHORIZE SIGNING OF AGREEMENT**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve request of Washtenaw County Road Commission for Public Road Easement for Parcel K-11-21-400-005 owned by Ypsilanti Township for completion of right turn lane on Westbound Textile Road at Whittaker Road Intersection and to authorize signing of Agreement. The motion carried unanimously.**

**7. 2011 YPSILANTI TOWNSHIP SECOND AGREEMENT WITH WASHTENAW COUNTY ROAD COMMISSION IN THE AMOUNT OF \$701,073.10, WITH \$347,096.00, BUDGETED IN LINE ITEM #101.446.000.818.022 AND \$353,977.00, BUDGETED IN #245.245.000.818.022 AND AUTHORIZE SIGNING OF THE AGREEMENT**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Hall Currie to approve the 2011 Ypsilanti Township Second Agreement with Washtenaw County Road Commission in the amount of \$701,073.10, with \$347,096.00, budgeted in Line Item #101.446.000.818.022 and \$353,977.00 budgeted in #245.245.000.818.022 and to authorize signing of the Agreement (see attached). The motion carried unanimously.**

**8. 1<sup>st</sup> READING RESOLUTION NO. 2011-8, PROPOSED ORDINANCE NO. 2011-414 CONFIRMING ESTABLISHMENT OF PLANNING COMMISSION WITH ZONING AUTHORITY.**

Clerk Lovejoy Roe read the resolution into the record.

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve 1<sup>st</sup> Reading of Resolution No. 2011-8, Proposed Ordinance No. 2011-414 Confirming Establishment of Planning Commission with Zoning Authority (see attached). The motion carried as follows:**

<b>M. Martin: Yes</b>	<b>Eldridge: Yes</b>	<b>Currie: Yes</b>	<b>S. Martin: Yes</b>
<b>Stumbo: Yes</b>	<b>Lovejoy Roe: Yes</b>	<b>Doe: Yes</b>	

**9. 1<sup>st</sup> READING PROPOSED ORDINANCE NO. 2011-415, AMENDING ORDINANCE NO. 2010-403 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 NEW JOB OPPORTUNITIES WITHIN THE CHARTER TOWNSHIP OF YPSILANTI**



**CHARTER TOWNSHIP OF YPSILANTI**  
**May 17, 2011 2011 REGULAR MEETING MINUTES**  
**PAGE 11**

Clerk Lovejoy Roe read the proposed ordinance into the record.

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Currie to approve 1<sup>st</sup> reading of Proposed Ordinance No. 2011-415, Amending Ordinance No. 2010-403, waiving, for a limited time, the charges required pursuant to the 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 new job opportunities within the Charter Township of Ypsilanti.**

Trustee Scott Martin said he would like the Board to pursue getting water and sewer to Ford Heritage Park.

Supervisor Stumbo explained the ordinance required a building plan or building on site in order to get the waiver.

Treasurer Doe stated that over the last two and a half years, the community lost over \$227,000 in benefit charges and T&T charges. He explained the purpose of the waiver was to stimulate new business but out of those savings, only four businesses took advantage of the ordinance and three of those were existing businesses. Treasurer Doe stated he no longer supported the ordinance because it had not done what was anticipated. He said his recommendation was not to extend the ordinance.

Supervisor Stumbo said building homes did create jobs but the ordinance had not enticed development as the Board had hoped. She stated she agreed with Treasurer Doe and she no longer supported the ordinance.

Trustee Eldridge said he also agreed but he would also like Trustee Scott Martin to continue to explore obtaining water and sewer at Ford Heritage Park.

**A friendly amendment was made by Clerk Lovejoy Roe to extend the waiver until December 2011. The was no support for the amendment.**

**The motion failed as follows:**

<b>M. Martin: No</b>	<b>Eldridge: No</b>	<b>Currie: No</b>	<b>S. Martin: No</b>
<b>Stumbo: No</b>	<b>Lovejoy Roe: No</b>	<b>Doe: No</b>	

**10. REQUEST OF PROPERTY OWNER, ROBERT SPENCER OF GRAND TETON PROPERTIES TO REZONE 5401 WHITTAKER ROAD FROM OS-1, OFFICE SERVICE DISTRICT TO TC3, TOWN CENTER 3**

**A motion was made by Trustee Eldridge, supported by Clerk Lovejoy Roe to approve request of property owner, Robert Spencer of Grand Teton Properties to rezone 5401 Whittaker Road from OS-1 , Office Service District to TC3, Town Center 3.**

Supervisor Stumbo said normally a 1<sup>st</sup> and 2<sup>nd</sup> reading of an ordinance was necessary for a rezoning.

Joe Lawson, Planning and Development Coordinator confirmed that two readings were needed for a rezoning.

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to table the agenda item to the next regular meeting. The motion carried as follows:**

<b>M. Martin: Yes</b>	<b>Eldridge: Yes</b>	<b>Currie: Yes</b>	<b>S. Martin: Yes</b>
<b>Stumbo: Yes</b>	<b>Lovejoy Roe: Yes</b>	<b>Doe: Yes</b>	

**11. REQUEST AUTHORIZATION TO INITIATE LEGAL ACTION, IF NECESSARY, IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE PUBLIC NUISANCE FOR THE PROPERTY LOCATED AT 1532 OUTERLANE**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve request for authorization to initiate legal action, if necessary, in Washtenaw County Circuit Court to Abate Public Nuisance for the property located at 1532 Outerlane.**

Ron Fulton, Building Director provided a detailed overview of the violations and the OCS departments attempt to bring the business into compliance.

**The motion carried unanimously.**

**12. REQUEST OF ERIC COPELAND, FIRE CHIEF TO APPROVE ANNUAL CONTRACT WITH TOTAL FITNESS CONCEPTS IN THE AMOUNT OF \$4,760.00 BUDGETED IN LINE ITEM #206.206.000.719.006 AND TO AUTHORIZE SIGNING OF THE CONTRACT**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Hall Currie to approve request of Eric Copeland, Fire Chief, to approve Annual Contract with Total Fitness Concepts in the amount of \$4,760.00 budgeted in line item #206.206.000.719.006 and to authorize signing of the Contract (see attached). The motion carried unanimously.**

Fire Chief Copeland provided an overview of the Total Fitness program and explained the benefit to the department. He said the cost was approximately \$15 a month, per firefighter and he felt it was a very viable program. Chief Copeland explained that the program was mandatory and although it did not reduce the number of injuries, there was a direct correlation to the reduction in recovery time.

Trustee Eldridge requested that the Chief provide the following information that was part of the Total Fitness contract:

- A. Development of operating policies and procedures that will be a reference source identifying standard operating procedures for the program
- B. Staffing and scheduling of staff and programs
- C. Continuing education and materials on exercise, nutrition, and general health related topics presented in six scheduled worksite seminars

**The motion carried unanimously.**

**13. REQUEST OF ERIC COPELAND, FIRE CHIEF TO APPROVE HURON VALLEY AMBULANCE SERVICE AGREEMENT FOR THE PERIOD OF JULY 1, 2011 THROUGH JUNE 30, 2012 IN THE AMOUNT OF \$67,854.12, BUDGETED IN LINE ITEM #206.206.000.857.001**

**A motion was made by Trustee Eldridge, supported by Treasurer Doe to approve request of Eric Copeland, Fire Chief, to approve Huron Valley Ambulance Service Agreement for the period of July 1, 2011 through June 30, 2012 in the amount of \$67,854.12 and to authorize signing of the agreement (see attached). The motion carried unanimously.**

**14. REQUEST OF ERIC COPELAND, FIRE CHIEF, TO APPROVE AMENDED AND RESTATED INTERLOCAL AGREEMENT FOR WESTERN WAYNE COUNTY FIRE DEPARTMENT MUTUAL AID ASSOCIATION AND MUTUAL AID BOX ALARM SYSTEM DIVISION AND TO AUTHORIZE SIGNING OF THE AGREEMENT**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve request of Eric Copeland, Fire Chief, to approve Amended and Restated Interlocal Agreement for Western Wayne County Fire Department Mutual Aid Association and Mutual Aid Box Alarm System Division and to authorize signing of the Agreement. The motion carried unanimously.

**15. UPDATED – 2011 ANNUAL CONTRACTS AND RENEWALS**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Hall Currie to approve updated – 2011 Annual Contracts and Renewals (see attached). The motion carried unanimously.

**16. SET PUBLIC HEARING DATE:**

- A. TUESDAY, JUNE 21, 2011 AT APPROXIMATELY 6:30 P.M. TO HEAR REQUEST OF BINA BOSAL INTERNATIONAL NORTH AMERICA, LOCATED AT 1476 SEAVER WAY IN YPSILANTI TOWNSHIP, FOR THE CREATION OF AN INDUSTRIAL DEVELOPMENT DISTRICT**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to set Public Hearing date of June 21, 2011 at approximately 6:30 p.m. to hear request of Bina Bosal International North America, located at 1476 Seaver Way in Ypsilanti Township, for the creation of an Industrial Development District. The motion carried unanimously.

**DISCUSSION ONLY ITEMS**

**A. CONSENT AGENDA**

Clerk Lovejoy Roe provided a brief overview of what a consent agenda could include. She further explained the process for approving a consent agenda.

Trustee Mike Martin stated he was in favor of a consent agenda but felt the it would be better to start on a small scale and include such items as Statements and Checks, the minutes and the Treasurer's report.

Trustee Scott Martin said Scio Township used a consent agenda and it worked well and he was willing to try it here.

Supervisor Stumbo said she agreed with Trustee Mike Martin that they should start with items that do not usually have discussion such as, as Statements and Checks, the minutes and the Treasurer's report.

The Board agreed to try a consent agenda on a trial basis that would include Statements and Checks, the minutes and the Treasurer's report.

**B. CIVIC CENTER PAYMENT DROP BOX**

Treasurer Doe stated that several complaints had been received from residents that had come to the Civic Center to make a payment, only to learn the building

**CHARTER TOWNSHIP OF YPSILANTI**  
**May 17, 2011 2011 REGULAR MEETING MINUTES**  
**PAGE 14**

was closed for lunch or that the building closed at 4:30 p.m. He explained that the payment drop box would be used to collect tax payments, absentee ballots and possibly building permits, anytime the building was closed. Treasurer Doe asked for the Board's consideration in moving the item forward.

Clerk Lovejoy Roe said Pittsfield Township utilized a drop box for ballots and bills and she would support moving forward.

Supervisor Stumbo stated she had seen several residents come at lunchtime to make payment and she would support it 100%.

Trustee Scott Martin said Scio Township had used a drop box for six years with no problem and he also supported moving forward.

The Board agreed to move forward with installing a drop box.

**C. TRUSTEE REPORT**

Clerk Lovejoy Roe stated the three full-time officials had agreed to alternate the monthly board reports but in retrospect, the entire Board should have been consulted. She asked if the Board wanted to continue to alternate the reports or keep them on every agenda.

The Trustees wanted them on each agenda.

**OTHER BUSINESS**

Supervisor Stumbo informed the Board that Lake Shore Apartments would hold their Annual Community Fireworks on July 1, 2 and 3, 2011. She explained the fireworks were 100% funded by Lake Shore but the State of Michigan required Board approval before a permit would be issued.

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve the Lake Shore Apartments fireworks permit and to authorize signing of the permit. The motion carried unanimously.**

**AUTHORIZATIONS AND BIDS**

**A. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO AUTHORIZE UPGRADE OF BS&A SOFTWARE SYSTEM**

**A motion for discussion was made by Trustee Eldridge, supported by Treasurer Doe to approve the upgrade of the BS&A Software System.**

Mike Radzik, OCS Director explained the upgrade was for five BS&A Software System components the Township currently used and to purchase one additional component that would solve the synchronization and replication problems. He said the BS&A system was used by Assessing, Treasurers, Building Department, Planning and Ordinance. Mr. Radzik further explained the total cost was approximately \$50,000 spread over three years with the first installment budgeted in 2011.

Treasurer Doe stated there was some concern because the county had advised against issuing summer taxes in the old system and trying to transfer into a new system for the winter taxes. He questioned how soon the upgrade could be installed.

Mr. Radzik said if BS&A was unable to meet the Township's schedule, the upgrade could be purchased and installed at a later date.

**CHARTER TOWNSHIP OF YPSILANTI  
May 17, 2011 2011 REGULAR MEETING MINUTES  
PAGE 15**

**A friendly amendment was made by Clerk Lovejoy Roe to include that the upgrade would be in three annual payments of \$16,762, budgeted in line item #101.266.000.977.001. The friendly amendment was accepted.**

Clerk Lovejoy Roe stated she distributed an email to the Board from a resident concerned about the BS&A upgrade.

Mr. Radzik responded that the Township needed to be consistent with the same system used by the County.

**The motion carried unanimously.**

**STATEMENTS AND CHECKS**

**A motion was made by Treasurer Doe, supported by Trustee Eldridge to approve Statements and Checks for May 3, 2011 in the amount of \$552,849.82 and May 17, 2011 in the amount of \$1,022,773.02. The motion carried unanimously.**

**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 9:50 p.m.

Respectfully submitted,

Brenda L. Stumbo, Supervisor  
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

**OFFICE OF THE TREASURER  
LARRY J. DOE**



**MONTHLY TREASURER'S REPORT  
APRIL 1, 2011 THROUGH APRIL 30, 2011**

<b>Account Name</b>	<b>Beginning Balance</b>	<b>Cash Receipts</b>	<b>Cash Disbursements</b>	<b>Ending Balance</b>
101 - General Fund	3,680,314.82	736,074.22	881,945.13	3,534,443.91
101 - Payroll	110,555.70	657,317.87	660,574.32	107,299.25
101 - Willow Run Escrow	141,217.88	11.61	0.00	141,229.49
206 - Fire Department	2,646,133.86	1,576.29	223,990.71	2,423,719.44
208 - Parks Fund	23,017.26	1.89	0.00	23,019.15
211 - Bicycle Path	34,726.23	2.85	0.00	34,729.08
212 - Roads/Bike Path/Rec/General Fund	570,768.16	46.92	0.00	570,815.08
225 - Environmental Clean-up	443,231.39	36.43	0.00	443,267.82
226 - Environmental Services	3,474,067.25	1,001,393.63	469,898.18	4,005,562.70
230 - Recreation	56,272.99	86,642.09	108,286.90	34,628.18
236 - 14-B District Court	75,411.84	93,483.53	69,291.00	99,604.37
244 - Economic Development	67,013.43	5.51	0.00	67,018.94
245 - Public Improvement	421,398.22	34.63	0.00	421,432.85
248 - Rental Inspections	4,627.00	2,070.33	4,414.52	2,282.81
249 - Building Department Fund	243,435.74	19,733.85	18,788.26	244,381.33
250 - LDFA Tax	304.45	0.03	0.00	304.48
252 - Hydro Station Fund	478,027.01	41,554.73	13,862.63	505,719.11
266 - Law Enforcement Fund	1,296,762.11	59.65	866,333.83	430,487.93
280 - State Grants	18,338.32	1.51	0.00	18,339.83
283 - Neighborhood Stabilization	58,650.73	14,508.73	0.00	73,159.46
301 - General Obligation	423,893.71	49.65	0.00	423,943.36
396 - Series "A" Bond Payments	50,112.91	1.02	41,793.13	8,320.80
397 - Series "B" Cap. Cost of Funds	9,428.96	0.59	3,500.00	5,929.55
398 - LDFA 2006 Bonds	76,223.97	138,194.47	117,435.00	96,983.44
498 - Capital Improvement 2006 Bond Fund	346,205.81	28.39	1,011.82	345,222.38
584 - Green Oaks Golf Course	88,039.85	63,029.79	37,476.89	113,592.75
590 - Compost Site	1,099,389.63	7,582.97	11,255.73	1,095,716.87
595 - Motor Pool	422,612.89	34.60	3,029.07	419,618.42
701 - General Tax Collection	75,364.25	42,132.58	11,667.59	105,829.24
703 - Current Tax Collections	16,353,797.12	1,042,888.28	2,178,111.95	15,218,573.45
707 - Bonds & Escrow/GreenTop	646,182.34	3,361.54	10,673.75	638,870.13
708 - Fire Withholding Bonds	29,044.87	46,442.96	0.00	75,487.83
893 - Nuisance Abatement Fund	104,996.40	83.24	2,681.70	102,397.94
ABN AMRO Series "B" Debt Red. Cap.Int.	79,288.74	2.35	15,632.11	63,658.98
Comerica Series B Bond	2,042.87	0.25	25.86	2,017.26
<b>GRAND TOTAL</b>	<b>33,650,898.71</b>	<b>3,998,388.98</b>	<b>5,751,680.08</b>	<b>31,897,607.61</b>

**RESOLUTION 2011-7**

**Huron River Wake Zone Between  
Bridge Road And Rawsonville Road**

**Whereas**, a sensor system is being installed on the Huron River to improve the response times of first responders when emergencies occur on the Huron River; and

**Whereas**, the sensor system may be activated if vessels operated on the Huron River between Bridge Road and Rawsonville Road exceed no wake speeds; and

**Whereas**, the Water Conservation Advisory Committee supports the establishment of a Huron River wake zone between Bridge Road and Rawsonville Road to reduce soil erosion and promote water quality;

**Now therefore, be it resolved**, that the Charter Township of Ypsilanti Board of Trustees hereby adopts and incorporates by reference Ordinance 2011-413 establishing a no wake zone on the Huron River between Bridge Road and Rawsonville Road.

**PROPOSED ORDINANCE NO. 2011-413**

An Ordinance to Amend Chapter 46  
of the Ypsilanti Charter Township  
Code of Ordinances

The Charter Township of Ypsilanti hereby ordains that the following provision be added to Chapter 46 Parks and Recreation, Section 227 Speed Limit posted areas:

A person shall not operate a vessel on the Huron River in the area between Bridge Road and Rawsonville Road at a speed greater than slow-no wake or the minimum speed necessary for the vessel to maintain forward movement within designated areas posted "slow-no wake speed."

**Severability**

Should any section, subdivision, sentence, clause or phrase of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part as invalidated.

**Publication**

This Ordinance shall be published in a newspaper of general circulation as required by law.

**Effective date**

This Ordinance shall become effective upon publication in a newspaper of general circulation as required by law.



**CHARTER TOWNSHIP OF YPSILANTI**  
**2011 BUDGET AMENDMENT #5**  
**May 17, 2011**

**101 - GENERAL OPERATIONS FUND**

<b>Total Increase</b>	<u><u><b>\$347,096.00</b></u></u>
-----------------------	-----------------------------------

Increase the General Fund budget by \$347,096.10 for road construction agreed to by Washtenaw County Road Commission (WCRC). This will be funded by appropriation of prior year designated fund balance. Total cost of the road work contract is \$814,549.44 less WCRC Conventional Match of \$64,219.00, less WCRC Primary Match \$43,333.34, less WCRC Drainage Match \$5,924.00 leaving the estimated amount to be paid by the Township of \$701,073.10. There is currently \$353,977 budgeted in the Public Improvement Fund 245 budgeted for road construction in 2011 to be used for the difference.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	<u>\$347,096.00</u>
		Net Revenues	<u><u>\$347,096.00</u></u>
Expenditures:	Highway & Street-Road Construction	101-446-000-818.022	<u>\$347,096.00</u>
		Net Expenditures	<u><u>\$347,096.00</u></u>

*Supervisors*  
BRENDA L. STUMBO  
*Clerk*  
KAREN LOVEJOY ROE  
*Treasurer*  
LARRY J. DOE  
*Trustees*  
JEAN HALL CURRIE  
STAN ELDRIDGE  
MIKE MARTIN  
SCOTT MARTIN



**Supervisor's Office**

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

TO: Karen Lovejoy Roe, Clerk  
FROM: Brenda L. Stumbo, Supervisor *Brenda*  
DATE: May 9, 2011  
RE: 2011 Tax Rate Request – L-4029

Attached is the proposed 2011 Tax Rate Request. Please place this item on the May 17, 2011 agenda for the Board's consideration.

If you have any questions, please contact my office.

tk

Attachment

# **2011 Tax Rate Request** (This form must be completed and submitted on or before September 30, 2011)

## **MILLAGE REQUEST REPORT TO COUNTY BOARD OF COMMISSIONERS**

This form is issued under authority of MCL Sections 211.24e, 211.34 and 211.34d. Filing is mandatory; Penalty applies.

Carefully read the instructions on page 2.

County(ies) Where the Local Government Unit Levies Taxes <b>Washtenaw County</b>	2011 Taxable Value of ALL Properties in the Unit as of 5-23-11 <b>1,214,542,867</b>
Local Government Unit Requesting Millage Levy <b>Charter Township of Ypsilanti</b>	For LOCAL School Districts: 2011 Taxable Value excluding Principal Residence, Qualified Agricultural, Qualified Forest, Industrial Personal and Commercial Personal Properties.

This form must be completed for each unit of government for which a property tax is levied. Penalty for non-filing is provided under MCL Sec 211.119. The following tax rates have been authorized for levy on the 2011 tax roll.

(1) Source	(2) Purpose of Millage	(3) Date of Election	(4) Original Millage Authorized by Election Charter, etc.	(5) ** 2010 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(6) 2011 Current Year "Headlee" Millage Reduction Fraction	(7) 2011 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(8) Sec. 211.34 Truth in Assessing or Equalization Millage Rollback Fraction	(9) Maximum Allowable Millage Levy *	(10) Millage Requested to be Levied July 1	(11) Millage Requested to be Levied Dec. 1	(12) Expiration Date of Millage Authorized
Allocated	Gen Op		1.1160	1.0322	1.0000	1.0322	1.0000	1.0322		1.0322	N/A
Voted	Fire Prot	5/5/09	2.8000	2.8000	1.0000	2.8000	1.0000	2.8000		2.8000	2012
Voted	Sld Wst	5/5/09	1.6800	1.6800	1.0000	1.6800	1.0000	1.6800		1.6800	2012
Voted	Police	5/5/09	3.5000	3.5000	1.0000	3.5000	1.0000	3.5000		3.5000	2012
Voted	Rec/BP	5/5/09	1.0059	1.0059	1.0000	1.0059	1.0000	1.0059		1.0059	2012
PA 235	F Pen/HC	N/A						.3819		.3819	
Voted	Police	11/2/10	1.5000	1.5000	1.0000	1.5000	1.0000	1.5000		1.5000	2012

Prepared by <b>Linda Gosselin</b>	Telephone Number <b>(734) 487-4927</b>	Title of Preparer <b>Assessor</b>	Date
--------------------------------------	---	--------------------------------------	------

**CERTIFICATION:** As the representatives for the local government unit named above, we certify that these requested tax levy rates have been reduced, if necessary to comply with the state constitution (Article 9, Section 31), and that the requested levy rates have also been reduced, if necessary, to comply with MCL Sections 211.24e, 211.34 and, for LOCAL school districts which levy a Supplemental (Hold Harmless) Millage, 380.1211(3).

<input checked="" type="checkbox"/> Clerk	Signature	Print Name	Date
<input type="checkbox"/> Secretary		<b>Karen Lovejoy Roe</b>	
<input type="checkbox"/> Chairperson	Signature	Print Name	Date
<input checked="" type="checkbox"/> Treasurer		<b>Brenda L. Stumbo</b>	

\* Under Truth in Taxation, MCL Section 211.24e, the governing body may decide to levy a rate which will not exceed the maximum authorized rate allowed in column 9. The requirements of MCL 211.24e must be met prior to levying an operating levy which is larger than the base tax rate but not larger than the rate in column 9.

**\*\* IMPORTANT:** See instructions on page 2 regarding where to find the millage rate used in column (5).

Local School District Use Only. Complete if requesting millage to be levied. See STC Bulletin 3 of 2011 for instructions on completing this section.

Total School District Operating Rates to be Levied (HH/Supp and NH Oper ONLY)	Rate
For Principal Residence, Qualified Ag, Qualified Forest and Industrial Personal	
For Commercial Personal	
For all Other	

## 2011 YPSILANTI TOWNSHIP SECOND AGREEMENT

THIS AGREEMENT, made and entered into this 17th day of May, 2011, by and between the Township Board of Ypsilanti Township, Washtenaw County, parties of the first part and the Board of Washtenaw County Road Commissioners, parties of the second part.

WHEREAS, the parties of the first part desire that certain improvements be made upon the local roads in the Township of Ypsilanti, and

WHEREAS, proper authority is provided to the parties of the agreement under the provisions in Act 51 of Public Acts of 1951 as amended,

IT IS NOW THEREFORE AGREED, the parties of the second part will accomplish the improvements as specified herein, all in accordance with the standards of the parties of the second part.

1. Dust Control (497-11-108):

Placement of three (3) solid applications of contract brine on all certified, local gravel/limestone roads within the township. Estimated 68,880 gallons at \$0.188 per gallon.

Estimated Project Cost of 3 applications: \$ 12,949.44

2. River Street, Clark to Ypsilanti City Limits:

Work to include minor roadside ditching, milling the existing surface, the placement of a 3" bituminous overlay and shoulder restoration. Final cost to be determined by competitive bid.

Estimated Project Cost: \$ 38,800.00

3. Ellis Road, Morgan to Michigan Avenue:

Work to include milling the existing surface, the placement of a 3" bituminous overlay and shoulder restoration. Final cost to be determined by competitive bid.

Estimated Project Cost: \$ 193,700.00

4. Fairview Heights Subdivision:

Work to include minor roadside ditching, milling the existing surface, the placement of a 3" bituminous overlay and shoulder restoration. Roads to include: Boston, Washtenaw to Collegewood; Collegewood, Boston To Whittier; Whittier, Maulbetsch to Collegewood; Maulbetsch, the dead end to Washtenaw. Final cost to be determined by competitive bid.

Estimated Project Cost: \$ 75,500.00



5. Twin Towers, Holmes to Forest:

Work to include milling the existing surface and the placement of a 3" bituminous overlay. Final cost to be determined by competitive bid.

Estimated Project Cost: \$ 44,000.00

6. Service Drive, Emerick to Share:

Work to include minor roadside ditching, milling the existing surface and the placement of a 3" bituminous overlay. Final cost to be determined by competitive bid.

Estimated Project Cost: \$ 126,000.00

7. Scott Court north of Michael Drive:

Work to include the installation of a 6" drain tile, milling the existing surface and the placement of a 3" bituminous overlay. Final cost to be determined by competitive bid.

Estimated Project Cost: \$ 56,600.00

PRIMARY ROAD IMPROVEMENTS

8. Stony Creek, Whittaker to Textile:

Work include minor roadside ditching, culvert replacement, milling the existing surface and the placement of a 2" bituminous overlay. Final cost to be determined by competitive bid.

Estimated Project Cost: \$ 136,000.00

9. Martz Road, Whittaker to Tuttle Hill:

Work include milling the existing surface and the placement of a 2" bituminous overlay. Final cost to be determined by competitive bid.

Estimated Project Cost: \$ 131,000.00

It is further understood that the Charter Township of Ypsilanti will be a named insured on the Washtenaw County Road Commission's coverages for liability for the contracted activities described above. The Road Commission will submit a certificate of insurance evidencing such coverages to the Township Clerk prior to implementation of services under the contract. Each party to this contract shall be responsible for the acts and omissions of its employees and agents.

AGREEMENT SUMMARY

2011 LOCAL ROAD PROGRAM

Local Road Dust Control	\$ 12,949.44
River Street	38,800.00
Ellis Road	193,700.00

2011 Ypsilanti Township Second Agreement  
Page Three

Fairview Heights Subdivision	75,500.00
Twin Towers	44,000.00
Service Drive	126,000.00
Scott Court	<u>56,600.00</u>

Total Local Road Program \$ 547,549.44

PRIMARY ROAD IMPROVEMENTS	\$ 136,000.00
Stony Creek Road	<u>131,000.00</u>
Martz Road	\$ 267,000.00

Total Primary Road Program

Total Local & Primary Programs \$ 814,549.44

Less WCRC Conventional Match	\$ 64,219.00
Less WCRC Primary Match	43,333.34
Less WCRC Drainage Match	<u>5,924.00</u>

ESTIMATED AMOUNT TO BE PAID BY YPSILANTI  
TOWNSHIP UNDER THIS AGREEMENT DURING 2011: \$ 701,073.10

FOR YPSILANTI TOWNSHIP:

Brenda L. Stumbo  
Brenda L. Stumbo, Supervisor

Ruby Walker Witness

Karen Lovejoy Roe  
Karen Lovejoy Roe, Clerk

Nancy Wyrzykowski Witness

FOR WASHTENAW COUNTY ROAD COMMISSION:

Douglas E. Fuller, Chair

\_\_\_\_\_  
Witness

Steven M. Puuri, Managing Director

\_\_\_\_\_  
Witness

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



**Office of Community  
Standards**

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

---

## **Memorandum**

**To:** Karen Lovejoy Roe, Township Clerk  
**From:** Joe Lawson, Planning Coordinator  
**Date:** May 6, 2011  
**Re:** Ordinance to Confirm Planning Commission

---

Pursuant to Section 81 of the Michigan Planning Act, P.A. 33 of 2008, the Township Board is required to adopt an Ordinance to Confirm the Establishment of a Planning Commission with Zoning Authority.

Staff has recently been working with Township Legal Counsel in order to compose the necessary ordinance for the Board's review and consideration.

With that said, please accept this request to include the First Reading of Ordinance # to confirm the establishment of a Planning Commission with Zoning Authority as required under Section 81 of the Michigan Planning Act (P.A. 33, of 2008).

**RESOLUTION 2011-8**  
**PROPOSED**

**WHEREAS**, the Michigan Legislature, in recent years, has adopted a new Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq, a new Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3105, et seq. whose provisions in part provide for the establishment of Planning Commissions in those municipalities, including Townships, that did not at that time have existing Planning Commissions and to provide that those municipalities, including townships, that did have an established Planning Commission, reconfirm by ordinance the existence and conform the powers of such Planning Commissions to the new Michigan Planning Enabling Act; and

**WHEREAS**, MCL 125.3881 requires municipalities, including Townships, to have adopted such an ordinance as described above by July 1, 2011; and

**WHEREAS**, proposed Ordinance 2011-414 confirms the establishment under the Michigan Planning and Enabling Act of the Charter Township of Ypsilanti Planning Commission; provides for the powers, duties, and limitations of that Planning Commission; and repeals any ordinances or resolutions in conflict with this ordinance; and

**WHEREAS**, the passage of the proposed Ordinance 2011-414 is necessary to preserve the integrity of the Charter Township of Ypsilanti's Planning Commission with respect to its actions taken from July 1, 2011 forward while at the same time the proposed Ordinance 2011-414 approves, ratifies and reconfirms all actions taken by the preceding Planning Commission.



***NOW, THEREFORE,***

***BE IT THEREFORE RESOLVED,*** that the ***Charter Township of Ypsilanti***

***Board of Trustees*** hereby adopts by reference Ordinance No. 2011-414 as attached in its entirety which Ordinance confirms the establishment under the Michigan Planning and Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq. of the Charter Township of Ypsilanti Planning Commission; provides for the composition of that Planning Commission; provides for the powers, duties and limitations of that Planning Commission and repeals any ordinance or parts of ordinances or resolutions in conflict with this Ordinance

**Proposed Ordinance 2011 - 414**  
**Charter Township of Ypsilanti**  
**WASHTENAW COUNTY, MICHIGAN**  
**Ordinance to Confirm the Establishment of a**  
**Planning Commission with Zoning Authority *(Annotated)***

AN ORDINANCE TO CONFIRM THE ESTABLISHMENT UNDER THE MICHIGAN PLANNING ENABLING ACT, PUBLIC ACT 33 OF 2008, MCL 125.3801, ET SEQ., OF THE CHARTER TOWNSHIP OF YPSILANTI PLANNING COMMISSION; PROVIDE FOR THE COMPOSITION OF THAT PLANNING COMMISSION; PROVIDE FOR THE POWERS, DUTIES AND LIMITATIONS OF THAT PLANNING COMMISSION; AND REPEAL ANY ORDINANCE OR PARTS OF ORDINANCES OR RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE.

**THE CHARTER TOWNSHIP OF YPSILANTI, WASTHENAW COUNTY, MICHIGAN, HEREBY ORDAINS:**

**SECTION I - SCOPE, PURPOSE AND INTENT**

This ordinance is adopted pursuant to the authority granted the Charter Township of Ypsilanti Board (hereinafter Township Board) under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., and the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3101, et seq., to establish a planning commission with the powers, duties and limitations provided by those Acts and subject to the terms and conditions of this ordinance and any future amendments to this ordinance.

The purpose of this ordinance is to provide that the Township Board shall hereby confirm the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., of the Charter Township of Ypsilanti Planning Commission formerly established under the Township Planning Act, Public Act 168 of 1959, MCL 125.321, et seq., to establish the appointments, terms, and membership of the Planning Commission; to identify the officers and the minimum number of meetings per year of the Planning Commission; and to prescribe the authority, powers and duties of the Planning Commission.

**SECTION II - ESTABLISHMENT**

The Township Board hereby confirms the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., of the Ypsilanti Township Planning Commission (hereinafter Planning Commission) formerly established under the Township Planning Act, Public Act 168 of 1959, MCL 125.321, et seq., The Planning Commission shall have 7 members. Members of the Planning Commission as of the effective date of this Ordinance shall, except for an ex officio member whose remaining term on the Planning Commission shall be limited to his or her term on the Township Board, continue to serve for the remainder of their existing terms so long as they continue to meet all of the eligibility requirements for Planning Commission membership set forth within the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq.

### **SECTION III - APPOINTMENTS AND TERMS**

Subject to approval by a majority vote of the elected and serving members of the Township Board, the Township Supervisor shall appoint all members of the Planning Commission, including one member of the Township Board who shall serve as an ex officio member with full voting rights. The Planning Commission members, other than the ex officio member, shall serve for terms of three (3) years each. The ex officio member's term shall expire with his or her term on the Township Board. A Planning Commission member shall hold office until his or her successor is appointed. A vacancy shall be filled by appointment to the unexpired term in the same manner as the original appointment. Other than the ex officio member, no other elected officer or employee of the Township is eligible to be a member of the Planning Commission.

Planning Commission members shall be qualified electors of the Township, except that one Planning Commission member may be an individual who is not a qualified elector of the Township. The membership of the Planning Commission shall be representative of important segments of the community, such as the economic, governmental, educational, and social development of the Township, in accordance with the major interests as they exist in the Township, such as agriculture, natural resources, recreation, education, public health, government, transportation, industry, and commerce. The membership shall also be representative of the entire geography of the Township to the extent practicable.

### **SECTION IV - REMOVAL**

The Township Board may remove a member of the Planning Commission for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing.

### **SECTION V - CONFLICT OF INTEREST**

The Planning Commission shall in its Bylaws provide rules regarding what constitutes a conflict of interest.

### **SECTION VI - COMPENSATION**

The Planning Commission members may be compensated for their services as provided by Township Board resolution. The Planning Commission may adopt bylaws relative to compensation and expenses of its members for travel when engaged in the performance of activities authorized by the township board, including, but not limited to, attendance at conferences, workshops, educational and training programs and meetings.

### **SECTION VII - OFFICERS AND COMMITTEES**

The Planning Commission shall elect a chairperson and a secretary from its members, and may create and fill other offices as it considers advisable. An ex officio member of the Planning Commission is not eligible to serve as chairperson. The term of each office shall be 1 year, with opportunity for reelection as specified in the Planning Commission Bylaws.

The Planning Commission may also appoint advisory committees whose members are not members of the Planning Commission.

### **SECTION VII - BYLAWS, MEETINGS AND RECORDS**

The Planning Commission shall adopt Bylaws for the transaction of business.

The Planning Commission shall hold at least four (4) regular meetings each year, and shall by resolution determine the time and place of the meetings.

Unless otherwise provided in the Planning Commission's Bylaws, a special meeting of the Planning Commission may be called by the chairperson or by two (2) other members, upon written request to the secretary. Unless the Bylaws otherwise provide, the secretary shall send written notice of a special meeting to Planning Commission members at least forty-eight (48) hours before the meeting.

The business that the Planning Commission may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act, Public Act 267 of 1976, MCL §15.261, et seq.

The Planning Commission shall keep a public record of its resolutions, transactions, findings, and determinations. A writing prepared, owned, used, in the possession of, or retained by the Planning Commission in the performance of an official function shall be made available to the public in compliance with the Freedom of Information Act, Public Act 442 of 1976, MCL §15.231, et seq.

## **SECTION IX - ANNUAL REPORT**

The Planning Commission shall make an annual written report to the township board concerning its operations and the status of the planning activities, including recommendations regarding actions by the Township Board related to planning and development.

## **SECTION X - AUTHORITY TO MAKE MASTER PLAN**

Under the authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL §125.3801, et seq., and other applicable planning statutes, the Planning Commission shall make a Master Plan as a guide for development within the Township's planning jurisdiction. The procedure for adoption or amendment of a Master Plan shall be as prescribed in Article III of the Act, MCL §125.3831 through §125.3851.

Final authority to approve a Master Plan or any amendments thereto shall rest with the Township Board after recommendation of the Planning Commission in accordance with the Act. The Township Board shall pass a resolution in accordance with MCL §125.3843(3) asserting its right to approve or reject a master plan.

Unless rescinded by the Township, any plan adopted or amended under the Township Planning Act, Public Act 168 of 1959, MCL §125.321, et seq., need not be readopted under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL §125.3801, et seq.

## **SECTION XI - ZONING POWERS**

The Township Board hereby confirms the transfer of all powers, duties, and responsibilities provided for Zoning Boards or Zoning Commissions by the former Township Zoning Act, Public Act 184 of 1943, MCL 125.271, et seq.; the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3101, et seq.; or other applicable zoning statutes to the Charter Township of Ypsilanti Planning Commission formerly established under the Township Planning Act, Public Act 168 of 1959, MCL 125.321, et seq.

Any existing Zoning Ordinance shall remain in full force and effect except as otherwise amended or repealed by the Township Board.

## **SECTION XII - SUBDIVISION AND LAND DIVISION RECOMMENDATIONS**

The Planning Commission may recommend to the Township Board provisions of an ordinance or rules governing the subdivision of land. Before recommending such an ordinance or rule, the Planning Commission shall hold a public hearing on the proposed ordinance or rule. The Planning Commission shall give notice of the time and place of the public hearing not less than fifteen (15) days before the hearing by publication in a newspaper of general circulation within the Township.

The Planning Commission shall review and make recommendation on a proposed plat before action thereon by the Township Board under the Land Division Act, Public Act 288 of 1967, MCL §560.101, et seq. The Planning Commission shall recommend approval, approval with conditions, or disapproval of a plat within sixty-three (63) days after the plat is submitted to the Planning Commission unless the plat proprietor waives this requirement and consents to an extension of the sixty-three (63) day period. Before making its recommendation, the Planning Commission shall hold a public hearing on the proposed plat. A plat submitted to the Planning Commission shall contain the name and address of the proprietor or other person to whom notice of a hearing shall be sent. Not less than fifteen (15) days before the date of the hearing, notice of the date, time and place of the hearing shall be sent to that person at that address by mail and shall be published in a newspaper of general circulation in the Township. Similar notice shall be mailed to the owners of land immediately adjoining the proposed platted land.

### **SECTION XIII - SEVERABILITY**

The provisions of this ordinance are hereby declared to be severable, and if any part is declared invalid for any reason by a court of competent jurisdiction, it shall not affect the remainder of the ordinance, which shall continue in full force and effect.

### **SECTION XIV - REPEAL**

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed. The Resolution or Ordinance establishing the Charter Township of Ypsilanti Planning Commission under the Township Planning Act, Public Act 168 of 1959, MCL 125.321, et seq., is/are, hereby repealed and replaced by this Ordinance.

### **SECTION XV - APPROVAL, RATIFICATION, AND RECONFIRMATION.**

All official actions taken by The Charter Township of Ypsilanti Board of Trustees and/or its Planning Commission preceding the Commission created by this Ordinance are hereby approved, ratified, and reconfirmed. Any project, review, or process taking place at the effective date of this Ordinance shall continue with the Planning Commission created by this Ordinance, subject to the requirements of this Ordinance, and shall be deemed a continuation of any such previous project, review or process. This Ordinance shall be in full force and effect from and after its adoption and publication.

### **SECTION XVI - PUBLICATION AND EFFECTIVE DATE.**

The Township Clerk shall cause this Ordinance to be published in the manner required by law. This Ordinance shall be effective as of the date of final publication of the Ordinance.

# AGREEMENT

**THIS AGREEMENT** is made this \_\_\_\_\_ day of \_\_\_\_\_, 2011 by and between the **Charter Township of Ypsilanti**, 7200 South Huron River Drive, Ypsilanti, MI 48197, hereinafter called "**YPSILANTI TOWNSHIP**" and **Total Fitness Concepts, Inc.**, a Michigan Corporation of 4700 Westwind, Dexter, MI 48130, hereinafter called "**TOTAL FITNESS**".

**WHEREAS, YPSILANTI TOWNSHIP** wishes to retain **TOTAL FITNESS** for the purpose of operating a professionally directed worksite fitness program serving the Ypsilanti Township Fire Department.

**NOW THEREFORE**, in consideration of the mutual promise of **YPSILANTI TOWNSHIP** and **TOTAL FITNESS**, **YPSILANTI TOWNSHIP** and **TOTAL FITNESS** agree that:

1. **TOTAL FITNESS** will provide professional staffing for all services described below. Professional staff shall be defined as an individual who has had formal academic training and hold a bachelor's or graduate degree in either the health or exercise sciences, and has completed an approved clinical training program in cardiac rehabilitation.

2. **TOTAL FITNESS** shall provide health risk assessment, fitness testing, and exercise prescription for the personnel of the Ypsilanti Township Fire Department that will include:

- a. Medical history review - for the purpose of determining risk of exercise and cardiovascular risk status.
- b. Cardiovascular risk appraisal - for comparison with national norms and prediction of statistical risk for premature death or illness.
- c. Low back risk analysis - a profile of low back risk factors.
- d. Anthropometric measures - height, weight, and skinfold fat measures.
- e. Physical work capacity - a submaximal graded exercise test performed on a treadmill or bicycle ergometer for the purpose of estimating cardiovascular fitness and exercise prescription.
- f. Upper body strength and endurance - an assessment of chest, shoulder and arm strength using a submaximal effort on the bench press, and abdominal strength and endurance using a sit-up test.
- g. Low back flexibility - the sit and reach test will be administered for the purpose of assessing low back risk.
- h. Exercise prescription - individualized and based upon objective data obtained from the health risk and fitness assessment, and occupational need.

3. **TOTAL FITNESS** shall provide maintenance and supervision of the worksite fitness program to include:

- a. Development of operating policies and procedures that will be a reference source identifying standard operating procedures for the program.
- b. Staffing and scheduling of staff and programs.
- c. Continuing education and materials on exercise, nutrition, and general health related topics presented in six scheduled worksite seminars.

- d. Annual preventive maintenance that will include equipment records, maintenance schedules, and annual preventive maintenance on all cardiovascular equipment.

4. **TOTAL FITNESS** shall provide and be responsible for all cost associated with their general liability and malpractice insurance, and employee malpractice insurance. Such professional liability insurance will be at a rate of \$1,000,000/\$3,000,000 with \$1,000,000 malpractice coverage on each employee. **TOTAL FITNESS** affirms that the Charter Township of Ypsilanti will be named as insured on that policy.

5. In consideration of the above services provided by **TOTAL FITNESS**, **YPSILANTI TOWNSHIP** will make the following payment:

**Annual Cost - \$4760.00**

to be paid during the contractual period in quarterly payments as follows:

- 1st payment of \$1,190.00 due May 1, 2011
- 2nd payment of \$1,190.00 due August 1, 2011
- 3rd payment of \$1,190.00 due November 1, 2011
- 4th payment of \$1,190.00 due February 1, 2012

6. **YPSILANTI TOWNSHIP** shall provide and be responsible for all liability insurance cost relating to equipment, facilities, and personal injury.

7. **TOTAL FITNESS** shall indemnify and hold **YPSILANTI TOWNSHIP** harmless from all claims, suits, actions or damages resulting from **TOTAL FITNESS** negligent performance hereunder, including, but not limited to attorney fees, actual or alleged injury to any person or damage to any property, including **YPSILANTI TOWNSHIP** property, from **YPSILANTI TOWNSHIP** having to defend itself from a lawsuit relating to the operations conducted by **TOTAL FITNESS**.

8. **YPSILANTI TOWNSHIP** shall hold **TOTAL FITNESS** harmless from all expenses, including legal fees, which arise from the use of the worksite fitness center by township employees and others so designated by them who are not participants in the Ypsilanti Township Fire Department physical fitness program, and which are for actual or alleged injury to any person or damage to any property, including **YPSILANTI TOWNSHIP** property.

9. The relationship of **YPSILANTI TOWNSHIP** and **TOTAL FITNESS** under this agreement shall be that of independent contractors and not as employees or agents of each other, The parties shall not represent or hold themselves out as having a relationship with each other except that of independent contractors.

10. **TOTAL FITNESS** shall comply with all applicable law in performing the services of this agreement. This agreement shall be construed and enforced in accordance with the laws of the State of Michigan. Litigation on contractual causes arising from this agreement shall be brought in any court of competent jurisdiction located in Michigan or in a court of the State of Michigan.

11. This contract shall cover a period of one (1) year beginning March 1, 2011, and ending March 1, 2012.

The parties further agree to evaluate the program at the conclusion of one (1) year to determine the feasibility of the continuation of services by **TOTAL FITNESS**, any modifications thereto as to the program or to its pricing.

THIS AGREEMENT shall bind the parties hereto, their legal representatives, successors and assigns.

Signed at Ypsilanti, Michigan this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

YPSILANTI TOWNSHIP

TOTAL FITNESS CONCEPTS, INC.

by: \_\_\_\_\_

by: \_\_\_\_\_

Brenda Stumbo  
Supervisor  
Charter Township of Ypsilanti

James Henderson  
President  
Total Fitness Concepts, Inc.

by: \_\_\_\_\_

Karen Lovejoy Roe  
Clerk  
Charter Township of Ypsilanti

by: \_\_\_\_\_

Chief  
Ypsilanti Township Fire Department





HURON VALLEY  
AMBULANCE

1200 State Circle  
Ann Arbor, Michigan 48108-1691  
(734) 971-4420

*A Nonprofit Community Service*

*Accredited by the  
Commission on Accreditation  
of Ambulance Services*

April 29<sup>th</sup>, 2011

Chief Copeland  
Ypsilanti Charter Township  
Fire Department  
222 S. Ford Blvd.  
Ypsilanti, MI 48198

Dear Chief Copeland:

Huron Valley Ambulance wishes to renew the Service Agreement with your Fire Department. If it is agreeable to you, please sign and return both copies of this letter. You will receive a signed original copy of this letter upon completion.

Accordingly, I hereby amend the Service Contract between Huron Valley Ambulance and the Ypsilanti Charter Township Fire Department that was effective July 1<sup>st</sup>, 2011 as follows:

Amend Section 3.2 "**Fee For Service**" to reflect activity for July 1<sup>st</sup>, 2009 to June 30<sup>th</sup>, 2010 per the agreement.

### **SECTION 3** **Payments to HVA FOR SERVICES, EQUIPMENT AND PERSONNEL**

3.1 Basic Provision. In consideration of receiving Services, equipment and personnel provided by HVA to the Fire Department, the Fire Department agrees to pay HVA monthly fee, which is recalculated annually. The fee, which is further described in **Appendix "A"**, is determined by dividing HVA's total cost of providing ambulance and fire department dispatching services by the activity of all of the individual agencies dispatched ("**Dispatched Agencies**").

3.2 Fee For Service. For the annual period of July 1, 2011 through June 30, 2012, the total fee is \$67,854.12 and the monthly fee for the Fire Department is \$5,654.51 (This was based on 4095 calls).

All other terms and conditions remain the same as the original agreement.

YPSILANTI CHARTER TOWNSHIP  
("FIRE DEPARTMENT")

HURON VALLEY AMBULANCE  
("HVA")

By: \_\_\_\_\_  
Supervisor Date

By: \_\_\_\_\_  
Dale Berry Date  
President and CEO

By: \_\_\_\_\_  
Clerk Date

By: \_\_\_\_\_  
Fire Chief Date

## 2011 LIST OF CONTRACTUAL VENDORS ANNUAL LIST OF CONTRACTS AND RENEWALS

VENDOR/FIRM	DESCRIPTION
360 Service	Printing & mailing assessment notices & Pers.Prop.
AATA	
Abraham & Gaffney	Auditors
Action Printing	
Air Source One	Breathing Air Compressor Maintenance
All Around Services	Noxious Weeds/Mowing
Alternative Computer Technology, Inc.	Sophos Spam Filter
Ann Arbor SPARK Dues	
Ann Arbor SPARK East Dues	
APEX	Assessing Drawing Software
Apollo Fire Equipment	
ASC	
ASCAP	Phone Music
AT&T	Voice/Data Communication Services
Barr Engineering	Hydro Station
Bresser's	
BS&A	Government Software Apps
Butzel & Long	
Carter & Burgess	Structural Engineer
CDWG	Symantec Server Files Backup Software, McAfee Desktop
	Virus Scan Software, Juniper Networks & Sonicwall
Centron Data Services	Printing & mailing assessment notices & Pers.Prop.
Cincinnati Time	Time Clocks
Citrix Systems	Application Vitalization Software
Comcast	Internet Services
Conference of Western Wayne Firefighter Testing Program	Firefighter Testing Program
Controlled Power	U.P.S. (Uninterruptible Power Supply) Maintenance, Fire Dept.
Creative Solutions	Chris Olson – fixed asset software
CTC Technologies	SilverPeak WAN Accelerators
D & B Power Associates, Inc.	UPS Maintenance
DTE Energy	Generator Maintenance
D J Conneley	Boiler Maintenance
Doan Construction	Sidewalk Repair Contractor and Engineer
ESRI	GIS Software Maintenance
Fire Findings	
Gabriel Roeder Smith & Company	Actuary Company
Garan Lucow	
GCSI	
Godaddy.com	Web Server SSL Certs
Governmental Business Systems	Election Equipment & Supplies
Governor Computer	Printer Repairs
Great Lakes Telecom	Phone System Maintenance
Guardian Alarm	Security Alarm & Door Access System
Hastings Air Energy Control	Plymovent System Preventive Maintenance, Fire Dept.
Honeywell	Alarm & HVAC - RSD
Huron River Watershed Council Dues	
Int. Assoc. of Arson Invest	
Intern. Fire Chief's Assoc.	
Konica-Albin	Copier Maintenance
Langworthy, Strader & LeBlanc	
Level 3	Phone Service
Maps by Wagner	Police/Fire/Elections/Residential Services Maps
Marketplace Solutions of Ohio, Inc.	
MASA	Softball purchase for adult programs at Rec. Dept.
McLain & Winters	Township Attorneys
Meals on Wheels	
Medtronic/Physio-Control	
Michigan Assessor Association	Dues for Assessor Office
MI Association of Fire Chiefs	
Michigan Fire Inspector's Society	
Michigan Fireman's Association	
Michigan Municipal League	Insurance

(MRPA)Michigan Recreation & Park Assoc.  
Michigan Society of Planning  
Michigan Township Association Dues  
Microsoft  
Micro Source, Inc.  
MWorks  
National Fire Protection Association  
Niswander LLC  
Novell  
OHM Engineering  
Parson's Brinkerhoff  
Pitney Bowes  
Post, Smythe, Lutz and Ziel  
Printing Systems  
Professional Tree Service  
RackSpace  
Research in Motion  
Ricoh  
SEMCOG  
SE Michigan Fire Chief's Assoc  
Senior Nutrition Lease  
Spears Fire & Safety  
Stormwater Management Services, LLC  
TDS  
Telegration  
Total Employee Assistance & Management, Inc.  
Total Fitness  
TRV (State of Michigan Dept of Corr)  
Tyler Industries  
USA Mobility  
Verizon  
Vermont Systems  
VMWare  
Washtenaw Area Transportation Study Dues  
Washtenaw County Mutual Aid  
Washtenaw County Road Commission  
Washtenaw County Treasurer  
Western Wayne County Mutual Aid  
Ypsilanti Area Chamber of Commerce  
Zoho Corp

Per Art S.  
C.E.D. training, reference etc.  
Clerk's Office  
Microsoft Licensing  
Veeam online replication software

Network & Desktop Management Software

Postage Machine  
David Williamson (CPA)  
Election Supplies  
Tree Removal  
Public Township Web Host  
Blackberry Enterprise Server  
Printer Services

Per Art  
Fire Extinguisher Inspections/Maintenance

Internet Service Provider  
Long Distance Phone Service  
Employee Assistance Program

Accounting & Purchasing Dept. Software Support  
Paggers  
Mobile Phones  
RecTrac Software Support  
Server Virtualization Software

Purchase of Salt & Grading  
Sheriff Services

Network Monitoring

**OFFICE OF THE TREASURER  
LARRY J. DOE**



**MONTHLY TREASURER'S REPORT  
MAY 1, 2011 THROUGH MAY 31, 2011**

<b>Account Name</b>	<b>Beginning Balance</b>	<b>Cash Receipts</b>	<b>Cash Disbursements</b>	<b>Ending Balance</b>
101 - General Fund	3,534,443.91	1,056,178.92	1183491.25	3,407,131.58
101 - Payroll	107,299.25	750,654.10	772,614.49	85,338.86
101 - Willow Run Escrow	141,229.49	11.99	0.00	141,241.48
206 - Fire Department	2,423,719.44	1,479.60	303,884.02	2,121,315.02
208 - Parks Fund	23,019.15	1.94	308.28	22,712.81
211 - Bicycle Path	34,729.08	2.95	0.00	34,732.03
212 - Roads/Bike Path/Rec/General Fund	570,815.08	205,059.66	155,331.00	620,543.74
225 - Environmental Clean-up	443,267.82	37.65	0.00	443,305.47
226 - Environmental Services	4,005,562.70	1,328.61	39,654.84	3,967,236.47
230 - Recreation	34,628.18	173,939.13	54,629.14	153,938.17
236 - 14-B District Court	99,604.37	84,350.14	71,518.41	112,436.10
244 - Economic Development	67,018.94	5.69	0.00	67,024.63
245 - Public Improvement	421,432.85	35.80	0.00	421,468.65
248 - Rental Inspections	2,282.81	11,350.25	4,887.45	8,745.61
249 - Building Department Fund	244,381.33	26,591.39	11,862.01	259,110.71
250 - LDFA Tax	304.48	0.02	0.00	304.50
252 - Hydro Station Fund	505,719.11	43,429.16	16,078.00	533,070.27
266 - Law Enforcement Fund	430,487.93	200,116.57	448,514.29	182,090.21
280 - State Grants	18,339.83	1.56	0.00	18,341.39
283 - Neighborhood Stabilization	73,159.46	6.21	0.00	73,165.67
301 - General Obligation	423,943.36	51.31	0.00	423,994.67
396 - Series "A" Bond Payments	8,320.80	0.71	0.00	8,321.51
397 - Series "B" Cap. Cost of Funds	5,929.55	0.37	1,800.00	4,129.92
398 - LDFA 2006 Bonds	96,983.44	8.24	0.00	96,991.68
498 - Capital Improvement 2006 Bond Fund	345,222.38	29.32	0.00	345,251.70
584 - Green Oaks Golf Course	113,592.75	113,381.54	54,592.56	172,381.73
590 - Compost Site	1,095,716.87	16,032.23	17,335.15	1,094,413.95
595 - Motor Pool	419,618.42	35.12	7,631.67	412,021.87
701 - General Tax Collection	105,829.24	19,606.38	26,126.78	99,308.84
703 - Current Tax Collections	15,218,573.45	2,743.40	200,000.00	15,021,316.85
707 - Bonds & Escrow/GreenTop	638,870.13	1,053.40	11,496.00	628,427.53
708 - Fire Withholding Bonds	75,487.83	6.41	0.00	75,494.24
893 - Nuisance Abatement Fund	102,397.94	100.59	2,633.25	99,865.28
ABN AMRO Series "B" Debt Red. Cap.Int.	63,658.98	0.00	0.00	63,658.98
Comerica Series B Bond	2,017.26	0.25	25.00	1,992.51
<b>GRAND TOTAL</b>	<b>31,897,607.61</b>	<b>2,707,630.61</b>	<b>3,384,413.59</b>	<b>31,220,824.63</b>

## Check Register Report

Date: 06/03/2011

Time: 4:22 pm

Page: 1

Charter Township of Ypsilanti

BANK: HAND CHECKS

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
<b>HAND CHECKS Checks</b>							
154300	05/10/2011	Printed		15887	POLO FIELDS GOLF & COUNTRY	BUILDING RENTAL - ELECTIONS	1,100.00
154301	05/12/2011	Printed		0118	DTE ENERGY	GAS & ELECTRIC INVOICES	18,535.75
154302	05/16/2011	Printed		6821	AT & T	ACCT. #734 482-2386 398 5	71.76
154303	05/16/2011	Printed		6821	AT & T	ACCT. #734 483-0584 132 0	34.01
154304	05/16/2011	Printed		6821	AT & T	ACCT. #734 483-4224 435 5	166.96
154305	05/16/2011	Printed		6821	AT & T	ACCT. #734 483-9550 827 6	23.67
154306	05/16/2011	Printed		6821	AT & T	ACCT. #734 485-0084 397 9	39.74
154307	05/16/2011	Printed		6821	AT & T	ACCT. #734 485-0881 149 9	126.95
154308	05/16/2011	Printed		6821	AT & T	ACCT. #734 485-1174 097 4	136.94
154309	05/16/2011	Printed		6821	AT & T	ACCT. #734 485-1992 091 7	36.31
154310	05/16/2011	Printed		6821	AT & T	ACCT. #734 485-6881 100 9	37.24
154311	05/16/2011	Printed		6821	AT & T	ACCT. #734 487-8104 411 3	259.93
154312	05/16/2011	Printed		6821	AT & T	ACCT. #734 544-3800 862 3	224.68
154313	05/16/2011	Printed		6821	AT & T	ACCT. #734 544-4100 851 1	557.53
154314	05/16/2011	Printed		6821	AT & T	ACCT. #734 482-5720 807 3	163.76
154315	05/16/2011	Printed		6821	AT & T	ACCT. #734 482-6733 544 5	34.00
154316	05/16/2011	Printed		6821	AT & T	ACCT. #734 R21-1069 765 8	597.20
154317	05/16/2011	Printed		16163	DEPENDALBE COLLISION CENTER	REPAIRS	88.00
154318	05/20/2011	Printed		6821	AT & T	ACCT. #734 434-2020 090 1	22.99
154319	05/20/2011	Printed		6821	AT & T	ACCT. #734 R01-7562 363 3	802.90
154320	05/20/2011	Printed		6821	AT & T	ACCT. #734 R21-0061 299 8	960.00
154321	05/20/2011	Printed		0363	COMCAST CABLE	ACCT. #09588 307929-01-7	76.95
154322	05/20/2011	Printed		0363	COMCAST CABLE	ACCT. #09588 344688-01-4	113.00
154323	05/20/2011	Printed		0363	COMCAST CABLE	ACCT. #09588 290641-01-7	56.44
154324	05/20/2011	Printed		0363	COMCAST CABLE	ACCT. #09588 352887-01-2	74.95
154325	05/20/2011	Printed		0363	COMCAST CABLE	ACCT. #09588 3020000-01-0	74.31
154326	05/24/2011	Printed		5049	BLUE CROSS BLUE SHIELD OF MI	HEALTH INSURANCE - JUNE 2011	195,739.24
154327	05/24/2011	Printed		2002	DELTA DENTAL PLAN OF MICHIGAN	DENTAL INSURANCE - JUNE 2011	5,259.00
154328	05/24/2011	Printed		6263	STANDARD INSURANCE COMPANY	LIFE & DISABILITY - JUNE 2011	3,561.72
154329	05/24/2011	Printed		16144	TREE FORT BIKES	MAINTENANCE ON SHERIFFS BICYCL	417.90
154330	05/24/2011	Printed		0444	WASHTENAW COUNTY TREASURER#	2010 SPECIAL ASSESSMENTS	120,350.49
154332	05/26/2011	Printed		8585	ESRI	ESRI COURSE - DAWN SCHEITZ	505.00
154333	06/02/2011	Printed		0119	DTE ENERGY**	STREETLIGHTS - APRIL 2011	74,029.18
				Total Checks: 33		Checks Total (excluding void checks):	424,278.50

Total Payments: 33

Bank Total (excluding void checks):

424,278.50

Total Payments: 33

Grand Total (excluding void checks):

424,278.50

Accounts Payable Checks 742,323.57

Hand Checks

424,278.50

Total

1,166,602.07

# Check Register Report

Date: 06/03/2011

Time: 4:12 pm

Page: 1

Charter Township of Ypsilanti

BANK:

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
<b>Checks</b>							
154334	06/03/2011	Printed		16084	ABSOLUTE VENDING	PRO SHOP RESALE VENDING	1,548.00
154335	06/03/2011	Printed		8412	ACO HARDWARE	MACHIN	60.04
154336	06/03/2011	Printed		0560	ALLGRAPHICS CORPORATION	SUPPLIES T-SHIRTS FOR YOUTH SOCCER AND	3,954.10
154337	06/03/2011	Printed		0017	ANN ARBOR CLEANING	SUPPLIES	1,100.88
154338	06/03/2011	Printed		0022	SUPPLY ANN ARBOR WELDING SUPPLY	MEDICAL SUPPLIES	170.00
154339	06/03/2011	Printed		0675	CO ARBOR VACUUM & SMALL	SUPPLIES	53.85
154340	06/03/2011	Printed		1387	APPLIANCE ATLAS PEN AND PENCIL CORP.	GOLF PENCILS/NO ERASER	475.37
154341	06/03/2011	Printed		0215	AUTO VALUE YPSILANTI	SUPPLIES	15.98
154342	06/03/2011	Printed		3997	LISA BAIN	MASA UMPIRE	92.00
154343	06/03/2011	Printed		15941	TODD J. BARBER	BUILDING INSPECTIONS	3,925.00
154344	06/03/2011	Printed		0195	BEST BUY BUS. ADVANTAGE	LINKED TO INVOICE #537542	120.59
154345	06/03/2011	Printed		6959	ACCT. BUTZEL LONG	PROFESSIONAL SERVICES	4,080.00
154346	06/03/2011	Printed		8416	C. BARRON & SONS	RESUPPLY FUEL TANKS AT HQ	4,152.05
154347	06/03/2011	Printed		6733	CASCADE FIRE EQUIPMENT	UNDER BODY WHEEL CHOCK HOLDERS	235.25
154348	06/03/2011	Printed		6925	CHARTER TWP OF YPSILANTI	2011 FIRE PENSION CONTRIBUTION	421,895.00
154349	06/03/2011	Printed		2276	CINCINNATI TIME SYSTEMS	EQUIPMENT RENTAL	2,010.00
154350	06/03/2011	Printed		15811	CITADEL EXCAVATING, INC	NSP DEMO - 2158 WOODALE	750.00
154351	06/03/2011	Printed		2930	CITIMORTGAGE, INC.	GOLF CART LEASE - JULY 2011	6,038.46
154352	06/03/2011	Printed		15452	COLD CUT KRUISE	PRO SHOP RESALE	247.80
154353	06/03/2011	Printed		0102	COLMAN-WOLF SANITARY	SUPPLIES	483.25
154354	06/03/2011	Printed		1312	SUPPLY CO COMPLETE BATTERY SOURCE	AUTO MAINTENANCE	254.11
154355	06/03/2011	Printed		0582	CONGDON'S	SUPPLIES	96.12
154356	06/03/2011	Printed		12891	IRENE DIXON	REFUND - SHELTER RENTAL	65.00
154357	06/03/2011	Printed		4706	ED'S GARAGE	REPAIRS	753.45
154358	06/03/2011	Printed		6515	EMERGENCY MEDICAL	REPLACEMENT OF EMS EQUIPMENT	1,002.40
154359	06/03/2011	Printed		6951	PRODUCTS EMERGENCY VEHICLES PLUS	TRANSFER CASE ON LADDER 14-1-	7,198.81
154360	06/03/2011	Printed		16083	ETS CORPORATION	SUPPLIES	48.54
154361	06/03/2011	Printed		15421	FLEET SERVICES	GAS & OIL	2,675.89
154362	06/03/2011	Printed		15789	FLEETPRIDE	CREDIT INVOICE #39274084	412.38
154363	06/03/2011	Printed		0470	FOOTJOY	PRO SHOP RESALE	186.65
154364	06/03/2011	Printed		1919	SAMUEL E. FRYE	WORK BOOT ALLOWANCE	58.29
154365	06/03/2011	Printed		0073	GENE BUTMAN FORD	VEHICLE#39 PREVENTATIVE MAINTNE	1,011.28
154366	06/03/2011	Printed		0801	GOLF COURSE SUPERINTENDENTS	GCSAA MEMBERSHIP DUES	340.00
154367	06/03/2011	Printed		6161	GOVERNMENTAL CONSULTANT	PROFESSIONAL SERVICES	2,850.00
154368	06/03/2011	Printed		6169	GOVERNOR BUSINESS	REPLACE STOCK	761.70
154369	06/03/2011	Printed		0107	SOLUTIONS GRAINGER	SUPPLIES	119.79
154370	06/03/2011	Printed		3391	GRAYBAR	SUPPLIES	117.74
154371	06/03/2011	Printed		11957	GRIFFIN PEST SOLUTIONS	LOCATION: STATION #4	87.00
154372	06/03/2011	Printed		0426	GUARDIAN ALARM	LATE FEE	4.43
154373	06/03/2011	Printed		0426	GUARDIAN ALARM	BILLING: 7200 S. HURON RIVER	305.19
154374	06/03/2011	Printed		0426	GUARDIAN ALARM	BILLING: 14B COURT	1,264.53
154375	06/03/2011	Printed		15884	HEPPNER LANDSCAPE	PROFESSIONAL SERVICES	765.00
154376	06/03/2011	Printed		0503	SERVICES HOME DEPOT	SUPPLIES	32.50
154377	06/03/2011	Printed		0174	HONEYWELL	LOCATION: 7200 S. HURON RIVER	1,578.50
154378	06/03/2011	Printed		6420	MICHAEL HOUGHTON	REIMBURSEMENT - BLS CARDS	200.00

# Check Register Report

Date: 06/03/2011

Time: 4:12 pm

Page: 2

Charter Township of Ypsilanti

BANK:

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
<b>Checks</b>							
154379	06/03/2011	Printed		15496	J.F. MOORE & ASSOCIATES, LLC	SMALL CLAIMS	232.00
154380	06/03/2011	Printed		0391	KONICA MINOLTA - ALBIN	EQUIPMENTAL MAINTENANCE	146.63
154381	06/03/2011	Printed		15493	ADAM KURTINAITIS	ELECTRICAL INSPECTIONS	960.00
154382	06/03/2011	Printed		5680	DAVID LASCEWSKI	MASA UMPIRE	46.00
154383	06/03/2011	Printed		6446	LEVEL 3 COMMUNICATIONS, LLC	ACCT. #909649P	662.43
154384	06/03/2011	Printed		7038	LINCOLN SCHOOL DISTRICT	DEL PP TAXES	94.43
154385	06/03/2011	Printed		6476	MASA	ADULT SOFTBALL PROGRAM. MICH A	280.00
154386	06/03/2011	Printed		0253	MCLAIN AND WINTERS	LEGAL SERVICES - MAY 2011	9,775.00
154387	06/03/2011	Printed		16024	PHYLLIS MEGGISON	REFUND - ROOM RENTAL	80.00
154388	06/03/2011	Printed		16165	MICHIGAN ABILITY PARTNERS	MAP PROGRAM	359.60
154389	06/03/2011	Printed		0264	MICHIGAN ASSESSORS ASSOC	MEMBERSHIP RENEWAL	225.00
154390	06/03/2011	Printed		15861	MICHIGAN SUPREME COURT FINANCE	COMPUTER NETWORK SUPPORT	7,208.50
154391	06/03/2011	Printed		2942	MICHIGAN TOURNAMENT FLEET, INC	CART RENTAL USED FOR TOURNAMEN	570.00
154392	06/03/2011	Printed		2942	MICHIGAN TOURNAMENT FLEET, INC	MAINTENANCE CONTRACT - JULY	825.00
154393	06/03/2011	Printed		0172	MICRO SOURCE INC.	SERVER MEMORY FOR RECREATION	1,120.00
154394	06/03/2011	Printed		15402	MIDWEST MEDICAL CENTER	HOSPITAL PHYSICALS	825.00
154395	06/03/2011	Printed		0297	MUNICIPAL CODE CORPORATION	PROFESSIONAL SERVICES	794.04
154396	06/03/2011	Printed		16092	NATIONAL FIRE CODES	NATIONAL FIRE CODE SUBSCRIPTIO	925.00
154397	06/03/2011	Printed		6101	NATIONAL FIRE PROTECTION ASSOC	MEMBERSHIP FOR CAPT. CHEVRETTE	150.00
154398	06/03/2011	Printed		8041	DON NEWSTED	MASA UMPIRE	138.00
154399	06/03/2011	Printed		6660	NIKE USA, INC.	PRO SHOP RESALE GOLF BALLS	594.62
154400	06/03/2011	Printed		6278	OBRYAN'S LOCK & KEY*	REPAIRS & MAINTENANCE	143.50
154401	06/03/2011	Printed		1937	OFFICE DEPOT	REPLENISH SUPPLY OF COLOR PAPE	213.20
154402	06/03/2011	Printed		2997	OFFICE EXPRESS	SUPPLIES	219.23
154403	06/03/2011	Printed		0501	PARK ATHLETIC SUPPLY	SOCKS FOR YOUTH SOCCER AND CAP	2,171.25
154404	06/03/2011	Printed		0913	PARKWAY SERVICES, INC.	RENTAL - HYDRO DAM	502.00
154405	06/03/2011	Printed		6203	PITTSFIELD CHARTER TOWNSHIP	INSPECTIONS	1,400.00
154406	06/03/2011	Printed		0722	PRINTING SYSTEMS	REPLENISH ENVELOPES FOR UPCOMI	545.50
154407	06/03/2011	Printed		16008	PRIORITY ONE EMERGENCY	INSTALL LIGHT BAR ON FIRE MARS	1,415.48
154408	06/03/2011	Printed		6045	QPS PRINTING	SUPPLIES	287.12
154409	06/03/2011	Printed		16166	TABITHA RAGSDALE	REFUND - YOUTH BASKETBALL	50.00
154410	06/03/2011	Printed		15841	MARY REDFERN	REFUND - ROOM RENTAL	130.00
154411	06/03/2011	Printed		3214	RENT A WRECK	LEASE	60.00
154412	06/03/2011	Printed		15386	RICOH AMERICAS CORPORATION	EQUIPMENT RENTAL	817.65
154413	06/03/2011	Printed		6308	RKA PETROLEUM	REFILL OF DIESEL AND E-10 87 F	8,832.80
154414	06/03/2011	Printed		5578	JOEL ROBERTS	MEDICARE REIMBURSEMENT	1,158.00
154415	06/03/2011	Printed		16029	RW MANAGEMENT GROUP, INC.	PROFESSIONAL SERVICES	3,345.00
154416	06/03/2011	Printed		0634	SAM'S CLUB DIRECT	SUPPLIES	66.40
154417	06/03/2011	Printed		16164	BRANDY & COREY SAYGER	REFUND - NOXIOUS WEED	891.88
154418	06/03/2011	Printed		6288	SIGNS BY TOMORROW	NEIGHBORHOOD WATCH	1,200.00
154419	06/03/2011	Printed		15751	SOUTHERN COMPUTER WAREHOUSE	MONITOR AND KEYBOARD REPLACEMENT	2,412.01
154420	06/03/2011	Printed		3002	SPARTAN CHASSIS, INC.	REPAIRS TO ENGINE 14-3	778.13
154421	06/03/2011	Printed		1507	SPARTAN DISTRIBUTORS	REPAIRED TORO REELMASTER	1,602.33
154422	06/03/2011	Printed		3001	START SMART SPORTS DEV.	START SMART SPORTS DEVELOPMENT	2,160.00

## Check Register Report

Date: 06/03/2011

Time: 4:12 pm

Page: 3

Charter Township of Ypsilanti

BANK:

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
Checks							
154423	06/03/2011	Printed		1235	SURE-FIT LAUNDRY COMPANY	LAUNDRY - PKS & GROUND	957.81
154424	06/03/2011	Printed		0449	SYSCO FOOD SERVICES OF DETROIT	PRO SHOP RESALE SNACKS	1,407.09
154425	06/03/2011	Printed		1227	TARGET INFORMATION	FINANCE CHARGE	3.51
154426	06/03/2011	Printed		4402	TDS METROCOM	ACCT. #825 609 0021	1,753.05
154427	06/03/2011	Printed		8063	TELEGRATION	ACCT. #8119-0000	65.83
154428	06/03/2011	Printed		0468	TITLEIST	PRO SHOP RESALE	2,632.24
154429	06/03/2011	Printed		1637	TURF GRASS INC.	CHEMICALS	2,130.35
154430	06/03/2011	Printed		15131	U.S. BANK, N.A.	BOND COST OF ISSUANCE	112.50
154431	06/03/2011	Printed		3082	UNIVERSITY TRANSLATORS	TRANSLATOR SERVICES	450.00
154432	06/03/2011	Printed		7045	VAN BUREN SCHOOL DISTRICT	DEL PP TAXES	1,472.50
154433	06/03/2011	Printed		6920	VARNUM RIDDERING SCHMIDT	PROFESSIONAL SERVICES	1,143.15
154434	06/03/2011	Printed		1475	VERIZON WIRELESS	ACCT. #385474612-00001	1,846.99
154435	06/03/2011	Printed		6627	VICTORY LANE	AUTO MAINTENANCE	172.88
154436	06/03/2011	Printed		7035	WASHTENAW COMMUNITY COLLEGE#	DEL PP TAXES	1,473.91
154437	06/03/2011	Printed		0163	WASHTENAW COUNTY ROAD	HIGHWAY & ST-ROAD CONSTRUCTION	156,923.86
154438	06/03/2011	Printed		7005	WASHTENAW COUNTY TREASURER	DEL PP TAXES	6,256.64
154439	06/03/2011	Printed		7005	WASHTENAW COUNTY TREASURER	TRAILER FEES	2,200.00
154440	06/03/2011	Printed		0444	WASHTENAW COUNTY TREASURER#	SHERIFF PATROL	19,183.85
154441	06/03/2011	Printed		7037	WASHTENAW ISD	DEL PP TAXES	1,028.56
154442	06/03/2011	Printed		6039	WASTE MANAGEMENT*	BLIGHT ENFORCEMENT COST	310.00
154443	06/03/2011	Printed		7044	WAYNE ISD	DEL PP TAXES	488.93
154444	06/03/2011	Printed		3011	WEST PAYMENT CENTER	SUBSCRIPTION	1,806.46
154445	06/03/2011	Printed		7036	WILLOW RUN SCHOOL DISTRICT	DEL PP TAXES	336.76
154446	06/03/2011	Printed		6454	DALERECIA WILSON	MILEAGE REIMBURSEMENT	19.18
154447	06/03/2011	Printed		0480	YPSILANTI COMMUNITY	ACCT. #2-037-360000-01	1,109.80
154448	06/03/2011	Printed		7034	YPSILANTI DISTRICT LIBRARY	DEL PP TAXES	3,396.35
154449	06/03/2011	Printed		7039	YPSILANTI SCHOOL DISTRICT	DEL PP TAXES	3,004.57
154450	06/03/2011	Printed		6417	YPSILANTI TWP PETTY CASH	REIMBURSE PETTY CASH	112.10
154451	06/03/2011	Printed		0729	ZEP MANUFACTURING COMPANY	SUPPLIES	515.25
Total Checks: 118					Checks Total (excluding void checks):		742,323.57
Total Payments: 118					Bank Total (excluding void checks):		742,323.57
Total Payments: 118					Grand Total (excluding void checks):		742,323.57



## Check Register Report

Date: 06/16/2011

Time: 11:47 am

Page: 1

Charter Township of Ypsilanti

BANK: HAND CHECKS

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
<b>HAND CHECKS Checks</b>							
154452	06/06/2011	Printed		6821	AT & T	ACCT. #734 484-1536 689 4	70.61
154453	06/06/2011	Printed		6821	AT & T	ACCT. #734 485-0881 149 9	118.69
154454	06/06/2011	Printed		6821	AT & T	ACCT. #734 480-9586 427 9	34.03
154455	06/06/2011	Printed		6821	AT & T	ACCT. #734 483-0584 132 0	34.03
154456	06/06/2011	Printed		6821	AT & T	ACCT. #734 483-0777 627 6	334.19
154457	06/06/2011	Printed		6821	AT & T	ACCT. #734 483-9550 827 6	21.83
154458	06/06/2011	Printed		6821	AT & T	ACCT. #734-484-3773 758 5	68.54
154459	06/06/2011	Printed		6821	AT & T	ACCT. #734 484-7336 868 3	24.13
154460	06/06/2011	Printed		6821	AT & T	ACCT. #734 485-0084 397 9	39.77
154461	06/06/2011	Printed		6821	AT & T	ACCT. #734 485-1992 091 7	36.79
154462	06/06/2011	Printed		6821	AT & T	ACCT. #734 485-6881 100 9	37.27
154463	06/06/2011	Printed		6821	AT & T	ACCT. #734 483-4224 435 5	167.08
154464	06/06/2011	Printed		6821	AT & T	ACCT. #734 484-7323 055 2	77.88
154465	06/06/2011	Printed		6821	AT & T	ACCT. #734 485-1174 097 4	137.08
154466	06/08/2011	Printed		0158	MARK HAMILTON	ATTORNEY FEES - JUNE 2011	1,500.00
154467	06/08/2011	Printed		15195	MARK NELSON	MAGISTRATE FEES - JUNE 2011	1,875.00
154468	06/09/2011	Printed		0363	COMCAST CABLE	ACCT. #09588 284370-01-0	81.21
154469	06/09/2011	Printed		0363	COMCAST CABLE	ACCT. #09588 290692-01-0	97.95
154470	06/09/2011	Printed		0363	COMCAST CABLE	ACCT. #09588 301061-01-3	104.90
154471	06/10/2011	Printed		16167	WASHTENAW COUNTY PROBATE COURT	INVENTORY FEE FOR PROBATE CASE	74.00

Total Checks: 20

Checks Total (excluding void checks):

4,934.98

Total Payments: 20

Bank Total (excluding void checks):

4,934.98

Total Payments: 20

Grand Total (excluding void checks):

4,934.98

Accounts Payable Checks 1,095,814.67

Hand Checks

4,934.98

Grand Total

1,100,749.65

## Check Register Report

Date: 06/16/2011

Time: 11:45 am

Page: 1

Charter Township of Ypsilanti

BANK:

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
<b>Checks</b>							
154472	06/16/2011	Printed		6570	21ST CENTURY NEWSPAPERS	PUBLISHING	515.49
154473	06/16/2011	Printed		0001	A.F. SMITH ELECTRIC	MAINTENANCE	397.92
154474	06/16/2011	Printed		16084	ABSOLUTE VENDING	PRO SHOP RESALE POP AND SNACKS	1,410.00
154475	06/16/2011	Printed		8412	ACO HARDWARE	SUPPLIES	83.61
154476	06/16/2011	Printed		6272	AIS CONSTRUCTION	BACKHOE TRAINING FOR TWP OPERA	2,633.80
154477	06/16/2011	Printed		0049	EQUIPMENT ALL SEASONS LANDSCAPING CO.	SUPPLIES	806.85
154478	06/16/2011	Printed		15971	PARKER D ALLEN	REFEREE	108.00
154479	06/16/2011	Printed		2939	ANDERSON PAINT COMPANY	ATHLETIC FIELD MARKING PAINT F	296.00
154480	06/16/2011	Printed		16153	KELSEE ANGELL	REFEREE	30.00
154481	06/16/2011	Printed		0017	ANN ARBOR CLEANING SUPPLY	SUPPLIES	974.63
154482	06/16/2011	Printed		1464	ANN ARBOR TRANSPORTATION A.A.T.A. CONTRACT AUTH.		74,347.50
154483	06/16/2011	Printed		0909	AT & T*	ACCT. #053 294-5218 001	33.60
154484	06/16/2011	Printed		0215	AUTO VALUE YPSILANTI	SUPPLIES	660.59
154485	06/16/2011	Printed		3997	LISA BAIN	MASA UMPIRE	46.00
154486	06/16/2011	Printed		0777	BANDIT INDUSTRIES	EQUIPMENT MAINTENANCE	448.33
154487	06/16/2011	Printed		15941	TODD J. BARBER	BUILDING INSPECTIONS	2,200.00
154488	06/16/2011	Printed		6397	BARR ENGINEERING COMPANY	PROFESSIONAL SERVICES	185.00
154489	06/16/2011	Printed		6702	BELFOR USA	LOCATION: 2161 NANCY	2,386.00
154490	06/16/2011	Printed		15847	CHRISTOPHER BLINSTRUB	REFEREE	190.00
154491	06/16/2011	Printed		8160	MATT BLINSTRUB	UMPIRE	66.00
154492	06/16/2011	Printed		0898	BS & A SOFTWARE	COMPUTER SOFTWARE	8,545.00
154493	06/16/2011	Printed		8274	BUDGET TOWING	TOWING	75.00
154494	06/16/2011	Printed		16093	DANIEL BUTLER	UMPIRE	40.00
154495	06/16/2011	Printed		6959	BUTZEL LONG	PROFESSIONAL SERVICES	1,938.25
154496	06/16/2011	Printed		5553	CAYMAN SPORTS COMPANY	SUPPLIES	60.00
154497	06/16/2011	Printed		3460	CDW GOVERNMENT INC	SQL 2008 R2 SERVER LICENSE UPG	4,912.15
154498	06/16/2011	Printed		6015	CENTRON DATA SERVICES	POSTAGE - 2011 SUMMER TAX BILL	4,235.00
154499	06/16/2011	Printed		15370	CLEVELAND GOLF SRIXON	PRO SHOP RESALE GOLF BALLS	1,012.80
154500	06/16/2011	Printed		15452	COLD CUT KRUISE	PRO SHOP RESALE SANDWICHES	330.90
154501	06/16/2011	Printed		0496	KATHRYN COLLINS	MILEAGE REIMBURSEMENT	51.00
154502	06/16/2011	Printed		15775	COMMERCIAL IRRIGATION & TURF	Irrigation decoder system not	991.50
154503	06/16/2011	Printed		0582	CONGDON'S	SUPPLIES	273.20
154504	06/16/2011	Printed		0223	CORRIGAN OIL COMPANY	SMALL EQUIPMENT & PARTS	107.50
154505	06/16/2011	Printed		1258	CRITTER CONTROL OF ANN ARBOR	Animal passed away under vent	244.00
154506	06/16/2011	Printed		16154	CALI CURLEE	REFEREE	20.00
154507	06/16/2011	Printed		6505	DETROIT SCIENCE CENTER	SUMMER CAMP FIELD TRIP	63.00
154508	06/16/2011	Printed		16171	DIVERSE REAL ESTATE LLC	REFUND - TREES FOR ASPEN RIDGE	4,000.00
154509	06/16/2011	Printed		15851	RUTHANNE DOLINGER	REFEREE	30.00
154510	06/16/2011	Printed		6539	EBCO COMPANY	REPLENISH SUPPLY FILE FOLDERS	2,880.00
154511	06/16/2011	Printed		4706	ED'S GARAGE	REPAIRS	1,737.33
154512	06/16/2011	Printed		15013	EDWARDS PLUMBING & HEATING	ANNUAL BACK-FLOW CERTIFICATE	500.00
154513	06/16/2011	Printed		15155	EDWARDS SEWER AND DRAIN	CLEANED OUT BATHROOM SEWER @ C	625.00
154514	06/16/2011	Printed		15102	ELEMENTS OF EXERCISE	ZUMBA INSTRUCTION	1,664.60
154515	06/16/2011	Printed		0470	FOOTJOY	PRO SHOP RESALE GOLF GLOVES	1,068.87
154516	06/16/2011	Printed		16172	JOHN E. & KATHY L. FRENCH	REFUND - BOND 7108 STONY CREEK	7,860.00
154517	06/16/2011	Printed		12943	DAVID FREY	REFEREE	20.00
154518	06/16/2011	Printed		15853	ERIC FULLER	REFEREE	46.00

## Check Register Report

Date: 06/16/2011

Time: 11:45 am

Page: 2

Charter Township of Ypsilanti

BANK:

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
<b>Checks</b>							
154519	06/16/2011	Printed		0073	GENE BUTMAN FORD	SERVICE ON VEHICLE #2	898.32
154520	06/16/2011	Printed		15879	THOMAS GOODSON	SENSOR A	36.00
154521	06/16/2011	Printed		6161	GOVERNMENTAL CONSULTANT	REFEREE	2,850.00
154522	06/16/2011	Printed		0107	GRAINGER	PROFESSIONAL SERVICES	846.96
154523	06/16/2011	Printed		0158	MARK HAMILTON	SUPPLIES	1,500.00
154524	06/16/2011	Printed		16170	HEIKK'S DECORATED APPAREL	ATTORNEY FEES - JUNE 2011	120.00
154525	06/16/2011	Printed		15857	ALEXANDER HENRY	UNIFORMS	40.00
154526	06/16/2011	Printed		15858	THOMAS HENRY	REFEREE	48.00
154527	06/16/2011	Printed		15884	HEPPNER LANDSCAPE SERVICES	REFEREE	10,116.00
154528	06/16/2011	Printed		6547	HERITAGE NEWSPAPERS	MOWING OF TWP. PROPERTIES	262.40
154529	06/16/2011	Printed		15972	JESSE HILDEBRANDT	PUBLISHING	72.00
154530	06/16/2011	Printed		0503	HOME DEPOT	REFEREE	333.90
154531	06/16/2011	Printed		0506	HURON VALLEY AMBULANCE	SUPPLIES	5,937.58
154532	06/16/2011	Printed		15496	J.F. MOORE & ASSOCIATES, LLC	FIRE DISPATCHING	189.00
154533	06/16/2011	Printed		16169	JACK ANGLIN CIVIL CONSTRUCTORS	SMALL CLAIMS	5,000.00
154534	06/16/2011	Printed		4467	JOHN DEERE LANDSCAPES	REFUND - WILLOW RUN AIRPORT	1,169.98
154535	06/16/2011	Printed		15493	ADAM KURTINAITIS	SUPPLIES	1,410.00
154536	06/16/2011	Printed		0519	LEISURE PURSUITS, INC.	ELECTRICAL INSPECTIONS	153.00
154537	06/16/2011	Printed		0292	LEISURE PURSUITS, INC.	AMUSEMENT PARK TICKETS	1,186.00
154538	06/16/2011	Printed		16155	LINCOLN SCHOOLS	DEL PP TAXES	10.00
154539	06/16/2011	Printed		6467	ASHLEY LORE	REFEREE	299.43
154540	06/16/2011	Printed		15859	LOWES	SUPPLIES	55.00
154541	06/16/2011	Printed		15550	ALEXANDER MARANVILLE	REFEREE	3,758.42
154542	06/16/2011	Printed		15862	MATTA BLAIR, PLC	PROFESSIONAL SERVICES	76.00
154543	06/16/2011	Printed		15860	GLORIA MAYER	REFEREE	63.00
154544	06/16/2011	Printed		15405	JULIA MAYER	REFEREE	567.30
154545	06/16/2011	Printed		15886	MAYNARDS AUTO SERVICE CENTER	R&R FRONT & REAR BRAKES,TURN R	52.00
154546	06/16/2011	Printed		0253	CASEY MCKEON	REFEREE	92,784.13
154547	06/16/2011	Printed		0525	MCLAIN AND WINTERS	LEGAL SERVICES - MAY 2011	6,238.10
154548	06/16/2011	Printed		4414	MICHIGAN TOWNSHIP ASSOC. **	MEMBERSHIP AND DUES	40.00
154549	06/16/2011	Printed		15894	ED MICHOWSKI	UMPIRE	20.00
154550	06/16/2011	Printed		15402	WILLIAM MICKI	UMPIRE	480.00
154551	06/16/2011	Printed		2400	MIDWEST MEDICAL CENTER MRPA	HOSPITAL PHYSICALS	40.00
154552	06/16/2011	Printed		6708	MUSAR TRAINING FOUNDATION	ENTRY FEE - HERSHEY'S TRACK	400.00
154553	06/16/2011	Printed		15195	MARK NELSON	TRENCH TECHNICIAN CLASS FOR FI	1,875.00
154554	06/16/2011	Printed		8041	DON NEWSTED	MAGISTRATE FEES - JUNE 2011	46.00
154555	06/16/2011	Printed		4591	NISWANDER ENVIRONMENTAL, LLC	MASA UMPIRE	3,700.00
154556	06/16/2011	Printed		16085	NORTH END ELECTRIC CO.	PROFESSIONAL SERVICES	1,054.00
154557	06/16/2011	Printed		6278	OBRYAN'S LOCK & KEY*	Reconditioning of foundation a	80.00
154558	06/16/2011	Printed		2997	OFFICE EXPRESS	REPAIR & MAINTENANCE	535.09
154559	06/16/2011	Printed		0624	OFFICE MAX	SUPPLIES	59.98
154560	06/16/2011	Printed		1081	OKINAWAN KARATE CLUB	SUPPLIES	751.10
154561	06/16/2011	Printed		0309	ORCHARD, HILTZ & MCCLIMENT INC	BUSINESS CARDS FOR ART SERAFIN	2,113.50
154562	06/16/2011	Printed		16168	PAMAR ENTERPRISES INC.	KARATE INSTRUCTION	2,049.55
154563	06/16/2011	Printed		0501	PARK ATHLETIC SUPPLY	PROFESSIONAL SERVICES	213.90
154564	06/16/2011	Printed		0913	PARKWAY SERVICES, INC.	Equipment for Youth Baseball,	270.00
154565	06/16/2011	Printed		15976	JACOB POLLOCK	RENTAL - HYDRO DAM	44.00
154566	06/16/2011	Printed		16143	POSTAL PRODUCTS UNLIMITED, INC	REFEREE	762.00
154567	06/16/2011	Printed		0722	PRINTING SYSTEMS	CURBSIDE COLLECTION BOX	446.60
154568	06/16/2011	Printed		0928	PROFESSIONAL TREE SERVICE	ELECTION SUPPLIES	450.00
154569	06/16/2011	Printed		6045	QPS PRINTING	REMOVAL OF TREE BEHIND APPLER	184.08

# Check Register Report

Date: 06/16/2011

Time: 11:45 am

Page: 3

Charter Township of Ypsilanti

BANK:

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
<b>Checks</b>							
154570	06/16/2011	Printed		15386	RICOH AMERICAS CORPORATION	EQUIPMENT RENTAL	2,696.40
154571	06/16/2011	Printed		15552	BRIAN ROBERTS	UMPIRE	184.00
154572	06/16/2011	Printed		15977	SARAH ROCK	REFEREE	43.00
154573	06/16/2011	Printed		2911	ROLYAN BUOYS	REPLACE DAMAGED BUOYS. BUOYS R	627.50
154574	06/16/2011	Printed		16156	JAMES ROSEMAN	REFEREE	49.00
154575	06/16/2011	Printed		0578	ROTO-ROOTER	VIDIO SEWER AT STATION 4	310.00
154576	06/16/2011	Printed		6333	SCHOOL TECH, INC.	NEW VOLLEYBALL NETS FOR PARKS	119.90
154577	06/16/2011	Printed		6861	SCHOOL-TECH, INC.	SUPPLIES	174.00
154578	06/16/2011	Printed		15877	MAX W. SEMEYN	REFEREE	43.00
154579	06/16/2011	Printed		0395	SHRADER TIRE & OIL	REPAIRS	1,778.00
154580	06/16/2011	Printed		8166	DAN SMITH	REFEREE	55.00
154581	06/16/2011	Printed		15865	JAMES SMITH	REFEREE	66.00
154582	06/16/2011	Printed		2990	SOUTHEASTERN EQUIPMENT	CREDIT MEMO #B15036	167.36
154583	06/16/2011	Printed		15751	SOUTHERN COMPUTER WAREHOUSE	MONITOR UPGRADE FOR NANCY W. P	333.17
154584	06/16/2011	Printed		1507	SPARTAN DISTRIBUTORS	New tires for aerifier	4,468.01
154585	06/16/2011	Printed		0399	SPEARS FIRE & SAFETY SERVICE	FIRE & SAFETY SERVICES	159.35
154586	06/16/2011	Printed		1338	STADIUM TROPHY	Participation Awards-Medals wi	840.60
154587	06/16/2011	Printed		15897	GARY STAFFORD	UMPIRE	59.00
154588	06/16/2011	Printed		3001	START SMART SPORTS DEV.	BASEBALL PROGRAM	85.00
154589	06/16/2011	Printed		0632	STERICYCLE INC	MEDICAL WASTE DISPOSAL	161.88
154590	06/16/2011	Printed		15866	ALAN STOUT	REFEREE	30.00
154591	06/16/2011	Printed		1235	SURE-FIT LAUNDRY COMPANY	LAUNDRY - PKS & GROUND	1,543.90
154592	06/16/2011	Printed		15868	BOONE SYLVESTER	REFEREE	52.00
154593	06/16/2011	Printed		8063	TELEGATION	ACCT. #8119-0000	71.99
154594	06/16/2011	Printed		16087	THE FIRE STORE.COM	BOOTS FOR 2 NEW TECHNICAL RESC	661.97
154595	06/16/2011	Printed		0468	TITLEIST	PRO SHOP RESALE GOLF BALLS	1,441.09
154596	06/16/2011	Printed		0887	TOTAL FITNESS CONCEPTS	FITNESS TESTING	1,190.00
154597	06/16/2011	Printed		6376	TRACTOR SUPPLY COMPANY	SUPPLIES	69.98
154598	06/16/2011	Printed		2943	TRI COUNTY INTERNATIONAL	PARTS FOR #57	1,241.48
154599	06/16/2011	Printed		3969	TRI TURF	SUPPLIES FOR POND	490.00
154600	06/16/2011	Printed		1637	TURF GRASS INC.	MAINTENANCE SUPPLIES	4,266.00
154601	06/16/2011	Printed		15131	U.S. BANK, N.A.	BOND COST OF ISSUANCE	112.50
154602	06/16/2011	Printed		6523	UNIQUE 1 SERVICE	AUTO MAINTENANCE	396.00
154603	06/16/2011	Printed		0291	VAN BUREN SCHOOLS	DEL PP TAXES	2,867.73
154604	06/16/2011	Printed		0497	VAN BUREN STEEL & FABRICATING	MODIFIED BOAT DOCK	1,434.80
154605	06/16/2011	Printed		1475	VERIZON WIRELESS	ACCT. #585505481-00001	2,104.92
154606	06/16/2011	Printed		6627	VICTORY LANE	AUTO MAINTENANCE	26.99
154607	06/16/2011	Printed		3745	WASHTENAW COMMUNITY COLLEGE'	DELL PP TAXES	2,017.79
154608	06/16/2011	Printed		0790	WASHTENAW COUNTY BAR ASSOC.	MEMBERSHIP - HON. CHARLES POPE	160.00
154609	06/16/2011	Printed		0444	WASHTENAW COUNTY TREASURER#	TRAILER FEES - MAY 2011	2,487.50
154610	06/16/2011	Printed		0444	WASHTENAW COUNTY TREASURER#	DELL PP TAXES	6,548.02
154611	06/16/2011	Printed		0444	WASHTENAW COUNTY TREASURER#	SHERIFF PATROL	449,830.12
154612	06/16/2011	Printed		0286	WASHTENAW I.S.D.	DEL PP TAXES	1,323.77
154613	06/16/2011	Printed		15934	WASTE MANAGEMENT	ACCT. #389-0054724-1389-6	9,671.04
154614	06/16/2011	Printed		6039	WASTE MANAGEMENT*	COMPOST CONTRACT	298,131.68
154615	06/16/2011	Printed		0287	WAYNE I.S.D.*	DEL PP TAXES	736.73
154616	06/16/2011	Printed		16157	COOPER WEST	REFEREE	60.00
154617	06/16/2011	Printed		15979	LOGAN WILKERSON	REFEREE	10.00
154618	06/16/2011	Printed		6271	WILLOW RUN COMMUNITY SCHOOLS	RENT	1,228.50
154619	06/16/2011	Printed		6936	WILLOW RUN SCHOOLS	DEL PP TAXES	631.91
154620	06/16/2011	Printed		0480	YPSILANTI COMMUNITY	ACCT. #4-037-360200-01	3,926.72

# Check Register Report

Date: 06/16/2011

Time: 11:45 am

Page: 4

Charter Township of Ypsilanti

BANK:

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
<b>Checks</b>							
154621	06/16/2011	Printed		0177	YPSILANTI DISTRICT LIBRARY-	DELL PP TAXES	1,386.56
154622	06/16/2011	Printed		16173	YPSILANTI SCHOOLS	DEL PP TAXES	3,791.34
154623	06/16/2011	Printed		6324	ZAP ZONE LASER TAG	SUMMER CAMP FIELD TRIP	50.00
154624	06/16/2011	Printed		0729	ZEP MANUFACTURING COMPANY	SUPPLIES	563.73

Total Checks: 153

Checks Total (excluding void checks): 1,095,814.67

Total Payments: 153

Bank Total (excluding void checks): 1,095,814.67

Total Payments: 153

Grand Total (excluding void checks): 1,095,814.67

To: Board Members

From: Brenda Stumbo

RE: Request of Ypsilanti Township Board to concur with the Aerotropolis Development Corporation approval of Kalitta Charters request for a personal property tax abatement

At the June 9, 2011 Aerotropolis Development Corporation meeting the Executive Board approved the PA 328 Letter of Agreement in regards to Personal Property Tax Exemption for Kalitta Charters LLC. Kalitta Charters will be investing \$3,810,000 in real and personal property and will be creating at least 50 jobs in our community. This incentive was created under the New Michigan Development Act in December of 2010 and provides 100% tax abatement on personal property for six years. Ypsilanti Township has 30 days to object or concur with the agreement. If we do concur Ypsilanti Township will be the first community in the state of Michigan to approve a new tax incentive under this new legislation.

Kalitta wants to relocate and expand a jet engine repair and maintenance facility from the Willow Run Airport in Van Buren Township, Wayne County to Ypsilanti Township, Washtenaw County. The tax abatement request is similar to Ford Motor Company tax incentive in which the township approved a 100% personal property tax abatement for lithium battery assembly in 2010. The difference between the two approvals is that Ford Motor Company abatement was to retain existing jobs and this approval would be to create 50 new jobs.

For background information, attached is a copy of the letter from Doug Kalitta dated May 19<sup>th</sup>, 2011 requesting the exemption and providing a history of his company. Also attached is the PA 328 Letter of Agreement for Personal Property Tax Exemption that was approved at the Aerotropolis Executive Board as well as a Detroit Free Press article, dated June 8<sup>th</sup>.

Should you have any questions please feel free to contact me or Doug Winters who was also in attendance at the June 9<sup>th</sup> meeting since he is a member of the Aerotropolis Committee.



## KALITTA CHARTERS

---

Azzam Elder, Chairman  
Aerotropolis Development Corporation  
500 Griswold, 31<sup>st</sup> Floor  
Detroit, MI 48227

May 19, 2011

Mr. Elder,

Kalitta Charters, LLC is requesting your consideration for exemption of new personal property we have recently acquired.

Kalitta Charters began in early 2002 when Doug Kalitta purchased Kitty Hawk Charters from a company struggling in bankruptcy. Since the purchase, Kalitta Charters has continued to grow, both in revenue and size. When originally purchased, Kalitta Charters owned 8 Learjets and one Falcon 20. It operated from a hangar at the Willow Run Airport and an office trailer and a small one-airplane hangar in Morristown, TN. Since then the company has grown to include Kalitta Charters II, a part 121 airline, Kalitta Accessories, an FAA approved repair station specializing in aircraft components, Kalitta Turbines, another FAA approved repair station specializing in jet engine repair, inspection, and overhaul, DK Turbines, an FAA approved repair station located in Hollister, CA specializing in jet engine repair and acquisition of used aircraft and engine parts, and Fly-A-Charter, an aircraft charter brokerage firm, specializing in worldwide movement of cargo.

Some of Kalitta Charters' growth was achieved by acquisition. Kalitta purchased Reliant Airlines, which increased the Falcon 20 fleet by another 12 airplanes, added a DC-9 and began Kalitta Charters II as a part 121, FAA certificated, airline. Kalitta Charters II has since purchased and added 6 B-727s to its air carrier certificate. Kalitta also purchased an entire Honeywell TFE-731 engine shop from New Zealand and all of the General Electric CJ-610, CF-700, and Honeywell TFE-732 tooling, equipment, and fixtures from a company in Oklahoma to enhance Kalitta Turbines' capabilities. Although some Kalitta Learjets have been retired, the Learjet fleet continues to grow with the purchase of an additional 6 planes.

Revenue generated by our two air carriers has increased largely due to diversification away from the struggling automotive freight business and into other areas of the aviation industry. A large part of the company's growth can be attributed to expansion in our air ambulance business and the acquisition of multiple U.S. government contracts with the Department of Defense, GSA, and the FBI.

843 Willow Run Airport  
Ypsilanti, MI 48198 • 1.800.525.4882  
Tel: 734.544.3400 • Fax: 734.544.3421  
[www.kalittacharters.com](http://www.kalittacharters.com)

When Kalitta Charters was purchased in 2002, it employed 81 people. Its gross revenue for 2002 was \$13.4 million. Kalitta now employs 216 people. Its 2010 gross revenue was \$60 million. The Morristown, TN office trailer and small hangar has been replaced with a new 12,000 square foot hangar and 4200 square feet of office space. Before the Oklahoma and New Zealand engine shop acquisitions, Kalitta Turbines increased its shop size by 10,000 square feet. It also constructed and certified a jet engine test cell.

The company is bulging at its seams. Further growth is being stymied by the size of the current facilities. Kalitta Charters is proposing that an addition be built and a new building be constructed to allow expansion of our maintenance facility and operations. This facility would provide us working space for Kalitta Charters (the 135 carrier), Kalitta Accessories (the aircraft component shop), and Kalitta Charters II (the 121 carrier).

The biggest part of the initial expansion would house Kalitta Turbines, which needs to expand its floor space to house its growing Honeywell TFE 731 shop and its General Electric engine fuel component shop. The growth of the engine shop would allow Kalitta to expand our engine shop capabilities, which would require more technicians. Kalitta Turbines has branched out to providing its services to outsiders. The thinking was that if Kalitta charged a fair rate for their services, others might decide to make use of some of the harder to find portions of the services we now have available. This was especially true with the Honeywell TFE 731 shop and the General Electric engine fuel components, none of which were available east of Wisconsin. It turned out that there is more of a demand for the services than anticipated. We now have more work than can be handled in our current facility. We are considering moving our engine shop to a warehouse we recently purchased on Tyler Road near the Willow Run Airport. Our other option is to build a new facility adjacent to our Morristown, TN facility, which is where we perform our heavy Learjet maintenance.

Kalitta's roots are in Ypsilanti. We would prefer to expand on or near the Willow Run Airport. Our other option would be to build the new Kalitta facilities in Tennessee or California. This option, while not preferred, may turn out to be the most financially feasible way to go.

Attached you will find a copy of our Application for Exemption of New Personal Property and a legal description of our Tyler Road property acquisition.

Thanks for your consideration,

  
Doug Kalitta



**PA 328 of 1998**


**LETTER OF AGREEMENT  
PERSONAL PROPERTY TAX EXEMPTION**

This agreement between Kalitta Charters and the Detroit Region Aerotropolis Development Corporation (ADC) is for the purpose of fulfilling the requirements of P.A. 328 of 1998, as amended by P.A. 274 of 2010. In consideration of approval of this 6 year personal property tax exemption certificate ("Certificate"), commencing on the date of approval by the ADC, the Kalitta Charters understands that through its investment of \$3,180,000.00, and the ADC understands by its approval of this personal property tax exemption, that both are mutually investing in and benefiting from this economic development project, and, furthermore, Kalitta Charters and the ADC agree to the following:

1. Kalitta Charters is located in the ADC area on a privately-owned parcel of property located at 2830 & 2850 Tyler Road, Ypsilanti, MI 48198.
2. Kalitta Charters is an eligible supply-chain business.
3. Kalitta Charters is not delinquent in its payment of any local taxes.
4. Kalitta Charters shall commit to the creation of at least 50 new jobs within a 6 year period beginning with the date of this letter of agreement. Existing and new jobs shall conform to state and federal minimum wage laws.
5. Achievement toward meeting job creation goals shall be reported annually to the Township Clerk of the Charter Township of Ypsilanti, Michigan, the municipal government, no later than June 30 of each year this agreement is in effect. For the purpose of meeting this basic requirement, job retention shall not be considered. The ADC and the Charter Township of Ypsilanti shall monitor the achievement of employment goals and any other provisions of this agreement.
6. Kalitta Charters agrees that personal property eligible for tax exemption must be new personal property that was not previously subject to tax under the General Property Tax Act.
7. The length of time for which the Certificate if approved is 6 years, with an ending date of December 31, \_\_\_\_\_.
8. Kalitta Charters shall provide to the ADC a personal property list and purchase plan which includes personal property eligible immediately for tax exemption and any additional personal property that the applicant anticipates placing at the eligible property for inclusion as exempt personal property within the 6 year period covered by this agreement.
9. The 6 year term for the PA 328 exemption shall not be extended beyond the period covered in the resolution adopted by the ADC, regardless of when during the 6 year period Kalitta Charters places additional personal property eligible for an exemption in the eligible district.

10. Kalitta Charters agrees to file two personal property statements each year. One statement shall be for the exempt new personal property and the other shall be for all other personal property. If employment has not remained or exceeded the number given in the application, an explanation for this shall be included.
11. Kalitta Charters agrees that should ownership of the business and/or facility for which this PA 328 is granted be changed in the future the transferee or new owner shall abide by all the terms and conditions of this agreement, and that Kalitta Charters will communicate all terms and conditions of this agreement to the transferee or new owner and assist the ADC in obtaining the signature of the authorized agent of the transferee or new owner on this agreement or an identically-worded agreement.
12. Kalitta Charters otherwise eligible for PA 328 tax exemption may also be eligible under separate policy and guidelines for PA 198 tax exemption certificates for real property investments. Kalitta Charters shall not receive both PA 198 and PA 328 tax exemptions for the same personal property.
13. This personal property exemption shall be revoked if Kalitta Charters is determined to be in violation of the provisions of this written agreement. In the event the personal property exemption is revoked all abated taxes shall be reimbursed to all the local taxing jurisdictions.
14. Kalitta Charters shall remain within the eligible district during the period of duration of the Certificate. If Kalitta Charters relocates within the period of duration of the Certificate, Kalitta Charters, upon demand by the ADC, shall pay to the affected taxing units an amount equal to those taxes it would have paid had the Certificate not been in effect.
15. Kalitta Charters shall be required to repay all of the personal property taxes exempted under this section if Kalitta Charters is determined to be in violation of the provisions of this agreement in the reasonable judgment of the ADC.

This agreement is assignable and transferable by either party with advance written consent. The agreement may only be altered upon mutual consent of both parties.

  
\_\_\_\_\_  
Company Official

\_\_\_\_\_  
Azzam Elder, Chair, ADC

Date 7 Dec 2011, 2011



## Kalitta Charters expansion to get OK



BY TOM WALSH

DETROIT FREE PRESS BUSINESS WRITER

Jun 8, 2011

A \$5.8-million expansion by Kalitta Charters that would create 80 jobs is expected to win approval Thursday for the first use of incentives created in December by the Legislature to attract investment to the long-discussed aerotropolis project in Wayne and Washtenaw counties.

Kalitta wants to invest \$3.1 million to relocate and expand a jet engine repair and maintenance facility by moving it from Willow Run airport in Wayne County's Van Buren Township to a site a few miles away in Washtenaw's Ypsilanti Township. In addition, Kalitta will expand its office location in Willow Run with two building additions.

This type of project, spanning multiple political jurisdictions, is exactly what the Next Michigan Development Act, signed into law last December, was designed for. "It creates a kind of one-stop shop for permits and incentive approvals in the aerotropolis area," said Turkia Awada

Mullin, Wayne County's chief development officer.

Detroit Region Aerotropolis Development Corp. is expected to act Thursday on tax abatements proposed for Kalitta. The regional development umbrella group represents the cities of Romulus, Taylor, Belleville, Ypsilanti; the townships of Huron, Van Buren and Ypsilanti, and Wayne and Washtenaw counties.

In the past decade, Kalitta Charters has grown from a company with 11 business jets and about 80 workers, to 28 aircraft and 216 employees. The jet engine repair business mushroomed recently when Kalitta acquired assets from New Zealand and Oklahoma, and decided to consolidate operations in Michigan, after considering locations in Tennessee and California.

"Kalitta is like a lot of small- and medium-sized companies that operate under the radar and don't think of reaching out to government for help," Mullin said.

Advertisement

COMING SOON!

# hatching deals daily

50-90% off local dining, shopping, and more

Sign up now at [DealChicken.com](http://DealChicken.com)

Print Powered By FormatDynamics



The aerotropolis concept has been touted since the 1990s as a vehicle to attract warehouses, shipping and other transportation businesses to the 60,000 acres around Detroit Metro and Willow Run airports. Its backers, led by Wayne County Executive Robert Ficano, have said it could create 50,000 jobs over 15 years.

Advertisement

COMING SOON!

# hatching deals daily

50-90% off local dining, shopping, and more

Sign up now at [DealChicken.com](http://DealChicken.com)

The advertisement is a black and white graphic. At the top left, a small circle contains the text "COMING SOON!". Below this, the words "hatching deals daily" are written in a large, bold, sans-serif font. Underneath, the text "50-90% off local dining, shopping, and more" is displayed in a smaller font. To the right of this text is a cartoon illustration of a chicken's head with large eyes. At the bottom, a dark banner contains the text "Sign up now at DealChicken.com" in a white font.

Print Powered By FormatDynamics

# SUPERVISOR REPORT

---

- A. SUPERVISOR STUMBO WILL REPORT ON  
MEETINGS ATTENDED BY OFFICIALS AND STAFF

## **CLERK REPORT**

**JUNE 21, 2011**

by Karen Lovejoy Roe, Clerk

- **MEETINGS WITH MIKE RADZIK & TRAVIS MCDUGALD**- Meeting weekly to work on document management and future plans for information systems growth in Ypsilanti Township
- **PEACE OFFICERS MEMORIAL & SHERIFF'S AWARDS AND RECOGNITION CEREMONY**- May 18, 2011 attended these two events to honor our police officers, firefighters, EMT and all officers.
- **URBAN COUNTY EXECUTIVE MEETING** – May 24, 2011 attended meeting to begin process of new annual budget, allocations for non-profit entities and grants for new funding.
- **COUNTY TREASURER, CATHERINE MCCLARY** – May 25, 2011 met to discuss foreclosures in Ypsilanti Township and plans to split properties to encourage more bidding and township's role in future acquisition of foreclosed properties.
- **AFSCME 3451** – May 25, 2011 meeting to discuss continued success in communication and current issues facing township including Health Care issues.
- **RACER-REVITALIZING AUTO COMMUNITIES ENVIRONMENTAL RESPONSE TRUST**- May 31, 2011 met with three representatives to discuss future development of General Motors property located in Ypsilanti Township.
- **GENERAL DYNAMICS** – June 1, 2011 site visit to discuss future at this company and also the possibility of hosting new companies within the General Dynamics building.
- **AATA GOVERNANCE MEETING** – June 1, 2011 met with Director of AATA and staff to discuss plans and progress for future Washtenaw County Transit system and the role of Ypsilanti Township and other municipalities in the future growth of transit.
- **HEALTH CARE COMMITTEE** – June 2, 2011 met with members of committee, labor, staff, Trustee Martin to explore ways to reduce health care costs in township. Recommended request of board to hire Health Care Agent to assist township in reducing costs.
- **TEAMSTERS** – June 2, 2011 meeting with representatives to explore common issues and possibility of opening contract early.
- **WASHTENAW COUNTY BOARD OF COMMISSIONERS** – June 2, 2011 attended Board of Commissioner meeting in support of Re-Imaging Washtenaw presentation.
- **HABITAT FOR HUMANITY** – June 6, 2011 met with Jennifer Hall from Washtenaw County to continue to explore process for policy and procedures for a private, non-profit, public cooperation to creating home ownership opportunities in Ypsilanti Township neighborhoods.

- **DIGITAL RECORDER AND SOUND TEST IN BOARD ROOM** – JUNE 7, 2011 working to improve ability to effectively and efficiently tape board meetings and researching the future capability of providing live sound and/or video tape of board meetings, planning commission meetings and other public meetings to increase transparency and better communicate with residents and public.
- **DETROIT EDISON** – June 7, 2011 meeting to discuss creation of street light district on Mansfield.
- **MERS** – June 7, 2011 meeting with representative from the Michigan Employee Retirement System to discuss actuarial valuation and other census factors impacting the overall financial stability of the MERS retirement system.
- **YCUA AND MILLER/CANFIELD** – June 7, 2011 meeting to discuss future YCUA bond issue to make DEQ required improvement to the Snow Road pump station.
- **EASTERN LEADERS GROUP** – June 8, 2011 quarterly meeting updating on success and issues facing group. This group is a part of Spark East and focuses on economic development in the eastern part of Washtenaw County including Ypsilanti Township.
- **SENATOR WARREN & KIRK PROFIT** – June 13, 2011 meeting to discuss state legislative agenda and impact on Ypsilanti Township and ideas for new legislation to help our community.
- **COMMUNITY DEVELOPMENT CORPORATION** – June 13, 2011 meeting to explore strategies for successful support of CDC development in Ypsilanti Township and funding sources. This meeting included County Commissioner, Ronnie Peterson.
- **WAYNE COUNTY LAND BANK** – June 15, 2011 meeting with representatives of WCLB to finalize plans for moving forward on several initiatives to support the investment and business growth plan of Kalitta at Willow Run Airport through the Aerotropolis.
- **OHM** – June 15, 2011 meeting to plan for a resolution to failure of water storage system on site at the newly developed Credit Union site located on Whittaker Rd.
- **AE EQUITIES** – Continued to meet with AE Equities representatives at two meetings including one with MEDC and Ann Arbor Spark.
- **MAY 3, 2011 ELECTION** – successful election day. Process went well and election was certified without incident. Great job with Clerk's office staff and Residential Services staff working together. Special thanks to all who helped pull off another great election. Special thanks to Fire Department personnel who so graciously removed ballots that were locked in a trunk of an election worker.
- **MSHDA & PUBLIC HOUSING PROJECT** – Continued to work with MSHDA staff in an attempt to receive addresses of housing units. Denial of FOIA requests are being handled by Attorney Winters.

- **OFFICE OF COMMUNITY DEVELOPMENT- WASHTENAW COUNTY** – Meeting to continue to find a solution and process for increasing homeownership in Ypsilanti Township.
- **EMPLOYEE CONCERNS MEETING** – Met with AFSCME representative to begin a dialogue for addressing labor/management issues.
- **REIMAGING WASHTENAW** – Meeting to continue to move forward to develop plans, apply for grants and work together for development of the Washtenaw Avenue Corridor.
- **AATA TRANSPORTATION PRESENTATION ON SMART GROWTH PLAN** – Meeting regarding continuing to move the AATA expansion plan forward including discussion on financing and governance.
- **YCUA MEETING TO DISCUSS FUTURE RATES AND BUDGET**



# TREASURER REPORT

---

THERE IS NO WRITTEN TREASURER REPORT

# TRUSTEE REPORT

---

THERE IS NO WRITTEN TRUSTEE REPORT

# ATTORNEY REPORT

---

GENERAL LEGAL UPDATE

## ***RESOLUTION NO. 2011-8***

**WHEREAS**, the Michigan Legislature, in recent years, has adopted a new Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq, a new Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3105, et seq. whose provisions in part provide for the establishment of Planning Commissions in those municipalities, including Townships, that did not at that time have existing Planning Commissions and to provide that those municipalities, including townships, that did have an established Planning Commission, reconfirm by ordinance the existence and conform the powers of such Planning Commissions to the new Michigan Planning Enabling Act; and

**WHEREAS**, MCL 125.3881 requires municipalities, including Townships, to have adopted such an ordinance as described above by July 1, 2011; and

**WHEREAS**, proposed Ordinance 2011-414 confirms the establishment under the Michigan Planning and Enabling Act of the Charter Township of Ypsilanti Planning Commission; provides for the powers, duties, and limitations of that Planning Commission; and repeals any ordinances or resolutions in conflict with this ordinance; and

**WHEREAS**, the passage of the proposed Ordinance 2011-414 is necessary to preserve the integrity of the Charter Township of Ypsilanti's Planning Commission with respect to its actions taken from July 1, 2011 forward while at the same time the proposed Ordinance 2011-414 approves, ratifies and reconfirms all actions taken by the preceding Planning Commission.

***NOW, THEREFORE,***

***BE IT THEREFORE RESOLVED,*** that the ***Charter Township of Ypsilanti***

***Board of Trustees*** hereby adopts by reference Ordinance No. 2011-414 as attached in its entirety which Ordinance confirms the establishment under the Michigan Planning and Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq. of the Charter Township of Ypsilanti Planning Commission; provides for the composition of that Planning Commission; provides for the powers, duties and limitations of that Planning Commission and repeals any ordinance or parts of ordinances or resolutions in conflict with this Ordinance

**Proposed Ordinance 2011 - 414**  
**Charter Township of Ypsilanti**  
**WASHTENAW COUNTY, MICHIGAN**  
**Ordinance to Confirm the Establishment of a**  
**Planning Commission with Zoning Authority (*Annotated*)**

AN ORDINANCE TO CONFIRM THE ESTABLISHMENT UNDER THE MICHIGAN PLANNING ENABLING ACT, PUBLIC ACT 33 OF 2008, MCL 125.3801, ET SEQ., OF THE CHARTER TOWNSHIP OF YPSILANTI PLANNING COMMISSION; PROVIDE FOR THE COMPOSITION OF THAT PLANNING COMMISSION; PROVIDE FOR THE POWERS, DUTIES AND LIMITATIONS OF THAT PLANNING COMMISSION; AND REPEAL ANY ORDINANCE OR PARTS OF ORDINANCES OR RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE.

**THE CHARTER TOWNSHIP OF YPSILANTI, WASTHENAW COUNTY, MICHIGAN, HEREBY ORDAINS:**

**SECTION I - SCOPE, PURPOSE AND INTENT**

This ordinance is adopted pursuant to the authority granted the Charter Township of Ypsilanti Board (hereinafter Township Board) under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., and the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3101, et seq., to establish a planning commission with the powers, duties and limitations provided by those Acts and subject to the terms and conditions of this ordinance and any future amendments to this ordinance.

The purpose of this ordinance is to provide that the Township Board shall hereby confirm the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., of the Charter Township of Ypsilanti Planning Commission formerly established under the Township Planning Act, Public Act 168 of 1959, MCL 125.321, et seq., to establish the appointments, terms, and membership of the Planning Commission; to identify the officers and the minimum number of meetings per year of the Planning Commission; and to prescribe the authority, powers and duties of the Planning Commission.

**SECTION II - ESTABLISHMENT**

The Township Board hereby confirms the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., of the Ypsilanti Township Planning Commission (hereinafter Planning Commission) formerly established under the Township Planning Act, Public Act 168 of 1959, MCL 125.321, et seq., The Planning Commission shall have 7 members. Members of the Planning Commission as of the effective date of this Ordinance shall, except for an ex officio member whose remaining term on the Planning Commission shall be limited to his or her term on the Township Board, continue to serve for the remainder of their existing terms so long as they continue to meet all of the eligibility requirements for Planning Commission membership set forth within the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq.

### **SECTION III - APPOINTMENTS AND TERMS**

Subject to approval by a majority vote of the elected and serving members of the Township Board, the Township Supervisor shall appoint all members of the Planning Commission, including one member of the Township Board who shall serve as an ex officio member with full voting rights. The Planning Commission members, other than the ex officio member, shall serve for terms of three (3) years each. The ex officio member's term shall expire with his or her term on the Township Board. A Planning Commission member shall hold office until his or her successor is appointed. A vacancy shall be filled by appointment to the unexpired term in the same manner as the original appointment. Other than the ex officio member, no other elected officer or employee of the Township is eligible to be a member of the Planning Commission.

Planning Commission members shall be qualified electors of the Township, except that one Planning Commission member may be an individual who is not a qualified elector of the Township. The membership of the Planning Commission shall be representative of important segments of the community, such as the economic, governmental, educational, and social development of the Township, in accordance with the major interests as they exist in the Township, such as agriculture, natural resources, recreation, education, public health, government, transportation, industry, and commerce. The membership shall also be representative of the entire geography of the Township to the extent practicable.

### **SECTION IV - REMOVAL**

The Township Board may remove a member of the Planning Commission for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing.

### **SECTION V - CONFLICT OF INTEREST**

The Planning Commission shall in its Bylaws provide rules regarding what constitutes a conflict of interest.

### **SECTION VI - COMPENSATION**

The Planning Commission members may be compensated for their services as provided by Township Board resolution. The Planning Commission may adopt bylaws relative to compensation and expenses of its members for travel when engaged in the performance of activities authorized by the township board, including, but not limited to, attendance at conferences, workshops, educational and training programs and meetings.

### **SECTION VII - OFFICERS AND COMMITTEES**

The Planning Commission shall elect a chairperson and a secretary from its members, and may create and fill other offices as it considers advisable. An ex officio member of the Planning Commission is not eligible to serve as chairperson. The term of each office shall be 1 year, with opportunity for reelection as specified in the Planning Commission Bylaws.

The Planning Commission may also appoint advisory committees whose members are not members of the Planning Commission.

### **SECTION VII - BYLAWS, MEETINGS AND RECORDS**

The Planning Commission shall adopt Bylaws for the transaction of business.

The Planning Commission shall hold at least four (4) regular meetings each year, and shall by resolution determine the time and place of the meetings.

Unless otherwise provided in the Planning Commission's Bylaws, a special meeting of the Planning Commission may be called by the chairperson or by two (2) other members, upon written request to the secretary. Unless the Bylaws otherwise provide, the secretary shall send written notice of a special meeting to Planning Commission members at least forty-eight (48) hours before the meeting.

The business that the Planning Commission may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act, Public Act 267 of 1976, MCL §15.261, et seq.

The Planning Commission shall keep a public record of its resolutions, transactions, findings, and determinations. A writing prepared, owned, used, in the possession of, or retained by the Planning Commission in the performance of an official function shall be made available to the public in compliance with the Freedom of Information Act, Public Act 442 of 1976, MCL §15.231, et seq.

## **SECTION IX - ANNUAL REPORT**

The Planning Commission shall make an annual written report to the township board concerning its operations and the status of the planning activities, including recommendations regarding actions by the Township Board related to planning and development.

## **SECTION X - AUTHORITY TO MAKE MASTER PLAN**

Under the authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL §125.3801, et seq., and other applicable planning statutes, the Planning Commission shall make a Master Plan as a guide for development within the Township's planning jurisdiction. The procedure for adoption or amendment of a Master Plan shall be as prescribed in Article III of the Act, MCL §125.3831 through §125.3851.

Final authority to approve a Master Plan or any amendments thereto shall rest with the Township Board after recommendation of the Planning Commission in accordance with the Act. The Township Board shall pass a resolution in accordance with MCL §125.3843(3) asserting its right to approve or reject a master plan.

Unless rescinded by the Township, any plan adopted or amended under the Township Planning Act, Public Act 168 of 1959, MCL §125.321, et seq., need not be readopted under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL §125.3801, et seq.

## **SECTION XI - ZONING POWERS**

The Township Board hereby confirms the transfer of all powers, duties, and responsibilities provided for Zoning Boards or Zoning Commissions by the former Township Zoning Act, Public Act 184 of 1943, MCL 125.271, et seq.; the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3101, et seq.; or other applicable zoning statutes to the Charter Township of Ypsilanti Planning Commission formerly established under the Township Planning Act, Public Act 168 of 1959, MCL 125.321, et seq.

Any existing Zoning Ordinance shall remain in full force and effect except as otherwise amended or repealed by the Township Board.

## **SECTION XII - SUBDIVISION AND LAND DIVISION RECOMMENDATIONS**

The Planning Commission may recommend to the Township Board provisions of an ordinance or rules governing the subdivision of land. Before recommending such an ordinance or rule, the Planning Commission shall hold a public hearing on the proposed ordinance or rule. The Planning Commission shall give notice of the time and place of the public hearing not less than fifteen (15) days before the hearing by publication in a newspaper of general circulation within the Township.



The Planning Commission shall review and make recommendation on a proposed plat before action thereon by the Township Board under the Land Division Act, Public Act 288 of 1967, MCL §560.101, et seq. The Planning Commission shall recommend approval, approval with conditions, or disapproval of a plat within sixty-three (63) days after the plat is submitted to the Planning Commission unless the plat proprietor waives this requirement and consents to an extension of the sixty-three (63) day period. Before making its recommendation, the Planning Commission shall hold a public hearing on the proposed plat. A plat submitted to the Planning Commission shall contain the name and address of the proprietor or other person to whom notice of a hearing shall be sent. Not less than fifteen (15) days before the date of the hearing, notice of the date, time and place of the hearing shall be sent to that person at that address by mail and shall be published in a newspaper of general circulation in the Township. Similar notice shall be mailed to the owners of land immediately adjoining the proposed platted land.

### **SECTION XIII - SEVERABILITY**

The provisions of this ordinance are hereby declared to be severable, and if any part is declared invalid for any reason by a court of competent jurisdiction, it shall not affect the remainder of the ordinance, which shall continue in full force and effect.

### **SECTION XIV - REPEAL**

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed. The Resolution or Ordinance establishing the Charter Township of Ypsilanti Planning Commission under the Township Planning Act, Public Act 168 of 1959, MCL 125.321, et seq., is/are, hereby repealed and replaced by this Ordinance.

### **SECTION XV - APPROVAL, RATIFICATION, AND RECONFIRMATION.**

All official actions taken by The Charter Township of Ypsilanti Board of Trustees and/or its Planning Commission preceding the Commission created by this Ordinance are hereby approved, ratified, and reconfirmed. Any project, review, or process taking place at the effective date of this Ordinance shall continue with the Planning Commission created by this Ordinance, subject to the requirements of this Ordinance, and shall be deemed a continuation of any such previous project, review or process. This Ordinance shall be in full force and effect from and after its adoption and publication.

### **SECTION XVI - PUBLICATION AND EFFECTIVE DATE.**

The Township Clerk shall cause this Ordinance to be published in the manner required by law. This Ordinance shall be effective as of the date of final publication of the Ordinance.

## **RESOLUTION 2011-11**

**Whereas**, at its regularly scheduled meeting held **April 26, 2011**, the Charter Township of Ypsilanti (Township) Planning Commission (Commission) recommended that the Township Board approve a rezoning request for a certain parcel of property comprising 1.80 acres, commonly identified as 5401 Whittaker Road, Parcel ID K-11-21-200-020, from the OS-1 Office Service District zoning classification to the TC-3 Town Center 3 District zoning classification; and

**Whereas**, the rezoning request is consistent with the Township's current Master Plan which designates the entire area in which the parcel in question is located to be TC-3 Town Center 3 District; and

**Whereas**, proposed Ordinance No. 2011-416 rezones 5401 Whittaker Road, Parcel ID K-11-21-200-020, from the OS-1 Office Service District to the TC-3 Town Center 3 District zoning classification; and

**Whereas**, the Township Board of Trustees agrees that the rezoning is appropriate.

**Now Therefore,**

**Be it resolved** that the Charter Township of Ypsilanti hereby adopts and incorporates by reference Ordinance No. 2011-416 attached hereto, by reference, in its entirety, which ordinance

rezones 5401 Whittaker Road, Parcel ID K-11-21-200-020, from its current OS-1 Office Service District zoning classification to the TC-3 Town Center 3 District zoning classification.

## **PROPOSED ORDINANCE 2011-416**

***An Ordinance Amending Ordinance No. 74,  
Township Zoning Ordinance, So As To Rezone  
5401 Whittaker Road, being Parcel ID K-11-21-200-020,  
From Its Current OS-1 Office Service District Zoning Classification  
To TC-3 Town Center 3 District Zoning Classification***

***The Charter Township of Ypsilanti hereby ordains*** that Ordinance

No. 74, adopted May 18, 1994, shall be amended as follows:

Real Property consisting of 1.80 acres of land located at 5401 Whittaker Road, also known as Parcel ID K-11-21-200-020, and more particularly described as follows:

YP#21-8B: COM AT THE SW COR OF SEC 21; TH N 0-17-30 W 3000.50 FT IN THE W LINE OF SEC; TH E 490.30 FT; TH N 2-35-00 E 37 FT; TH N 2-22-00 E 251.36 FT FOR POB; TH S 87-38-00 E 290 FT; TH S 1-57-00 E 88.99 FT; TH S 42-57-00 W 248.03 FT, TH S 48-36-22 W 31.85 FT, TH S 41-23-38 W 27 FT, TH N 48-36-22 W 40.26 FT, TH ALONG ARC OF CURVE, CENTRAL ANGLE OF 6-50-43, RADIUS OF 253.53 FT, WITH A CHORD BEARING N 45-10-48 W 30.27 FT, TH N N 15-16-48 E 33.03 FT, TH ALONG ARC OF CURVE WITH CENTRAL ANGLE OF 38-1-20, RADIUS OF 226.53 FT, WITH A CHORD BEARING N 18-11-59 W 147.58 FT, TH N 0-48-40 E 59.52 FT TO THE POB. BEING PART OF NW 1/4 SEC 21, T3S-R7E, 1.40 AC. (L-3982 P-994 11/30/00)

ALSO SEE QUIT CLAIM DEED L- 4724 P - 595

shall be rezoned from its current OS-1 Office Service District zoning classification to the TC-3 Town Center 3 District zoning classification.

The Zoning Map, as incorporated by reference, in the Charter township of Ypsilanti Zoning Ordinance is hereby amended by the rezoning of the afore-

described parcel of property from its OS-1 Office Service District zoning classification to the TC-3 Town Center 3 District zoning classification.

**Severability**

In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a Court of competent jurisdiction, such holding shall not affect the validity nor the enforceability of the remaining sections, provisions, phrases or words of this Ordinance unless expressly so determined by a Court of competent jurisdiction.

**Non Exclusivity**

The prohibitions and penalties provided for in this Ordinance shall be in addition to, and not exclusive of, other prohibitions and penalties provided for by other law, ordinance, or rule/regulation.

**Publication**

This Ordinance shall be published in a newspaper of general circulation as required by law.

**Effective date**

This Ordinance shall become effective upon publication in a newspaper of general circulation as required by law.

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



**Office of Community  
Standards**

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

---

## **Memorandum**

**To:** Karen Lovejoy Roe, Township Clerk  
**From:** Joe Lawson, Planning Coordinator  
**Date:** May 6, 2011  
**Re:** Petition to Rezone 5401 Whittaker Road

---

Please be advised that the Planning Commission recommended approval of the request to rezone the 1.80 acre parcel located at the intersection of Whittaker and Stony Creek Road and known by 5401 Whittaker Road, parcel K-11-21-200-020. A copy of the Staff Report prepared for the Commission is attached for your information. Please be further advised that the Planning Commission made the following recommendation to the Township Board:

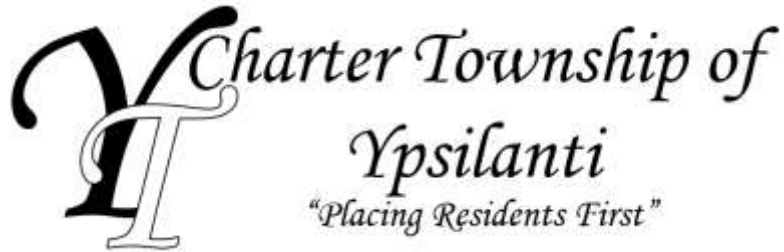
***Motion*** by Krieg – “I move to recommend approval to the Township board of Trustees the request of Mr. Robert Spencer representing Grand Teton Properties to rezone the 1.80 acre parcel commonly known as 5401 Whittaker Road parcel K-11-21-200-020 from OS-1 Office Service district to TC-3 Town Center District.”

**Support:** Walls

**Motion Carries - All**

With that said, if you could please include the petition for rezoning as recommended by the Township Planning Commission on the next available agenda, it would be greatly appreciated.

If you should have any questions, please do not hesitate to contact me.



## **Office of Community Standards**

### **Staff Report**

### **Whittaker Road Office Plaza – Request for Rezoning Recommendation to the Township Board**

February 22, 2011

#### ***CASE LOCATION AND SUMMARY***

The property owner, Mr. Robert Spencer of Grand Teton Properties, petitioned for consideration of this request to rezone his site from OS-1 Office Service District to TC3 Town Center 3. The property includes 1.80 acres, commonly identified as 5401 Whittaker Road. The current office plaza was constructed in 2003 under the OS-1 district regulations. The uses within the current structure would continue to conform to the uses permitted within the TC-3 district should the request be approved.

#### ***APPLICANT***

Robert J. Spencer  
Grand Teton Properties  
28004 Center Oaks Ct. Suite 104  
Wixom, MI 48393

#### ***CROSS REFERENCES***

Zoning Ordinance citations:

- Article XXVII Changes and Amendments
- Article VIII Office Service District
- Article XI-D Town Center District

#### ***SUBJECT SITE USE, ZONING AND COMPREHENSIVE PLAN***

The Comprehensive Plan designates this site for Town Center use. The property has been used for various office uses, including a credit union, medical office, real estate office and chiropractic office. These use are currently permitted in the OS-1 Office Service District and would continue to be permitted within the TC-3 Town Center District.

**AERIAL PHOTOGRAPH**





5401 Whittaker – View from the south



5401 Whittaker – View from the north



**ADJACENT USES, ZONING AND COMPREHENSIVE PLAN**

Direction	Use	Zoning	Master Plan
North	SF Residential	R-3	Town Center
South	Commercial	B-1	Town Center
East	Daycare Center	OS-1	Town Center
West	Commercial	PD	Town Center

**NATURAL FEATURES**

No significant natural feature will be impacted by this request.

**ANALYSIS**

In considering any petition for an amendment to the official zoning map, the planning commission and township board shall consider the following criteria in making its findings, recommendations and decision:

- (a) Consistency with the goals, policies and future land use map of the Charter Township of Ypsilanti Master Plan, including any sub-area or corridor plans. If conditions have changed since the master plan was adopted, the rezoning may be found to be consistent with recent development trends in the area.
- (b) Compatibility of the site's physical, geological, hydrological and other environmental features with all uses permitted in the proposed zoning district compared to uses permitted under current zoning.
- (c) Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one of the uses permitted under the current zoning.
- (d) The compatibility of all uses permitted in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values compared to uses permitted under current zoning.
- (e) The capacity of township utilities and services sufficient to accommodate all the uses permitted in the requested district without compromising the "health, safety and welfare" of the township.
- (f) The capacity of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. A traffic impact study in accordance with the requirements of the township traffic impact study ordinance shall be provided if the proposed rezoning district permits uses that could generate 100 or more directional trips during the peak hour, or at least 1,000 more trips per day than the majority of the uses that could be developed under the current zoning, as determined by the community and economic development department.
- (g) The apparent demand for the types of uses permitted in the requested zoning district in the township, and surrounding area, in relation to the amount of land in the township, and surrounding area, currently zoned and available to accommodate the demand.
- (h) The boundaries of the requested zoning district are sufficient to meet the dimensional regulations for the zoning district listed in article XX, schedule of regulations.

- (i) If a rezoning is appropriate, the requested zoning district shall be more appropriate from the township's perspective than another zoning district.
- (j) The requested rezoning will not create an isolated and unplanned spot zone.
- (k) The request has not previously been submitted within the past one year, unless conditions have changed or new information has been provided.
- (l) Other criteria as determined by the planning commission or township board which would protect the health and safety of the public, protect public and private investment in the township, and enhance the overall quality of life in Charter Township of Ypsilanti.

### ***RECOMMENDATION***

In reviewing the aforementioned criteria relating to zoning amendments, staff is of the opinion that the petition before the Commission meets or exceeds most of the listed criteria. The exception to this statement is in relation to criteria (c) which states “evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one of the uses permitted under the current zoning.” Though the economics of today are difficult regardless of the designated zoning district, I am unable to agree that the current zoning district is hindering a reasonable return on investment due to the uses currently available.

With that said, it is the recommendation of staff that the Commission make a recommendation of approval to the Township Board of Trustees in relation to the submitted petition for rezoning of the proper located at 5401 Whittaker Road, parcel K-11-21-200-020.

### ***Suggested motions:***

#### *Motion to Table:*

“I move to table the request of Mr. Robert Spencer, representing Grand Teton Properties to rezone the 1.80 acre parcel commonly known as 5401 Whittaker Road, parcel K-11-21-200-020 from OS-1 Office Service District to TC3 Town Center District due to the fact the required sign advertising the request for rezoning was not installed within the required time line. I further move that this item be tabled to the March 8, 2011 special meeting date at 6:30 p.m.

#### *Motion to Approve:*

I move to recommend approval to the Township Board of Trustee the request of Mr. Robert Spencer, representing Grand Teton Properties to rezone the 1.80 acre parcel commonly known as 5401 Whittaker Road, parcel K-11-21-200-020 from OS-1 Office Service District to TC3 Town Center District.

*Motion to Deny:*

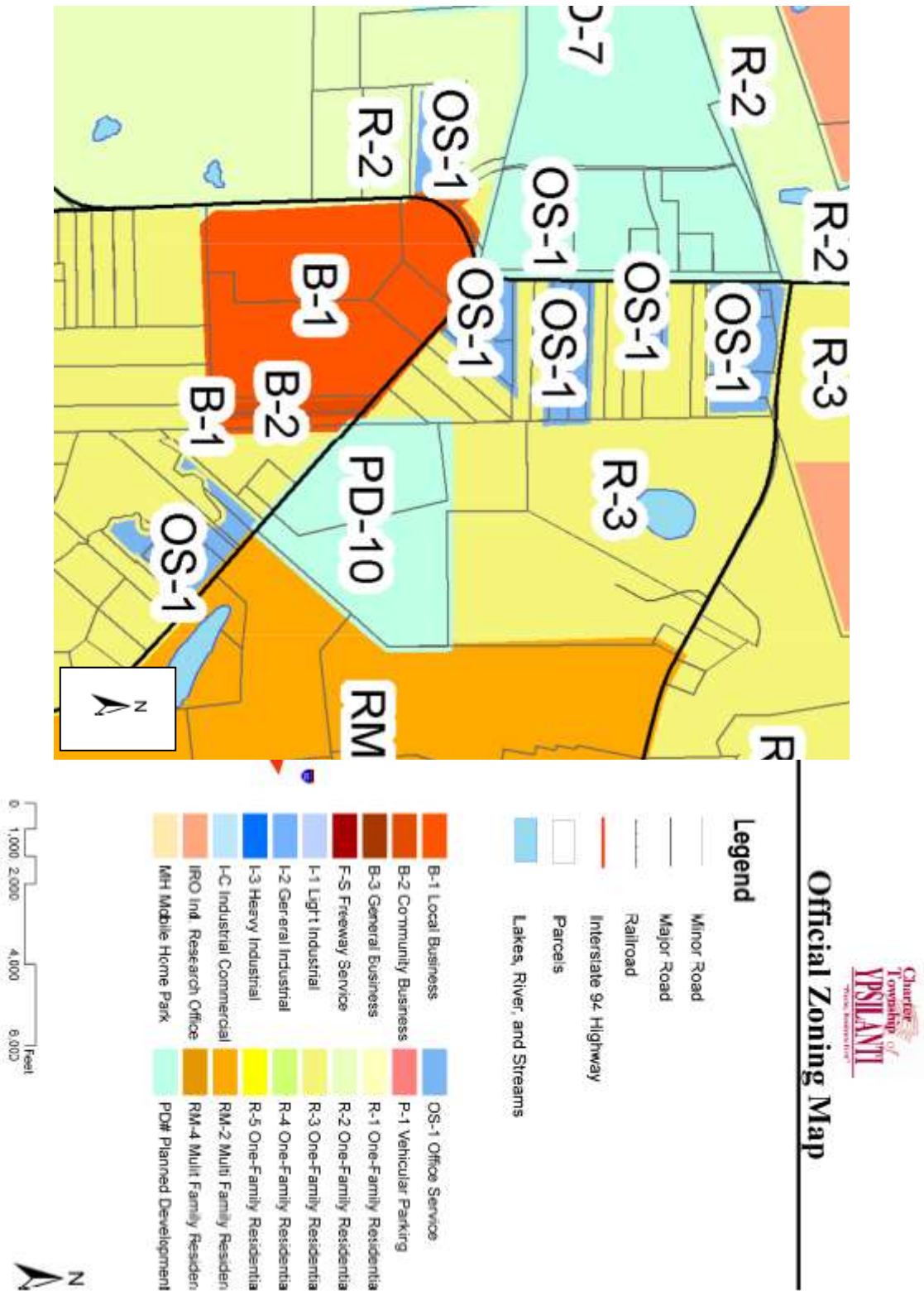
I move to recommend denial to the Township Board of Trustee the request of Mr. Robert Spencer, representing Grand Teton Properties to rezone the 1.80 acre parcel commonly known as 5401 Whittaker Road, parcel K-11-21-200-020 from OS-1 Office Service District to TC3 Town Center District due to the following reasons:

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joseph Lawson", with a long horizontal flourish extending to the right.

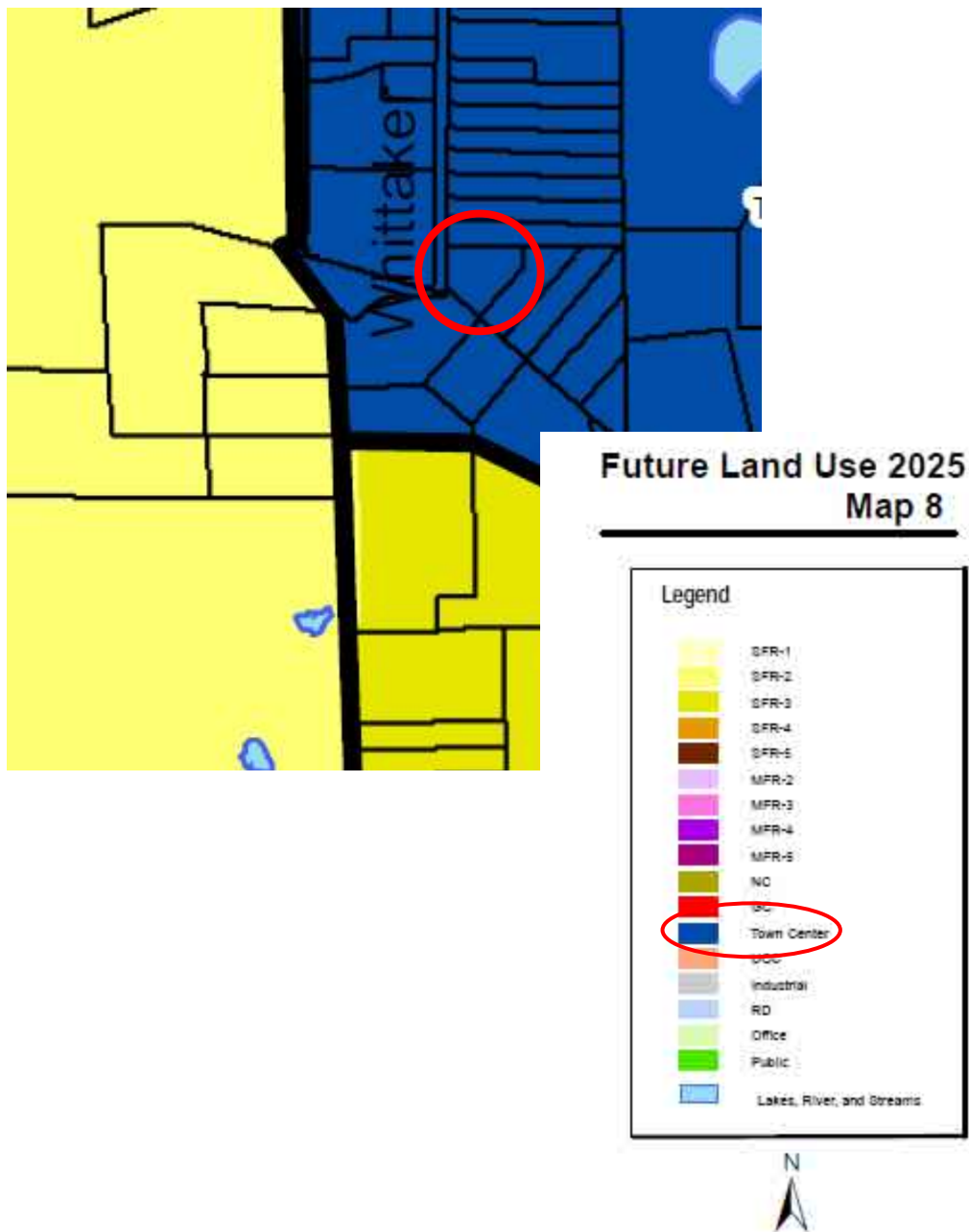
Joseph Lawson,  
Planning and Development Coordinator

Zoning Map of the Stony Creek/Whittaker Road Intersection





## Future Land Use Designation 2007 Master Plan



# CHARTER TOWNSHIP OF YPSILANTI

## 2011 BUDGET AMENDMENT #6

### JUNE 21, 2011

#### 101 - GENERAL OPERATIONS FUND

	<b>Total Increase</b>	<b>\$47,832.37</b>
--	-----------------------	--------------------

Increase the General Fund budget by \$10,351.00 for 2010 special assessment -drains at large costs \$120,351 to by Washtenaw County Treasurer invoiced April 2011.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$10,351.00
		Net Revenues	\$10,351.00

Expenditures:	Highway & Street-Drain Costs	101-446-000-818.009	\$10,351.00
		Net Expenditures	\$10,351.00

Increase tax refund expenditure budget due to Michigan Tax Tribunal tax settlement -Ford Motor Co. reductions of value 2008-2009 PPT that require refunds to tax payer. This is funded by an Appropriation of Prior Year Fund Balance from the Reserve for MTT losses based on specific millage rates for the specific fund.

Revenues:	Prior Year Fund Balance	101.000.000.699.000	\$37,481.37
		Net Revenues	\$37,481.37

Expenditures:	Tax Refund Expenditures	101.956.000.956.006	\$37,481.37
		Net Expenditures	\$37,481.37

#### 206 - FIRE FUND

	<b>Total Increase</b>	<b>\$84,314.84</b>
--	-----------------------	--------------------

Increase tax refund expenditure budget due to Michigan Tax Tribunal tax settlement -Ford Motor Co. reductions of value 2008-2009 PPT that require refunds to tax payer. This is funded by an Appropriation of Prior Year Fund Balance from the Reserve for MTT losses based on specific millage rates for the specific fund.

Revenues:	Prior Year Fund Balance	206.000.000.699.000	\$84,314.84
		Net Revenues	\$84,314.84

Expenditures:	Tax Refund Expenditures	206.206.000.956.010	\$73,932.32
	Tax Refund Expenditures-Fire Pension	206.852.000.956.014	\$10,382.52
		Net Expenditures	\$84,314.84

# CHARTER TOWNSHIP OF YPSILANTI

## 2011 BUDGET AMENDMENT #6

### JUNE 21, 2011

#### 212 - BIKE, SIDEWALK, RECREATION, ROAD AND GENERAL OPERATIONS FUND (BSR II)

	<b>Total Increase</b>	<b><u><u>\$52,502.86</u></u></b>
--	-----------------------	----------------------------------

Increase tax refund expenditure budget due to Michigan Tax Tribunal tax settlement -Ford Motor Co. reductions of value 2008-2009 PPT that require refunds to tax payer. This is funded by an Appropriation of Prior Year Fund Balance from the Reserve for MTT losses based on specific millage rates for the specific fund.

Revenues: Prior Year Fund Balance	212.000.000.699.000	<u>\$26,559.11</u>	
	Net Revenues	<u><u>\$26,559.11</u></u>	
Expenditures: Tax Refund Expenditures	212.212.000.956.010	<u>\$26,559.11</u>	
	Net Expenditures	<u><u>\$26,559.11</u></u>	

Increase expenditure budget line item for tree planting - Willow Run Airport Tree Replacement reserve fund. This will be funded by appropriation from prior year fund balance.

Revenues: Prior Year Fund Balance	212.000.000.699.000	<u>\$3,700.00</u>	
	Net Revenues	<u><u>\$3,700.00</u></u>	
Expenditures: Professional Service Tree/Landscape	212.212.000.801.150	<u>\$3,700.00</u>	
	Net Expenditures	<u><u>\$3,700.00</u></u>	

Increase transfer to Golf Course expenditure budget for repairs on building. (50%+ to come from insurance reimbursement and be deposited into the Golf Fund 584)

Revenues: Prior Year Fund Balance	212.000.000.699.000	<u>\$22,243.75</u>	
	Net Revenues	<u><u>\$22,243.75</u></u>	
Expenditures: Transfer to Golf Course Fund	212.212.000.969.584	<u>\$22,243.75</u>	
	Net Expenditures	<u><u>\$22,243.75</u></u>	



# CHARTER TOWNSHIP OF YPSILANTI

## 2011 BUDGET AMENDMENT #6

### JUNE 21, 2011

#### 266 - LAW ENFORCEMENT FUND

**Total Increase** \$92,414.76

Increase tax refund expenditure budget due to Michigan Tax Tribunal tax settlement -Ford Motor Co. reductions of value 2008-2009 PPT that require refunds to tax payer. This is funded by an Appropriation of Prior Year Fund Balance from the Reserve for MTT losses based on specific millage rates for the specific fund.

Revenues:	Prior Year Fund Balance	266.000.000.699.000	\$92,414.76
		Net Revenues	<u>\$92,414.76</u>
Expenditures:	Tax Refund Expenditure	266.301.000.956.010	\$92,414.76
		Net Expenditures	<u>\$92,414.76</u>

#### 584 - GOLF COURSE FUND

**Total Increase** \$46,613.02

Increase transfer in from BSR II for \$22,243.75; Increase revenue for insurance reimbursement on damaged building for \$24,369.27 and increase expenditure for building maint. Pro shop for \$46,613.02

Revenues:	Other Income - Misc.	584.000.000.694.001	\$24,369.27
	Transfer from BSR II	584.000.000.697.212	\$22,243.75
		Net Revenues	<u>\$46,613.02</u>
Expenditures:	Building Maint - Pro Shop	584.584.000.931.010	\$46,613.02
		Net Expenditures	<u>\$46,613.02</u>

Motion to Amend the 2011 Budget (#6):

Move to increase the General Fund budget by \$47,833 to \$7,796,518 approve the department line item changes as outlined.

Move to increase the Fire Fund budget by \$84,315 to \$5,630,304 approve the department line item changes as outlined.

Move to increase the Bike, Sidewalk, Recreation, Road, & General Operations Fund (BSRII) by \$52,503 to \$1,200,395.50 and approve the department line item changes as outlined.

Move to increase the Law Enforcement Fund budget by \$92,415 to \$5,775,038 approve the department line item changes as outlined.

Move to increase the Golf Course Fund by \$46,614 to \$737,258 and approve the department line item changes as outlined.

Motion to Amend the 2011 Budget (#6):

Move to increase the General Fund budget by \$47,833 to \$7,796,518 approve the department line item changes as outlined.

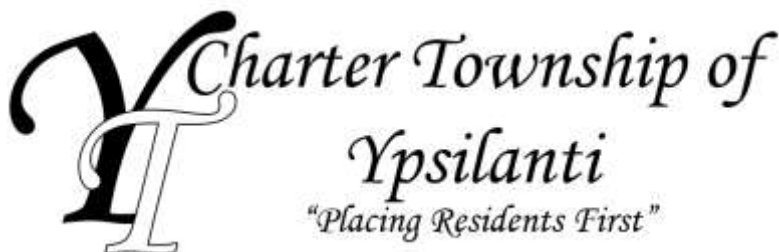
Move to increase the Fire Fund budget by \$84,315 to \$5,630,304 approve the department line item changes as outlined.

Move to increase the Bike, Sidewalk, Recreation, Road, & General Operations Fund (BSRII) by \$52,503 to \$1,200,395.50 and approve the department line item changes as outlined.

Move to increase the Law Enforcement Fund budget by \$92,415 to \$5,775,038 approve the department line item changes as outlined.

Move to increase the Golf Course Fund by \$46,614 to \$737,258 and approve the department line item changes as outlined.

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



Clerk's Office

7200 S. Huron River Drive  
Ypsilanti, MI 48197  
Phone: (734) 484-4700  
Fax: (734) 484-5156  
[www.ytown.org](http://www.ytown.org)

---

# MEMORANDUM

To: Board Members

From: Karen Lovejoy Roe, Clerk *KJR*

Date: June 10, 2011

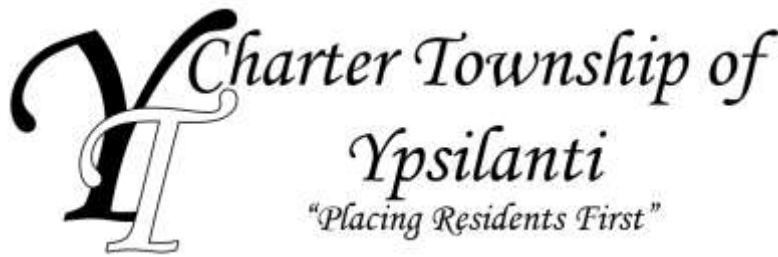
Subject: ***Fax Line Reimbursement***

At the regular meeting held on May 17, 2011 Regular Meeting, Trustee Currie asked that her request to have her fax line provided by the Township and to be reimbursed for her costs since January 2009 to be place on the June 21, 2011 agenda.

nkW

cc: File

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



**Human Resource**

7200 S. Huron River Drive  
Ypsilanti, MI 48197  
Phone: (734) 484-0065  
Fax: (734) 484-5160  
[www.ytown.org](http://www.ytown.org)

---

# MEMORANDUM

**To:** Charter Township of Ypsilanti Board of Trustees

**From:** Karen Wallin  
Human Resource Department

**Date:** June 13, 2011

**Subject:** Purchase of Retirement Service Credit – Jack Slaven

All regular Township employees, with the exception of the firefighters, participate in the Michigan Municipal Employees Retirement System (MERS). Our MERS program is a defined benefit retirement program that pays a retirement allowance based on the following formula: (Credited Service Years) x (2.25% multiplier) x (final average compensation).

MERS offers employee members three options for purchasing additional service credit. Employees, with the approval of their governing board can purchase up to five years of military service credit, five years other governmental service credit, and five years of generic service credit.

Jack Slaven has requested to purchase 1 year, 6 months of Generic service credit. Based on current benefit levels MERS calculated the actuarial cost of purchasing the generic service credit would be \$12,350.00. The actuary from MERS takes into consideration current benefit levels, increased future benefit costs for adding service time, life expectancy, and a conservative rate of return on investment when calculating the cost. The goal of this process is to transfer the projected financial burden for the added service time from the retirement fund to the employee making the purchase.

Understanding that Jack Slaven would be responsible for the full \$12,350.00 to cover the expected impact on the fund, recommendation is being sought for approval by the Township Board to adopt the attached resolution approving Jack Slaven the ability to purchase one year, six months of generic service.

Your consideration in this matter is appreciated. Should you have any additional questions, please feel free to contact me at 734-484-0065 or ext. 3741.

**APPLICATION FOR ADDITIONAL CREDITED SERVICE**  
**Cost Estimate, Member Certification and Governing Body Resolution**

**MEMBER**

Name: Jack R. Slaven  
 SSN: XXX-XX-7494  
 DOB: 10/8/1956  
 Age: 54 years, 6 months  
 Spouse's DOB: 6/30/1956

**CALCULATION DATE - 5/1/2011**

(Estimate Not Valid After 2 Months)

**BENEFIT PROGRAMS**

Benefit B-3 (80% max)  
 Benefit F55 (With 15 Years of Service)  
 Benefit FAC-3 (3 Year Final Average Compensation)  
 10 Year Vesting

**EMPLOYER**

Name: Ypsilanti, Twp of  
 Number/Div: 8104 / 10

**ESTIMATED FAC ON CALCULATION DATE: \$48,508.93****CREDITED SERVICE**

Member's Service Credit as of Calculation Date:

12 years, 10 months

Type of Credited Service to be Granted:

Generic (Plan Section 7)

Amount of Credited Service to be Granted:

1 year, 6 months

Total Estimated Actuarial Cost of Additional Credited Service:\$12,350.00 (Payment Options on Reverse)**BENEFIT CALCULATION ASSUMPTIONS**

1. It is assumed that the Member will continue working until the earliest date for unreduced retirement benefits. If the Member terminates prior to becoming eligible for unreduced benefits, the Employer understands and accepts that the actuarial cost will be different from the actuarial cost shown above.
2. The Member's Final Average Compensation (FAC) is projected to increase 4.5% annually from the date of purchase to the date of retirement.
3. The Plan's Investment Return is projected to be 8% annually.

**NOTE:** Special Information regarding the calculation of the cost of this Service Credit Purchase is on page 2 of this report.**THE ADDITIONAL CREDITED SERVICE IS PROJECTED TO RESULT IN THE FOLLOWING CHANGES:**

	Retirement Date	Age	Service Through	Total Service	FAC	Annual Benefit
Before Purchase	7/1/2013	56 yrs., 8 mths.	6/30/2013	15 yrs., 0 mths.	\$53,363.01	\$18,010.08
After Purchase	1/1/2012	55 yrs., 2 mths.	12/31/2011	15 yrs., 0 mths.	\$49,953.49	\$16,859.28

*Note:* MERS is not responsible for any Member or Employer supplied information, or any losses which may result if actual experience differs from actuarial assumptions. The Member and Employer are responsible for reviewing the information contained herein for accuracy, and assuming the risk that actual experience results in liability different than that estimated.

**MEMBER CERTIFICATION**

I certify that the above information is correct and accurate. If this is a purchase of qualifying "other governmental" service, I certify that the service has not and will not be recognized for the purpose of obtaining or increasing a pension under another defined benefit retirement plan.

Signature of Member

Date

**GOVERNING BODY RESOLUTION**

As provided by the MERS Plan Document, and in accordance with the Employer's policy there under, the additional credited service described above is hereby granted this Member by Resolution of the Governing Body of Ypsilanti, Twp of, at its meeting on \_\_\_\_\_. The Employer understands this is an estimated cost, calculated using actuarial assumptions approved by the Retirement Board. Any difference between the assumptions and actual experience will affect the true cost of the additional service. For example, changes in benefit programs through adoption or transfer of the affected employee to a division with 'better' benefits; increases in wages other than 4.5% per year; and changes to the anticipated date of termination, will affect the actual cost of the additional service (increase or decrease). Thus, actual future events and experience may result in changes different than those assumed, and liability different than that estimated. The Employer understands and agrees that it is accountable for any difference between estimated and actual costs.

Signature of Authorized Official from Ypsilanti, Twp of

Date

**APPLICATION FOR ADDITIONAL CREDITED SERVICE**  
**Member Certification and Governing Body Resolution**

**MERS Use Only**

Payment Received:	Member Payment:
Service Credited:	ER Payment:
Signed:	

**PAYMENT OPTIONS**

The Member's share of the cost may be any amount from zero up to the total estimated actuarial cost, and is due at the time of purchase. The Employer's share is the balance of the total estimated actuarial cost not paid by the Member, and must be paid in a lump sum at the time of purchase.

**STEPS FOR PROCESSING APPLICATION FOR ADDITIONAL SERVICE CREDIT**

1. The cost estimate (Application for Additional Service Credit) is valid for 2 months from the calculation date.
2. If you are paying for the additional service by a rollover distribution from another pension plan (or traditional IRA), you must follow these steps:
  - Contact the other plan administrator (or trustee) to determine their rules for a distribution of your funds.
  - Complete the form "Certification of Qualified Rollover to MERS". After plan administrator signs form, return the completed original to MERS.
  - Send signed, approved Application for Additional Service Credit to MERS prior to sending any payment.
  - MERS' Finance Department will provide wiring instructions, if needed.
3. If you have any questions, please call MERS Employee and Retiree Services at 800-767-2308, or go to [www.mersofmich.com](http://www.mersofmich.com). MERS is a tax-qualified plan under section 401(a) of the Internal Revenue Code, pursuant to IRS Letter of Favorable Determination dated June 15, 2005.

**SPECIAL CONDITIONS APPLICABLE TO THIS CALCULATION**

Request to purchase enough generic service credit to reach the 15 year service mark as of 12/31/11. Cost assumes service credit will be earned for all projected months, April 2011 through December 2011.

5-16-11

TO: CHARTER TOWNSHIP OF YPSILANTI  
H.R. DEPT.

FROM: JACK SLAVEN

I AM ASKING TO HAVE THE BOARD OF Y.T. TO  
OK MY PURCHASE OF TIME PER MERS.

I UNDERSTAND THAT MY PURCHASE CALCULATED  
AMOUNT IS \$12,350 GOOD UNTIL JULY 1, 2011

A COPY OF "APPLICATION FOR ADDITIONAL CREDITED SERVICE"  
IS INCLOSED, SUPPLIED BY MERS





STATE OF MICHIGAN  
DEPARTMENT OF CONSUMER & INDUSTRY SERVICES  
LIQUOR CONTROL COMMISSION

RESOLUTION

At a \_\_\_\_\_ of the \_\_\_\_\_ called to order  
(Regular or Special) (Township Board)

by \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_ p.m.

The following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

***The request of Tina Ewanciw, D'Wayne Turner and Michael Wilson for a New Class C license for their business, Spirits Restaurant & Lounge located at 2111 Rawsonville Road, Belleville, MI 48197, Ypsilanti Township, Washtenaw County.***

be considered for \_\_\_\_\_ "above all others"  
(Approval or Disapproval)

**APPROVAL**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

**DISAPPROVAL**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

It is the consensus of this legislative body that the applications be:

\_\_\_\_\_ for issuance.  
(Recommended or Not Recommended)

State of Michigan \_\_\_\_\_ )  
County of \_\_\_\_\_ ) §

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the Charter Township of Ypsilanti Board of Trustees at a \_\_\_\_\_  
(Regular or Special)

meeting held on \_\_\_\_\_.

\_\_\_\_\_  
Karen Lovejoy Roe, Clerk

7200 S. Huron River Drive  
Ypsilanti, MI 48197

**CHARTER TOWNSHIP OF YPSILANTI  
WASHTENAW COUNTY, MICHIGAN**

**LIQUOR LICENSE APPLICATION AND QUESTIONNAIRE**

The Township Board of Ypsilanti is responsible to the residents of the township. Therefore, liquor licenses will be granted when it is in the best interest of the citizens of the township to do so. Those applications which indicate substantial benefit to the residents of the township will receive the highest consideration. The following criteria will be used to determine the most eligible applicants.

1. Location of business should be easily accessible and adjacent to populated areas of the township.
2. Located on or adjacent to, major traffic arteries.
3. Size and patron capacity of facility.
4. Number of jobs to be created.

DATE: 06      06      2011  
Mo.      Day      Year

1. Applicant (s) \*Names Dwayne Turner, Tina Ewaniew,  
Michael Wilson

Address Business 2111 Rawsonville Rd., Belleville, MI 48111

Home

Phone

\*If Corporation provide names and home addresses of executives on separate sheet.  
IF BUSINESS IS PRESENTLY IN OPERATION COMPLETE QUESTION 2 AND 3.  
IF BUSINESS IS NOT IN OPERATION, GO TO QUESTION 4

What type of License is being requested: Class C

Questions regarding this document should be directed to the Township Clerk.

2011 JUN 6 PM 1 28

### Ypsilanti Township Liquor License and Application

3. If license request is granted, will any of the following occur, if not go to #4

- A. Renovations to building? If yes, explain: \_\_\_\_\_  
\_\_\_\_\_
- B. Estimated costs of renovations? \_\_\_\_\_
- C. Will patron capacity increase? If yes, to how many? \_\_\_\_\_
- D. Will number of employees be increased? \_\_\_\_\_  
If so, by how many? \_\_\_\_\_

4. If the business for which the liquor license does not presently exist, complete the following items: Already exists - building

- A. Location of proposed site? 2111 Rawsonville Rd, Belleville, MI 48111
- B. Size of facility to be erected? 6400 square feet
- C. Estimated cost of facility? \$700,000
- D. Expected staff requirements? 45 employees
- E. Expected patron capacity? 204
- F. What will be the primary purpose of the business?  
Restaurant - food service  
Lounge - Alcohol service / Music
- G. Does the property have the necessary zoning? Yes
- H. Has a building permit been issued? Yes
- I. Will the facility be built if a license is not granted? N/A

### Ypsilanti Township Liquor License and Application

5. As was stated earlier, the Township Board is obligated to award liquor licenses in the best interest of the citizens of Ypsilanti Township and not for the gain of an individual or corporation.

Why do you think you should receive a liquor license?

We believe that we can provide a service  
to the community while creating jobs, tax revenue,  
and an upstanding culture to our surroundings.

6. Have you ever been convicted of a felony? No Are you disqualified to receive a license by reason or any matter or thing contained in Charter Township of Ypsilanti Liquor Licenses or the laws of the State of Michigan? No

7. A statement that you will not violate any of the laws of the State of Michigan or of the United States or any ordinances of the Charter Township of Ypsilanti in the conduct of your business. We will abide by all laws governing our business.

Fingerprints of applicant, manager, and officers in the case of a club, society or corporation must be on file with the Washtenaw County Sheriff's Department prior to approval of your request.

I hereby certify the above information and answers are true and correct and that I have read and am aware of the provisions of the Charter Township of Ypsilanti Ordinance Nos. 99-211 and 99-212 pertaining to liquor licenses and enforcement.

Applicant's signature  Tina Ewanciw Date 06/06/2011

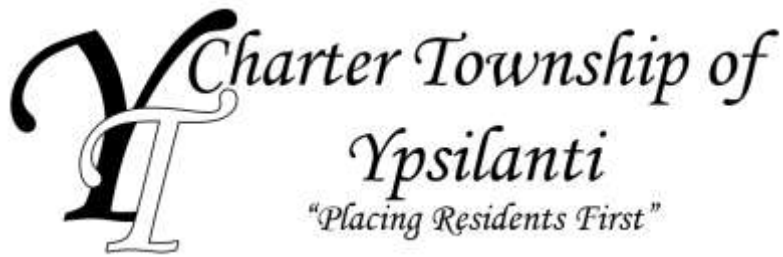
Printed Name D'Wayne Turner Tina Ewanciw

Receipt No. 233 Amount \$1000.00

Fee Schedule  
(effective May 13, 1999)

Application for New Class C License .....	\$1,000.00
Application for Addition to Existing Class C License .....	\$1,000.00
Transfer of Existing License .....	\$1,000.00
Any Other Changes (stock ownership, etc.) .....	\$ 150.00

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



## **Residential Services**

7200 S. Huron River Drive  
Ypsilanti, MI 48197  
Phone: (734) 484-0073  
Fax: (734) 544-3501  
[www.ytown.org](http://www.ytown.org)

---

# **MEMORANDUM**

TO: Charter Township of Ypsilanti Board of Trustees

FROM: Jeff Allen, Residential Services Director

DATE: June 2, 2011

RE: Use of the Civic Center Parking Lot

Please see the attached letter from Dan Tomford of Star 317 motorcycle group. They are requesting the use of the Civic Center parking lot on Sunday August 21, 2011 for staging prior to their charity ride. They have secured use of the park already and will return to parking lot afterward to clean up anything that would be left behind.

This group has used this lot many times in the past and we would support their endeavor.

*Jeff Allen*

*May 13<sup>th</sup> 2011*

*RSD Director*

*I would like to Request the use of the Civic Center Parking Lot for the Staging area for a Charity Benefit Ride. The Ride will be on Sunday August 21st from 9:30 am until approx 12:30 pm. We would also like to request the use of Pavilion # 2 at Ford Heritage Park. We would like to take the ride to the park for a luncheon. We will return to the Civic center to clean up anything that is left behind. This event should be completed by 6pm.*

*Thank you for your attention*

*Dan Tomford*

*Star 317*

*Jeff Allen*

*May 13<sup>th</sup> 2011*

*RSD Director*

*I would like to Request the use of the Civic Center Parking Lot for the Staging area for a Charity Benefit Ride. The Ride will be on Sunday August 21st from 9:30 am until approx 12:30 pm. We would also like to request the use of Pavilion # 2 at Ford Heritage Park. We would like to take the ride to the park for a luncheon. We will return to the Civic center to clean up anything that is left behind. This event should be completed by 6pm.*

*Thank you for your attention*

*Dan Tomford*

*Star 317*

RESOLUTION NO. 2011-9

CHARTER TOWNSHIP OF YPSILANTI

AUTHORIZING DIVISION OF A PLATTED LOTS  
IN FAIRVIEW HEIGHTS SUBDIVISION.

WHEREAS, the owner of Lots 144, 145 and 146 of Fairview Heights Subdivision has made a request to change lot boundaries as previously approved and recorded; and

WHEREAS, Township ordinance no. 2000-243, Article IX, Section 11.01 states that "Upon the filing of a petition, by the owner or owners of all interest therein, with the Township Board, the platted lots, outlot, or parcels of land in existing recorded plats may be partitioned or divided upon resolution of the Township Board into not more than four (4) parts, each of which shall, in regard to width, depth and area, conform to the terms and provisions of the Charter Township of Ypsilanti Zoning Ordinance, as amended; and

WHEREAS, the Township Planning and Development Coordinator has reviewed the division and confirmed that the resulting parcels meet the minimum requirements for lot size and road frontage as set forth by Section 2000 of the Township Zoning Ordinance.

THEREFORE, BE IT RESOLVED, that the revised property descriptions are approved as follows:

Lot 144 and the East ½ of lot 145 Fairview Heights Subdivision

Lot 146 and the West ½ of lot 145 Fairview Heights Subdivision



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




**Assessor's Office**

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

---

## MEMORANDUM

To: Brenda Stumbo, Township Supervisor  
Karen Lovejoy Roe, Township Clerk  
Larry Doe, Township Treasurer  
Ypsilanti Township Board 

From: Dawn Scheitz, Appraiser III

Cc: Joseph Lawson, Planning & Development Coordinator

Date: May 11, 2011

Re: Resolution #2011-9 change platted lot boundary line in Fairview Heights  
Subdivision

Our local ordinance requires Township Board approval if there are any revisions to the original lot line in a recorded plat. This is required because the Board has already approved the original plat and this is a revision to what was previously approved. (Land divisions that are not in platted subdivisions do not require Board approval because these divisions are governed by the State Land Division Act.)

The Planning Coordinator has verified that the Lot split will not create any non-conforming conditions

Please place this item on the next available agenda for Board consideration.

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




**Office of Community  
Standards**

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

---

## **Property Split/Combination Review**

**To:** Dawn Scheitz, Appraiser III  
**From:** Joseph Lawson, Planning & Development Coordinator   
**Cc:** Property File  
**Date:** May 10, 2011  
**Re:** Combination/Division of K-11-06-301-042, K-11-06-301-145 &  
K-11-06-301-146

---

The property division has been reviewed pursuant to the Ypsilanti Township Land Division Ordinance – Appendix C. Furthermore, it is stated within Section 300(b) 2, that all divisions of land, whether platted or unplatted, shall comply with the Ypsilanti Township Zoning Ordinance.

The proposed parcel, currently zoned R-5, single family residential and the attached proposal meets the minimum standards, such as lot size, lot width and frontage as required under section 2000 of the Township Zoning Ordinance.

Per section, 11.03 of the Township's Subdivision regulations, splits and combinations within platted subdivisions shall be presented to the Township Board of Trustees for review and final approval.

Combination/Division of K-11-06-301-042, K-11-06-301-145 & K-11-06-301-146 is recommended for approval as submitted.

If you should have any further questions, please feel free to contact me.



## PROPOSED ORDINANCE NO. 2011 – 418

### AMENDING ORDINANCE NO. 2008-382

**An ordinance to amend Chapter 62, Article IV, Section 62-77 of the Code of Ordinances, Charter Township of Ypsilanti, to increase sewage disposal service rates.**

**BE IT ORDERED BY THE CHARTER TOWNSHIP OF YPSILANTI, that:**

Section 62-77 of Chapter 62, Article IV of the Code of Ordinances be revised as follows:

For all billings rendered prior to September 1, 2011, existing sewage disposal service rates shall prevail. For all billings rendered from September 1, 2011, charges for sewage disposal services shall be as provided for in Schedule A, for each bimonthly (two-month) period:

#### **Schedule A:**

Meter Size (inch)	Allowed Usage Cubic Feet	CAPITAL CHARGE		OM&R		TOTAL	
		Contract Community	All Others	Contract Communities	All Others	Contract Community	All Others
5/8-3/4	600	\$1.15	\$1.15	\$15.32	\$18.96	\$16.47	\$20.11
1	1000	\$1.93	\$1.93	\$25.61	\$32.28	\$27.53	\$34.21
1.5	2100	\$4.22	\$4.22	\$52.54	\$66.37	\$56.76	\$70.60
2	4000	\$7.67	\$7.67	\$101.36	\$127.57	\$109.03	\$135.24
3	9000	\$17.27	\$17.27	\$221.20	\$285.45	\$238.47	\$302.73
4	16200	\$31.09	\$31.09	\$421.96	\$514.46	\$453.05	\$545.55
6	36000	\$69.09	\$69.09	\$909.79	\$1144.92	\$978.87	\$1214.00
8	66000	\$126.62	\$126.62	\$1660.47	\$2091.38	\$1787.09	\$2218.01
10	102000	\$192.81	\$192.81	\$2570.27	\$3236.30	\$2763.08	\$3429.11
12	150000	\$287.80	\$287.80	\$3783.33	\$4762.81	\$4071.13	\$5050.61

For all usage in excess of allowed usage the rate per 100 cubic feet shall be as follows:

	CAPITAL CHARGE	OM&R	TOTAL
Contract Communities	\$0.193	\$1.658	\$1.851
All Others	\$0.193	\$1.748	\$1.941

\* \* \* \* \*

This Ordinance shall become effective upon the date of publication.



YPSILANTI COMMUNITY UTILITIES AUTHORITY

2777 STATE ROAD  
YPSILANTI, MICHIGAN 48198-9112  
TELEPHONE: (734) 484-4600  
FAX: (734) 484-3369  
WEBSITE: [www.ycuu.org](http://www.ycuu.org)

June 9, 2011

**VIA EMAIL and USPS**

CHARTER TOWNSHIP of YPSILANTI  
Board of Trustees  
7200 South Huron Street  
Ypsilanti, MI 48198

**Re: YCUA Water and Sewer Rate Changes**

Dear Trustee:

At the regular meeting of the YCUA Board of Commissioners on May 24, 2011, the Board approved and recommended water and sewer rate increases for Township customers totaling 5.3%, to be effective September 1, 2011. The 5.3% rate increase is composed of two pieces.

The YCUA Board approved a recommendation to the Township Board of Trustees for a sewer rate increase of 3.5% to be effective September 1, 2011. A draft Township ordinance increasing the sewer rate 3.5% is included in this packet for your consideration.

The YCUA Board also approved a water rate increase to Township Division customers of 7% to be effective September 1, 2011. Per the Township ordinance authorizing the YCUA Board to increase the water rate up to the increase the Authority receives from DWSD for the purchase of water, no action is required by the Township Board on the water rate increase.

The cumulative total effect of the two increases raises the water / sewer rate 5.3% to Township Division customers.

A spreadsheet detailing the effect of this 5.3% increase on a water and sewer bill of a Township minimum user and an average user is included in your materials. Also included in your materials is the document summarizing the budget highlights related to the September 1, 2011 fiscal year budget, which has been approved by the YCUA Board of Commissioners. Note that although the Detroit Water and Sewerage Department has increased its rate to YCUA by

CHARTER TOWNSHIP of YPSILANTI  
Board of Trustees  
June 9, 2011  
Page 2

9.2%, we are able to reduce the increase in water rates to YCUA customers to 7% due to containment of other operating costs, in addition to the lower total cost of purchased water resulting from the anticipated decrease in consumption.

Again, the YCUA Board is recommending to the Township Trustees the adoption of the ordinance included to raise the Township Division sewer rate by 3.5%.

If you have any questions, please contact me.

Sincerely,



LARRY R. THOMAS, Director  
Ypsilanti Community Utilities Authority

LRT/kks

Enclosures

cc w/encl.: YCUA Board of Commissioners

Mr. Thomas E. Daniels

cc: Mr. T. Michael Jessee

Ms. Gwyn Belcher

Mr. Dwayne Harrigan

Ms. Venita Terry

**PROPOSED:**

Water rate increase	7.00%
Sewer rate increase	3.50%

**Effect on a minimum and average township customer with a proposed 7.0% water rate increase and a sewer rate increase of 3.5%.**

Minimum User residential

	6 units(4488 gallons) per 2 month billing cycle		
	water	sewer	Total
6 units	\$22.69	\$20.11	\$42.80
surcharge (5%)	\$1.13	\$1.01	\$2.14
Total	\$23.83	\$21.12	\$44.94
increase	\$1.56	\$0.71	\$2.27
increase/mo	\$0.78	\$0.36	\$1.14
cumulative rate increase			5.33%

Average User residential

	16 units(11,968 gallons) per 2 month billing cycle		
	water	sewer	Total
6 units	\$22.69	\$20.11	\$42.80
10 units	\$23.22	\$19.41	\$42.63
surcharge (5%)	\$2.30	\$1.98	\$4.27
Total	\$48.21	\$41.49	\$89.70
increase	\$3.12	\$1.40	\$4.52
increase/mo	\$1.56	\$0.70	\$2.26
cumulative rate increase			5.31%

## 2011-12 Budget Highlights

### Water Sales

**City Division:** The budget projects that water sales in the city will remain about the same as the last two years. The city division is overwhelmingly domestic and institutional with little industry; domestic and institutional use is staying level. The City has had a decrease in sales volume of 10% over the past 5 years.

**Township Division:** The budget projects water sales in the Township will remain about the same as the last two fiscal years. The Township has had a decrease of 14% in sales volume over the past 5 years.

### Sewer Sales

**City Division:** The budget projects sewer sales from within the city to remain about the same as the current year for the same reason as stated above. We are projecting WTUA sales to be at about 8.5 million gallons per day, a decrease of 23% from the 2011 budget.

**Township Division:** The budget projects sewer sales slightly lower from current usage due to the anticipated closure of the GM facility. The budget-to-budget comparison of 2011 to 2012 shows a slight increase as the 2011 budget was underestimated.

### Revenue

Operating Income is projected to increase by 6.5%. This is necessary to cover operational costs, debt principle, and required capital costs. The audit for 2010 illustrates that the Authority's revenues were insufficient to cover these requirements. This type of loss cannot be sustained.

Additionally, Other Non-Operating Income includes estimated connection fees from development in the Township, once the moratorium expires September 30, 2011.

### Operating Expense Increases

Purchased Water	\$ 422,023	6.02% increase
OPEB Trust	\$ 663,986	26.0% increase
SC Bldg Rent	\$ 220,000	
Gasoline	\$ 50,000	33.0% increase
Utilities	\$ 249,310	7.26% increase

### Operating Expense Reductions

Benefits less ARC	\$ 67,071	1.6% decrease (estimate of 5% decrease in medical ins)
Property Insurance	\$ 52,126	19.71% decrease
Professional Service	\$ 77,025	15.44% decrease
Engineering	\$ 14,500	69.05% decrease
Other	\$ 64,797	19.95% decrease

### City Customers- 3.4% Increase

Minimum Bill (\$69.84)	3.4% increase on bill	\$2.31/bill or \$1.16/mth
Average Bill (\$136.42)	3.4% increase on bill	\$4.49/bill or \$2.25/mth
(Comprised of 7% increase water/3.5% increase sewer/ 3% decrease in surcharge)		

### Township Customers-5.3% Increase

Minimum Bill (\$44.94)	5.3% increase on bill	\$2.27/bill or \$1.14/mth
Average User (\$89.70)	5.3% increase on bill	\$4.52/bill or \$2.26/mth
(Comprised of 7% increase water/3.5% increase sewer/ 0% change in surcharge)		



RESOLUTION 2011-14  
APPROVING CONTRACT  
AND AUTHORIZING NOTICE  
(Snow Road Pump Station)

Charter Township of Ypsilanti  
County of Washtenaw, State of Michigan

---

Minutes of a regular meeting of the Township Board (the "Governing Body") of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan (the "Local Unit"), held on the 21st day of June, 2010, at 6:30 o'clock p.m., Eastern Daylight Time.

PRESENT:   Members:     Supervisor Brenda Stumbo, Clerk Karen Lovejoy Roe, Treasurer Larry Doe, Trustees Stan Eldridge, Jean Hall Currie, Mike Martin and Scott Martin

ABSENT:     Members:     None

The following preamble and resolutions were offered by Member Clerk Karen Lovejoy Roe and supported by Member \_\_\_\_\_:

WHEREAS, it is necessary to acquire and construct certain wastewater system improvements, consisting of the acquisition, construction and installation of improvements to the Snow Road pump station in the Local Unit, including pump replacement and electrical and control system upgrades, together with all necessary appurtenances and attachments thereto, to serve the Local Unit (the "Wastewater Improvements"); and

WHEREAS, a contract (the "Contract") has been prepared between the Local Unit and the Ypsilanti Community Utilities Authority (the "Authority") whereby the Authority will issue its bonds (the "Bonds") on behalf of the Local Unit to provide for the financing of the Local Unit's share of the cost of the acquisition, construction and installation of the Wastewater Improvements; and

WHEREAS, this Governing Body has carefully reviewed the Contract and finds that it provides the best means for accomplishing the acquisition and construction of the Wastewater Improvements and for providing the needed services.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1.     Approval of Contract; Effectiveness. The Contract is hereby approved and the Supervisor and the Clerk of the Local Unit are hereby authorized and directed to execute and deliver the Contract for and on behalf of the Local Unit; provided, however, that Contract shall not become effective until the expiration of forty-five (45) days after the publication of the attached notice as a display advertisement of at least ¼ page in size in the ***Ypsilanti Courier***, a newspaper of general circulation within the Local Unit, which manner of publication is deemed by the Governing Body to be the most effective manner of informing the taxpayers and electors of the Local Unit of the details of the proposed Contract and the rights of referendum thereunder.

2. Publication of Notice. The Clerk is directed to publish the attached notice in the newspaper above designated as soon as possible after the adoption hereof.

3. All resolutions and parts of resolutions in conflict with this resolution be, and the same hereby are repealed.

AYES:           Members:     Supervisor Brenda Stumbo, Clerk Karen Lovejoy Roe, Treasurer Larry Doe, Trustees Stan Eldridge, Jean Hall Currie, Mike Martin and Scott Martin

NAYS:           Members:     None

RESOLUTION DECLARED ADOPTED.

---

Karen Lovejoy Roe  
Township Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan, at a regular meeting held on June 21, 2011, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

---

Karen Lovejoy  
Township Clerk

NOTICE OF INTENT TO EXECUTE  
TAX-SUPPORTED CONTRACT AND OF RIGHT TO  
PETITION FOR REFERENDUM THEREON

TO THE TAXPAYERS AND ELECTORS OF  
THE CHARTER TOWNSHIP OF YPSILANTI,  
WASHTENAW COUNTY, MICHIGAN:

PLEASE TAKE NOTICE, the Charter Township of Ypsilanti (the "Local Unit") has approved by resolution the execution of a contract (the "Contract") with the Ypsilanti Community Utilities Authority (the "Authority") pursuant to Act No. 233, Public Acts of Michigan, 1955, as amended, which Contract provides, among other things, that the Authority will acquire, construct and install certain wastewater improvements, consisting of the acquisition, construction and installation of improvements to the Snow Road pump station in the Local Unit, including pump replacement and electrical and control system upgrades, together with all necessary appurtenances and attachments thereto, to serve the Local Unit and will issue its bonds in the principal amount not to exceed \$3,500,000 to finance the cost of the acquisition and construction of such wastewater improvements for the Local Unit AND THE LOCAL UNIT WILL PAY TO THE AUTHORITY PURSUANT TO THE CONTRACT THE SUMS NECESSARY TO RETIRE THE PRINCIPAL OF AND INTEREST ON SAID BONDS.

LOCAL UNIT'S CONTRACT OBLIGATIONS

It is presently contemplated that the bonds will be in the principal amount of not to exceed \$3,500,000, will mature serially over a period of not to exceed twenty-five (25) years, and will bear interest at the rate or rates to be determined at the time of sale to the Michigan Finance Authority but in no event to exceed two and one-half percent (2.5%) per annum on the balance of the bonds from time to time remaining unpaid. The Contract includes the Local Unit's pledge of its limited tax full faith and credit for the prompt and timely payment of the Local Unit's obligations as expressed in the Contract. THE LOCAL UNIT WILL BE REQUIRED TO LEVY AD VALOREM TAXES WITHIN APPLICABLE CONSTITUTIONAL AND STATUTORY TAX LIMITATIONS ON ALL TAXABLE PROPERTY WITHIN THE LOCAL UNIT TO THE EXTENT NECESSARY TO MAKE THE PAYMENTS REQUIRED TO PAY PRINCIPAL OF AND INTEREST ON THE BONDS IF OTHER FUNDS FOR THAT PURPOSE ARE NOT AVAILABLE. IT IS THE PRESENT INTENT OF THE LOCAL UNIT TO USE THE REVENUES FROM THE TOWNSHIP DIVISION OF THE AUTHORITY'S SYSTEM TO MAKE THE PAYMENTS REQUIRED TO PAY PRINCIPAL OF AND INTEREST ON THE BONDS.

RIGHT OF REFERENDUM

The Contract will become effective and binding upon the Local Unit without vote of the electors as permitted by law unless a petition requesting an election on the question of the Local Unit entering into the Contract, signed by not less than 10% of the registered electors of the Local Unit, is filed with the Township Clerk within forty-five (45) days after publication of this notice. If such petition is filed, the Contract cannot become effective without an approving vote of a majority of electors of the Local Unit qualified to vote and voting on the question. The Contract is on file at the office of the Township Clerk.

This notice is given pursuant to the requirements of Section 8 of Act No. 233, Public Acts of Michigan, 1955, as amended. Further information concerning the details of the Contract and the matters set out in this notice may be secured from the Township Clerk's office.

Karen Lovejoy Roe  
Clerk  
Charter Township of Ypsilanti

19,150,361.1\099369-00030

**CONTRACT**  
**(Snow Road Pump Station)**

THIS CONTRACT, dated as of \_\_\_\_\_, 2011, by and between the YPSILANTI COMMUNITY UTILITIES AUTHORITY, a municipal authority and public body corporate of the State of Michigan (hereinafter referred to as the "Authority"), and the CHARTER TOWNSHIP OF YPSILANTI (hereinafter referred to as the "Local Unit") located in the County of Washtenaw, Michigan,

WITNESSETH:

WHEREAS, the Authority has been incorporated under the provisions of Act No. 233, Public Acts of Michigan, 1955, as amended (hereinafter referred to as "Act 233"), for the purposes set forth in Act 233 and the Local Unit being a constituent member of the Authority; and

WHEREAS, it is immediately necessary and imperative for the public health and welfare of the present and future residents of the Local Unit that certain wastewater system improvements in the Local Unit, consisting of the acquisition, construction and installation of improvements to the Snow Road pump station in the Local Unit, including pump replacement and electrical and control system upgrades, together with all necessary appurtenances and attachments thereto, to serve the Local Unit; and

WHEREAS, plans and an estimate of cost of said improvements have been prepared by the Authority's consulting engineers (the "Consulting Engineers"), which said estimate of cost totals not to exceed \$3,500,000; and

WHEREAS, the Local Unit is desirous of having the Authority arrange for the acquisition of said improvements, in order to furnish the residents of the Local Unit with improved wastewater system services and facilities; and

WHEREAS, the parties hereto have determined that said improvements are essential to the general health, safety and welfare of the Local Unit; and

WHEREAS, the Authority and the Local Unit are each agreeable to the execution of this Contract by and between themselves, the Contract to provide, among other things, for the financing of the cost of said improvements; and

WHEREAS, the Local Unit has approved and authorized the execution of this Contract by resolution of its governing body; and

WHEREAS, this Contract will become effective for the Local Unit upon expiration of a period of forty-five days following publication by the Local Unit of its notice of intention without filing of a petition for referendum on the question of its entering into this Contract, or if such referendum election be required, then upon approval by the qualified electors of the Local Unit;

NOW, THEREFORE, in consideration of the premises and the covenants made herein, THE PARTIES HERETO AGREE AS FOLLOWS:

SECTION 1. Approval of Improvements. The Authority and the Local Unit again approve the establishment of wastewater system improvements in the Local Unit under the provisions of Act 233,

consisting of the acquisition, construction and installation of improvements to the Snow Road pump station in the Local Unit, including pump replacement and electrical and control system upgrades, together with all necessary appurtenances and attachments thereto, to serve the Local Unit, as set forth in the plans prepared by the Consulting Engineers.

SECTION 2. Designation of System. The system referred to in Section 1 above is hereby designated as YPSILANTI COMMUNITY UTILITIES AUTHORITY WASTEWATER SYSTEM NO. 8 (Charter Township of Ypsilanti) (hereinafter sometimes referred to in this Contract as the "System").

SECTION 3. Local Unit Consent to Use of Public Rights of Way. The Local Unit hereby consents to the use by the Authority and any parties contracting with the Authority of the public streets, alleys, lands and rights-of-way in such Local Unit for the purpose of constructing, operating and maintaining the System and any improvements, enlargements and extensions thereto.

SECTION 4. Local Unit Consent to Service. The System is designed to serve areas in the Local Unit as described in the plans prepared by the Consulting Engineers and is immediately necessary to protect and preserve the public health; and the Local Unit does, by these presents, consent to the furnishing of such service through the System pursuant to Section 8 hereof, to the individual users in the Local Unit.

SECTION 5. Approval of Plans and Cost Estimate. The Authority and the Local Unit hereby approve and confirm the plans for the System prepared by the Consulting Engineers and the total estimated cost thereof of not to exceed the sum of \$3,500,000 and the Local Unit's share thereof of not to exceed \$3,500,000. Said cost estimate includes all surveys, plans, specifications, acquisition of property for rights-of-way, physical construction necessary to acquire and construct the System, the acquisition of all materials, machinery and necessary equipment, and all engineering, engineering supervision, administrative, legal and financing expenses necessary in connection with the acquisition and construction of the System and the financing thereof.

SECTION 6. Contracts for System Improvements; Cost Increases. The Authority will take bids for the acquisition and construction of the System and the Authority shall in no event agree to any contract price or prices as will cause the actual cost thereof to exceed the estimated cost as approved in Section 5 of this Contract unless the Local Unit, by resolution of its legislative body, (a) approves said increased total cost and the Local Unit's share thereof, and (b) agrees to pay such prorated excess over the estimated cost, either in cash or by specifically authorizing the maximum principal amount of bonds to be issued, as provided in Sections 10 and 16 of this Contract, to be increased to an amount which will provide sufficient funds to meet said increased cost, and approves a similar increase in the installment obligations of the Local Unit, if any, pledged under the terms of this Contract to the payment of such bonds.

SECTION 7. Acquisition and Construction of System by Authority; Local Unit Payment. The System shall be acquired and constructed by the Authority substantially in accordance with the plans and specifications therefor approved by this Contract. All matters relating to engineering plans and specifications, together with the making and letting of final construction contracts, the approval of work and materials thereunder, and construction supervision, shall be in the control of the Authority. All acquisition of sites and rights-of-way shall be done by the Authority. The Local Unit's share of the costs of such acquisition shall be paid from bond proceeds and, in addition any costs incurred by the Local Unit in connection with the acquisition or construction of the System, including engineering

expenses, shall be promptly reimbursed to the Local Unit by the Authority from the proceeds of Authority bonds as described in Section 9 hereof.

SECTION 8. System Operation by Authority; Local Unit Benefit. The System shall be retained, maintained and operated by the Authority. The parties hereto agree that the System shall be acquired, constructed, operated, administered and maintained for the sole use and benefit of the Local Unit and its users.

SECTION 9. Issuance of Bonds by Authority. To provide for the construction and financing of the System in accordance with the provisions of Act 233, the Authority shall take the following steps:

(a) Immediately after execution hereof, the Authority will promptly take steps to adopt a resolution providing for the issuance of its bonds, in one or more series, in the aggregate principal amount of not to exceed \$3,500,000 (except as otherwise authorized pursuant to Section 16 of this Contract) to finance the cost of the System. Said bonds shall mature serially, as authorized by law, and shall be secured by the contractual obligations of the Local Unit in this Contract. After due adoption of the resolution, the Authority will take all necessary legal procedures and steps necessary to effectuate the sale and delivery of said bonds to the Michigan Finance Authority.

(b) The Authority shall take all steps necessary to take bids for and enter into and execute final acquisition and construction contracts for the acquisition and construction of the System as specified and approved hereinbefore in this Contract, in accordance with the plans and specifications therefor based on the plans as approved by this Contract. Said contracts shall specify a completion date agreeable to the Local Unit and the Authority.

(c) The Authority will require and procure from the contractor or contractors undertaking the actual construction and acquisition of the System necessary and proper bonds to guarantee the performance of the contract or contracts and such labor and material bonds as may be required by law.

(d) The Authority, upon receipt of the proceeds of sale of the bonds, will comply with all provisions and requirements provided for in the resolution authorizing the issuance of the bonds and this Contract relative to the disposition and use of the proceeds of sale of the bonds.

(e) The Authority may temporarily invest any bond proceeds or other funds held by it for the benefit of the Local Unit as permitted by law and investment income shall accrue to and follow the fund producing such income. The Authority shall not, however, invest, reinvest or accumulate any moneys deemed to be proceeds of the bonds pursuant to §148 of the Internal Revenue Code of 1986, as amended, and the applicable regulations thereunder (the "Code"), in such a manner as to cause the bonds to be "arbitrage bonds" within the meaning of Code § 103(b)(2) and §148.

SECTION 10. Local Unit Payments. That cost of the System shall be charged to and paid by the Local Unit to the Authority in the manner and at the times herein set forth.

The cost of the System to be financed with the issuance of one or more series of bonds of the Authority (\$3,500,000) shall be paid by the Local Unit to the Authority in annual installments (corresponding to principal payments on each series of the bonds on the next April 1st of each year) on

March 15 of each year, as follows:

2013	\$135,000
2014	140,000
2015	145,000
2016	145,000
2017	150,000
2018	155,000
2019	160,000
2020	160,000
2021	165,000
2022	170,000
2023	175,000
2024	180,000
2025	185,000
2026	190,000
2027	195,000
2028	200,000
2029	205,000
2030	210,000
2031	215,000
2032	220,000

It is understood and agreed that the bonds of the Authority hereinbefore referred to will be issued in anticipation of the above contractual obligation, with principal installments on April 1 of each year, commencing with the year 2013, corresponding to the principal amount of the above installments, and the Local Unit shall also pay to the Authority in addition to said principal installments, on March 15 and September 15 of each year, commencing on March 15, 2012, as accrued interest on the principal amount remaining unpaid, an amount sufficient to pay all interest, not to exceed two and one-half percent (2½%) per annum, due on the next succeeding interest payment date (April 1 and October 1, respectively), on the installment portions of said bonds of the Authority from time to time outstanding. From time to time as other costs and expenses accrue to the Authority from handling of the payments made by the Local Unit, or from other actions taken in connection with the System, the Authority shall notify the Local Unit of the amount of such fees and other costs and expenses, and the Local Unit shall, within thirty (30) days from such notification, remit to the Authority sufficient funds to meet such fees and other costs and expenses. The principal payment date may be adjusted to April 1 at the time the bonds are sold to the Michigan Finance Authority but shall be payable in not more than twenty annual installments.

Should cash payment be required from the Local Unit in addition to the amounts specified in the preceding paragraph to meet additional costs of constructing the System, the Local Unit shall, upon written request by the Authority, furnish to the Authority written evidence of its agreement and ability to make such additional cash payments, and the Authority may elect not to proceed with the acquisition or financing of the System until such written evidence, satisfactory to the Authority, has been received by it. The Local Unit shall pay to the Authority such additional cash payments within thirty (30) days after written request for such payment has been delivered by the Authority to such Local Unit.

The Authority shall, within thirty (30) days after the delivery of the bonds of the Authority hereinbefore referred to, furnish the Local Unit with a complete schedule of installments of principal and

interest thereon, and the Authority shall also (a) at least sixty (60) days prior to January 1 of each year, commencing in 2012, advise the Local Unit, in writing, of the exact amount of principal and interest installments due on the Authority bonds on the next succeeding April 1, and payable by the Local Unit on March 15, as hereinbefore provided, and the exact amount of interest installment due on the bonds of the Authority on the next succeeding October 1, and payable by the Local Unit on September 15, as hereinbefore provided.

If any principal installment or interest installment is not paid when due, the amount not so paid shall be subject to a penalty, in addition to interest, of one percent (1%) thereof for each month or fraction thereof that the same remains unpaid after the due date.

SECTION 11. Local Unit Limited Tax Full Faith and Credit Pledge. The Local Unit, pursuant to the authorization contained in Act 233, hereby irrevocably pledges its limited tax full faith and credit for the prompt and timely payment of its obligations pledged for bond payments as expressed in this Contract, and shall each year, commencing with the fiscal year commencing January 1, 2012, set aside sufficient general fund moneys to make the payments, and, if necessary, levy an ad valorem tax on all the taxable property in the Local Unit, subject to applicable constitutional and statutory tax rate limitations, in an amount which, taking into consideration estimated delinquencies in tax collections, will be sufficient to pay such obligations under this Contract becoming due before the time of the following year's tax collections. Nothing herein contained shall be construed to prevent the Local Unit from using any, or any combination of, means and methods provided in Section 7 of Act 233, as now or hereafter amended, including revenues derived from user charges or special assessments, for the purpose of providing funds to meet its obligations under this Contract, and if at the time of making the annual tax levy there shall be other funds on hand earmarked and set aside for the payment of the contractual obligations due prior to the next tax collection period, then such annual tax levy may be reduced by such amount.

SECTION 12. Advance Payment by Local Unit. The Local Unit may pay in advance any of the payments required to be made by this Contract, in which event the Authority shall credit the Local Unit with such advance payment on future due payments to the extent of such advance payment.

SECTION 13. Additional Payments by Local Unit. The Local Unit may pay additional moneys over and above any of the payments specified in this Contract, with the written request that such additional funds be used to prepay installments, in which event the Authority shall be obligated to apply and use said moneys for such purpose to the fullest extent possible. Such moneys shall not then be credited as advance payments under the provisions of Section 12 of this Contract.

SECTION 14. Payment Default by Local Unit; Withholding of State Payments. In the event the Local Unit shall fail for any reason to pay to the Authority at the times specified the amounts required to be paid by the provisions of this Contract, the Authority shall immediately give notice of such default and the amount thereof, in writing, to the Treasurer of such Local Unit, the Treasurer of the County of Washtenaw, the Treasurer of the State of Michigan, and such other officials charged with disbursement to the Local Unit of funds returned by the State and now or hereafter under Act 233 available for pledge, as provided in this paragraph and in Section 12a of Act 233, and if such default is not corrected within ten (10) days after such notification, the State Treasurer, or other appropriate official charged with disbursement to such Local Unit of the aforesaid funds, is, by these presents, specifically authorized by the Local Unit, to the extent permitted by law, to withhold from the aforesaid funds the maximum amount necessary to cure said deficit and to pay said sums so withheld to the Authority, to apply on the



obligations of the Local Unit as herein set forth. Any such moneys so withheld and paid shall be considered to have been paid to the Local Unit within the meaning of the Michigan Constitution and statutes, the purpose of this provision being voluntarily to pledge and authorize the use of said funds owing to the Local Unit to meet any past-due obligations of such Local Unit due under the provisions of this Contract. In addition to the foregoing, the Authority shall have all other rights and remedies provided by law to enforce the obligations of the Local Unit to make its payments in the manner and at the times required by this Contract, including the right of the Authority to direct the Local Unit to make a tax levy to reimburse the Authority for any funds advanced.

SECTION 15. Local Unit Payment Obligation. It is specifically recognized by the Local Unit that the debt service payments required to be made by it pursuant to the terms of Section 10 of this Contract are to be pledged for and used to pay the principal installments of and interest on with respect to the bonds to be issued by the Authority as provided by this Contract and authorized by law, and the Local Unit covenants and agrees that it will make all required payments to the Authority promptly and at the times herein specified without regard to whether the System is actually completed or placed in operation.

SECTION 16. Additional Bonds. If the proceeds of the sale of the bonds to be issued by the Authority are for any reason insufficient to complete the Local Unit's share of the cost of the System, the Authority shall automatically be authorized to issue additional bonds in an aggregate principal amount sufficient to pay the Local Unit's share of completing the System and to increase the annual payments required to be made by the Local Unit in an amount so that the total payments required to be made as increased will be sufficient to meet the annual principal and interest requirements on the bonds herein authorized plus the additional bonds to be issued. It is expressly agreed between the parties hereto that the Authority shall issue bonds pursuant to this Contract and the Local Unit shall be committed to retire such amount of bonds as may be necessary to pay the Local Unit's share of the costs of the System whether or not in excess of those presently estimated herein. Any such additional bonds shall comply with the requirements of Act 233 and any increase in the annual payments shall be made in the manner and at the times specified in this Contract. In lieu of such additional bonds, the Local Unit may pay over to the Authority, in cash, sufficient moneys to complete the Local Unit's share of the System.

SECTION 17. Surplus Bond Proceeds. After completion of the System and payment of all costs thereof, any surplus remaining from the proceeds of sale of bonds shall be used by the Authority for either of the following purposes, at the sole option of and upon request made by resolution of the Local Unit, to wit: (a) for additional improvements to the System or for other projects of the Authority undertaken on behalf of the Local Unit; subject to approval of the Authority; or (b) credited by the Authority toward the next payments due the Authority by the Local Unit hereunder.

SECTION 18. Voidability. The obligations and undertakings of each of the parties to this Contract shall be conditioned on the successful issuance and sale of the bonds pursuant to Act 233, and if for any reason whatsoever said bonds are not issued and sold within two (2) years from the date of this Contract, this Contract, except for payment of preliminary expenses and ownership of engineering data, shall be considered void and of no force and effect.

SECTION 19. Bondholders' Rights. The Authority and the Local Unit each recognize that the owners from time to time of the bonds issued by the Authority under the provisions of Act 233 to finance the cost of the System will have contractual rights in this Contract, and it is, therefore,

covenanted and agreed by the Authority and the Local Unit that so long as any of said bonds shall remain outstanding and unpaid, the provisions of this Contract shall not be subject to any alteration or revision which would in any manner materially affect either the security of the bonds or the prompt payment of principal or interest thereon. The Local Unit and the Authority each further covenant and agree that each will comply with its respective duties and obligations under the terms of this Contract promptly at the times and in the manner herein set forth, and will not suffer to be done any act which would in any way impair the said bonds, the security therefor, or the prompt payment of principal and interest thereon. It is hereby declared that the terms of this Contract insofar as they pertain to the security of any such bonds shall be deemed to be for the benefit of the owners of said bonds.

SECTION 20. Contract Term. This Contract shall remain in full force and effect from the effective date hereof (as provided in Section 23) until the bonds issued by the Authority are paid in full, but in any event not to exceed a period of thirty (30) years. At such time within said 30-year term as all of said bonds are paid, this Contract shall be terminated. In any event, the obligation of the Local Unit to make payments required by this Contract shall be terminated at such time as all of said bonds are paid in full, together with any deficiency or penalty thereon.

SECTION 21. Indemnification. The parties hereto hereby expressly agree that the Authority shall not be liable for and the Local Unit shall pay, indemnify and save the Authority harmless of, from and against all liability of any nature whatever regardless of the nature in which such liability may arise, for any and all claims, actions, demands, expenses, damages and losses of every conceivable kind whatsoever (including, but not limited to, liability for injuries to or death of persons and damages to or loss of property) asserted by or on behalf of any person, firm, corporation or governmental authority arising out of, resulting from, or in any way connected with the ownership, acquisition, construction, operation, maintenance and repair of the System, this Contract, or the issuance, sale and delivery of the bonds herein described. It is the intent of the parties that the Authority be held harmless by the Local Unit from liability for such claims, actions, demands, expenses, damages and losses, however caused or however arising, including, but not limited to, to the extent not prohibited by law, such claims, actions, demands, expenses, damages and losses even though caused, occasioned or contributed to by the negligence, sole or concurrent, of the Authority or by negligence for which the Authority may be held liable. In any action or proceeding brought about by reason of any such claim or demand, the Local Unit will also pay, indemnify and save the Authority harmless from and against all costs, reasonable attorneys' fees and disbursements of any kind or nature incidental to or incurred in said defense, and will likewise pay all sums required to be paid by reason of said claims, demands, or any of them, in the event it is determined that there is any liability on the part of the Authority. Upon the entry of any final judgment by a court of competent jurisdiction or a final award by an arbitration panel against the Authority on any claim, action, demand, expense, damage or loss contemplated by this Section and notwithstanding that the Authority has not paid the same, the Local Unit shall be obligated to pay to the Authority, upon written demand therefor, the amount thereof not more than sixty (60) days after such demand is made. In the event that any action or proceeding is brought against the Authority by reason of any such claims or demands, whether said claims or demands are groundless or not, the Local Unit shall, upon written notice and demand from the Authority, but will not, without written consent of the Authority, settle any such action in the proceeding. Notwithstanding the foregoing, nothing contained in this Section shall be construed to indemnify or release the Authority against or from any liability which it would otherwise have arising from the wrongful or negligent actions or failure to act on the part of the Authority's employees, agents or representatives with respect to matters not related to the ownership, acquisition, construction, operation, maintenance or repair of the System, this Contract or the issuance, sale or delivery of the bonds herein described.

SECTION 22. Successors and Assigns. This Contract shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

SECTION 23. Effectiveness of Contract. This Contract shall become effective upon (i) approval by the legislative body of the Local Unit, (ii) approval by the Board of the Authority, (iii) expiration of the forty-five day period following publication by the Local Unit of its notice of intention without filing of a petition for referendum on the question of its entering into this Contract, or if such referendum election be required, then upon approval by the qualified electors of the Local Unit, and (iv) due execution by the Supervisor and Township Clerk of the Local Unit and by the Chair and Secretary of the Authority.

SECTION 24. Downward Adjustment of Bond Amount. In the event construction bids are received by the Authority pursuant to Section 9 hereof and such bids are below the Consulting Engineers' estimates thus necessitating a smaller amount of Bonds for the Local Unit's share to be issued than \$3,500,000, the Director of the Authority and the Treasurer of the Local Unit are each authorized on behalf of the Authority and the Local Unit, respectively, to agree to a revised principal amount of the Bonds and a revised maturity schedule and to approve the same as an addendum to this Contract. If a lower amount of Bonds is required and if such lower amount and revised maturity schedule is agreed to and approved by the Director of the Authority and the Treasurer, respectively, this Contract shall be construed as referring to the reduced principal amount of said Bonds and the revised maturity schedule therefor.

SECTION 25. Counterparts. This Contract may be executed in several counterparts.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year first above written.

In the presence of:

YPSILANTI COMMUNITY UTILITIES  
AUTHORITY

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary

In the presence of:

CHARTER TOWNSHIP OF  
YPSILANTI

By: \_\_\_\_\_  
Supervisor

By: \_\_\_\_\_  
Township Clerk

19,150,358.1\099369-00030



YPSILANTI COMMUNITY UTILITIES AUTHORITY

June 10, 2011

2777 STATE ROAD  
YPSILANTI, MICHIGAN 48198-9112  
TELEPHONE: (734) 484-4600  
FAX: (734) 484-3369  
WEBSITE: www.ycua.org

VIA EMAIL and USPS

Ms. Karen Lovejoy Roe, Clerk  
CHARTER TOWNSHIP of YPSILANTI  
7200 South Huron River Drive  
Ypsilanti, Michigan 48197

Re: **YCUA Pump Station SRF Bond Sale**

Dear Karen:

Background information on the proposed improvements at the Snow Road Pump Station is attached for the Township Trustees use in considering the bond resolution covering the contract and referendum period for the upcoming SRF bond sale. Please place this item in your agenda materials with the information sent by Tom Colis of Miller Canfield regarding the same agenda item.

If you have any questions, please contact me.

Sincerely,

LARRY R. THOMAS, Director  
Ypsilanti Community Utilities Authority

LRT/kks  
Enclosures  
cc:

Ms. Brenda Stumbo  
Mr. Larry J. Doe  
Mr. Tom Colis  
Mr. Patrick McGow  
Mr. T. Michael Jessee  
Mr. Dwayne Harrigan

2011 JUN 14 AM 10 15



YPSILANTI COMMUNITY UTILITIES AUTHORITY

2777 STATE ROAD  
YPSILANTI, MICHIGAN 48198-9112  
TELEPHONE: (734) 484-4600  
FAX: (734) 484-3369  
WEBSITE: [www.ycua.org](http://www.ycua.org)

June 10, 2011

**VIA EMAIL and USPS**

CHARTER TOWNSHIP of YPSILANTI  
Board of Trustees  
7200 South Huron Street  
Ypsilanti, MI 48198

**COPY**

**Re: YCUA Pump Station SRF Bond Sale**

Dear Trustee:

This document is to provide background for the proposed improvements to the Snow Road Pump Station in the Charter Township of Ypsilanti. The proposed scope of work includes removal and replacement of the existing screening equipment, all five existing pumps, the electrical service and backup generator. In addition, new controls and instrumentation will be installed. The total project cost is estimated at \$3.5 million and is eligible for funding through the State Revolving Fund (SRF) low interest loan program administered by the Michigan Department of Environmental Quality.

The equipment being replaced as part of the proposed project has been in service since 1982; when the pump station was first put into operation. Expected service life for most of the equipment is typically 20 years. The effort and cost required to maintain the equipment has increased significantly over the past several years. While a total failure of the station has not occurred, such an event would almost certainly result in vast amounts of raw sewage being introduced to the Huron River and Belleville Lake.

The proposed pumps will also increase the capacity of the facility. The proposed capacity increase is part of the YCUA Wastewater System Master Plan and is mandated by the current District Compliance Agreement between YCUA and the state of Michigan. The state forced YCUA to enter into the agreement almost a decade ago to address a number of deficiencies in the wastewater system. The proposed work at Snow Road is the lone remaining item in the agreement.

The SRF program is a low-interest loan. The 2.5% interest available through the SRF loan program will save almost \$45,000 per year on bond payments compared to a similar bond

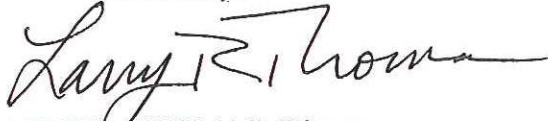


issue on the open market. This savings is based on the \$3.5 million total project cost being paid back over a period of 20 years with the current open market bond interest rate of 4.5%.

Similar improvements completed recently at the Martz Road and Willow Run Pump Stations have also resulted in larger than anticipated savings in energy consumption. The new pumps and control equipment installed at the Martz Road and Willow Run facilities reduced energy consumption (primarily electric usage) by approximately 30%. Similar savings are anticipated once the improvements to the Snow Road Pump Station are complete. The estimated annual electrical savings at the completion of the project are approximately \$58,000.

If you have any questions please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry R. Thomas". The signature is fluid and cursive, with the first name "Larry" being the most prominent.

LARRY R. THOMAS, Director  
Ypsilanti Community Utilities Authority

LRT/kks

cc: Ms. Brenda Stumbo  
Mr. Larry J. Doe  
Mr. Tom Colis  
Mr. Patrick McGow  
Mr. T. Michael Jessee  
Mr. Dwayne Harrigan

## RESOLUTION NO. 2011-13

**Whereas**, at its regularly scheduled meeting held **May 24, 2011**, the **Charter Township of Ypsilanti (Township) Planning Commission (Commission)** recommended to the Township Board of Trustees the request of the **Burning Bush Church of God** to amend the **PD Stage II Final Site Plan** dated **April 11, 1998** and to amend the executed **Development Agreement** dated **June 16, 1998** to permit the establishment of a worship facility to be located at 770 James L. Hart Parkway, Parcel K11-17-361-024, with the following conditions:

- The applicant shall submit a Development Agreement acceptable to the Township Board of Trustees and the Township Attorney.
- The Development Agreement shall exclude the use of the property for a day care, preschool or other child care facility as it would be inappropriate to have such a facility in such close proximity to a number of industrial facilities.
- The applicant shall agree to replace all necessary landscaping per the originally approved site plan.

**Whereas**, the property in question is currently zoned PD Planned Development with the underlying zoning being B-3 General Commercial; and

**Whereas**, in addition to the recommendations of the Commission, Township staff further recommends that an additional condition to the Township Board's approval of the request should include a provision that "**The applicant**

***shall agree not to construct or utilize any portion of the property for use as a parsonage.***”; and

***Whereas***, the change of use proposed is a “***major change***” in accordance with Section 19-22(3) of the Township Zoning Code resubmittal of a new site plan to the Planning Commission and Township Board is required; and

***Whereas***, the Township Board of Trustees is in agreement with the proposed changes to the affected property and agrees that approval of the current site plan is in the best interest of the Township; and

***Whereas***, upon approval of the Development Agreement dated ***June 16, 1998*** are required before a Certificate of Occupancy may be issued

***Now Therefore,***

***Be it resolved***, the Charter Township of Ypsilanti Board of Trustees adopts the recommendation of the Township’s Planning Commission of May 24, 2011 and approves the revised Site Plan submitted by the Burning Bush Church of God amending the ***PD Stage II Final Site Plan*** dated ***April 11, 1998*** subject to amendments to the ***Development Agreement*** dated ***June 16, 1998***, satisfactory to the Township Board of Trustees and the Township attorney, permitting the establishment of a worship facility to be located at 770 James L. Hart Parkway, Parcel K11-17-361-024, and subject to the following further conditions:



- The Development Agreement shall exclude the use of the property for a daycare, preschool or other child care facility as it would be inappropriate to have such a facility in such close proximity to a number of industrial facilities.
- The applicant shall agree to replace all necessary landscaping per the originally approved Site Plan.
- The applicant shall agree not to construct or utilize any portion of the property for use as a parsonage.

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



**Office of Community  
Standards**

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

---

## **Memorandum**

**To:** Township Board of Trustees  
**From:** Joe Lawson, Planning Coordinator  
**Date:** June 6, 2011  
**Re:** Proposed Amendment to PD Stage II & Development Agreement  
Associated with 770 James L. Hart Parkway

---

Please be advised that on May 24, 2011, the Planning Commission held a public hearing to consider the proposed amendment to the previously approved PD Stage II final site plan and Development Agreement associated with the former University/Carnahan Chevrolet, located at 770 James L. Hart Parkway to permit the establishment of the Burning Bush Church of God. In that regard, please be advised that the following motion was entered into the record:

**Motion** by Reed – *“I move to recommend approval to the Board of Trustees the request of the Burning Bush Church of God to amend the PD Stage II Final Site Plan dated April 11, 1998 and to amend the executed Development Agreement dated June 16, 1998 to permit the establishment of a worship facility to be located at 770 James L. Hart Parkway, parcel K-11-17-361-024 with the following conditions:*

- *The applicant shall submit a development agreement acceptable to the Township Board of Trustees and the Township Attorney.*
- *The development agreement shall exclude the use of the property for a daycare, preschool or other child care facility as it would be inappropriate to have such a facility in such close proximity to a number of industrial facilities.*
- *The applicant shall agree to replace all necessary landscaping per the originally approved site plan.”*

**Support:** Eldridge

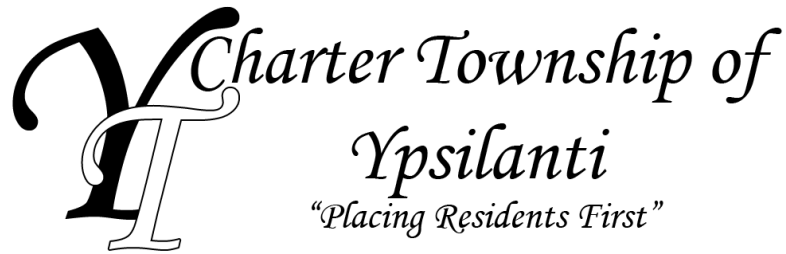
**Motion Carries - All**

With that said, as stated within section 1922 of the Township Zoning Ordinance, where the township Office of Community Standards determines that a requested amendment to the approved site plan is determined to be “major” as defined within said ordinance, the applicant shall submit the appropriate application and

amended site plan to the Township Planning Commission and Board of Trustees for review and consideration per the procedures outlined within section 1919 of the township zoning ordinance.

It is the recommendation of staff that the Township Board of Trustees approve the requested PD Stage II Final Site plan with the conditions contained within the Planning Commission's recommendation dated May 24, 2011 with the addition of one additional condition; the applicant shall agree not to construct upon or utilize any portion of the property for use as a parsonage.

If I can be of any further assistance, please do not hesitate to contact me.



**Office of Community Standards  
Planning Department**

**Staff Report  
Burning Bush Church of God in Christ Redevelopment  
PD Stage II Amendment**

May 24, 2011

***CASE LOCATION AND SUMMARY***

The Burning Bush Church of God has submitted an application to the Office of Community Standards requesting the consideration of the Planning Commission and the Board of Trustees in order to amend the existing PD Stage II Site Plan and associated Development Agreement in order to permit the establishment of a worship facility to be located at 770 James L. Hart Parkway. The aforementioned parcel was formally utilized as the University Chevrolet and later the Carnahan Chevrolet dealership.

***APPLICANT***

Don W. Shelby, Jr.  
Senior Pastor  
2069 Tyler Road  
Ypsilanti, MI 48198

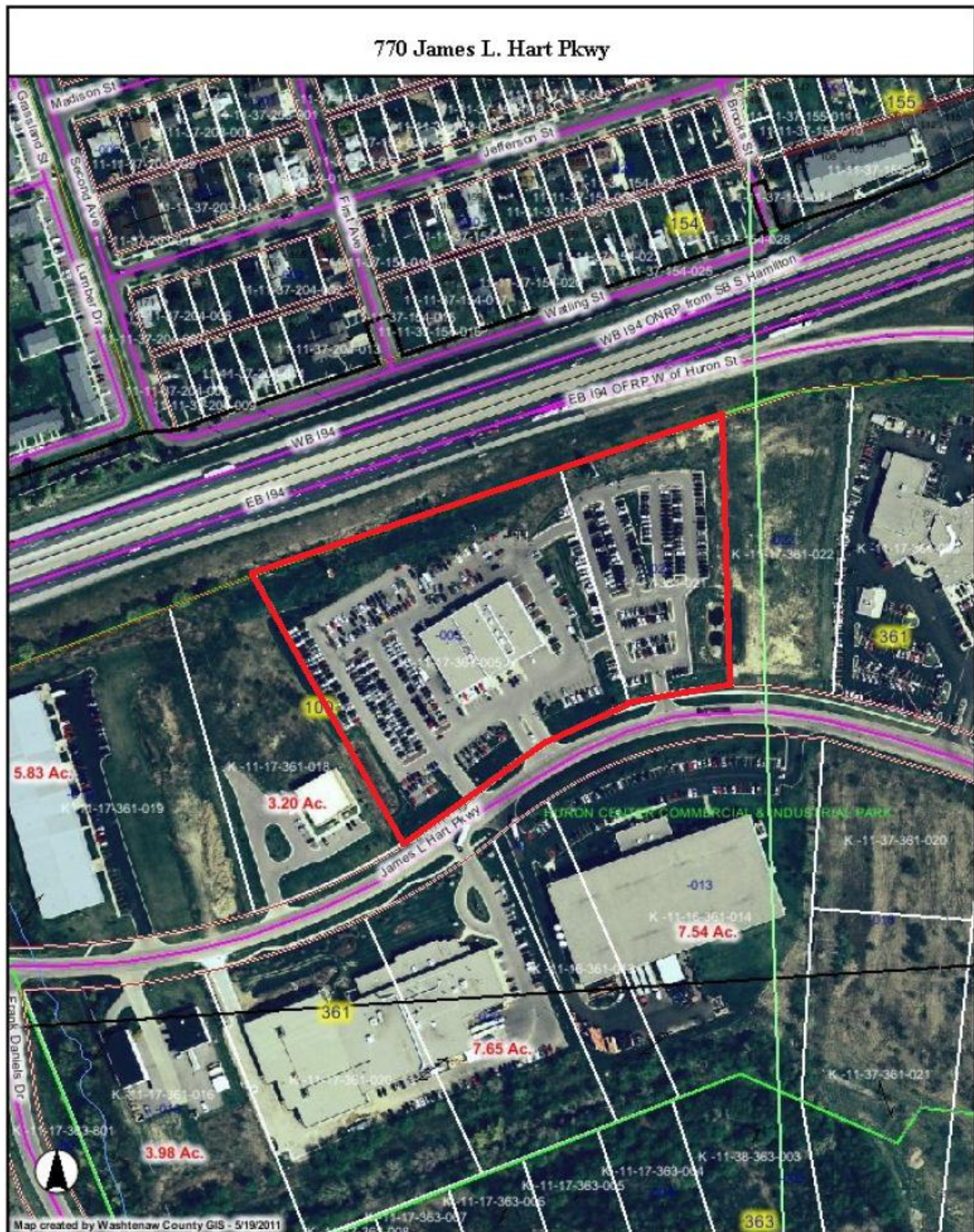
***CROSS REFERENCES***

Zoning Ordinance citations:

- Article XIX, Section 1900, Planned Developments
- Section 2115 Site Plan Review

***SUBJECT SITE USE, ZONING AND COMPREHENSIVE PLAN***

The Comprehensive Plan designates this site for TC, Town Center. The site is currently zoned PD, Planned Development with a B-3 underlying zoning designation. The site was previously utilized as an automobile dealership and repair shop.





***770 James L. Hart Parkway – View from the south***



***770 James L. Hart Parkway – View from the east***



**ADJACENT USES, ZONING AND COMPREHENSIVE PLAN**

Direction	Use	Zoning	Master Plan
North	Interstate 94	--	--
South	Industrial facility	I-1	Industrial
East	Vacant Auto Dealership	B-3	Town Center
West	Industrial facility	I-1	Industrial

**NATURAL FEATURES**

No natural features will be impacted by this proposed project.

**ANALYSIS**

The plan has been reviewed by Township staff and consultants in accordance with our usual procedures. We offer the following comments for your consideration.

*Assessing Department* – The Assessor recommends that the four parcels be combined into a single parcel.

*Planning Department* – Staff has reviewed the pertinent ordinances and related files relating to the proposed amendment to the PD Stage II approval and associated Development Agreement. Please find below a review of the submitted application and proposed use:

On April 9, 1998, the Township Board of Trustees approved the PD Stage II final site plan with conditions, one condition being that the developer shall enter into a development agreement. Subsequently, the required Development Agreement was executed on June 16, 1998.

As noted within Section 2.1 of the executed development agreement, the use of the property has been restricted to an automobile dealership. Section 1.5 goes on to state that the development agreement, including the use restriction may be amended should both signing parties agree.

The plans as proposed will not amend the approved site plan with the exception of the parking layout. The interior of the building is proposed to have minor modification in order to convert a portion of the facility into a sanctuary with seating for up to nearly 900 parishioners. Per the provided parking calculations, the site currently has space for 400 vehicles. Under section 2104 of the Township Zoning Ordinance, one parking space must be provided for every 3 seats within the sanctuary. In this particular case, 300 parking spaces are required and have been provided for.

Section 1900 of the Township Zoning Ordinance outlines the necessary procedure necessary to amend a previously approved Planned Development. In this particular case, when a change of use is proposed, the approval process must be repeated including a public hearing before the Planning Commission. Subsequently, once the Planning Commission has held a public hearing, the Commission shall make a recommendation to the Board of Trustees. The Commission should feel free to make recommendations to either the site plan or the development agreement.

Staff recommends that the Commission consider the composition and approval of a new development agreement as opposed to an amended development agreement. This recommendation is being made due to the fact that a number of sections noted within the current development agreement have to do with the actual development of the site which are obviously complete and are no longer necessary. It is further recommended that conditions such that the site may not be utilized as a school or child care facility, all originally approved landscaping shall be restored should also be considered as part of the new development agreement.

***RECOMMENDATION***

Staff recommends the Planning Commission recommend approval to the Board of Trustees the amended PD Stage II Final Site Plan approval with the following conditions:

1. The applicant shall submit a development agreement acceptable to the Township Board of Trustees and the Township Attorney.
2. The development agreement shall exclude the use of the property for a daycare, preschool or other child care facility as it would be inappropriate to have such a facility in such close proximity to a number of industrial facilities
3. The applicant shall agree to replace all necessary landscaping per the originally approved site plan.

*Suggested motions:*

*Motion to table:*

*"I move to table the request of the Burning Bush Church of God to amend the PD Stage II Final Site Plan dated April 11, 1998 and to amend the executed Development Agreement dated June 16, 1998 to permit the establishment of a worship facility to be located at 770 James L. Hart Parkway, parcel K-11-17-361-024 in order to consider the comments presented during this public hearing."*

*Motion to approve:*

*"I move to recommend approval to the Board of Trustees the request of the Burning Bush Church of God to amend the PD Stage II Final Site Plan dated April 11, 1998 and to amend the executed Development Agreement dated June 16, 1998 to permit the establishment of a worship facility to be located at 770 James L. Hart Parkway, parcel K-11-17-361-024 with the following conditions:*

1. The applicant shall submit a development agreement acceptable to the Township Board of Trustees and the Township Attorney.
2. The development agreement shall exclude the use of the property for a daycare, preschool or other child care facility as it would be inappropriate to have such a facility in such close proximity to a number of industrial facilities



3. The applicant shall agree to replace all necessary landscaping per the originally approved site plan.

*Motion to deny:*

*“I move to recommend denial to the Board of Trustees the request of the Burning Bush Church of God to amend the PD Stage II Final Site Plan dated April 11, 1998 and to amend the executed Development Agreement dated June 16, 1998 to permit the establishment of a worship facility to be located at 770 James L. Hart Parkway, parcel K-11-17-361-024 due to the following reasons:”*

---

---

Respectfully submitted,

Joseph Lawson  
Planning and Development Coordinator



# CHARTER TOWNSHIP OF YPSILANTI

## CLERK'S OFFICE

7200 SOUTH HURON RIVER DRIVE • YPSILANTI, MICHIGAN 48197-7099  
TELEPHONE (313) 484-4700 • FAX (313) 484-5156 • HOME FAX (313) 483-1156

BRENDA L. STUMBO  
CLERK

KAREN LOVEJOY ROE  
SUPERVISOR

RUTH ANN JAMNICK  
TREASURER

TRUSTEES  
WILLIAM L. GAGNON  
DEE SIZEMORE  
GEORGE G. BEAUDETTE  
JEAN HALL CURRIE

April 9, 1998

Mr. Scott W. Betzoldt, P.E.  
Midwestern Consulting Inc.  
3815 Plaza Drive  
Ann Arbor, MI 48108

RE: Argonaut Holding, Inc. - University Chevrolet

Mr. Betzoldt:

Please be advised the Charter Township of Ypsilanti Board of Trustees approved the PD Stage II Final Site Plan (Nonresidential & Detailed Engineering) at the regular meeting held April 9, 1998 with conditions. Those conditions are that the signs be removed from the site plan and brought back to a subsequent meeting, that the petitioner enter into a development agreement and that a consent agreement be filed in circuit court for street lighting and road improvements. The Township Board also approved the rezoning of Lot 4, James L. Hart Parkway from B-3 (general business) to PD (planned development) at the same meeting. The approval was made with the same contingencies as the PD Stage II Final Site Plan. A copy of the signed site plan is enclosed for your records.

If you have any questions, please do not hesitate to contact my office or Mr. Beaugrand.

Sincerely,

Brenda L. Stumbo, Clerk

BLS/sjvs

CC: Bob Beaugrand, Community Development  
Wm. Douglas Winters  
Planning Commission



ORDINANCE NO. 98-189

An ordinance to amend the Charter Township of Ypsilanti Zoning Ordinance and Zoning Map, incorporated by reference therein, so as to rezone a parcel of real property situated on the north side of James L. Hart Parkway, west of Huron/Whittaker Street, in the Washtenaw Business Park, Section 17, from "B-3" (General Business) classification to "PD" (Planned Development) classification

The **Charter Township of Ypsilanti** ordains:

Rezoning of land on the north side of James L. Hart Parkway, in the Washtenaw Business Park, Section 17, from "B-3" District to "PD" District

The Zoning Map, as incorporated by reference in the Charter Township of Ypsilanti Zoning Ordinance, is hereby amended by the rezoning of the following described parcel of real property from the "B-3" General business classification to the "PD" Planned Development classification, which parcel is described as follows:

Lot 4, Huron Center Commercial and Industrial Park as recorded in Liber 26 of Plats, Pages 66 through 68 inclusive, Washtenaw county records.

**Effective Date:** This ordinance shall become effective immediately.

I, Brenda L. Stumbo, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan, hereby certify the above Ordinance No. 98-189 was adopted by the Charter Township of Ypsilanti Board of Trustees at a regular meeting held April 7, 1998 after first being introduced at a regular meeting held January 20, 1998. The motion to approve was made by member Stumbo and supported by member Sizemore. The vote on the motion was as follows: YES: Roe, Stumbo, Jamnick, Beaudette, Currie, Gagnon, Sizemore. NO: None. ABSENT: None.



Brenda L. Stumbo, Clerk  
Charter Township of Ypsilanti

PUBLISH: Thursday, April 9, 1998

COUNTY CLERK'S OFFICE

PLANNED DEVELOPMENT AGREEMENT

*University Chevrolet*

SSRF 2.00  
2333 0333003 2996 7:07AM 7/21/98  
MISC 24.21  
2333 0333003 2996 7:27AM 7/21/98

This Development Agreement ("**Agreement**") is entered into as of the 16th day of June, 1998, by and between Argonaut Holding, Inc., a Delaware Corporation, whose address is 485 Milwaukee Avenue, Detroit, Michigan 48202 ("**Developer**") and the Charter **Township** of Ypsilanti, a Michigan Municipal Corporation, whose address is 7200 S. Huron River Drive, Ypsilanti, Michigan 48197-7099 (the "**Township**").

RECITALS

A. **WHEREAS**, **Developer** desires to develop certain real property consisting of approximately 6.38 acres (*lot 4, Huron Center Commercial & Industrial Park*) located on the north side of James L. Hart Parkway, west of Huron/Whittaker Street, which real property is described on Exhibit A attached hereto and made a part hereof (the "**Property**"), as a non-residential planned development district consisting of an automobile dealership to be known as University Chevrolet (the Nonresidential Site) and;

B. **WHEREAS**, **Developer** desires to develop the Nonresidential Site pursuant to Article XIX of the **Township's** Zoning Ordinance as a PD Planned Development District and;

C. **WHEREAS**, **Developer** desires to build all necessary infrastructure such as but not limited to water mains, sanitary sewers, storm sewers, drainage facilities, roads, sidewalks, curbs & gutters, without the necessity of special assessments by the **Township**, and

D. **WHEREAS**, **Developer** desires to install lot grading and soil erosion and sedimentation control improvements as set forth on the Construction Plans and to provide drainage for storm water from the project site so that storm water will not flow from the nonresidential site onto any adjacent property outside the project site or from one lot to another within the industrial park in such amounts as to cause damage to such adjacent property, as set forth under the Soil Erosion Control Ordinance #102 and;

E. **WHEREAS**, On January 5, 1998, the **Township's** Planning Commission reviewed **Developer's** application for a planned development district and Preliminary Site Plan (stage I site plan) for the Nonresidential Site, after which said Planning Commission's recommendations were presented to the **Township** Board and;

F. **WHEREAS**, on January 20, 1998, the **Township** Board reviewed and approved **Developer's** application for a planned development district and the Preliminary Site Plan (stage I site plan) for the Nonresidential Site and;

G. **WHEREAS**, on April 7, 1998, the **Township** Board reviewed and approved **Developer's** Final Site Plan (stage II site plan) for the Nonresidential Site, and on that date, the **Township** Board rezoned the **Property** to the PD Planned Development Zoning District and;

H. **WHEREAS**, the approved Final Site Plan (stage II site plan) for the Nonresidential Site is consistent with the purposes and objectives of the **Township's** PD Planned Development District, and is otherwise consistent with the **Township's** Zoning Ordinance pertaining to the use and development of the **Property** and;

I. **WHEREAS**, Section 1905 of the **Township's** Zoning Ordinance requires the execution of a Planned Development **Agreement** in connection with the approval of the PD Planned Development District and the Nonresidential Site Plan (stage II site plan) for the Nonresidential Site, which **Agreement** shall be binding upon the **Township**, the **Developer** and the Owner/s of the **Property**, their successors, heirs and assigns.

**NOW, THEREFORE**, in consideration of the mutual covenants of the parties described in this **Agreement**, and with the express understanding that this **Agreement** contains important and essential terms which are incorporated by reference as part of the final approval of the **Developer's** Nonresidential Site Plan (stage II site plan), the parties agree as follows:

## ARTICLE I

### GENERAL TERMS

1.1 **Developer** and the **Township** acknowledge and represent that the foregoing recitals are true, accurate and binding on the respective parties, their successors, heirs and assigns.

1.2 The **Township** acknowledges and represents that the **Property** has been rezoned PD Planned Development District for the development of the Nonresidential Site, and for purposes of recordation shall be referred to as Planned Development No. 4

1.3 The Final Site Plan (stage II site plan) for the Nonresidential Site, which is attached hereto as Exhibit B and incorporated herein by reference (the "Final Site Plan"), has been approved in accordance with the authority granted to and vested in the **Township** pursuant to Act. No. 184, Public Acts of 1943, as amended, the **Township** Rural Zoning Act; Act No. 285, Public Acts of 1931, as amended, and Act No. 168, Public Acts of 1945, as amended, relating to municipal planning and in accordance with Ordinance No. 74, the Zoning Ordinance of Ypsilanti **Township**, enacted 1994, as amended.

1.4 **Developer** and the **Township** acknowledge that the approved Final Site Plan for the Nonresidential Site incorporates the conditions and requirements pertaining to the Final Site Plan that were adopted by the **Township** Board, based upon the recommendations of the **Township** consultants, **Township** administrative staff, and the **Township** Planning Commission.

1.5 The terms, provisions and conditions of this **Agreement** shall be deemed to be of benefit to the **Property** described on Exhibit A and shall be incorporated by the appropriate executed instruments into the title of said **Property** and shall be deemed a restrictive covenant which shall run with the land and shall not be modified unless otherwise agreed to in writing by the **Township**, the **Developer** and/or owner/s of the **Property** and/or their successors, heirs and assigns.

## ARTICLE II

### **PROVISIONS REGARDING DEVELOPMENT OF THE NONRESIDENTIAL SITE**

*The Township and Developer hereby agree as follows:*

2.1 The only permitted principal uses within the Nonresidential Site shall be an automobile dealership, customary accessory buildings and uses thereto.

2.2 Prior to the issuance of building permits the **Developer** shall prepare and submit to the **Township** seven (7) copies of the "*detailed plans and specifications*" prepared by a Registered Professional Engineer for the construction and/or installation of a driveway approach, on-site paving, sidewalks, water mains, sanitary sewers, storm sewers, detention systems and mass grading, with the understanding that no work on said improvement shall commence until said plans and specifications have been approved by the **Township** Engineer, which approval may be given in phases. **Developer** shall provide all other information to the **Township**, its engineers and consultants as shall be required and/or requested.

2.3 **Developer** shall prepare the appropriate calculations for the runoff and detention and shall submit an itemized tabulation of piping and costs of construction.

2.4 **Developer** shall provide a maximum of 1'to 5' slope of the detention pond, to serve the health, safety and welfare of the public. No part of the detention area shall be allowed to remain in an unkempt condition. All grass and growth shall be maintained and cut in accordance with **Township** ordinances. The inlet and outlets shall be kept functioning.

In the event *Developer* and/or the Owner/s of the *Property* at any time fail to maintain or preserve the detention basin areas, the inlet and outlet areas, etc., in accordance with this *Agreement*, the *Township* may serve written notice upon the *Developer* and/or the Owner/s of the *Property*, setting forth the deficiencies in which *Developer* and/or the Owner/s of the *Property* have failed to maintain and/or preserve the detention basin areas, inlet and outlet areas, etc., in accordance with this *Agreement*. Said written notice shall include a demand that deficiencies of maintenance and/or preservation be cured within thirty (30) days of the date of said notice. If the deficiencies set forth in the original notice, or any subsequent notice thereto, are not cured within such thirty (30) day period or any extension thereof, the *Township* in order to prevent the detention basin areas, inlet and outlet areas, etc. from becoming a nuisance, may enter upon the detention basin areas, inlet and outlet areas, etc., and perform the required maintenance and/or preservation to cure the deficiencies. The *Township*'s cost to perform any such maintenance and/or preservation, together with a ten (10) percent surcharge for administrative costs shall constitute a lien on said *Property* and placed on the next *Township* roll as a special assessment and collected in the same manner as general *Property* taxes.

2.5 The parties acknowledge that the Final Site Plan identifies the width and size of the lot, the approved setbacks therein, and the proposed location of the building area within the lot. No exterior wall of a principal building shall be erected or placed other than within the approved confines of the building area. The parties acknowledge and agree that the approved building areas were selected *inter alia* to accomplish the preservation of the *Property*'s natural resources and topographic features, including, but not limited to, existing trees. In the event of a conflict between this *Agreement* and the Nonresidential Site Plan attached hereto and any other *Township* ordinance, rule or regulation as it pertains to the width and size of the lot, setbacks within or the location of the building area, this *Agreement*, with the attachments identified herein, shall control.

2.6 The Final Site Plan reviewed and approved by the *Township* pursuant to Article XIX of the Ypsilanti *Township* Zoning Ordinance for the development of said *Property* shall be governed by the *Township* ordinances as they exist on the date of the signing of this *Agreement* and shall not be affected by any subsequent enactments or amendments to *Township* ordinances, rules and regulations as it pertains to the development of the *Property* in accordance with the approved final site plan.

2.7 The *Developer* shall secure a right-of-way construction permit for the installation of a driveway approach and utility leads and extensions from all required governmental agencies as it pertains to and affects the James L. Hart Parkway.

2.8 The Nonresidential Site shall be developed with public sanitary sewers as approved by the Ypsilanti Community Utilities Authority and the Michigan Department of Environmental Quality, subject to all applicable laws and regulations. The Nonresidential Site shall also be developed with public water mains as approved by the Ypsilanti Community Utilities Authority and the Michigan Department of Public Health, subject to all applicable laws and regulations. All standard connections, inspections, costs and fees imposed by the **Township**, including, but not limited to, engineering inspections, shall be paid by the **Developer** and/or Owner of the **Property**.

2.9 **Developer** shall dedicate all necessary easements to the Charter **Township** of Ypsilanti for the construction and maintenance of public improvements, including, but not limited to, sanitary sewer, storm sewer and water main improvements.

2.10 The **Developer** and/or Owner shall take all reasonable measures requested by the **Township** to resolve any dust created by trucks traveling to and from the construction site which measures shall include installing brine on the roads when requested by the **Township**, as well as deploying a water truck on site when dust conditions create a nuisance during the site development stage of construction, the expense of which shall be borne exclusively by the **Developer**. The **Developer** furthermore agrees to direct all truck traffic onto paved roads whenever possible.

2.11 **Developer** shall furnish to the **Township** a performance bond, cash or irrevocable Bank Letter of Credit, suitable to the **Township** attorney, in the amount of \$330,500 which has been determined by the **Township** Engineer, to pay for underground improvements including, but not limited to, water mains, sanitary sewers, Washtenaw County Drain Commission storm sewers, sidewalks, footpaths, street lights, retention ponds and any other site improvements required by the **Township**.

2.12 (A) **Developer** shall furnish a "project engineer's certificate", indicating that the water, sanitary sewer, storm sewer, and the storm water detention/retention facilities have been constructed in accordance with the **Township** "Engineering Design Specifications for Site Improvements", adopted by YCUA and the **Township**.

(B) **Developer** shall furnish "as built" engineering plans (3 copies, microfilmed), reviewed and approved by the **Township's** Engineer, showing all site improvements installed per **Township** specifications. All inspections for water and sewer (sanitary and storm) installations are to be performed by **Township** and YCUA engineering inspectors, with applicable fees. (See Section 2.9).

(C) **Developer** shall furnish a "project engineer's certificate", indicating that all soil erosion and sedimentation measures have been complied with, according to local Ordinance #102 and part 91 of Act 451 of the Public Acts of 1994.



2.13 **Developer** shall provide for the installation of all improvements pursuant to this **Agreement** and in accordance with the approved plans prior to the issuance of a Certificate of Occupancy. If all of the improvements are not completed by the time the Certificate of Occupancy is requested, the Community Development Coordinator, or his designee, may accept cash or an irrevocable Letter of Credit from the **Developer** for the remaining unfinished improvements, if it is determined that public health and safety standards have been met. The **Developer** shall repair all defects in said public improvements to the **Township** Engineer's satisfaction, which develop within one (1) year from the date of acceptance thereof by the **Township**.

2.14 **Developer** shall install all electric, telephone and other communication systems underground in accordance with the requirements of the applicable utility company.

2.15 **Developer** shall deposit, prior to issuance of a building permit, \$34,692.33 in a landscape tree planting escrow account with the **Township** in the form of a check payable to the Charter **Township** of Ypsilanti which shall then be remitted to the **Township** Treasurer. **Developer** agrees that all trees planted shall be in accordance with acceptable horticultural practices and in accordance with all **Township** standards and specifications. The trees shall be planted in accordance with the approved landscape plan and in accordance with the final site plan. All trees planted by the proprietor shall be guaranteed for one (1) year after planting. Said escrow monies shall be returned to the **Developer/owner** of the **Property**, less 10% to cover inspection costs by the **Township**, one (1) year after the date of acceptance by the **Township**.

2.16 **Developer** shall pay to YCUA an inspection deposit for the engineering inspections of all underground installations and paving, in an amount to be determined by the **Township** Engineer, at least 48 hours prior to the start of underground construction.

2.17 **Developer** shall place all mechanical systems including, but not limited to, make up air, heating, air conditioning, etc., on the roofs of all principal and accessory buildings in such a manner so they are visually screened from James L. Hart Parkway, Huron Street, and I-94.

2.18 **Developer** shall provide fire water lines and hydrants on site and have them fully operational before combustible materials are assembled on site.

2.19 **Developer** shall install vertical signs on the designated fire lane in the rear of said site which shall state "No Parking – Fire Lane", and install vertical signs stating "No Parking – Fire Lane" at a maximum spacing of 150' from the drop off area and the service drive.

2.20 **Developer** shall remove all discarded building materials and rubbish from the Nonresidential Site at least once each month during construction of the site improvements and within one month after completion or abandonment of construction. No burning of discarded construction material shall be allowed on site.

2.21 **Developer** shall install adequate lighting in all parking lots on said site, which installation shall be in accordance with the approved final site plan. Furthermore, said **Developer** and owner/s of said **Property**, their successors, heirs and assigns, hereby agree to participate and be included in a special assessment district for the purpose of installing, improving, and maintaining a lighting system for lighting improvements to the Huron Street/Whittaker Road corridor. Said **Developer** and owner/s of the **Property**, their successors, heirs and assigns, agree that the cost of said lighting improvements shall be defrayed by a special assessment against the **Property** especially benefited by the lighting improvement. Said **Developer** and/or the owner/s of said **Property**, their successors, heirs and assigns, knowingly and voluntarily waive all rights to file an objection to the creation of a special assessment district for the purpose of installing, improving and maintaining a street lighting system on the Huron Street/Whittaker Road corridor whether said assessment district is created by a resolution of the Charter **Township** Board of Trustees or if submitted to the **Township** Board by more than 50% of the record owners of said land in the special assessment district pursuant to Act 188 of the Public Acts of 1954, as amended by Public Act 1974, No. 143, as amended.

It is further more agreed by the parties that the terms, provisions and conditions of Section 2.21 shall be incorporated by the appropriate executed instruments into the title of said **Property** and shall run with the **Property** and shall not be modified unless otherwise agreed to in writing by the **Township**, the **Developer** and owner/s of the **Property**, their successors, heirs and assigns.

2.22 **Developer** and/or owner/s of said **Property** shall install a five (5) foot sidewalk within the James L. Hart Parkway, commencing on the north side of the street from the Huron/Whittaker Road and terminating at the west end of **Developer's Property**. The **Developer** and/or owner/s of said **Property** agree that said sidewalk shall meet all requirements and specifications of **Township** ordinances, rules and regulations. Furthermore, said **Developer** and/or owner/s agree to be responsible for all maintenance and repairs to the portion of said sidewalk which fronts on lot #4 Huron Center Commercial and Industrial Park, which is described in more detail on Exhibit A attached hereto and made a part hereof.

2.23 **Developer** shall provide a computer disk containing the approved Final Site Plan in its entirety to the Community & Economic Development Department in a format acceptable to the **Township**.

### ARTICLE III

#### MISCELLANEOUS PROVISIONS

3.1 This *Agreement* may not be modified, replaced, amended or terminated without the prior written consent of the parties to this *Agreement*. Until the rights and responsibilities under this *Agreement* are transferred to the Owner/s of the *Property*, the *Developer* and the *Township* shall be entitled to modify, replace, amend or terminate this *Agreement*, without requiring the consent of any other person or entity whatsoever, regardless of whether such person has any interest in the *Property*, including Owner/s of the *Property*, mortgagees, and others. Once the rights and responsibilities under this *Agreement* are transferred to the owner/s of the *Property*, the only parties entitled to modify, replace amend or terminate this *Agreement* shall be the owner/s of the *Property* and the *Township*.

3.2 This *Agreement* shall be governed by and be construed in accordance with the laws of the State of Michigan.

3.3 This *Agreement* has been approved by the *Developer* and the owner/s of the *Property* and *Township*, through action of the *Township* Board at a duly scheduled meeting.

3.4 This *Agreement* may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one *Agreement*. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

3.5 This *Agreement* shall be binding on, and shall inure to the benefit of the parties and their respective successors, heirs and assigns.

### ARTICLE IV

*The Charter Township of Ypsilanti hereby agrees:*

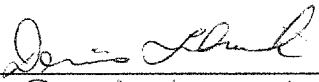
4.1 The *Township* shall accept all easements for public utilities.

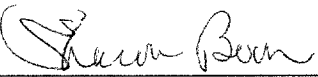
4.2 In consideration of the above undertakings to approve University Chevrolet, the *Township* shall provide timely and reasonable *Township* inspections as may be required during construction.


4.3 The *Township* will record this *Agreement* with the Washtenaw County Register of Deeds.

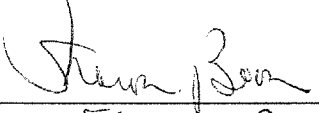
**IN WITNESS WHEREOF**, the parties have executed this **Agreement** as the year and date set forth above. This **Agreement** is not intended to create contractual right for third parties. It may be enforced, amended or rescinded only by the parties or their successors in interest. The obligation of the **Developer** contained herein shall be binding on successors and assigns in ownership the nonresidential site known as University Chevrolet, described in Exhibit A.

**WITNESS:**

  
Dennis Lukasik

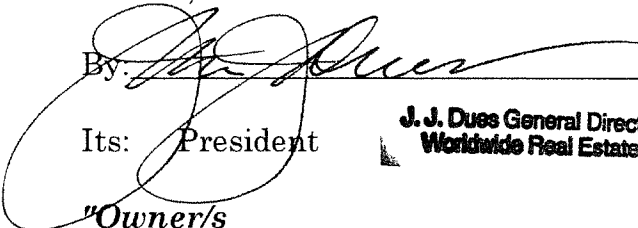
  
Sharon Boon

  
Dennis Lukasik

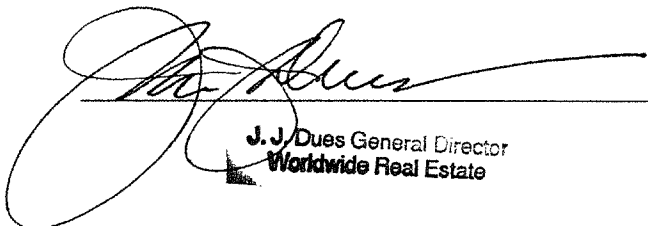
  
Sharon Boon


**"Developer"**

Argonaut Holdings  
485 Milwaukee Avenue  
Detroit, MI 48202

By:   
Its: President **J. J. Dues General Director  
Worldwide Real Estate**


**"Owner/s"**

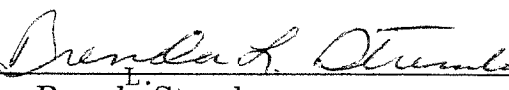
  
**J. J. Dues General Director  
Worldwide Real Estate**

EXAMINATION RECOMMENDED  
WORLDWIDE REAL ESTATE  
BY 


**"Township"**


Charter **Township** of Ypsilanti  
7200 South Huron River Dr.  
Ypsilanti, Michigan 48197


By:   
Its: Supervisor Karen Lovejoy Roe

By:   
Its: Clerk Brenda Stumbo

  
Angela Robinson

  
VALERIE BILANSKI

  
Mana Thomas

  
SALLY J. VAN SLAMBROUCK

STATE OF MICHIGAN

Wayne Wayne }ss  
COUNTY OF WASHTENAW

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of June June, 1998, by J.J. Dues, President, Argonaut Holdings, a Michigan Corporation, on behalf of the corporation.

Mari Kelly Moustakas  
Wayne Notary Public  
Washtenaw County, Michigan  
My Commission Expires: 6/27/98  
6/27/98

STATE OF MICHIGAN

Wayne Wayne }ss  
COUNTY OF WASHTENAW

MERI KELLY MOUSTAKAS  
NOTARY PUBLIC - WAYNE COUNTY, MI  
MY COMMISSION EXPIRES 06/27/98

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of June June, 1998, by J.J. Dues, Owner/s.  
J.J. Dues

Mari Kelly Moustakas  
Wayne Notary Public  
Washtenaw County, Michigan  
My Commission Expires: 6/27/98  
6/27/98

STATE OF MICHIGAN

}ss  
COUNTY OF WASHTENAW

MERI KELLY MOUSTAKAS  
NOTARY PUBLIC - WAYNE COUNTY, MI  
MY COMMISSION EXPIRES 06/27/98

The foregoing instrument was acknowledged before me this 25 day of June, 1998, Karen Lovejoy Roe, Supervisor, and Brenda Stumbo, Clerk, of the Charter **Township** of Ypsilanti, a Michigan Municipal Corporation, on behalf of the corporation.

Nancy K. Wyrbykowski  
Notary Public  
Washtenaw County, Michigan  
My Commission Expires: 07/04/99

NANCY K. WYRYBKOWSKI  
Notary Public, Washtenaw County, MI  
My Commission Expires July 4, 1999

APPROVED AS TO SUBSTANCE:

William Douglas Winters  
Attorney at Law  
61 N. Huron Street  
Ypsilanti, MI 48197

DRAFTED BY:

Community & Economic  
Development Department  
7200 S. Huron River Drive  
Ypsilanti, MI 48197

When Recorded Return To:

Brenda Stumbo, Clerk  
Ypsilanti Township Civic Center  
7200 S. Huron River Drive  
Ypsilanti, MI 48197

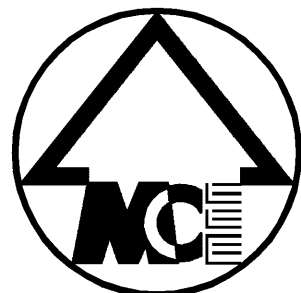


***EXHIBIT "A"***  
***LEGAL DESCRIPTION***  
***UNIVERSITY CHEVROLET***

*K-11-17-361-005*

Situated in Ypsilanti Twp.

*LOT 4, HURON CENTER COMMERCIAL AND INDUSTRIAL PARK SUBDIVISION (6.38 ACRES).*



SCALE: 1" = 40'

## LEGEND

- ELEC. TRANSFORMER
- EXIST. TELEPHONE LINE
- EXIST. WATER MAIN
- EXIST. HYDRANT
- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- EXIST. CLEANOUT
- EXIST. SANITARY SEWER
- TELEPHONE RISER
- EXIST. SINGLE TREE
- FENCE
- PROPOSED CANOPY TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- EXISTING TREE TO BE REMOVED AND REPLACED
- STANDARD PARKING SPACE COUNT (9'X20') OR (9'X18')
- BARRIER FREE PARKING SPACE COUNT
- LARGE VEHICLE PARKING SPACE (10'X20')
- VAN ACCESSIBLE BARRIER FREE PARKING SPACE
- HANDICAP PARKING SIGN

## LANDSCAPE NOTES

- This plan is for planting locations only.
- If there is any discrepancy with the plan and plant list, the number of symbols on the plan shall take precedence.
- Sizes specified are minimum sizes to which the plants are to be installed.
- All landscaping shall be installed and maintained in accordance with Ypsilanti Township standards and in accordance with current industry standards in a neat, health and weed free condition. Any dead, diseased or damaged plant material is to be replaced within one year, or the next appropriate planting period, whichever comes first.
- That landscape contractor shall be responsible for verification of all underground and overhead utilities. Plant material is to be located such that it will not interfere with any underground or overhead utilities.
- Plant trees and shrubs no closer than the following minimum distance from sidewalks, curbs and parking stalls:
  - a) Shade and Ornamental Trees - 5 feet
  - b) Shrubs - 4 feet
- No plant material is to be planted closer than 4 feet from any property line.
- Plant trees and shrubs at the same grade level at which they were grown at the nursery. If heavy clay soils are evident, plant trees and shrubs higher, approximately 1/3 of the root ball above grade, mulching to cover the exposed root ball.
- Remove all twine, wire, nursery tree guards, tags, and inorganic material from root balls. Peel back the top 1/3 of burlap from earth root balls and remove any burlap from around tree trunks.
- All landscape areas shall be excavated and free of construction/building materials.
- Areas of individual trees and landscape beds are to be mulched with a minimum of 4 inches of shredded hardwood bark. Lawn trees are to be mulched with a 4" diameter shredded bark ring. Bark is to be pulled away from the trunk of trees leaving a 3" clear area around the trunk base.
- All landscape areas shall be provided with a readily available water supply.
- Any plant substitutions shall have prior Township approval.
- Proposed planting dates Summer/Fall 2011, but no later than November 30".

## PARKING LOT COUNT

	REQUIRED	PROVIDED
HC	8	9
HCV	1	2
STD.		405
LARGE VEHICLE		19
		435 SPACES



Know what's below.  
Call before you dig.

**MIDWESTERN CONSULTING**

Civil, Environmental and  
Transportation Engineers  
Planners, Surveyors  
Landscape Architects



CLIENT  
BURNING BUSH CHURCH

2069 TYLER RD.  
YPSILANTI, MI 48197  
JEAN WATTS  
(734) 732-2831

**BURNING BUSH INTL. MINISTRIES**

STRIPING AND LANDSCAPE PLAN

**2**

DATE: 5/2/11  
SHEET 2 OF 3

CADD: DAG, WAI  
ENG: JAF  
TECH: EFO

SHEET 11037.P1  
P1F

REV. DATE

JOB NO.  
11037

REVISIONS:

**JAMES L. HART PARKWAY**  
(86' WIDE)

BURNING BUSH MINISTRIES PLANT MATERIALS						
key	botanical name	common name	quantity	size	condition	remarks
proposed canopy trees						
AR	Acer rubrum 'Autumn Blaze'	Autumn Blaze Red Maple	9	2 1/2" cal.	BB	6' branch ht.
GT	Gleditsia t. inermis 'Skycole'	Skyline Thornless Honeylocust	1	2 1/2" cal.	BB	6' branch ht.
TA	Tilia americana 'Redmond'	Redmond American Linden	9	2 1/2" cal.	BB	6' branch ht.
PA	Platanus x acerifolia 'Bloodgood'	London Planetree	8	2 1/2" cal.	BB	6' branch ht.
proposed ornamental trees						
MS	Malus 'Spring Snow'	Spring Snow Crabapple	1	1 1/2" cal.	BB	fruitless
proposed evergreen trees						
PR	Pinus resinosa	Red Pine	2	7-8' ht.	BB	
proposed evergreen and deciduous shrubs						
AM	Aronia melanocarpa	Black Chokeberry	9	24-30" ht.	Cont./BB	
CS	Cornus sericea 'Bailey'	Bailey Redtwig Dogwood	7	24-30" ht.	Cont./BB	
JS	Juniperus chinensis 'Sea Green'	Sea Green Juniper	20	24-30" ht.	Cont.	
RA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18	24-30" ht.	Cont.	
TD	Taxus x media 'Densiformis'	Dense Yew	12	24-30" ht.	Cont./BB	
VA	Viburnum dentatum	Arrowwood Viburnum	25	30-36" ht.	Cont./BB	
existing plant materials						
AR	Acer rubrum	Red Maple				
AS	Acer saccharinum	Silver Maple				
BO	Acer negundo	Box Elder				
PR	Pinus resinosa	Red Pine				
PS	Pinus sylvestris	Scotch Pine				
CR	Malus sp.	Flowering Crabapple				
QR	Quercus robur 'Fastigiata'	Fastigate English Oak				
SR	Syringa reticulata	Japanese Tree Lilac				
GT	Gleditsia t. inermis	Honeylocust				
TA	Tilia americana	American Basswood/Linden				
FA	Fraxinus americana	White Ash				
DW	Cornus sericea	Red Twig Dogwood				

NOTE: ALL TREES TO BE  
INSTALLED A MINIMUM OF 4'  
FROM EDGE OF PAVEMENT.

NOTE: CONTRACTOR IS TO CALL "MISS DIG"  
TO VERIFY LOCATION OF EXISTING GAS,  
TELEPHONE, AND ELECTRIC UTILITIES PRIOR  
TO PLACEMENT OF ANY STREET TREES.

**I-94 FREEWAY**

LOT 2-VACANT

LOT 4

LOT 3

LOT 5-VACANT

PAVEMENT AROUND STORM  
INLETS TO BE REMOVED,  
REPAIRED AND REPLACED

PAVEMENT AROUND STORM  
INLETS TO BE REMOVED,  
REPAIRED AND REPLACED

ALL SCRUB AND INVASIVE PLANT  
MATERIAL WITHIN THE DETENTION  
AREA TO BE REMOVED.

EX. 40' WIDE PRIVATE  
EASEMENT FOR PUBLIC  
UTILITIES AND LANDSCAPING  
LIBER 2351, PAGE 845

EASEMENT FOR  
PUBLIC UTILITIES  
LIBER 2351, PAGE 828

EASEMENT FOR SIGN  
LIBER 2351, PAGE 829

EASEMENT FOR SHARED  
DETENTION AND STORM  
WATER DRAINAGE

APPROXIMATE LOCATION OF  
WATERMAIN BASED ON UTIL MAPS



# BURNING BUSH INTL. MINISTRIES

## SITE PLAN SUBMITTAL FOR CHANGE IN USE

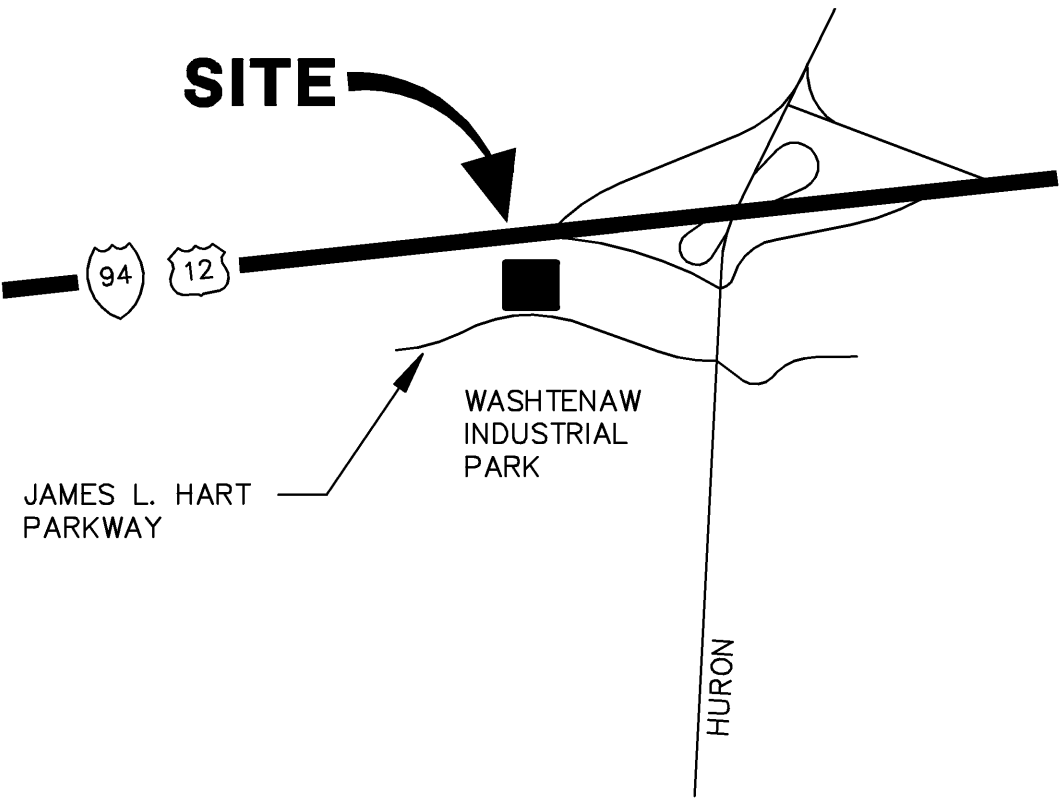
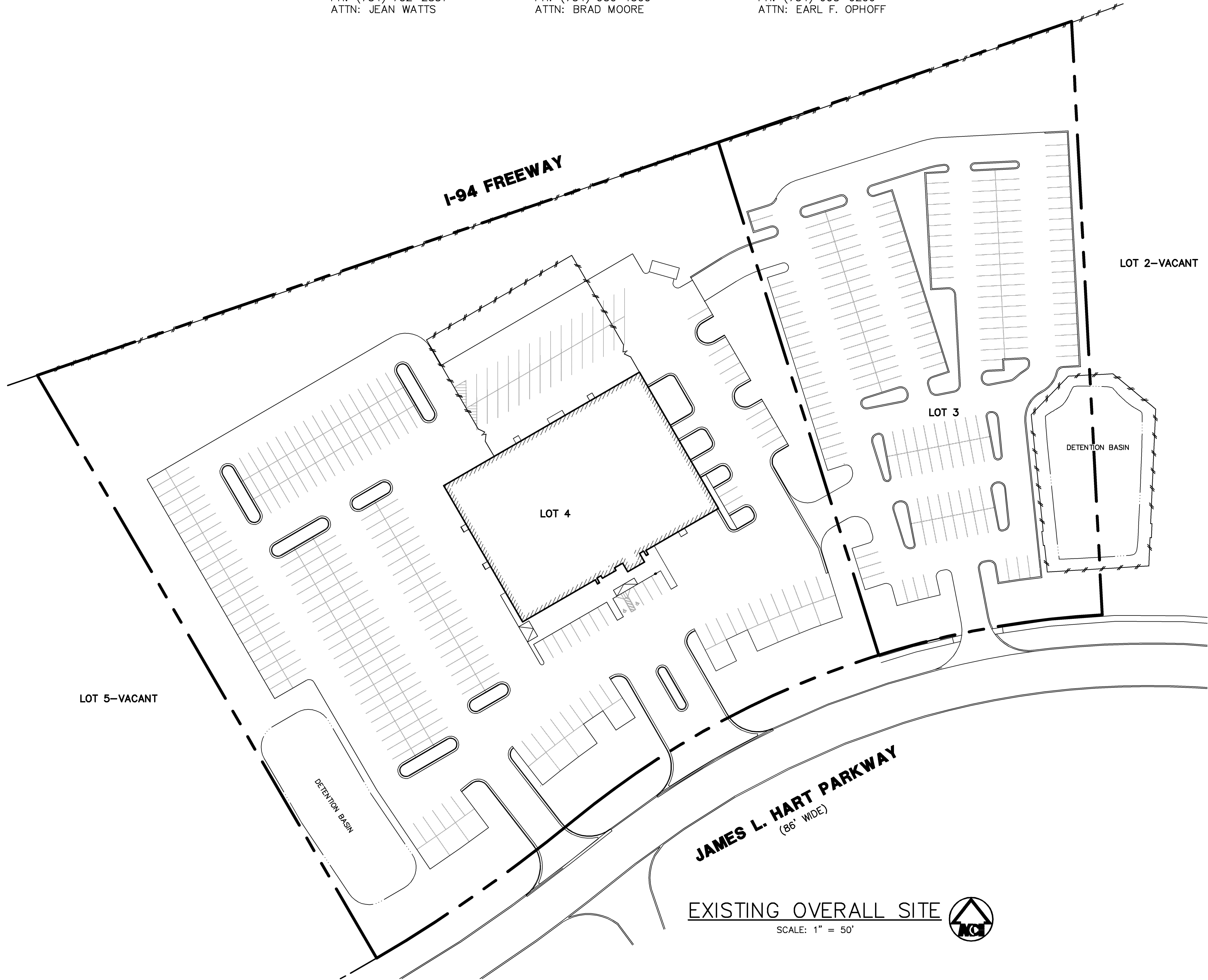
### LOTS 3 & 4, HURON CENTER COMMERCIAL PARK, YPSILANTI TOWNSHIP

### WASHTENAW COUNTY, MICHIGAN

**CLIENT:**  
BURNING BUSH CHURCH  
2069 TYLER RD.  
YPSILANTI, MI 48197  
PH: (734) 732-2831  
ATTN: JEAN WATTS

**ARCHITECT:**  
J. BRADLEY MOORE & ASSOC.  
4844 JACKSON ROAD  
ANN ARBOR, MI 48103  
PH: (734) 930-1500  
ATTN: BRAD MOORE

**ENGINEER:**  
MIDWESTERN CONSULTING L.L.C.  
3815 PLAZA DRIVE  
ANN ARBOR, MI 48108  
PH: (734) 995-0200  
ATTN: EARL F. OPHOFF



**VICINITY SKETCH**  
NOT TO SCALE



- SHEET INDEX**
- 1. COVER SHEET
  - 2. STRIPING AND LANDSCAPE PLAN
  - 3. SITE NOTES AND DETAILS

**BURNING BUSH INTL. MINISTRIES**

JOB No.	11037	DATE: 5/2/11
REVISIONS:	REV. DATE	SHEET 1 OF 3
		CADD: DAG, WAJ
		ENG: JAF
		PM: EFO
		TECH:
		SITE: 11037CV1
		FBW:

1

**MIDWESTERN CONSULTING**

Civil, Environmental and Transportation Engineers  
Planners, Surveyors  
Landscape Architects

3815 Plaza Drive  
Ann Arbor, Michigan 48108  
Phone: 734.995.0200  
Fax: 734.995.0599

RELEASED FOR:	DATE
ADMINISTRATIVE APPROVAL	5/2/11

EXISTING OVERALL SITE  
SCALE: 1" = 50'



June 8, 2011

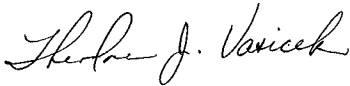
Mrs. Karen Lovejoy-Roe, Clerk  
Charter Township of Ypsilanti  
7200 S. Huron River Drive  
Ypsilanti, MI 48197

Dear Mrs. Lovejoy-Roe,

Due to current time constraints, I am unable to attend meetings and perform the required duties expected of me.

Therefore, as of the date of this letter, I hereby resign from the position of Park Commissioner for Ypsilanti Township.

Respectfully,

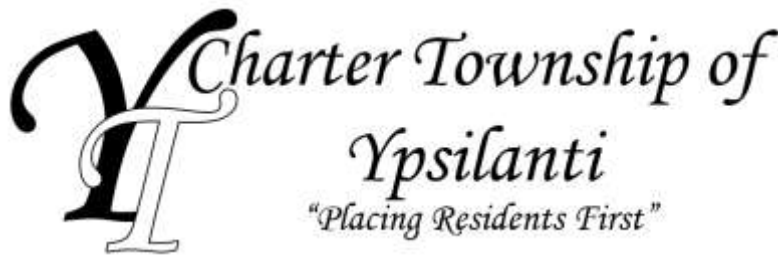
A handwritten signature in cursive script that reads "Theodore J. Vasicek".

Theodore J. Vasicek  
229 Oaklawn Avenue  
Ypsilanti, MI 48198  
(734) 484-6477

Cc: Sandy Andresen, Park Commission chairperson

2011 JUN 10 AM 10 26

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



**Human Resource**

7200 S. Huron River Drive  
Ypsilanti, MI 48197  
Phone: (734) 484-0065  
Fax: (734) 484-5160  
[www.ytown.org](http://www.ytown.org)

# MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: Karen Wallin  
Human Resource Department

Date: June 13, 2011

**Subject: Board Confirmation of the Assistant Assessor Position**

On May 17, 2011 the Charter Township of Ypsilanti Board of Trustees approved the job description for the position of Assistant Assessor, with a salary of \$60,000/yr. In addition, the Board waived the external posting and approved for the position to be posted internally. The position was posted internally from Wednesday, May 18<sup>th</sup> thru Tuesday, May 24<sup>th</sup> with two candidates bidding for the position. The two candidates were interviewed by the Township Assessor, Township Supervisor and Human Resource on June 1st. The following recommendation is being brought to the Board for confirmation.

Although both candidates interviewed very well, the candidate chosen by the panel for the Assistant Assessor position is Brian McCleery. Mr. McCleery received a Bachelor's Degree from Eastern Michigan University in Political Science and has served sixteen (16) years within the Assessing Department here at the Township. His knowledge of the Township and the department practices would be a great benefit to him in the position of Assistant Assessor.

We would like to make this transfer for Mr. McCleery effective immediately. Should you have any additional questions, please feel free to contact me at 734-484-0065 or ext. 3741.

Your consideration in this matter is appreciated.